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

Introduction

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

Background

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

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

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

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

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

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

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

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

Housing

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

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

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

Public Benefits

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

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

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

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

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

Hotbeds

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

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

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

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

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

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

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

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

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

Meadows Subarea

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

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

Open Space/Future Land Use Map

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

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

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

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

General Conformance

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

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

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

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

“When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application ***against the entirety of the goals, policies and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein.*** Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.”(p.7, Comp Plan)

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

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

Public Comment

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

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

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

Exhibit A
(Draft Amended Comprehensive Plan – Clean)

Exhibit B

(Draft Amended Comprehensive Plan - Redlined)

Exhibit C
(Public Comment Summary)

**Exhibit D
(All Public Comments)**

MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

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



Housing
Hotels & Visitors
Skier Experience
Land Use
Economic Vibrancy
Sustainability

PUBLIC REVIEW DRAFT

March 10, 2022 – Comprehensive Plan Amendment

MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

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2008 ACKNOWLEDGEMENTS

SPECIAL THANKS

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

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



Dan Jansen, Mayor

2021 Amendment ACKNOWLEDGEMENTS

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

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EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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

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

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

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



CHAPTER 1: THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

COMPREHENSIVE PLAN VS. COMMUNITY DEVELOPMENT CODE

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

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

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

The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community's own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community's desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.

The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.

While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.

The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law. The Comprehensive Plan can become a part of the town's laws by amending the CDC to require "general conformance" with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the definition of general conformance as defined in the Community Development Code (CDC).

The State of Colorado requires that every county and municipality have a comprehensive plan in place to guide future growth and development. State of Colorado statute C.R.S. §31-23-206 states in part:

"It is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality subject to the approval of the government body having jurisdiction thereof."

"The master plan of a municipality shall be an advisory document to guide land development decisions."

" ... prior to final adoption of such plan in order to encourage public participation in and awareness of the development of such plan [the government body] shall consider oral and written public comments throughout the process of developing the plan."

State Of Colorado statute C.R.S. §31-23-207 states:

"The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements."

HISTORICAL PERSPECTIVE

The Town of Mountain Village is unique in so many ways: its unbelievable high alpine setting with a high concentration of peaks over 12,000 feet in elevation; its system of gondolas; and its close proximity to ski trails and golf fairways, to name a few. There is truly no other place like it. But it is perhaps Mountain Village's brief history and how quickly the town has risen to become one of the world's top resort destinations that distinguish it the most from other resort communities.

In 1968, entrepreneur Joe Zoline began to assemble the land needed to build a world class ski resort including Gorrone Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an "official winter sports site" – the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

Allred and Wells set out to create a pedestrian-friendly, European-style resort village above the Town of Telluride on 3.5 square miles of land that was then sheep ranches. Their vision included a commercial center that is known today as Mountain Village Center (or to some, Village Core), single-family estates dispersed carefully within the natural landscape, and a meandering network of



A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community.

winter and summer trails, walking paths, and golf fairways throughout. Their original vision also included housing for the local workforce and civic amenities to support a small, but thriving, year-round community. San Miguel County approved the Mountain Village Planned Unit Development December 22, 1981.

Allred and Wells knew it would be necessary to pay for the installation, operation and maintenance of the essential infrastructure. Thus, the Mountain Village Metropolitan District (MVMD) was established in 1983 for the purpose of collecting property taxes and providing services and amenities for health, safety

and welfare. Such services and amenities included water, drainage, public parks and recreational facilities, roads, transportation and wastewater treatment. MVMD was essentially the local government of the community. Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a homeowners association. This entity was responsible for the aesthetics of Mountain Village and continues to be responsible for the ongoing operational and maintenance costs of the gondola system which is funded by TMVOA's Real Estate Transfer Assessment (RETA). As TMVOA's largest revenue stream, RETA is assessed at a rate of 3% on certain real estate transactions.

A decade later, it was evident that Mountain Village was no longer just a "company town" supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995, and gradually took over the functions of MVMD which was formally dissolved in 2007.

A NEW PARADIGM

for Sustainability in Mountain Communities



As of 2021, the Mountain Village is at approximately 61% build out in terms of density and 55% build out in terms of land. Not only is it important to fulfill the statutory obligation to plan our future land use, but also our community is not yet fully built out. Developing our land use road map is critical to shaping the future of our community.

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health. These three pillars of sustainability, as they are often called, are especially relevant at the community-planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:

1. Promote a rich social fabric within the community;
2. Create a vibrant year-round economy; and
3. Enhance protection while reducing negative impacts on the town's natural environment.

Sustainable planning promotes responsible, quality growth and development. It also reinforces the community's existing efforts to protect the environment and create social and economic vibrancy year-round. By basing the Comprehensive Plan on principles of sustainability, Mountain Village will achieve a future that provides for a more efficient use of resources, additional opportunities for people to live and work within the community, and greater assurance that its natural setting and healthy ecosystem will remain intact for generations to come. The Telluride Region is undoubtedly remote, and will continue to rely on tourism and a second-home community as significant economic drivers. Mountain Village has the opportunity to exemplify a paradigm shift in which resort communities rely more on regionally-generated alternative energy sources, strive for the highest levels of efficiency in resource consumption and protection, and promote healthy communities through responsible economic development. In other words, sustainability and vibrancy are the foundation of the Comprehensive Plan. Better sustainability can be achieved by:

- Concentrating development in high density areas to achieve economic sustainability and vibrancy;
- Enabling the continued growth of the part-time community while celebrating its significant contribution;
- Protecting residential neighborhoods;

- Providing further protection of natural open space areas;
- Discouraging the use of the automobile by providing sustainable forms of transit;
- Reinforcing the connection to Telluride;
- Providing land for deed restricted housing;
- Creating a more year-round destination;
- Diversifying the job base;
- Establishing new public amenities;
- Increasing open space;
- Maintaining the original planned density of 8,027 person equivalent density;
- Improving and expanding the recreation experience; and
- Maintaining the pristine and quiet character of the community.



HOW MOUNTAIN VILLAGE STACKS UP

While it cannot be compared directly to any other place in the world, Mountain Village can learn from similar resort communities who have had much more time to mature and address the challenges associated with being inextricably tied to a ski resort. The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience. They range in size, location and niche markets, but all have faced challenges with becoming a sustainable mountain community.

Upon completion of the *Comparable Communities Study*, it is evident that the Town of Mountain Village is truly a unique resort community, whose location, relationship to the Town of Telluride, and brief history present both opportunities and challenges found nowhere else. The *Comparable Communities Study's* key findings concluded that successful mountain resort communities thrive by providing:

- **A strong commitment to their identity and sense of place;**
- **A wide array of amenities needed for both residents and visitors year-round, such as recreation centers and libraries;**
- **Distinct nodes of activity centered around different purposes that are connected by multi-modal transportation options;**
- **Improved base areas through strategies to improve density, walkability and the tourism experience;**
- **Marketing of the whole ski resort region and not just the town for a complete visitor experience;**
- **Deed restricted housing that plays an important role in maintaining a vibrant town;**
- **Partnerships with local organizations that bolster improvements such as public art and trail maintenance; and**
- **A flagship hotel that can have far-reaching economic impacts on a resort community due to broad marketing programs that significantly enhance local marketing.**

Table 1. Community Profiles

COMMUNITY	2020 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/SUMMER)	PILLOWS*
Mountain Village, CO	1,430	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,582	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	5,078	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,835	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	3,096	33.7	Denver (197 miles)	760,000	86% Dec.-March; other months n/a	n/a
Aspen, CO	7,004	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	11,854	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	8,396	12.5	Salt Lake City (30 miles)	1,600,000^	60/48	23,000

2010 data

* Full-time residents

^ Includes Ajax, Highlands and Snowmass; includes Deer Valley, Park City, and the Canyons for Park City

** Round to the nearest hundred, based on available information



New Image Forthcoming

Table 2. Comparable Communities Study (2011)

COMMUNITY	LIBRARY	RECREATION CENTER	GOLF	CHAPEL	OTHER
Mountain Village, CO	No	No	One private course	No	Trail system, Nordic trails, bike trails, hiking trails, Adventure Rock (climbing), ice rink, fishing pond, over 1,100 acres of open space, conference facility, downhill bike park and canopy tour.
Telluride, CO	Yes	No	No	Several	Historical museum, theater, town park/festival grounds with campground, ball fields, trails, indoor ice rink, Nordic trails, 36 acres of developed parkland
Breckenridge, CO	Yes	Yes (extensive facilities)	Summit County: three resorts, one public, one semi-private	Several	Nordic centers, dog park, kayak park, arts district, 41 acres of developed parkland
Vail, CO	Yes	Yes (extensive facilities)	Eagle County: six resorts, four public, for private, one semi-private	Several	Skate park, whitewater park, gymnastics center, Betty Ford Alpine Gardens, 40-plus parks
Snowmass Village, CO	No	Yes (climbing wall, aquatics, fitness, LEED)	Pitkin County: one private, two public, one semi-private	Yes	Nordic center, trail network, transit center, community center, three community parks
Aspen, CO	Yes	Yes (two with extensive facilities)	Pitkin County: one private, two public, one semi-private	Several	Batting cages, Olympic-sized pools, regulation-sized ice rinks, trails, Nordic center, slackline, climbing, over 40 acres of developed parkland
Whistler, BC	Yes	Yes (extensive facilities)	At least four private courses	Several	Nordic center, bike trails, cultural center, over 1,300 acres of open space
Park City, UT	Yes	Yes (racquet club, extensive facilities)	Park City: four private, two public, one semi-private; Herber Valley: one private, five public	Several	Skate park, dirt jump park, multiple neighborhood parks

Please note: this matrix is not all inclusive; there may be facilities that are not included.

The purpose is to provide a snapshot of the communities' overall level of service for civic amenities, and summarize how Mountain Village stacks up against other comparable communities in terms of amenities, visitation and other statistics.

TAKING THE LEAD

A Community-Based Plan for the Coming Decades

The process in which to create Mountain Village's first comprehensive plan began in August 2008 when the Mayor's Forum commenced the town's planning efforts. Since that day, it has been the town's goal to communicate with its citizens and stakeholders to every extent possible. But even more than that, dialogue between the town and its community members had to be extensive — a two-way street — allowing voices from every facet of the public to be heard. The people of Mountain Village truly led this planning process, and the result is a plan that reflects their common vision for a sustainable future over the coming decades.

COMPREHENSIVE PLAN TASK FORCE

The first step to ensure the Comprehensive Plan became the community's plan was to create a community-represented task force to help steer the planning process. In September 2008, Town Council appointed a diverse group of members to the Comprehensive Plan Task Force (Task Force) who were solicited from a broad constituency in order to reflect a harmonious mix of community values and expectations. The qualifications for such a position were simple: they had to be full-time residents, part-time residents, second homeowners or business representatives in Mountain Village. The Task Force met monthly, sometimes more often to conduct special meetings, beginning in October 2008 and ending in December 2010, when they handed the Comprehensive Plan off to Town Council for consideration. Their dedication and contribution to the Comprehensive Plan has been of great benefit to the town and the community. Members are included by name in the acknowledgements (page 3).

PUBLIC OUTREACH

Since 2008 the town has used a plethora of communication tools and methods to reach not only community members who live in the Telluride Region, but also those who reside afar most months out of the year.

- a. 51 Public Meetings Hosted - Task Force and Town Council combined
 - b. 51 Agendas, Minutes and Packets - Available on the town's Web site
 - c. 24 Streamed Meetings - Played in real time and then made available on-demand on the town's Web channel
 - d. 6 Public Events Hosted - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation; always hosted during peak times of the seasons
 - e. 6 Filmed Events - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation, played on Mountain Village's channel 15 and the World Wide Web
 - f. 60-plus Web pages - Town's Web Site
 - g. 166 Advertisements
 - h. 18 Press Releases
 - i. 89 E-mails
 - j. 17 Commentaries
 - k. 8 Sets of Posters
 - l. 6 Sets of Banners
 - m. 6-plus Community Calendars - Town, media, community organizations
 - n. 2 Social media sites - Press releases and calendar details posted on Facebook and Twitter
 - o. 2 Surveys - Vision Questionnaire and 2010 Mountain Village Community Survey
 - p. 1 Brochure
 - q. 5 Direct mail pieces - Delivered to 1,600- to 2,000- homes
 - r. 69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine
 - s. 1 Live interview project - Summer 2009
- ### 2021 AMENDMENT PUBLIC OUTREACH:
- During the 2021 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders including:
- a. 6 Town Council Study Sessions (open to the public)
 - b. 2 Design Review Board Sessions (open to the public, 1 joint with Town Council)
 - c. 1 Online Survey
 - d. 20 Stakeholder Interviews
 - e. 1 Public Forum
 - f. 1 In-Person Community Open House
 - g. 2 Public Review and Comment Periods
 - h. Project Website
 - i. Dedicated Email List (779 subscribers)
 - j. 20+ Emails (including e-blasts, The Village Voice, and Mayor's Minute)
 - k. 4+ Press Releases
 - l. 3 Sets of Posters
 - m. 2 Sets of Banners
 - n. Community Calendar with Public Events
 - o. 2 Targeted Facebook/Instagram ads for Survey and Open House
 - p. 16 posts to Facebook
 - q. 16 posts to Twitter
 - r. 2 posts to Instagram (plus targeted ads) 4+ Daily Planet Articles
 - s. 5+ KOTO News Features
 - t. 23 Daily Planet Ads

CHAPTER 2: MOUNTAIN VILLAGE VISION

The Community's Vision for the Future

Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community's values and visions to help form the foundation of the Comprehensive Plan — the town conducted an extensive eight-month visioning process that included two public workshops and monthly Task Force meetings. The outcome of these efforts was a set of Vision Statements — universal Vision Statements and element-specific Vision Statements related to a number of community matters like land use and the local economy. In addition, the Vision Statements convey the community's priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.

A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions. Lastly, the Vision Statements provide the basis for the Land Use Plan, Subarea Plans, and their associated principles, policies and actions.

Intentionally, all Vision Statements are written in present tense.

UNIVERSAL VISION STATEMENT

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.

LOCAL ECONOMY VISION

1. Mountain Village has a strong, sustainable year-round economy, supporting the infrastructure and the needs, values and quality of life of the community. A diverse, yet connected, economy supports a sustainable tourism economy which attracts visitors and full-time and part-time residents who feel connected and committed to experiencing Mountain Village's lifestyle, sense-of-community and natural features.
2. A diverse, year-round economy provides adequate and competitive living wages and year-round employment opportunities consistent with the character of Mountain Village.
3. Mountain Village Center is a vibrant commercial and social center, serving the needs of full-time and part-time residents and visitors.
4. A sufficient and sustainable resort bed base supports a year-round economy while maintaining the qualities of Mountain Village that make it both a desirable resort to visit and a desirable place to live.
5. Mountain Village achieves economic prosperity through wise stewardship of its natural resources.

COMMUNITY HOUSING VISION

1. A broad spectrum of affordable, high quality housing (rental and for-sale) is essential to Mountain Village and diversifies the local economy. Mountain Village plays an active role in developing, supporting, and sustaining community housing.
2. An appropriate supply of safe, diverse, attractive, affordable, sustainable and attainable housing is available for people who work in Mountain Village and have a desire to live within its boundaries.
3. Mountain Village participates in regional efforts that develop community housing opportunities.
4. Mountain Village benefits from community housing, and therefore plays an important role in providing deed restricted housing options for residents and employees.
5. Mountain Village supports sustainable green construction practices so its community housing promotes energy, water and materials efficiency.

LAND USE VISION

1. Mountain Village is a walkable, pedestrian-friendly community where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.
2. Neighborhoods and activity centers are connected by efficient, effective, multimodal infrastructure and interconnected streets.
3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Development takes into account natural beauty and preservation of open space as critical factors in the appeal of Mountain Village to residents and visitors. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.
4. Reserve development of active open space to areas that are most optimal for development and preserve those open space areas that are most appropriate for passive recreation and conservation for mutual benefit to Mountain Village and its environment.

COMMUNITY CHARACTER VISION

1. The relationship between Mountain Village's natural and built environments creates a sense of place and authentic small-town charm unique to the region. The level of construction in Mountain Village does not reduce the quality of life for residents and visitors.
2. The built environment is of high-quality, energy-efficient, water-efficient, and regenerative design. The built environment complements Mountain Village's natural alpine setting.
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities with mutual respect.
4. Mountain Village is a multigenerational community.
5. Mountain Village is a friendly, customer service-oriented community.



UNIVERSAL VISION STATEMENT

Full-time and part-time residents enjoy a relaxed, healthy, active lifestyle. A diverse, multicultural and multigenerational year-round population creates a sense of pride and fosters a community ambiance that is enjoyed by visitors and full-time and part-time residents. Visitors and residents are appreciative and respectful of the town's surrounding natural environment. All Mountain Village residents are proud of their community.

OPEN SPACE AND RECREATION VISION

1. Mountain Village offers an exceptional setting in which to live, work, invest and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat. A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.
2. Development is consistent with the physical limitations of the land in Mountain Village. Full-time and part-time residents and visitors have access to year-round, sustainable recreation facilities, community parks for active recreation, and a trail system that connects people with neighborhoods, activity centers and recreational activities.
3. Thoughtful ecological stewardship makes Mountain Village renowned as a destination, rich with recreational opportunities in an alpine environment. Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.
4. Recreation in Mountain Village is a central part of a regionally structured recreational system which is complementary and non-competitive within the region.
5. The good health of Mountain Village's forest is a result of management practices that consider a number of issues like wildfire protection, erosion control, and weed management. A healthy forest translates to healthy habitat for wildlife.
6. The Mountain Village adopted a Forest Management Plan in 2014, along with Fire Mitigation and Forestry Management CDC regulations. We continue to support incentive programs to encourage replacement of cedar shake roofs and creating defensible space around existing structures.

TRANSPORTATION AND PARKING VISION

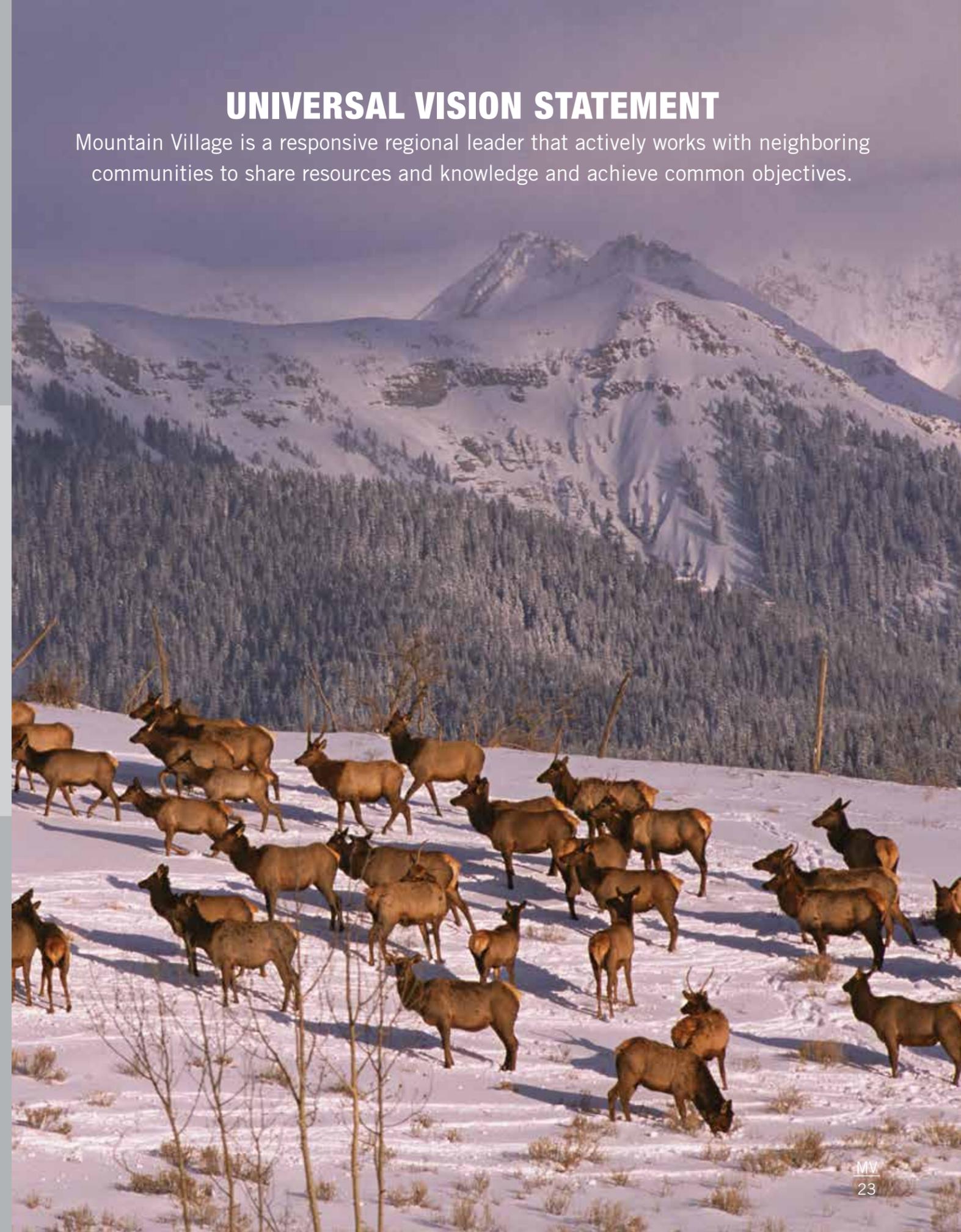
1. Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride and continues to operate on 100% renewable energy.
2. Adequate parking is available for visitors, businesses and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.
3. Pedestrian and bike routes provide safe, non-vehicular connections between neighborhoods and activity and community centers.
4. There are numerous multi-modal transportation options for convenient, safe travel between home, work and activity and community centers.
5. The movement of goods and materials through Mountain Village, which involve different methods and issues than the movement of people, is efficient and effective.
6. Locating development near transportation nodes is a key consideration in preserving the environment and Mountain Village's quality of life.
7. Any additional parking required as a result of growth is provided by developers or funding through parking revenues.
8. Strive to replace surface public parking, when those areas are being redeveloped, with replacement spaces onsite within the development project, so that the town is maintaining the same amount of public parking even when new development is approved. Surface parking will be replaced with the equal amount of public parking provided for in future development projects as applicable.

NATURAL ENVIRONMENT VISION

1. Mountain Village promotes and engages in actions that preserve and protect the environment and natural resources, locally and globally.
2. Mountain Village's night skies and important mountain vistas are preserved. Air and water qualities are improved.
3. Mountain Village's passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.
4. Mountain Village supports renewable energy usage for the region, which improves its environment and creates new green job opportunities.
5. Mountain Village supports sustainable green construction practices so that its buildings are models of energy, water and materials efficiency.

UNIVERSAL VISION STATEMENT

Mountain Village is a responsive regional leader that actively works with neighboring communities to share resources and knowledge and achieve common objectives.



UNIVERSAL VISION STATEMENT

Mountain Village is a great place to live, work and visit. Mountain Village's diverse, yet cohesive, community supports families and individuals by providing a stable year-round economy, high quality educational facilities and programs, easy access to outdoor recreation, a broad range of community services, and a responsive government.

New Image Forthcoming

New Image Forthcoming



New Image Forthcoming



COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive, sustainable, and responsive public services and community facilities.
2. High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.
3. Mountain Village participates in regional efforts to address community facility needs.

PRESERVING THE SKIER EXPERIENCE



aims to respect and protect key viewsheds, preserve open lands and recreational buffers, and maintain the town's high level of ski-in/ski-out properties. Nothing would take away more from the skier experience than overcrowding development where it doesn't belong and not requiring the necessary ski area improvements.



The Comprehensive Plan also seems to enhance the off-mountain skier experience by providing a new level of vibrancy to Mountain Village Center and other higher density areas. Doing so is a delicate balancing act between providing for more economic activity – lodging, shopping, dining, entertainment and recreational opportunities – and protecting the overall peacefulness for which Mountain Village is known.

At the time of Comprehensive Plan adoption, the ski area's approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town's lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days. TSG has clearly stated their commitment to taking the necessary steps to ensure their customers continue to enjoy short lift lines and uncrowded runs. In fact, TSG is simultaneously updating their own master plan in 2011 for the ongoing improvements that would be required to increase both uphill carrying capacity of lifts and expansion of skiable terrain. Further, it is the clear intent of TSG that it be synchronized with the Comprehensive Plan and that increases in visitation are aligned with ski area improvements.

The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. In order to do so, the Comprehensive Plan

CHAPTER 3: ROADMAP FOR THE FUTURE

Principles and Policies to Achieve the Mountain Village Vision



In order to achieve the Mountain Village Vision, principles and policies were crafted regarding the following Comprehensive Plan Elements:

1. **Economic Development**
2. **Land Use**
3. **Community Housing**
4. **Natural Environment**
5. **Open Space and Recreation**
6. **Cultural Enhancement**
7. **Infrastructure**
8. **Responsive Governance**

applicable town codes in order to then implement the Comprehensive Plan.

3. Provided information to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.
4. Encourage cooperation between the town, TMVOA, Telluride Ski & Golf (TSG), businesses, property owners of Subarea Plan parcels, MTI, Telluride Montrose Regional Air Organization, San Miguel County, Town of Telluride,

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision.

The principles and policies for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational and cultural development of the town. The Comprehensive Plan Elements also intend to:

1. Provide a policy guide for the Town Council, DRB and staff in evaluating certain development proposals.
2. Provide the foundation to amend the

and other entities to reach the Mountain Village Vision.

5. Link certain land use decisions to the economic development of the town.

It is intended that the Comprehensive Plan Elements are implemented by amendments to the Land Use Ordinance and Design Regulations, specific projects in town department work programs, capital planning, and the proactive and cooperative work with community and regional stakeholders.

Most Comprehensive Plan Elements have an introductory paragraph followed by principles and policies. Principles are designated by a roman numeral in bold while policies are designated by alphabetic lettering.

3A: LAND USE

Future land use provides a vision for the community. If the vision is different from what is allowed in the adopted Zoning Code, property owners can seek zoning or entitlement changes if desired. Zoning regulates what can be built on a property including specific types of uses and building form

The Land Use Element within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas. Also, the Land Use Element strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision. Last, the Land Use Element and the associated Subarea Plans are founded upon eight land use values (page 32).

MOUNTAIN VILLAGE ZONING FRAMEWORK

Understanding Mountain Village's zoning framework is vital since it provides context to implementing the Comprehensive Plan and an understanding of the historical land use policies.

Mountain Village was originally a Planned Unit Development (PUD) in the unincorporated area of San Miguel County. Thus, the Mountain Village zoning evolved from the original PUD. Upon incorporation in 1995, the town assumed all powers to create and enforce land use and zoning rules. However, per a settlement agreement with San Miguel County there are specific limitations that must be respected regarding density, open space and Ridgeline Development. Note, these limitations only apply within the boundaries of the original County PUD, and do not apply to lands that were annexed subsequent to town incorporation, such as Boston Commons and FF-2 annexations.

DENSITY

Density in the boundaries of the original County PUD is limited to a maximum of

8,027 "person equivalent" except for the creation of additional density for multiunit employee housing. The definition of density and specific population equivalents for dwelling types and zoning designations are located in the CDC.

The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density was removed from a land parcel and placed in the owner's name in the density bank where it is held of future development use.

As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, historically many lots were not developed with the maximum assigned zoning density because they were developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning.

OPEN SPACE

Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location. Platted open space shall not be less than 60% of the total acreage within the boundaries of the original County PUD. Passive open space within the boundaries of the original County PUD shall not be reduced below 151.334 acres. Today, the town is exceeding these open space requirements.

RIDGELINE DEVELOPMENT

Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed Ridgeline Lot Regulations and an associated covenant. In general, the Ridgeline Development Regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development Regulations limit height, mass and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.

COMMUNITY DEVELOPMENT CODE

In 2013, the Land Use Ordinance (LUO) was replaced by the Community



DESIRED DEVELOPMENT

There are some specific land uses that serve as an economic and quality of life benefit to the residents, employees, and visitors of Mountain Village, but may require a unique set of strategies and regulatory tools to help achieve them. The primary development types that should be pursued by and for the Town are hotbeds and community housing. Community housing, in excess of the requirement, can potentially constitute a public benefit and would be contemplated through a PUD process.

Hotbeds accommodate visitors who bring activity, spending dollars, and tax revenue to the Town and support local businesses. They largely contribute to Mountain Village's economic stability at present, and will continue to support future economic growth with new development. Hotbeds should provide diverse lodging opportunities to help address the needs of different user groups through various types of seasonal travel, thus providing access for variety of different consumers to support local businesses.

Community housing that is attainable to the workforce is particularly important in a resort community in that it houses the employees of local businesses and the ski resort, those who keep the local economy running. Without housing for the lower and middle income workforce, the required commute or cost of living results in a lower quality of life and disincentivizes employees from working in Mountain Village, rendering many local businesses inviable. Mountain Village strives to be an inclusive town with housing to serve everyone in the community. The Town of Mountain Village may choose to consider creating new and additional incentives that support private development of community housing.

For more information on hotbeds and community housing, see Chapter 3, Sections 3B and 3C.

Development Code (CDC). The CDC contains Zoning and Land Use Regulations, Design Regulations, and more.

Today, the town's zoning is regulated by the Mountain Village Community Development Code. The CDC incorporates key requirements of the settlement agreement with San Miguel County regarding the maximum density and open space limitations in the boundaries of the original County PUD and the Design Regulations incorporates the Ridgeline Development Regulations.

ZONE DISTRICTS

The town also has established specific definitions for each zoning designation in the CDC along with the following high level zone districts that incorporate all of the zoning designations:

1. Single-Family
2. Village Center
3. Multiunit
4. Active Open Space
5. Passive Open Space

The Single-Family and Duplex Zone District allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. (Single-family and duplex dwelling units may be platted as detached condominiums pursuant to the LUO.)The

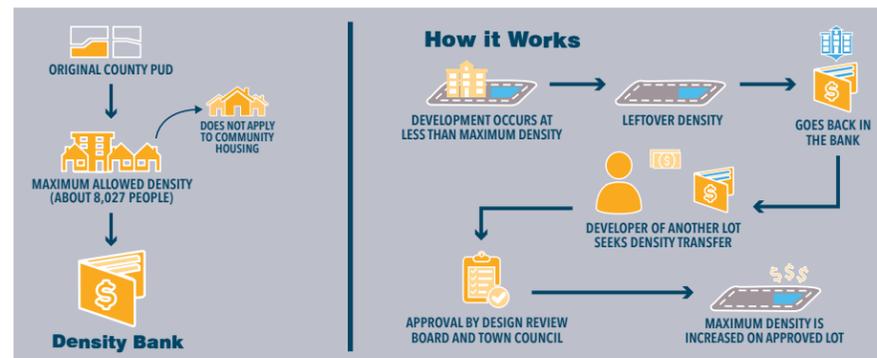
Village Center Zone District, located in and around Mountain Village Center, allows for a wide range of hotbed units (i.e. hotel, lodge, efficiency lodge), condominiums, employee units and commercial uses. The Multiunit Zone District allows for hotbed units, condominium units, employee units, commercial uses, industrial uses and parking. The Active Open Space Zone District allows for a wide range of uses like skiing, golfing, recreating, resort support, employee housing and similar uses that also allow for vertical development. And last, the Passive Open Space Zone District allows for uses like pedestrian paths, trails, land in its natural state, and subsurface utilities.

PROCESS FOR DENSITY TRANSFERS, REZONINGS, AND SUBDIVISIONS

With any allowance of a density transfer from the density bank to a lot, this process will typically occur concurrent with the rezoning and subdivision process.

A property owner may request to rezone their property per the CDC, and/or transfer density, and/or subdivide their property to create new or reconfigured lots. The town requires submittal of a formal and detailed land use application. Such an application must then be approved, in publically noticed meetings, by the Design Review Board and Town Council.

WHAT IS THE DENSITY BANK?



EIGHT KEY LAND USE VALUES

Before developing the town's Land Use Plan Map and Subarea Plans, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

All eight key land use values and the plan elements that follow within this chapter tie together to contribute to a comprehensive vision for success for the future of Mountain Village.

1. OPEN SPACE LANDS: The natural, high alpine setting of Mountain Village is

truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course create an unparalleled visual experience for residents and visitors. A green buffer of open lands creates the natural edge to the community and separates the town from its neighbors. The open space lands envisioned by the Land Use Plan will maintain key public view sheds in Mountain Village while maintaining what the original County PUD called for — more than 60% of the land area reserved for open space uses. Furthermore, open space lands, envisioned by the Comprehensive Plan, will be used for a wide array of active and passive open space uses such as promoting the ecological health of Mountain Village. It is also acknowledged that in order to achieve the Mountain Village Vision, specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development, with a requirement to provide replacement open space in accordance with the County Settlement Agreement.

2. RECREATIONAL BACKBONE: Mountain Village is integrated with one of the top-rated ski resorts in North America, so with ski and Nordic trails housed throughout the community, residents and visitors can enjoy ski-in, ski-out access nearly anywhere. In addition, the summer months provide exceptional golfing, disc golf, tennis, hiking, biking and other outdoor recreational activities. Outdoor recreation is clearly a founding principle of the town, and its role in land use planning will endure as it continues to evolve into a year-round community.

3. ALPINE CHARACTER PRESERVATION: Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings and tourism-related amenities as long as

their aesthetic is secondary to the surrounding landscape.

4. INTEGRATED DEED RESTRICTED HOUSING: Integrated deed restricted housing provides an important part of Mountain Village's social fabric since it is where the majority of full-time residents and employees live day-to-day. From young families to business owners and employees, areas with deed restricted housing have life throughout the year. It is important to sustain and enhance deed restricted housing areas to not only maintain a diverse demographic of residents, but also to support a year-round economy and workforce.

5. VIBRANT CENTERS: High-density subareas are the places within Mountain Village where tourism and day-to-day community activities are most vibrant. These areas are concentrated with additional hotbeds, community/visitor amenities, and new and enhanced municipal facilities that add to the town's year-round economic and social vitality. The Subarea Plans and their associated principles and policies were

created to supplement the Land Use Plan by identifying suitable sites for additional hotbeds, group/conference facilities, visitor amenities, municipal facilities, community facilities, deed restricted housing and other improvements that strive to achieve the Mountain Village Vision.

6. CONNECTIVITY: Mountain Village is famous for its unique gondola system, and true sustainability cannot be achieved without continuing to provide alternative modes of transportation and improving the area's connectivity. Within the Comprehensive Plan, additional trails, roadways, walkways, bus systems and gondolas are included in order to further enhance the connective tissue that binds Mountain Village as a whole and allows residents and visitors to rely less on their personal vehicles once they are here. Key connections are established by gondolas and transit between the town's primary destinations, and are reinforced by a secondary system of walkways and recreational trails. Such connections should be designed in a manner that facilitates access for and use by

residents and visitors of all ages, incomes and abilities.

7. GATEWAYS: Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time one leaves. Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding, and identifying gateways is paramount to preserving this sense of arrival and reinforcing the town's identity.

8. APPROPRIATENESS AND FIT OF LAND USES: Land uses envisioned by the Comprehensive Plan are designed to "fit" into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments. Through detailed analysis of environmental constraints, topography, access and existing conditions, the town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.

LAND USE PRINCIPLES AND POLICIES

I. Mountain Village promotes a balanced approach to land use that responds to the different character of areas throughout the Town.

- A. Minimize the environmental impacts of new development.

SINGLE-FAMILY

- A. Preserve the character of existing low-density residential areas.

MULTIUNIT

- A. Allow a diverse mix of accessory uses.
- B. Consider eliminating industrial uses as a permitted use from the Multiunit Zone District.

MIXED-USE CENTER

- A. Allow a diverse mix of accessory uses.
- B. Support strategies to increase year-round activity in the Village Center, which serves as the community's vital core.
- C. Prioritize public investments that further connect the plaza areas, including gateway, wayfinding, and placemaking strategies.
- D. Consider requiring Town review of all condominium maps to ensure compliance with applicable regulations.

CIVIC

- A. Allow a diverse mix of accessory uses like hotbeds, grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- B. Activate the Town Hall/Civic Center as it serves as a vital subarea for the Town.

PASSIVE OPEN SPACE

- A. Protect environmentally sensitive areas.

ACTIVE OPEN SPACE

- A. Revise the active open space zone district to align with the Town's goals, especially to provide additional recreational opportunities.
- B. Consider rezoning active open space areas, designated per the Future Land Use Map and the applicable policies of the Comprehensive Plan.
- C. Maintain the 60% Open Space requirement pursuant to the Town and County Settlement Agreement.



II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.

- A. Foster economic development that complements the Town's current economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- B. Create standards that aim to create a pedestrian-friendly environment, enhanced landscaping, and increased public realm furnishings and amenities.
- C. Consider creating a gateway and placemaking plan to enhance the pedestrian experience at the entrance to, within, and between commercial areas.

III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.

- A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.

- B. Prohibit the future rezoning of active open space as identified on the Future Land Use Map except when replacement open space is provided.
- C. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.

IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.

- A. Support hotbed development where consistent with Town-adopted plans.
- B. Promote economic vibrancy through utilization of zoning tools to ensure hot beds provide accommodations year-round.
- C. Consider flexible ownership and operator regulations to maximize development potential and to support creative development proposals.

V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels.

- A. Consider providing incentives for community housing development such as taller building heights, reducing parking requirements, and limiting the public benefit requirements.

FUTURE LAND USE MAP

The Future Land Use Map is based on the following land use classifications and their associated descriptions.

Single-Family: Low-density single-family residential areas.

Multiunit: Medium- to high-density multifamily uses such as condominiums, apartments, community housing, townhomes, and hotbeds.

Mixed-Use Center: A mix of uses such as commercial, multifamily, recreational, and cultural within Mountain Village Center.

Civic: Primarily municipal, community, and public uses, with potential community housing and hotbeds.

Passive Open Space: Protected natural open space, wildlife habitat, restoration, and environmental mitigation areas.

Limited Use Golf Course Active Open Space: Provide open space areas with

limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.

Full Use Ski Resort Active Open Space: Provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development.

Limited Use Ski Resort Active Open Space: Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways and facilities and similar uses with the open character of such areas maintained over time. Limited golf

course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

Resource Conservation Active Open Space: Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.

Right-of-Way and Access Active Open Space: Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

OPEN SPACE

As of 2012, the Town contains over 974 acres designated for Active Open Space and over 151 acres designated for Passive Open Space. This is about 62% of Mountain Village's land area, which is in excess of the 60% open space requirement included in the original Town PUD.





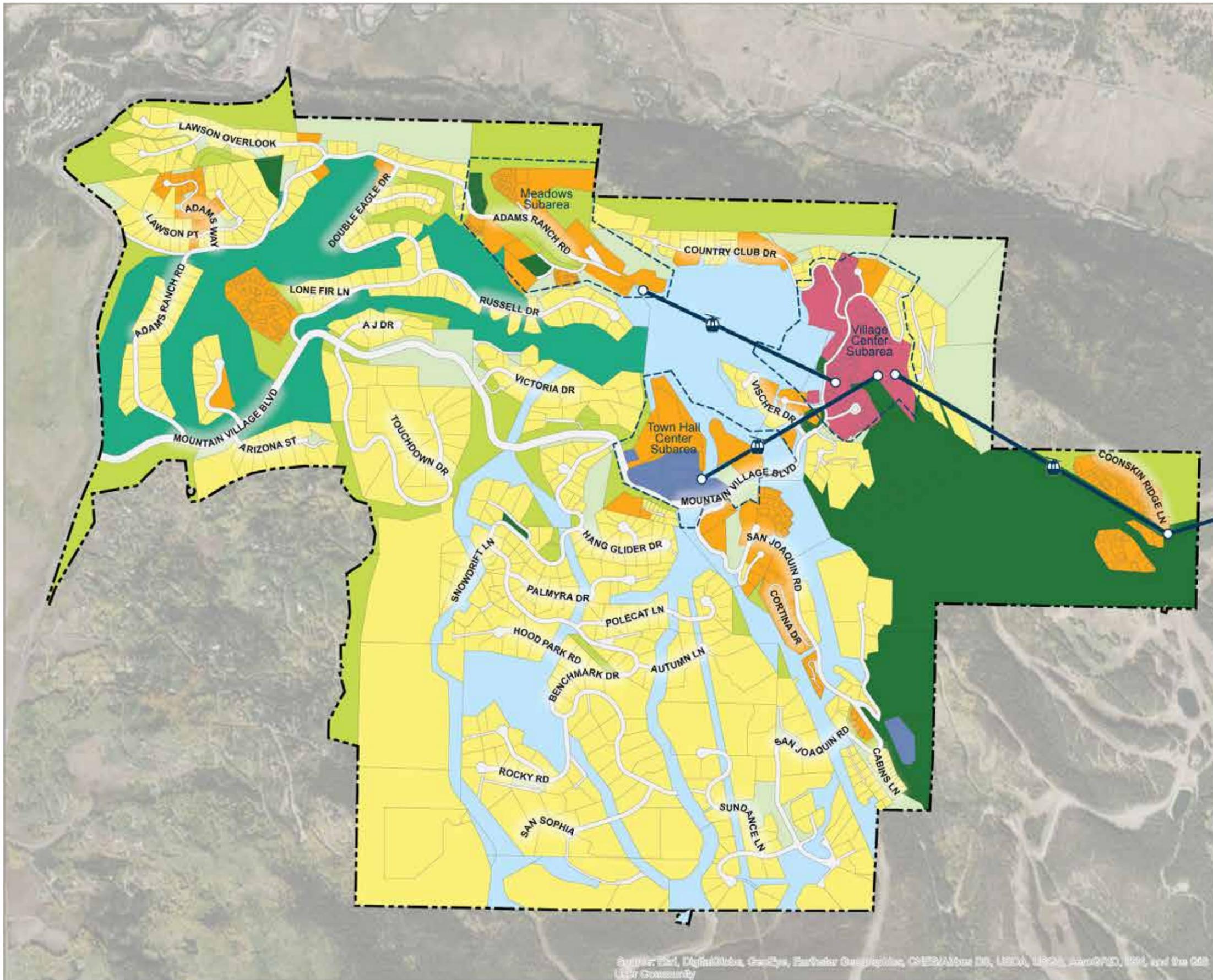
FUTURE LAND USE

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

Future Land Use

- Civic
- Mixed-Use Center
- MultiUnit
- Single Family
- Passive Open Space
- Active Open Space: Limited Use Golf Course
- Active Open Space: Full Use Ski Resort
- Active Open Space: Limited Use Ski Resort
- Active Open Space: Resource Conservation
- Active Open Space: Right-of-Way and Access



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



3B: COMMUNITY HOUSING



Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the options for the local workforce become increasingly scarce and unaffordable so workers move out of the resort area. This phenomenon is often called the “hollowing out” of a community. The workforce that the community depends on to meet the customer-service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the town’s role should be in enabling housing development for those who fill the high-impact jobs and live year-round in Mountain Village. Although there are no simple answers to this question, this Plan provides thought provoking options.

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a vibrant

town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the mountain’s secret stash, or sit next to them at the bar to hear what it’s like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world’s most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely - it has no soul. Visiting Mountain Village is a social experience and the town’s permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community’s sustainability, possibly more than any other strategy.

From the town’s initial Planned Unit Development through its Settlement Agreement with the County, the Mountain Village remains a leader as it relates to the existence, creation and development of affordable and attainable housing. The original PUD required that 15% of the population of the PUD be provided as community housing. This equates to about 401 community housing units. Today we have 542 built community housing units, 132 platted and unbuilt, in excess of the 15% requirement.

The Town of Mountain Village recognizes that with economic growth and as our community builds out, the ability to house our workforce is a critical element that supports expansion of services and tourist accommodations. Community housing along with transportation and childcare, are critical community needs that support our economic, tourist and accommodation aspirations. We believe a multi-faceted approach to increasing and diversifying community housing is vital no matter how small or great the effort.

In addition to our built and platted community housing, we have implemented other vital measures to achieve our community housing goals.

- We will be implementing an community housing mitigation methodology associated with new construction so that new development will mitigation the associated employees attributable to future development projects with town approvals.
- We created a housing department and are actively pursuing land acquisition, partnerships and development of community housing both within Mountain Village and the region.
- We continue to own and operate Village Apartments, a 222 unit rental apartment project so that we can

- maintain reasonable rental rates to support our workforce.
- We will actively encourage construction of community housing units.
- We will actively look for zoning opportunities to encourage community housing.

EXISTING DEVELOPMENT AND ZONING INCENTIVES

The town has a number of existing development and zoning incentives related to community housing including waived development fees, half-price tap fees, waived Real Estate Transfer Assessment (RETA), opportunity for waived Design Guidelines, permitted accessory dwelling unit (ADU) development, lack of zoning limitations, and more. The initiatives listed below were approved by the Town Council on Thursday, May 20, 2021. For more details, visit the Town’s website.

YOUR EQUITY SUPPORT DEED RESTRICTION PROGRAM

The 2011 Comprehensive Plan specifically identifies a deed restriction program as a strategy to maintain attainable market rate housing at affordable rates. The YES program aims to promote affordability, help permanent residents purchase a home in Mountain Village, and prioritizes expanding housing options for employees working in San Miguel County at least thirty hours a week. The program offers up to \$200,000 to interested homeowners in exchange for a deed restriction on their property.

Currently, two-thirds of the full-time occupied housing units in Mountain Village are deed-restricted, the highest deed-restricted to free- market housing ratio in the region. However, the Town understands there is still more to be done to ensure anyone who wishes to make Mountain Village their home has the opportunity to do so.

CDC AMENDMENTS

At the time of this 2021 Plan Amendment, the Town is continuing to find ways to maximize zoning incentives to further community housing options. These zoning incentives would be amendments to the CDC and potentially could include:

- Removing the “mother-in-law suite” definition and combine the definitions under Accessory Dwelling Units (ADUs). This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

COMMUNITY HOUSING DEPARTMENT

To adequately pursue these initiatives as well as maintain the robust community housing program already in place, a Community Housing Department is being formed with dedicated staffing to support the Community Housing Initiatives, Village Court Apartments, programs, policies, compliance and regulations for the Town of Mountain Village.

COMMUNITY HOUSING INVENTORY

The table below contains an inventory of community housing units in February 2022. These numbers are subject to change as density is built, through planned unit developments (PUD’s), or through density transfer and rezoning applications. Chapter 3A: Land Use of this Comprehensive Plan includes more information about town-wide density, but regarding the density of community housing:

Community housing density (also known as workforce housing density in the CDC) does not count against the Town’s total maximum density of 8,027 person equivalents.

“Unbuilt” includes units in the density bank that are platted but unbuilt. “Bonus Density” is community housing density created by Town Council during the rezoning and development application review process that is above the town’s platted and assigned employee housing requirements.

The total person equivalent of built community housing is 1,234, which is 15.4% of the total density cap of the Mountain Village. The original County PUD settlement agreement required 15% of the overall density cap of 8,027 to be platted and allocated as workforce housing density throughout the community.

HOUSING UNIT TYPE	2020 CENSUS BUILT	BONUS DENSITY BUILT	UNBUILT	BONUS DENSITY UNBUILT	TOTALS:
Employee Apartment/Condominium	249	141	81.5	57	528.5
Employee Dormitory	149	-	17	-	166
Employee Single Family	-	-	1	-	1
TOTALS:	398	141	99.5	57	695.5
	TOTAL BUILT: 539		Total Unbuilt: 156.5		

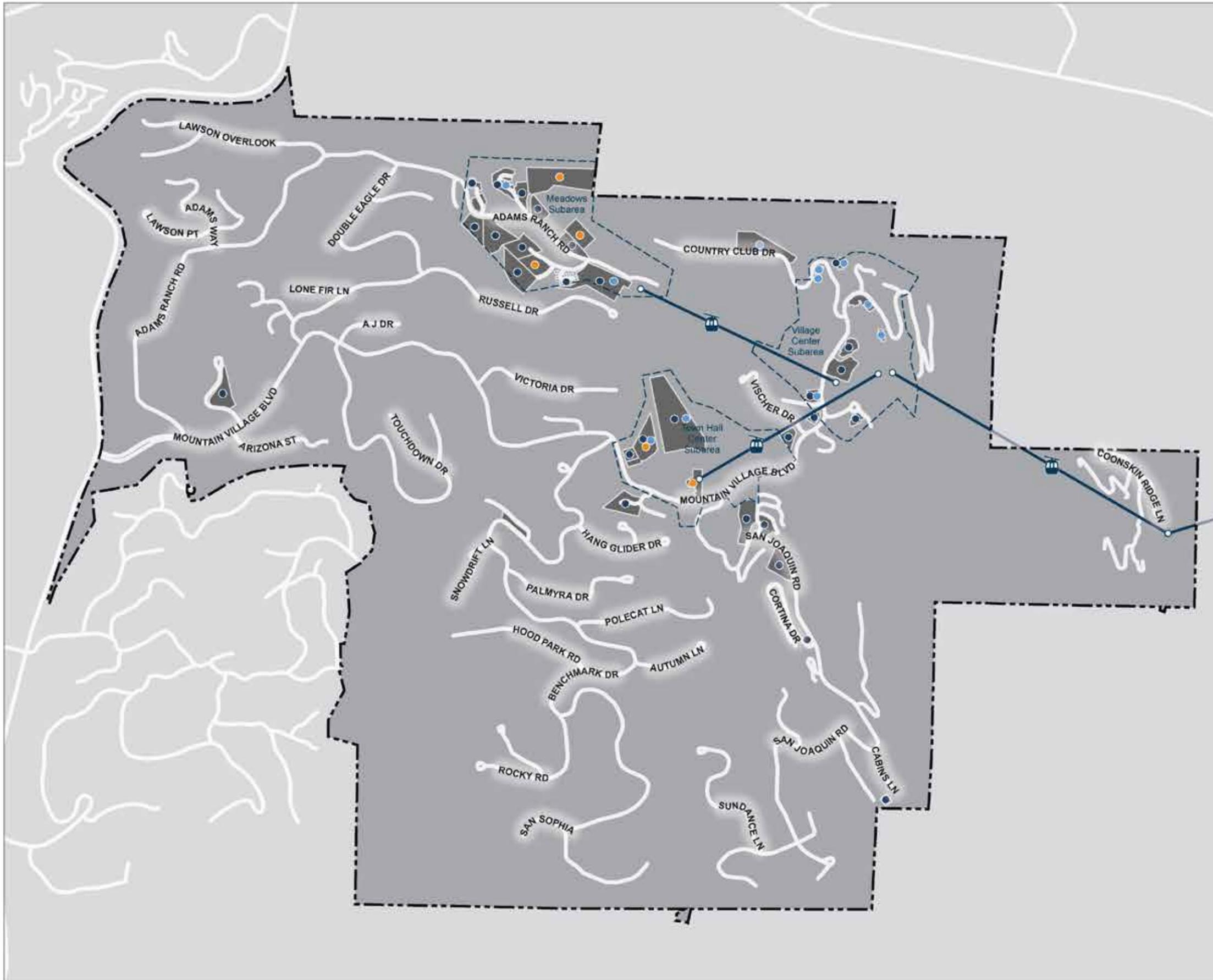
Source: Town of Mountain Village



COMMUNITY HOUSING

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea
- Community Housing
 - Community Housing Site
 - Platted & Unbuilt Community Housing Site
 - Potential Future Community Housing Site (per Town-Owned Parcels Plan)
 - Related Parcels



DEED RESTRICTED HOUSING

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed restricted units, with specific lots required to provide a set number of deed restricted units. This original deed restriction requirement carried over into the town's zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction forces the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

Deed restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed restricted housing units either as a whole project (i.e. Parker Ridge and Coyote Court in Meadows) or as a required number of deed restricted units as set forth by the town's zoning that are integrated into a free-market project.
2. PUD agreements whereby housing mitigation is provided as the public

benefit that in part allows for the consideration of variations to the specific requirements of the CDC.

3. Publically backed debt for the development of Village Court Apartments, with rents historically covering operating expenses and paying off the debt over time.
4. Federal or state tax incentives for developing deed restricted housing (i.e. Mountain View Apartments in Meadows).
5. Town subsidy of deed restricted housing where the town develops for-sale housing units and then sells them to qualified employees (i.e. Coyote Court in Meadows.)

Historically, Mountain Village has been remarkably successful in realizing the development of deed restricted units with little or no taxpayer subsidization. The key to its success has been planning for and reserving land specifically for deed restricted housing and then encouraging free market development of such housing. Continuing this tradition, the Comprehensive Plan identifies key parcels (existing and new) of land for the future development of deed restricted units to help ensure a stable, competent, professional workforce has the opportunity to live locally while increasing economic vitality and creating a more sustainable community.

Deed restricted units in Mountain Village are classified and characterized as follows:

DORMITORY

- Shared living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be seasonal and fairly transient.
- Big Billie's Apartments is the prime example.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 2% of total inventory as of 2008.

RENTAL APARTMENT

- Individual/family-living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be less seasonal and/or transient than those in dormitory: many are permanent residents and eventually migrate into ownership situations elsewhere.
- Village Court Apartments (VCA) and Mountain View Apartments are prime examples.
- VCA is owned/managed by the town. Construction was funded through bonds that are taxpayer guaranteed, but VCA generates sufficient net

operating income to cover operating expenses and service debt so the town does not subsidize VCA.

- Mountain View Apartments is owned by TSG.
- Approximately 35% of total inventory as of 2008

FREE-MARKET DEED RESTRICTED UNITS

Individual/family-living environment.

- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- No financial means-testing, price caps, or lottery system involved (except as noted below).
- Condominium apartment complexes include Parker Ridge, Outlaws, Prospect Plaza, and Prospect Creek.
- Townhome/duplex complexes include North Star, Fairway Four and Coyote Court.
- Mitigation units include units in Franz Klammer, Hotel Madeline, See Forever Village, Castellina and Cassidy Ridge.
- Free-standing subdivisions include Boulders, Spring Creek, and Timberview.
- No Town of Mountain Village subsidization involved (other than Coyote Court); pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 63% of total inventory as of 2008.

I. Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of affordable, high quality, rental and for-sale deed restricted housing to include housing for employees as an integral part of hotbed development, which is essential to Mountain Village's economy and sustainability. Mountain Village strives to be as equally successful in the provision of deed restricted housing over the next 30 years as Mountain Village has been for the last 30 years.

- A. Strive to provide deed restricted housing for 2,408 person equivalent, which represents 30% of the 8,027 person equivalent density permitted in Mountain Village.
- B. Develop a program to identify and bank land for deed restricted housing, with the goal of facilitating the private, free-market housing development on banked land.
- C. Create deed restricted housing regulations that implement the Comprehensive Plan.
- D. Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process to ensure housing is not lost to the free market.
- E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.
- F. Encourage the provision of secondary dwelling units for deed restricted housing on single-family lots (i.e. caretaker units) by the creation of incentives, such as water and sewer tap waivers and other fee waivers.
- G. Develop strategies to ensure Village Court Apartments are economically sustainable.

WORKFORCE SUPPORT PROGRAMS

In order to better support employees in the community, certain initiatives can be pursued that can connect the town's workforce to a set of resources that will increase their ability to maximize their quality of life. Such resources may include:

- Educational and job training opportunities
 - Career counseling
 - Regional transportation passes and first-and-final mile transportation assistance
 - Financial assistance for additional barriers to employment (i.e. uniforms, licenses, etc.)
 - Assistance with employment applications and interview coaching
 - Resume guidance
 - Employment referrals and recruiting services
 - Networking events and job fairs
 - Access to a local job board
 - Tax credit assistance and training reimbursement for employers
- Strategic partnerships may be considered to help organize and better facilitate access to valuable resources such as these.

THE ROLE OF DEED RESTRICTED HOUSING

Deed restricted housing is a central element to the community vibrancy and the economic viability of Mountain Village. Throughout the Comprehensive Plan Amendment process, residents and staff have expressed concern about the lack of housing attainable for local employees and about the additional demand that new development would create on an already tight and expensive housing market. Expanding the supply of housing is critical to the community, and the Town is committed increasing the supply through a variety of programs, investments, and developments.

In terms of a housing policy structure, the highest priority for the Town is to have housing constructed on the same site as future development, which applies to both commercial and residential projects. Second, the Town will promote solutions that generate funding and/or construction of new dwelling units that are located within the jurisdiction. As options within the Town become limited, it will seek regional housing solutions, recognizing that regional solutions are viable, due to the interconnected nature of the region as well as the very practical element of public transportation.

Deed restricted housing commitments are not new to the Town, as mitigation requirements have been integrated into the land use policies from its inception. Additionally, the Town has committed land and funding for projects that many local employees call home. The past contributions, while successful, are not enough to address the needs moving forward.

Looking forward, the Town will continue to refine the tools it has used historically to expand the housing inventory, that includes higher levels of funding commitments, land banking, public private partnerships, land use policy, and development mitigation standards

that increase the net contribution towards housing from developers. The tools will be structured to reinforce the policy goals articulated above. Some of the specific mitigation tools that will be considered include constructing residential and commercial linkage program.

A linkage program involves determining employee generation rates. A strong linkage analysis requires documenting the impact of housing needs from employees that are, in fact, generated by new development. The methodology is documenting employment generation patterns by use type (commercial, lodging, and multifamily) and their associated housing demands to establish a rational nexus and identify the proportions of employee housing demanded by an increment of commercial and multifamily residential development, providing the legal basis for the linkage program. In effect, the analysis seeks to:

- Estimate the number of jobs generated by commercial and residential development;
- Convert new jobs to new households and housing units;
- Determine household income levels based on expected wage levels;
- Estimate total housing demand based on job generation associated with new development.

Once the employee generation and mitigation rates are determined, there are a number of ways that community housing mitigation requirements can be met. These options are consistent with the larger priorities and include providing units onsite, providing units offsite, dedicating land, deed restricting existing units, or paying a fee-in-lieu of providing units. Cash is the last option, and the standards will be incentive to generate product as opposed to dollars. There is also a geographic component, as units may be provided in or out of the Town.

MOUNTAIN VILLAGE HOUSING STRATEGY		
FUNDING	PRODUCTION	PROGRAMS
Fees from development mitigation	Evaluate Town owned parcels for small infill housing development	Consider providing incentives to lease to locals, using rooms/units that would otherwise be vacant
Fees from Short Term Rental employment impacts	Expand existing local housing developments, by increasing density, limiting parking, or other innovative measures	Initiate/expand ADU program, with funding incentives
Consider partnerships with other governing bodies for revenue share	Land Bank sites in the region for future housing development	Downpayment assistance for locals
General Fund Set-aside	Consider regional efforts to construct housing outside Mountain Village, but on regional transportation routes	Buy down existing units, with tailored deed restrictions related to employment, AMI, and occupancy
	Look for innovative ways to increase the owner and rental housing stock	Review Density Bank for affordable housing opportunity
		Consider forming a housing trust to leverage investment over time
		Refine deed restrictions

COMMUNITY HOUSING MITIGATION METHODOLOGY

Based on the direction from the Town Council during the Comprehensive Plan update, Community Housing has been elevated as a critical focus of the Plan. Community Housing directly correlates to the breadth of local residents who can live within Mountain Village, with benefits that include community vibrancy and economic vitality. Establishing ways to maintain and increase the level of Community Housing is one of the most impactful investments Mountain Village can make, providing returns to the community for decades to come.

As shown below in the graphic depicting a three-pronged housing strategy, the Town should pursue Funding, Production, and Programs to expand the housing inventory. Each of these efforts will complement the others. Securing funding will provide the Town with the resources to carry out production efforts and to expand the scope and efficacy of housing programs. Some of these efforts will be adopted in the short-term, while others set the framework for implementation over the next decade.

A central part of Community Housing is affordable housing mitigation. This approach seeks to determine the additional housing demand generated by new commercial and residential development, and to require that new development offset this impact either through fees or affordable housing set-asides. The diagram below illustrates the methodology behind affordable housing mitigation.

WHAT IS THE IMPACT OF NEW COMMERCIAL DEVELOPMENT ON THE NEED FOR LOCAL HOUSING?



New Image Forthcoming

3C: ECONOMIC DEVELOPMENT

New Image Forthcoming

New Image Forthcoming

The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Over the past decade, the economy of Mountain Village and the greater Telluride region has generally thrived, reaping the benefits of growing visitation and interest in the region as a destination.

With the disruptions from the COVID-19 pandemic in 2020, the tourism-driven economy faced serious challenges. While visitation recovered quickly, employment lagged, with businesses facing strong headwinds in the effort to attract labor. Despite modest success over the past

decade, brick-and-mortar retail has also faced recent challenges related to economic viability. Mountain Village has strengthened its economic position and done well in the past decade. Looking to the next decade, there are actions it should consider to further solidify its economic potentials, which are described in greater detail below.

This Comprehensive Plan amendment recognizes that mountain resort communities, like Mountain Village, are diversifying their economic drivers. As a comprehensive plan that is casting a vision for the future, it is important to emphasize that the community has a strong brand as a destination location across all seasons, not just winter. Several resort communities that have formerly been recognized as 'ski destinations' are broadening their economy, and Mountain Village will be well-served to move in that direction as well.

Throughout the Comprehensive Plan Amendment Process, town residents, business owners, and property owners have expressed the importance of sustaining a vibrant, year-round community in Mountain Village. The economic drivers in Mountain Village, including tourism, retail, and outdoor recreation, are regarded as ways to achieve greater community vibrancy. In establishing a common understanding of this, the following questions have been front and center: How can the comprehensive plan promote vibrancy with a focus on locals? How can the Comprehensive Plan balance the need for fiscal and economic health with preservation of community character? How can the Comprehensive Plan help ensure that the Mountain Village community is both a good place to live and a good place to work and/or run a business?

2011 ECONOMIC MODEL

(Used in the development of the original Comprehensive Plan document.)

The local economy in Mountain Village is fueled by tourism, construction and real estate. As a resort community, Mountain Village is dependent on its retail, restaurant, entertainment and commercial enterprises to not only offer a quality off-mountain experience to guests, but also to provide employment to residents and the sales tax revenues needed to fund necessary public services and infrastructure. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (Economic Model) to

reflect Mountain Village's economy. The Economic Model was developed with key stakeholder input including MTI, TMVOA and Mountain Village businesses. The purpose of the Economic Model is to document economic-based relationships in town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the model specifically provides a quantification of detailed data that pertains to the town's economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax "leakage".

Furthermore, the Economic Model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending and airport utilization.
- Project the town's major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax,

property tax and the TMVOA RETA.

- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town's long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned and planned retail areas.

ECONOMIC MODEL AT WORK

Mountain Village used the Economic Model to analyze the impacts of the Comprehensive Plan, with the goal to create a plan that achieves the Local Economy Vision Statement and the overall Mountain Village Vision. Given the Economic Model's robust capability to evaluate land use planning, it played an integral role in crafting the Comprehensive Plan. Particularly, the Economic Model was used to gauge the economic impacts of several land use scenarios that were generated by detailed parcel testing whereby specific areas of Mountain Village were evaluated for hotbed and recreational development, among other things, to achieve the Mountain Village Vision.



For more information regarding parcel testing, refer to Appendix A: Subarea Plans. The act of parcel testing resulted in potential "buildout" numbers that estimated the total number of units for each land use designation in the town. This buildout analysis assumed that each parcel within a subarea would be built according to the estimated density shown by the parcel testing. This land use scenario is referred to as the "Subarea Plan Buildout". Since it is highly unlikely that each subarea would be built out as parcel tested due to the big-picture nature of the analysis and individual parcel variables, the Subarea Plan Buildout numbers for each parcel were rated on the likelihood of development based on several variables, such as ownership patterns, access and development constraints. A ranking of "very high", "high", "medium" or "low" was applied to each tested parcel. Percentages were then applied to each ranking, such as 90 percent for very high and 50 percent for medium rankings, with a new estimated density derived from the Subarea Plan Build Out numbers. This land use scenario is called the "Adjusted Subarea Plans". The Subarea Plan Buildout and the Adjusted Subarea Plans scenarios were then input into the Economic Model to evaluate both scenarios and project a range of potential economic futures. The economic future of Mountain Village lies somewhere in between these two land use scenarios.

ECONOMIC FINDINGS

Research conducted by the town's consultants found that Mountain Village's

economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends.

As proof, Mountain Village's average annual retail and restaurant sales per square foot are \$320. This is significantly lower than industry standards and comparable resort communities. EPS found that the \$320 per square foot is skewed by a small number of ski/sport shops that achieve higher sales per square foot and that food and beverage sales are in the low \$200 per square foot range while other retail business sales are in the \$200- to \$300- per square foot range. As for Mountain Village's peer ski resort community, they realize much higher averages per square foot.

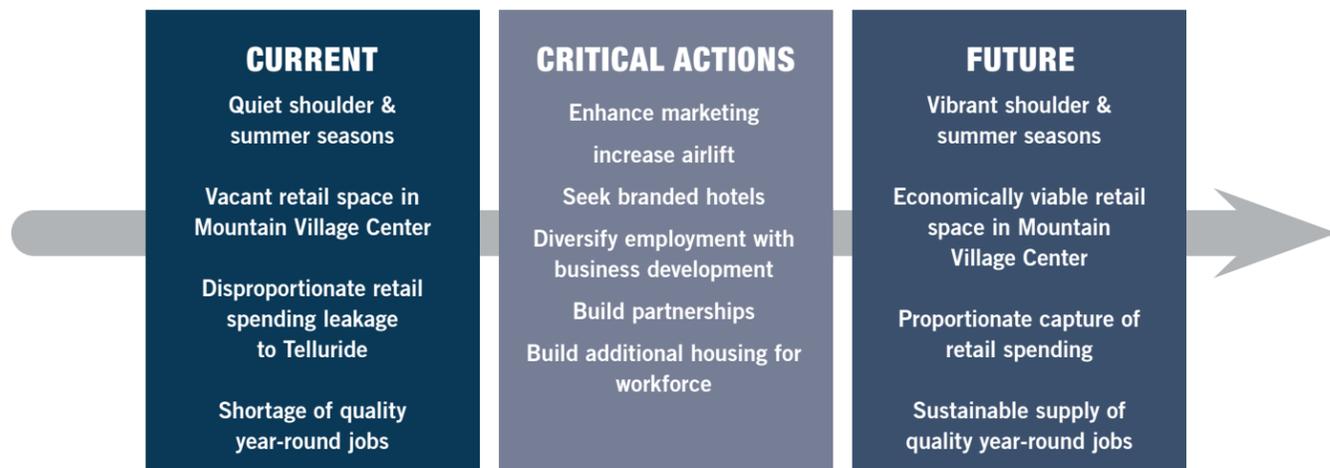
- Aspen, Colorado: \$750 per square feet annually
- Beaver Creek: \$450- to \$600- per square feet annually
- Vail Village: \$600- to \$800- per square feet annually
- Whistler Village: \$650 per square feet annually

With average sales of \$320 per square foot annually, Mountain Village current retail and restaurant average sales are only 70% of the \$450 per square foot

that is considered an acceptable minimum for a business to be viable. The \$450 per square foot minimum is roughly 65% of the \$600- to \$700- per square foot that will allow businesses to flourish and for the town to achieve the envisioned economic vibrancy. Refer to the Land Use Element, page 32, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

2021 ECONOMIC MODEL

As part of the 2021 amendment process, the economic model was updated to reflect the recalibrated future hot bed count of 510 additional units (the midpoint of the ranges identified in the hot bed table in this section). The goal of this update is to estimate the economic impact of new hot bed development, and how this contributes to overall economic vitality. The addition of 510 hot bed units is estimated to result in \$6.5 million in additional Food and Beverage sales annually and \$7.0 million in additional General Retail sales annually. With the current stock of retail space, that would elevate sales per square foot from \$524 to \$700 for Food and Beverage and from \$391 to \$558 for General Retail. In terms of tax revenue, the additional 510 hot bed units are estimated to generate \$2.1 million in additional sales tax proceeds and \$1.3 million in additional lodging tax proceeds. In addition, with the average daily rate of hotels increasing, it is realistic that lodging tax revenue will grow at an even faster rate in the coming years.



HOT BEDS

The Comprehensive Plan recognizes hot beds as a key economic driver in Mountain Village, but in the context of a broader set of goals that include community quality of life and economic vitality. This Plan establishes a goal for new hot beds in Mountain Village, based on their importance as an economic driver. The target reflects the possible expansion of hot beds – it does not prescribe the outcome. Even with the guidance on hot bed development provided by this plan, other factors will ultimately determine the extent of hot bed development, including entitlements, market feasibility, and the characteristics of individual projects. The hot bed goal set in this section does not serve as an end in itself.

A central issue in the Plan is to provide direction on the optimal number of hot

beds, or visitor accommodations, in the community. A question asked during the Comprehensive Plan review was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in the historic trends and in the long-term picture. Trends show significant increases in the utilization of the existing inventory, as measured both in occupancy rates and room rates. Mountain Village’s brand has strengthened as measured by both indices.

Looking to the future, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village expects to see a luxury flagship hotel in the near future based on recent land sales and stated expectations regarding the imminent entitlement



process. Providing a targeted capacity that aligns with peer communities and is balanced relative to the permanent population are the guideposts used to frame future hotbed targets.

The Comprehensive Plan recognizes that a key driver of economic vitality in Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hot beds, are essential to driving visitation and establishing economic vitality. Hot beds have consistently come up as a point of interest for residents, businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success. At the same time, hot beds have a significant influence on community vibrancy and character, in ways that can be both positive and negative. The goal of the Comprehensive Plan Amendment process, as it relates to hot beds, has been to recognize the importance of hot beds in sustaining a healthy local economy, while also considering the constraints and implications of new hot bed development.

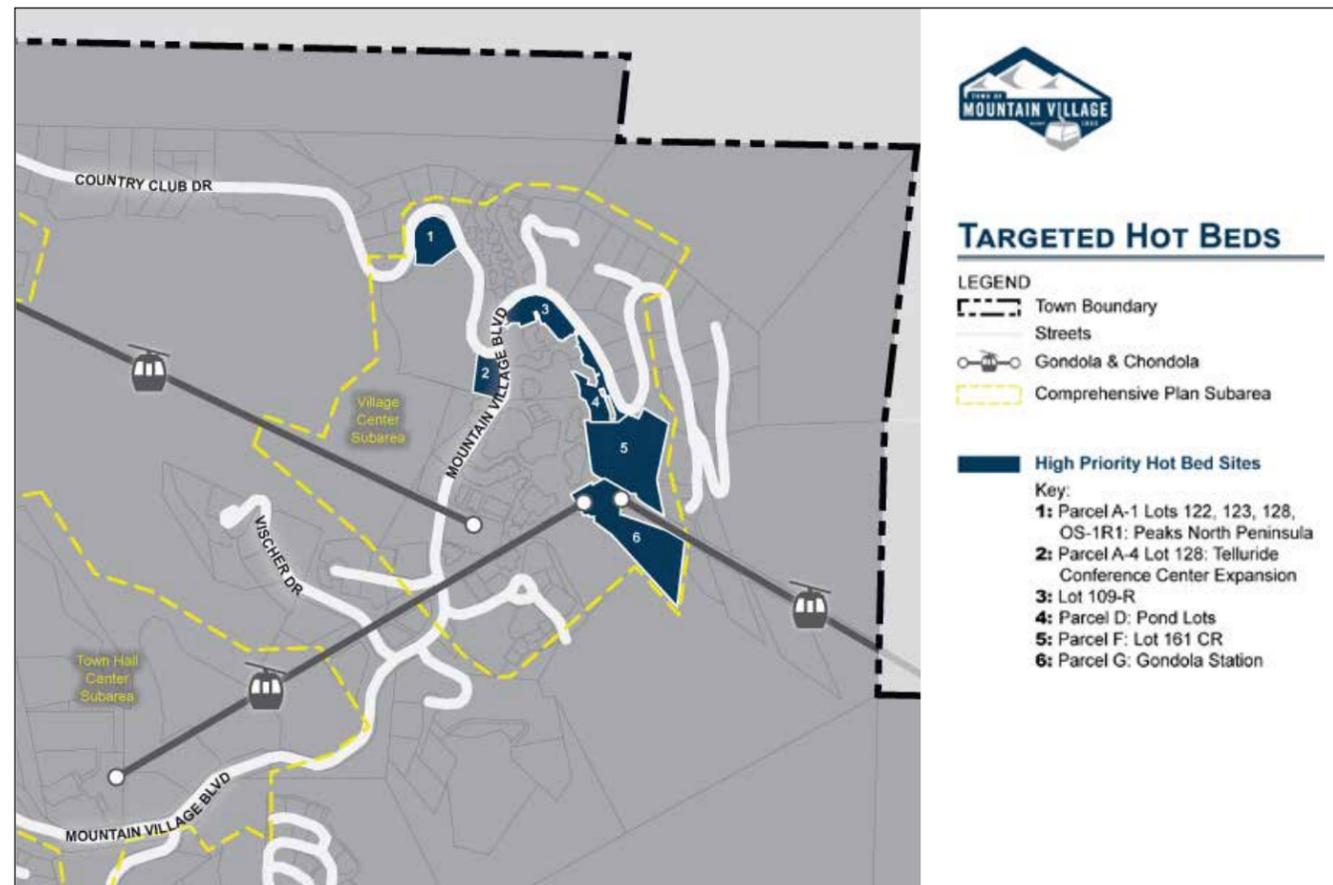
As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hot beds above the existing stock of 790. The former Comprehensive Plan identified a target future hot bed count of 1,918. Through a detailed analysis of sites, that number was determined to be untenable, and target future hot bed count was brought down to a range of 1,258 - 1,342.

The High Priority Proposed Hot Beds table on this page is not meant to be exclusive of other new opportunities for hot bed development, but rather to identify the most feasible locations based on current analysis. This table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hot bed development on

Table. 3 Existing Hot Beds/Condos

Parcel	Existing Hotbed Mix	Existing Warmbed* Units	Total Units
Parcel B, Lot 108 Shirana	0	5	5
Parcel, Lot E Le Chamonix	0	7	7
Parcel H Columbia Condos	0	8	8
Parcel I Village Creek	0	10	10
Parcel N, Lot 27A, Belvedere	0	29	29
Lot 159R: Bear Creek Lodge	36	51	87
Lot 43: Inn at Lost Creek	8	24	32
Lot 28: Lumiere	11	18	29
Lot 28, 50 15R, Madeline	96	63	159
Lot 1006R: Mountain Lodge	57	83	140
Lot 128: Peaks	174 ¹	24	198
Lot 42B: Blue Mesa Lodge	13	10	23
Lot 61C & 61D: Franz Klammer	0	63	63
Total Existing Hot Beds	395	395	790

Source: Town of Mountain Village
 *Warmbeds are lodge and condominium units
¹ Includes lodge and efficiency lodge units.



a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on the following page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 466-552 units and remain within the balance between guests and locals. This is a relatively simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at 1,256 - 1,342 targeted future hot beds, the recommendation reflects the evaluation of sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan.

Mountain Village occupies a unique position in the lodging market as a destination-driven place with a strong brand. While expanding the hot bed inventory is a worthwhile goal, Mountain Village needs to recognize the importance of room rate and occupancy in driving economic vitality. The lodging market in Mountain Village is well-positioned to make progress on increasing occupancy and sustaining high room rates, which if successful, will generate additional spending potential.

Council is prioritizing lots currently zoned for hot bed development in this plan. Once development of these targeted, high priority hot bed sites occur, Town Council may consider the lots listed in the "Other Potential Hot Bed Sites for development pending future proposals.



Table. 4 High Priority Proposed Hot Bed Sites

Parcel	Targeted Hot Bed Mix
High Priority Hot Bed Sites	
1) Parcel A-1 Lots 122, 123, 128, OS-1R1: Peaks North Peninsula	50-100
2) Parcel A-4 Lot 128: Telluride conference Center Expansion	68
3) Lot 109 R	113
4) Parcel D: Pond Lots	60-71
5) Parcel F: Lot 161 CR	100-125
6) Parcel G: Gondola Station	75
Council Proposed Target Range	466-552
Existing Hot Beds	790
Total	1,256-1,342

Source: Town of Mountain Village, Economic & Planning Systems

Table. 5 Other Potential Hot Bed Sites

Parcel	Targeted Hot Bed Mix	Targeted Warm Bed Units	Total Targeted Units
Parcel C-1: 89 Lot	0	39	39
Parcel K: Magic Carpet	115	15	130
Parcel O: TSG Clubhouse	51	7	58
Lot F: Town Hall Center	79	0	79
Total	245	61	306

Source: Town of Mountain Village, Economic & Planning Systems

DISPERSED HOT BEDS

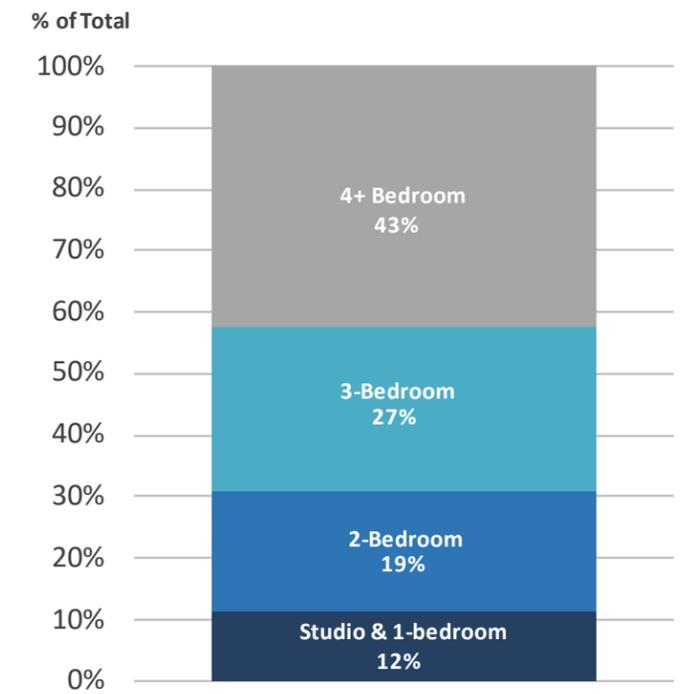
In addition to hot beds within hotel units, there is an inventory of dispersed hot beds that is important to recognize. When the Comprehensive Plan was created in 2011, the market for visitor accommodations in Mountain Village had not experienced the breadth of the impact and growth in dispersed short-term rentals (DSTRs), which are guest rentals that are listed and rented through platforms such as Airbnb and Vrbo. Since 2011, this type of guest rental has expanded and evolved into a major segment of the market for visitor accommodations in Mountain Village, with guest rentals emerging in places where they previously had not existed, such as in single family homes.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. This is one-fifth of the overall housing stock.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base, and one-fifth of the overall housing stock. This type of accommodation does not occupy the same market position as traditional hot beds (i.e., hotels), given that it is unfixed and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important, as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. DSTRs also differ from traditional hotels in the type of lodging experience they offer, as they typically provide guests with a lower level of service and a more private space suitable for larger groups. As shown in the figure to the right, 43% of DSTRs in Mountain Village have four or more bedrooms, and the overall DSTR inventory has an average bedroom count of 3.26, reflecting the fact that many DSTRs are located in homes and condos.

The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.

Bedroom Count of Dispersed Short-Term Rentals in Mountain Village



Source: Town of Mountain Village, Economic & Planning Systems

BENEFITS AND TRADEOFFS OF DISPERSED AND TRADITIONAL HOT BEDS

DISPERSED HOT BEDS

Benefits

- Expand the bed base but require no new development or investment
- Owners in Mountain Village can generate revenue
- The 'Sharing Economy' creates greater utilization of existing assets, which many see as a positive attribute.

Tradeoffs

- A less stable and less consistent component of the bed base
- Have the potential to create nuisances for residents

TRADITIONAL HOT BED (HOTEL ROOMS)

Benefits

- Consistent, long-term source of bed base, which sustains economic vitality
- Well managed hotels provide consistent, reliable source of guest expenditure that supports local business

Tradeoffs

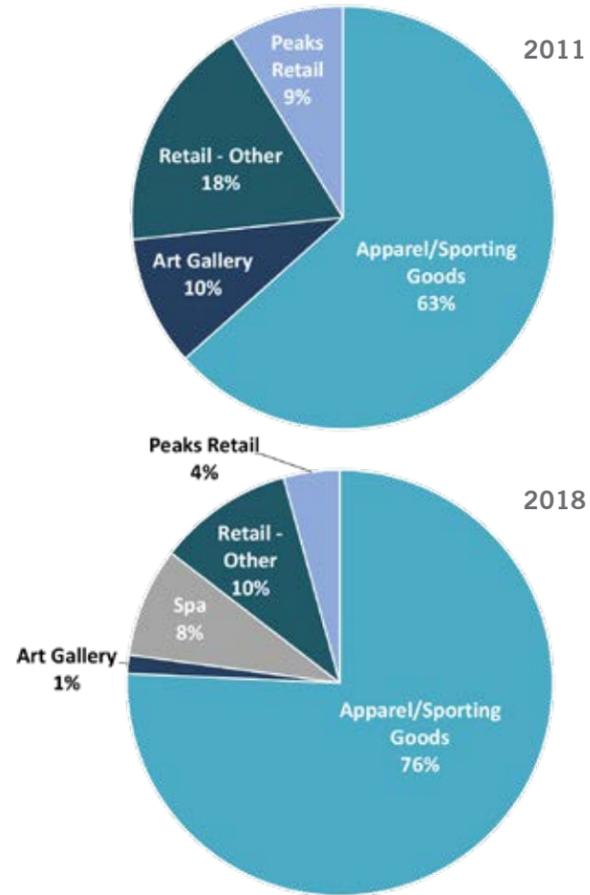
- Employees generate additional housing demand
- Requires significant development and investment
- The market for building traditional hot beds is challenging, and often requires the addition of for-sale condos to be feasible

RETAIL

A strong base of retail is foundational to community and economic vibrancy in Mountain Village. Retail circulates dollars within the local economy and creates employment opportunities, while also providing residents and visitors alike with venues to experience the local community. Moreover, the presence of retail is essential to providing residents with a high quality of life. Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for Apparel and Sporting Goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.

While locally focused retail is desirable for both the economy and community, it faces challenges related to long-term viability in Mountain Village. Taxable sales for brick-and-mortar retail have stagnated, with recent overall taxable retail sales buoyed by e-commerce sales. Meanwhile, sales per square foot of Traditional Retail have been stagnant over the past several years, while sales per square foot for Restaurants and Bars has steadily grown, with the exception of the pandemic-induced contraction in 2020. Both local and national trends put local retail in a vulnerable position and its long-term sustainability will require creative approaches from local entities.

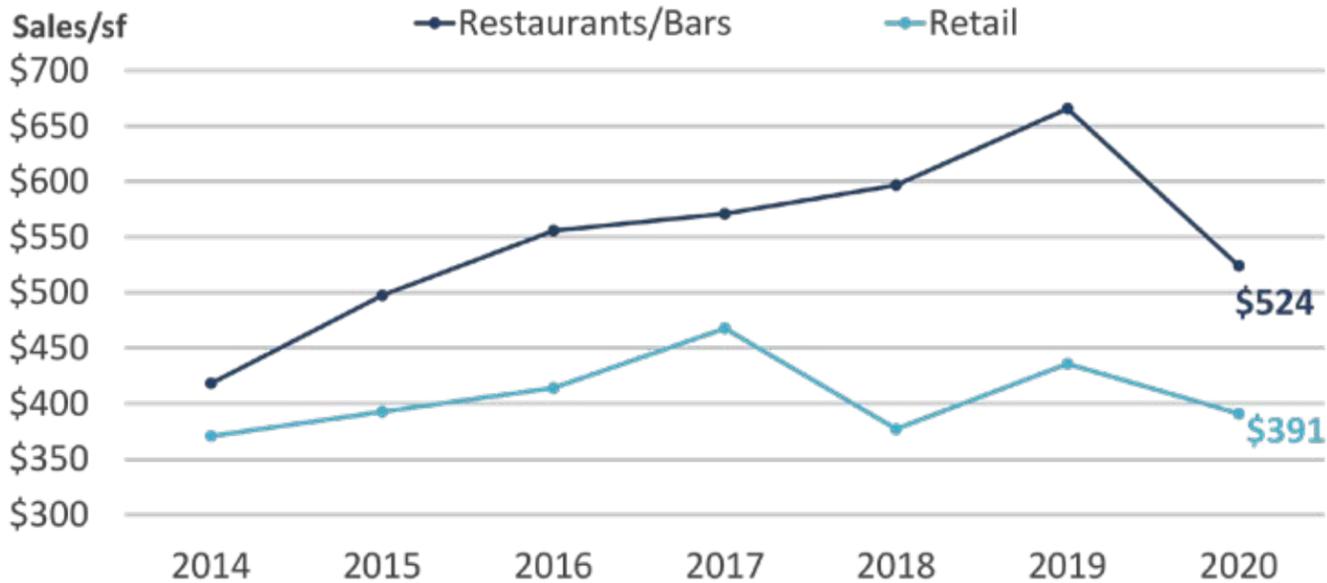
Retail Mix, 2011 & 2018



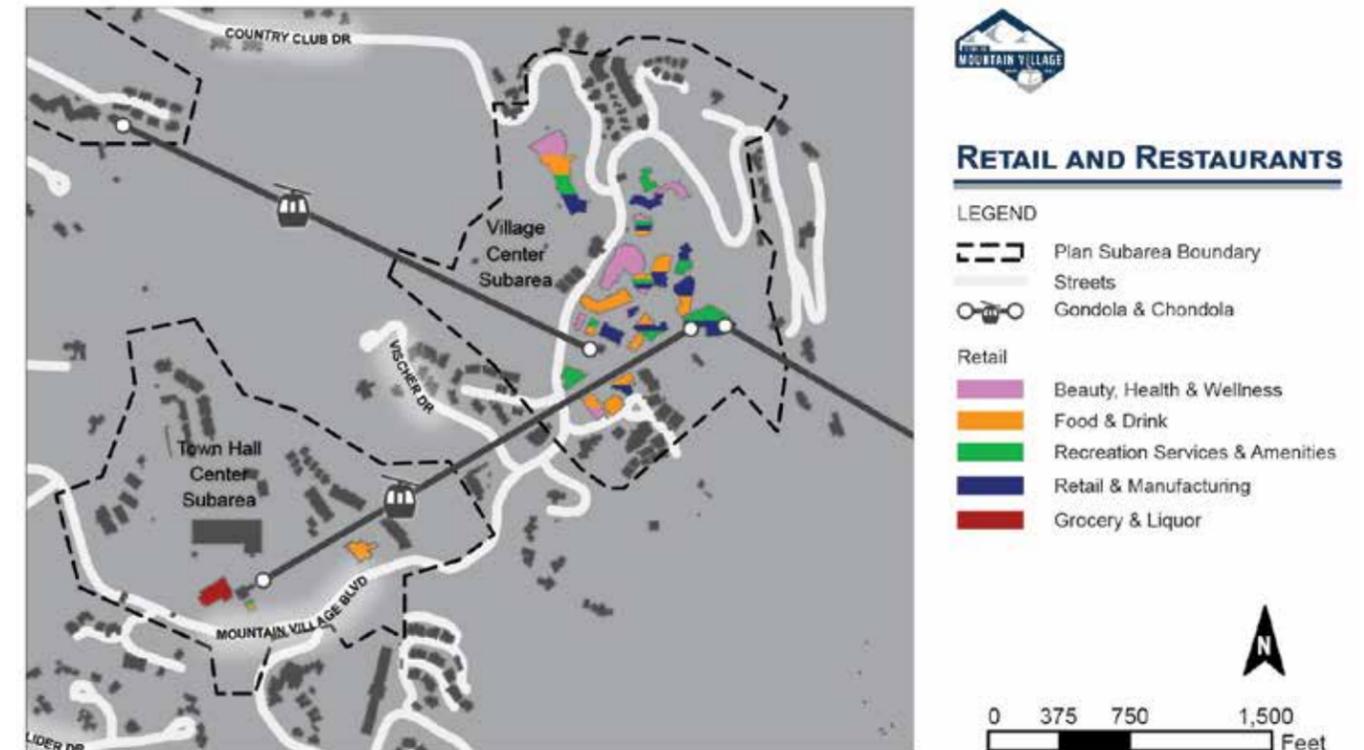
Taxable Retail Sales, Mountain Village, 2014-2020



Sales per Square Foot, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems



Data Sources: Town of Mountain Village, Economic & Planning Systems



PARTNERSHIPS

The use of incentives and public-private partnerships is an approach that Mountain Village can take to catalyze desired forms of commercial expansion or development. Given the recent strong performance of lodging businesses, the Town should focus its lodging incentives on entitlements that provide market-based solutions to active feasibility, such as a sufficient number of on-site branded condominium residences that can be sold to reduce debt. Additional incentives should be provided judiciously. Retail, especially locally focused retail, is facing headwinds, and is in a position that warrants consideration of financial incentives and partnerships. It is recommended that the Town consider opportunities for these partnerships and philanthropic participation in supporting various development types. In Colorado, several tools are available at the municipal level to provide incentives and establish public-private partnerships. These include, but are not limited to:

- **Telluride Mountain Village Owner's Association (TMVOA)** – As a major owner of commercial property in Mountain Village, TMVOA is well-positioned to channel resources into supporting local retail businesses. The Village Market and Telluride Distillery are examples of locally-focused retail in which a partnership with TMVOA was needed to ensure long-term viability.
- **Downtown Development Authority (DDA)** - DDAs are established to

promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within a district. To generate DDA funding, a city or town can issue revenue bonds on behalf of the DDA as well as utilize TIF (both sales and property tax increments) to cover costs related to infrastructure and community benefits. The benefit of a DDA is that it can generate funds for public improvements, marketing, events, and anchor tenants that would otherwise not be available. The proceeds and corresponding improvements can catalyze development within the DDA contribute to the overall vibrancy of local retail.

- **Urban Renewal Authority (URA)** – A URA within a city or town can be created a project area that meets the state statute requirement for finding of blight. URAs can use tax increment financing (TIF) to pay for eligible redevelopment and public improvements. TIF redirects the incremental property taxes from willing taxing entities (such as municipal, county, school district, and any special districts) to a new development within a URA to pay for eligible expenses including costs for remediation and infrastructure.
- **Business Improvement District (BID)** – BIDs are districts formed to construct

and maintain public improvements in established commercial areas and to provide additional services to businesses within the district. The goal is to enhance the quality of the commercial area and improve overall activity and vitality. Funding can be generated through a levy of ad valorem taxes or special assessments.

- **General Improvement District (GID)** – A GID is public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure and/or programs. It is commonly used to fund infrastructure facilities (such as roads, utilities, parking garages, pedestrian improvements, and/or storm water) in a defined district area.
- **Philanthropic contributions** – Given the level of interest and resources by individuals and organization in the Mountain Village community, there is the potential to direct philanthropic gifts into an organization that could manage it on behalf of the community, providing incentives to local business districts and/or individual business endeavors.

It is ultimately up to the Town to evaluate the incentives, partnerships, and financing tools that could be most effective in achieving its goals. It is recommended to establish a process to delineate needs, vet options, evaluate implementation logistics, and identify an entity that can support local business.



3D: NATURAL ENVIRONMENT

There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village. The visitor experience that draws so many people to Mountain Village would not be possible without the town's spectacular setting. But it is not only the aesthetic appeal of the area's natural resources that make their protection so important, it's their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village's future. The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; the wetlands ensure that the hydrology of the area is protected; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. Wetlands and riparian areas provide several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to protect natural resources within and around Mountain Village and recognize the role that the town plays in sharing this responsibility with neighboring communities, public agencies, non-governmental organizations and other regional partners.

I. Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities. Town Council should consider the creation of regulations in the CDC and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.

WETLANDS AND WATER QUALITY

- A. Avoid disturbance to wetland areas to the maximum extent possible, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts.

- B. Provide appropriate setbacks to wetland areas where possible.
- C. Create water quality protection regulations in the Land Use Ordinance that provide simple regulations to ensure water quality protections, such as:

WILDLIFE

- A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Plan Map.
- B. Celebrate natural resources with wildlife interpretation and viewing stations along recreational trails and/or at other key scenic viewpoints.
- C. Develop town policies for wildlife, as appropriate, such as rules to protect bears and humans.
- D. Develop programs and/or regulations to protect wildlife from human activities such as requirements for bear-proof trash containers in Mountain Village Center and bear-proof dumpster enclosures for multiunit or mixed-use projects.

FORESTS AND VEGETATION

- A. Encourage early detection, prevention and rapid response to invasive plant species in cooperation with San Miguel County and the State of Colorado and in conformance with applicable regulations.
- B. Work towards good stewardship of the forests by actively managing the forests within the town to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation and scenic views.
- C. Work collaboratively with landowners to ensure that forested areas adjacent to trails and other recreational amenities are free from potential hazard trees and thinned of dead, diseased and infested trees.

- D. Collaborate with land owners and state and federal agencies to acquire grant funding for forest health/wildfire mitigation projects on open space areas within the town.
- E. Protect the Prospect Creek drainage, and all its tributary streams, during any forest cutting activity to prevent sediment from entering drainages; do not remove any trees from any designated wetland without a tree removal permit from the town. Obtain any needed Federal or State approval for such tree removal.
- F. Work with property owners to help maintain scenic views along roadways and open space vistas.
- G. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

AIR QUALITY, WATER RESOURCE CONSERVATION, AND CLIMATE

- A. Utilize the Climate Action Plan to reduce greenhouse gas emissions and conserve water resources in Mountain Village and the Region.



3E: OPEN SPACE AND RECREATION



Residents of Mountain Village are privileged to be able to live in a recreational paradise. Recreation is integral to the Mountain Village way of life. The town needs to make strides in terms of its basic level of service for year-round opportunities for a wider range of activities. As identified in the Comparable Communities Study, providing expanded

Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space.

recreational amenities, such as a recreation center, not only improves the quality of life for residents, but also broadens the town's appeal to visitors with family members of all ages. Furthermore, places like Breckenridge have found that having expanded recreational amenities increases the time that second homeowners spend there. Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space. Modifications to open space categories and to open space areas are made only to realize the Mountain Village Vision and to increase the predictability of what can occur on those lands, allowing the town to better plan for civic improvements, and land owners to better understand what is possible for

areas near to them. More specificity concerning open space uses is provided within the Land Use Element section of the Comprehensive Plan.

I. Mountain Village continues to provide a world-class recreational experience by strengthening its existing facilities and programs and exploring opportunities for new ones.

- A. Consider completing a needs assessment for expansion of parks and recreation facilities to provide easy access for all residents and a variety of amenities to better serve residents and visitors. This assessment should include a review of the need and community desire for the following facilities and programs:
- Indoor public recreational opportunities
 - Diversified winter outdoor recreational amenities and programs
 - Increased summer outdoor recreational amenities and programs
 - Expanded pond facilities and associated amenities and programs
 - Additional recreational and sporting events
 - Additional neighborhood, town center, and pocket parks

II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and regional land agencies and recreational groups to expand and enhance the town's recreational programs throughout the year.
- C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.

III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.

- A. Improve the trail network and way-finding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- B. Refer to the Trails Master Plan for recommended new trails and spot improvements.
- E. Obtain easements and construct and maintain trails as shown on the Potential Recreation Projects Plan and within the Trails Master Plan.

IV. Mountain Village provides access to open space and opportunities for recreation to residents and visitors of all ages, incomes, and abilities.

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new parks and open spaces or retrofitting existing recreational amenities.





3F: CULTURAL ENHANCEMENT



Cultural arts, events, heritage and history contribute to the creation of a vibrant, educated, entertaining and attractive community. Residents and visitors desire additional cultural activities besides recreation as a part of living in and visiting a well-rounded community. Cultural activities and events increase the diversity of the economy while supporting the tourism economy and local arts and cultural programs.

I. Mountain Village strives to provide additional cultural facilities and activities.

- A. Work with regional partners to provide and expand the region's cultural opportunities.
- B. Support the cultural arts through partnerships with regional arts

- councils such as the Telluride Council for the Arts and Humanities.
- C. Explore need and community desire for specific community events, cultural and arts facilities, and educational outreach events.
- D. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
- E. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
- F. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.

- G. Consider recommendations from the Telluride School District, Telluride Historical Museum, Telluride Council for the Arts and Humanities and the Telluride Library District regarding placement of buildings, historical displays, public art, and library satellite facilities that provide educational and cultural uses.

II. Mountain Village takes pride in celebrating its unique identity and culture and strives to communicate a welcoming environment to its visitors.

- A. Identify opportunities for enhanced gateway signage, landscaping and wayfinding in locations where residents and visitors enter or exit Mountain Village.
- B. Increase and diversify the types of amenities located at or near the gondola, trailheads and major vehicular routes to foster a greater sense of place and highlight primary connections as gateway moments.
- C. Utilize consistent branding on all signage and wayfinding - varying the size and type of signage in order to communicate an appropriate hierarchy, as appropriate - to promote a cohesive sense of place throughout the community.
- D. Identify opportunities to highlight uniquely Mountain Village places and public spaces throughout the community, and employ a diversity of placemaking strategies to further help those spaces making a lasting impression on visitors to Mountain Village.

3G: TRANSPORTATION AND INFRASTRUCTURE



The provision and planning for needed infrastructure is critically important for a community. Loosely defined, infrastructure refers to all of the base facilities and services needed to sustain the common needs of a community, such as water and sewer systems, roads, police and fire protection, and mass transit systems. Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan. Mountain Village establishes the following principles, policies and actions, as a part of the Comprehensive Plan, in order to provide the needed infrastructure for a sustainable community.

In the creation of the Comprehensive Plan, the town hired a traffic consulting firm to analyze the transportation and parking systems. This analysis was based on the full buildout and implementation of the Subarea Plans, presuming all of the planned density generated by the Subarea Plans would be built. The end result is the *Town of Mountain Village Transportation Plan*, which shows that Mountain Village

Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan.

has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan. It also recognized that the town will need to monitor, maintain and potentially improve key intersections to ensure adequate levels of service.

The gondola system has been serving Telluride and Mountain Village for 25 years, since 1996. In 2015, a committee comprised of regional stakeholders began collaborating on a long-term strategic plan for the gondola given that the Operating Agreement expires at the end of 2027. In summary, the expiration of the agreement results in:

- Town of Mountain Village no longer must operate and maintain the gondola, as well as provide bus service during the normal gondola shutdown periods in the shoulder seasons
- TMVOA no longer must fund gondola operations, maintenance or capital
- TSG no longer must contribute 1% of lift ticket sales to fund the gondola

As of 2021, the gondola committee has made significant progress in methodically progressing through the strategic planning process.

- Phase 1 – Understanding the current system and its capabilities
- Phase 2 – Assessing future needs, defining and understanding system options
- Phase 3 – Plan for funding the gondola after 2027

The committee is targeting the end of 2022 to have a community wide approved plan.

I. Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles and policies of the Comprehensive Plan.

- A. Pursue and abide by recommendations and policies from specific transportation Plans and Studies such as the Town of Mountain Village Comprehensive Plan Transportation Study and TMVOA’s Telluride/Mountain Village Gondola Use, Economic Impact Analysis & Ridership Forecast.
- B. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.
- C. TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience.

GONDOLA SYSTEM

- A. Provide a world class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village.
 1. Plan for the continued operation of the gondola system linking the towns of Mountain Village and Telluride and linking Mountain Village Center and Town Hall Center Subareas.
 - i. The gondola will provide adequate capacity to serve the land uses and associated density envisioned by the Comprehensive Plan.
 - ii. Consider the creation of a long-term capital improvement plan that ensures the successful maintenance operation of the gondola system. Determine if and when the gondola system will need to be completely replaced with a new system.
- B. Provide a year-round chondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current chondola alignment or in between Meadows Subarea and Town Hall Center Subarea, on the west side of Chair 10. For more details, refer to the Town Hall Center and Meadows Subarea Plans in Appendix A.

BUS MASS TRANSIT

- A. Maintain and expand as needed rubber tire mass transit service to link Mountain Village to Lawson Hill and Telluride when the main gondola system is not in operation.
- B. Work with San Miguel County, Telluride, Norwood, Rico, Ridgway, Montrose, Ouray County, Dolores County, Montrose County and other jurisdictions on the creation of a regional transit authority that links all communities together.

- C. Provide a bus mass transportation system that connects all neighborhoods in Mountain Village in order to significantly reduce vehicular trips, improve sustainability, and offer convenient, efficient transportation for residents and guests.
 1. Determine the feasibility of operating a bus system year-round in Mountain Village that works in conjunction with the gondola system.
 - a. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
 - b. Provide bus shelters and bus stops where needed.
 2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.

PARKING

- A. Provide convenient, efficient and appropriately- priced parking to meet the parking needs of residents, visitors and employees.
 1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to “TMV Parking Needs Assessment” dated February 5th, 2021.
 2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.
 3. Periodically update the town’s Transportation Plan which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
 4. Ensure resident parking needs are addressed.
 5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
 6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.

Existing Public Parking		Number of Spaces
1)	Meadows Surface Lot	110
2)	Gondola Parking Garage (Paid Parking)	460
3)	Heritage Parking Garage (Paid Parking)	116
4)	South Village Center Surface Lot	18
5)	Market Plaza Surface Lot	60
6)	Mountain Village Blvd/Country Club Drive Surface Lot	11
<i>Total</i>		775

Existing Public Parking Subject to Redevelopment		Number of Spaces
7)	North Village Center Parking Surface Lot (Lot 109R)	25
8)	Surface Lot (Pond Lots)	50
9)	Surface Lot (Lot 161CR)	40
<i>Total</i>		115

Total Existing Public Parking 890

Source: Town of Mountain Village

New Image Forthcoming

- a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.
- 7. Parking variance requests are discouraged for free market, large scale mixed use and hot bed development.
- 8. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a public benefit but a requirement.
- 9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements or considerations.

ROADS, SIDEWALKS, AND TRAILS

- A. Ensure the road, sidewalk and trail systems in Mountain Village are maintained and improved, as needed.
 - 1. Periodically evaluate road intersection safety and capacity, road maintenance needs, and associated sidewalks and trails installation and maintenance to ensure safe levels of service, overall safety, and the provision of well-maintained roads, sidewalks and trail systems.
 - a. Consider drainage improvements on all roads that will protect property and improve water quality and attenuate stormwater flows, such as drainage pans and retention ponds.

- 2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Trails Master Plan.
 - a. Maintain plowed sidewalks only in high density areas during the winter months. Sidewalks in low density areas should not be plowed during the winter months.

WATER SUPPLY

- A. Ensure an adequate water supply and water system capacity.
 - 1. Prepare a study to evaluate the town’s water and sewer systems and ensure the systems are designed and upgraded as necessary to accommodate the land uses and density envisioned by the Comprehensive Plan.
 - 2. Reference and leverage previous engineering studies (such as the Hydrology Report for Water Rights Application and Plan for Augmentation).
 - 3. Support efforts and look at alternatives regarding the town and Telluride Ski & Golf’s water rights.

FIRE PROTECTION

- A. Ensure adequate fire protection infrastructure by cooperatively working with the Telluride Fire Protection District (TFPD).
 - 1. Ensure adequate fire flow is available as part of a water system analysis, with an emphasis on ensuring adequate storage capacity for required fire flows.
 - 2. Ensure adequate fire access to all

- areas in accordance with the town’s adopted fire code.
 - a. Develop road and driveway standards in cooperation with the TFPD and the town’s consulting engineer.
- 3. Provide certain referrals to the TFPD for new construction or substantial alteration of any multiunit, mixed-use or commercial building.
- 4. Work with the TFPD to determine how it can acquire specialized equipment for fighting fires in Mountain Village.
- 5. Develop a long-term capital plan for the Fire Station by cooperatively working with the TFPD.
- 6. Strive to provide integrated housing with any new fire station expansion.
- 7. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration.
- 9. Work with the TFPD to implement and update as needed the *Community Wildfire Protection Plan* and the regional All Hazard Mitigation Plan.

II. Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.

- A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new infrastructure or retrofitting existing infrastructure.

New Image Forthcoming

CHAPTER 4: PUBLIC BENEFITS

New Image Forthcoming



Community Benefits are infrastructure improvements, service enhancements, public facilities and amenities that contribute to the wellbeing of the community. These projects can be both public or private, but are often built as part of development agreements. The CDC identifies when development or rezoning require the provision of community benefits, but in most instances, community benefits are required with a Planned Unit Development (PUD).

This section of the Comprehensive Plan focuses on public benefits. Public Benefits are a subcategory of community benefits that can contribute to Town Councils evaluation of adequate community benefits for the purposes of proposed development through PUD's including rezoning of open space for hotbed development. The original 2011 Comprehensive Plan included a table of public benefits and associated timing triggers which emerged from Town Council's review of the Comprehensive Plan and coordination with TSG. Town Council in 2022 revised the approach to public benefits by eliminating the triggers associated with specific public benefits in order to allow for timing and trigger flexibility. The public benefits listed do not



represent a comprehensive list of all public benefits that a developer or owner can provide or that Council may require as a condition of approval to satisfy the adequate community benefit provision with a development application. Council may, in its discretion, include or exclude any listed public benefit, and Council may further require additional community benefits not listed in this section.

The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit

and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide context to Town Council as to which public benefits may be most desired by the community in different subareas in Mountain Village.

In addition to realizing the community's desired community benefits through development and infrastructure investment, the Town of Mountain Village may be uniquely positioned to pursue philanthropic partnership opportunities to help realize some of those community-serving benefits. Potential philanthropists — whether those are long-term or seasonal residents, frequent visitors, or first-timers to Mountain Village and the region — who may want to make a lasting investment in the Mountain Village community should work closely with Town Staff to identify opportunities to help achieve the specific public benefits included in this Plan. Creativity in realizing those public benefits should be encouraged, including the identification of opportunities to achieve various phases of implementation independently over time, as necessary.

PUBLIC BENEFITS POLICIES

- A. The Public Benefits List on the following page provides a set of recommended benefits to current and future Councils that should be achieved for the benefit of the community as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.
- B. Public benefits should be required with a PUD and requirement should be considered for other Town applications.
- C. Public benefits should be provided should be associated with proposed development and within the same subarea or in close proximity to the parcel being developed or with requests requiring the provision of public benefits.
- D. Council should find adequate community benefits, which includes the subcategory of public benefits, in order to approve CDC requirements that are varied through a PUD process.
- E. Consider providing ways to incentivize and strive to achieve the listed public benefits and other community benefits that further the vision of the Comprehensive Plan, so that these benefits are realized sooner rather than later, such as a bonus menu in the CDC. Nothing will prohibit the provision of a public benefit prior to a request requiring the provision of public benefits.
- F. Tier 1 public benefits provide the great- est level of benefit. Tier 2 public benefits provide a lesser yet still significant public benefit. Town Council has the discretion to require one or more public benefits from each list specific to the context of the request requiring provision of adequate public benefits.



PUBLIC BENEFITS LIST



TIER 1:

1. Conveyance of land to the Town of Mountain Village (TOMV) for creation of community-serving facilities at the Town Council's discretion (such as community housing, a recreation/ multipurpose center, parks/ recreation areas, and an expansion of the conference center).
2. Construction of community housing in excess of the amount required by the CDC and Community Housing Mitigation Methodology for a proposed development.
3. Conveyance of open space land to the TOMV that is designated on the Future Land Use Map as Passive Open Space for preservation and public ownership purposes.
4. Provision of a high-quality, year-round mass transit system to connect the Town Hall Center to the Meadows.
5. Desired amenities as identified by the community and listed below, prioritizing those listed per subarea.
6. Permanent elimination of any private parking agreements for public parking facilities to allow the TOMV to manage public parking.
7. Enhancements to the skier experience such as lift upgrades and on-mountain amenities.

Tier 2:

1. Conveyance of perpetual trail easements or land to the TOMV for TOMV-maintained existing and proposed trails as shown on the Potential Recreation Projects Plan or for pedestrian paths/ sidewalk facilities along any roadway.
2. Provision of public parking in excess of private parking required by the CDC for a proposed development.
3. Provision of public loading docks, trash collection facilities, back of house access, and other infrastructure to improve TOMV access, maintenance, and management capabilities of the Gondola and Village Center public spaces.
4. Provision of enhanced riparian areas which help prevent groundwater encroachment in the Mountain Village Center.

DESIRED AMENITIES

The following are the top three public benefits selected by the community for each of the three Mountain Village Subareas. These should be considered priorities for public investment within the Subareas and throughout Mountain Village and could encouraged through use of a bonus table or a similar tool in the CDC. Beyond these top three, other benefits that scored consistently high and should be considered for the community include: New and improved bike routes and facilities; parks and recreation amenities; and enhanced public and private transportation. Benefits frequently written in for the "other" category included medical facilities, pharmacy, and employee housing. See the Future Land Use or the Subarea Plan maps for boundaries of the three subareas.

VILLAGE CENTER

1. Expanded Parking Facilities
2. New and Improved Pedestrian Paths and Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

THE MEADOWS

1. Natural, Wildlife, and Riparian Areas / Protected Open Space
2. New and Improved Pedestrian Paths and Facilities
3. New and Improved Bike Routes and Facilities

TOWN HALL CENTER

1. New and Improved Pedestrian Paths and Facilities
2. Expanded Parking Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

CHAPTER 5: SUBAREA PLAN SUMMARIES

New Image Forthcoming

The Future Land Use Map depicts three specific subareas: Mountain Village Center, Town Hall Center and Meadows. Each Subarea Plan and its associated principles, policies and actions provide detailed guidance for the development or redevelopment of certain sites in Mountain Village. The following pages of the Plan include summaries of the three Subarea Plans. The complete Subarea Plans are located in Appendix A: Subarea Plans.

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan.

Early on in the creation of the Comprehensive Plan it was determined by the Comprehensive Plan Task Force and Town Council that it was necessary to identify appropriate parcels for desired development that would enable economic and social vibrancy, such as hotbeds and community facilities, without compromising the town's character, open space, and environmental quality. After this parcel identification process, the town took the next step and conducted detailed, parcel-specific testing utilizing architects, designers and town planners to evaluate what could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns; development constraints including wetlands and steep slopes; visual impacts; access; appropriate height; and pedestrian, vehicular and mass transit connections. In addition, the town based its parcel testing on the eight key Land Use Values to determine appropriateness of use and fit. As testing progressed, various parcels were placed into logical geographic groupings,

— subareas — so that they could be considered more holistically. The key outputs of parcel testing were estimates of square footage and density that would be appropriate for each parcel. Once the specifics of each subarea were agreed upon by the Task Force and Town Council, the resultant subarea plan density was combined with built and unbuilt zoned density to develop an approximate estimate of future buildout, with the number of units then plugged into the town's 2011 Economic Model. The end goal of parcel testing and the ensuing Economic Model analysis was to create a land use plan that achieved the Mountain Village Vision. In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

As part of the amendment process, the economic model was updated to reflect the revised number of additional hot beds that are designated for potential future development.

In total, there are three Subarea Plans included in the Comprehensive Plan Amendment A: Subarea Plans:

1. **Mountain Village Center**
2. **Town Hall Center**
3. **Meadows**

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan. It is understood that each parcel within a Subarea Plan will be fully evaluated during a future development review process.

MOUNTAIN VILLAGE CENTER SUBAREA PLAN

COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN

OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in

turn, improves the year-round economic viability of Mountain Village Center.

- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round chondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities.

OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.

The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Improve entry and arrival areas
- Enhance local and civic services¹
- Create additional deed restricted housing for year-round and seasonal residents
- Allow for hotbed development on certain parcels
- Provide additional lodging units to add to the town's hotbed inventory
- Consider a future potential ski school building with direct chairlift access
- Construct an improved nature boardwalk amenity at Elk Pond
- Expand central day skier and visitor parking at the Gondola Parking Garage
- Explore a future potential pulse gondola link to the Meadows
- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

Civic services are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

MEADOWS SUBAREA PLAN

Please note, the Meadows Subarea Plan is being updated at the time of this Comprehensive Plan Amendment draft. This page, as well as the complete Meadows Subarea Plan in the appendix, will be revised upon completion of the Subarea Plan update.



OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie's. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
 - Provide a paved trail for pedestrians and cyclists from the Meadows
- Subarea to the Mountain Village Center Subarea.
 - Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
 - Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie's Apartments.
 - Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
 - Construct improved pedestrian connections and enhanced community amenities.
 - Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.

CHAPTER 6: IMPLEMENTATION

New Image Forthcoming

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's CDC to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the CDC is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual review by town staff to determine progress

and issues with implementing the Comprehensive Plan.

The Comprehensive Plan should be implemented as follows:

1. Amend the CDC to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the CDC.
3. Create a task force to develop a plan for the Telluride Conference Center expansion.
4. Create a climate action plan.
5. Create an annual work program for on-going implementation of the Comprehensive Plan for Town Council review and approval.

See Appendix B: Implementation Strategies for more information on actions that can be considered to implement the Plan.

New Image Forthcoming

A RESOLUTION

Adopting the Town of Mountain Village Comprehensive Plan

TOWN OF MOUNTAIN VILLAGE, COLORADO
TOWN COUNCIL

RESOLUTION NO. 2011-0616-11

A RESOLUTION ADOPTING THE TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

WHEREAS, the Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and

WHEREAS, the Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and

WHEREAS, the Town Council, acting by ordinance, has adopted Section 2-2(N) of the Town's Land Use Ordinance, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on October 16, 2008, the Town Council appointed the Mountain Village Comprehensive Plan Task Force to hold public meetings and develop recommendations for a comprehensive (master) plan for the Town; and

WHEREAS, the Task Force held thirty-five (35) public meetings including six (6) joint Task Force/Town Council public meetings and developed detailed recommendations which were forwarded to the Town Council on December 28, 2010; and

WHEREAS, the Town Council has caused to be prepared, based on the Task Force recommendations, the "Mountain Village Comprehensive Plan" (the "Plan"); and

WHEREAS, the Town Council has held approximately fifteen (15) public hearings on the Plan, notice of which has been published in the Telluride Daily Planet and at which the Town Council has taken oral and written public comments on the proposed Plan; and

WHEREAS, the Town Council held an additional public hearing on the Plan on June 1, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Town Council continued the public hearing on the Plan from June 1, 2011 to June 16, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Plan has been prepared for the incorporated area of the Town; and

WHEREAS, the Plan and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and

WHEREAS, the Town Council believes it is in the best interest of the Town that the Plan be adopted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO:

1. The Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208. The Mountain Village Comprehensive Plan is hereby adopted as an advisory document pursuant to CRS 31-23-206(1).

2. The Mountain Village Comprehensive Plan as adopted hereby, expressly includes maps and other matter, intended by the Town Council to form the whole of the Plan. Town staff is hereby authorized to complete the final layout and graphics of the plan and to correct any typographical errors or consistency in the use of terms in the plan prior to the Mayor signing the official plan document. However, no substantive changes to the wording of the plan shall be made by Town staff. All maps and other material that forms the whole of the Plan are contained within the plan document itself, and which plan document is hereby declared to be part of the Plan.

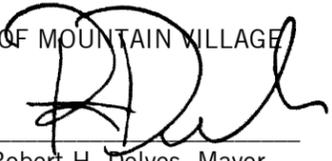
3. That the action of the Town Council adopting the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

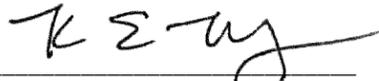
5. That an attested copy of the Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

MOVED, SECONDED AND ADOPTED ON THE 16th DAY OF JUNE, 2011 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF SEVEN AYES AND ZERO NAYES.

TOWN OF MOUNTAIN VILLAGE

By 
Robert H. Delves, Mayor

ATTEST:


Kim Montgomery, Town Clerk

APPENDIX A: SUBAREA PLANS

MOUNTAIN VILLAGE CENTER SUBAREA PLAN

Principles, Policies and Actions

MOUNTAIN VILLAGE CENTER SUBAREA PLAN

OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in turn, improves the year-round

economic viability of Mountain Village Center.

- Develop a new recreation center/multipurpose facility where the tennis courts are currently located.
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round gondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities.

I. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy.

- Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western façade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
 - Create a new commercial façade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
- Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum

- height and density, in the Development Table, during a future development review based on the criteria listed in the Land Use Principles and Policies (page 30) and/or the applicable criteria in the Community Development Code (CDC). Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.
- Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.
 - Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
 - Amend the town’s sign regulations to enhance sign program options and provide more creative sign design, character, activity and vitality.
 - Evaluate the recommendations of the *Telluride Mountain Village Phase 1b Village Revitalization Strategy* in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.
 - Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.

- Significantly expand recreational and cultural opportunities in Mountain Village Center.
- Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families and visitors, promote the arts, and create more activity.
- Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
- Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
- Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
- Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

Table 6. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128	54	50-100	0	3	Existing in The Peaks	128
Parcel A-4 Telluride Conference Center Expansion	78.5	68	0	2	Existing in The Peaks	70
Parcel D Pond Lots	78.5	60-71	9	2	5,000 square feet	82
Parcel F Lot 161-CR	95.5	100-125	32	6	6,500 square feet	280
Parcel G Gondola Station	68	75	17	5	3,500 square feet	147

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive

Plan only requires the provision of hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table. The number of dorm units will also need to be established based on the 10% standard.

- a. Parcel A-1 Lots 122, 123 & 128
 - i. Provide updated wetland delineation as part of any subdivision.
 - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
- b. Parcel A-2 The Peaks
 - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
 - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the town, or the town will need to grant a design variation due to the large amount of stucco and lack of stone.
- c. Parcel A-3 Peaks Northwest Addition
 - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
- d. Parcel A-4 Telluride Conference Center Expansion
 - i. Allow for wetland fill of the small wetland area and small creek segment where such daylight out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrone Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in

- the area along the creek above Meadows.
- ii. Reconstruct new pedestrian bridge over Gorrone Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
- iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
 - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
 - b) Ensure the Telluride Conference Center Expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
 - c) If The Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center

- Expansion and the associated hotbeds.
- d) If the Telluride Conference Center moves forward to actual development, enter into a private/public partnership agreement with all involved parties that establishes the financing, ownership and operating details for the Telluride Conference Center prior to issuing any building permits.
- e) Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128, TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan. Hot bed expansion may be considered here so long as a portion of the expanded development on A-4 is used for community facility/conference center use.
- f) If the Telluride Conference Center moves forward to actual development, require Americans with Disabilities Act compliant enclosed and above grade connection between Parcel A-4 Telluride Conference Center Expansion and Parcel J Recreation Center/Multipurpose Facility to ensure the conference center is connected to such facility.

2. PARCEL B SHIRANA

- a. Encourage the owner or developer of the Mountain Village Hotel PUD and Shirana owners to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.
- b. Determine if the current parking garage entry for Palmyra and Westermere can be legally used to

access parking for the Mountain Village Hotel PUD and consider positive and negative impacts of such access.

- c. Ensure the trash facility is relocated to an efficient and compatible location.

3. PARCEL C 89 LOTS

- a. Parcel C-1 89 Lots Hotbeds
 - i. Protect the views from the Crystal Condominiums, to the extent practical, by placing most of any future development's mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.
 - ii. Step the eastern side of any future development down as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.
 - iii. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.
 - vi. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.
- b. Parcel C-2 89 Lots Ridgeline Condos
 - i. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
 - i. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.

- iii. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.

- c. Parcel C-3 89 Lots Transitional Condos
 - i. Strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.
 - ii. Limit the maximum ridgeline to an elevation of 9,590.

4. PARCEL D POND LOTS

- a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each Parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating

common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel F 161-CR and Parcel G Gondola Station.

- b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.
- c. Only allow for a rezoning of Mountain Village Center open space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel F Lot 161-CR and Parcel G Gondola Station.
- d. Determine if the current parking garage entry for Westermere can be legally and structurally used to access the parking for Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
- e. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond. Provide an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and

benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

- f. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high water quality and prevent foul water to the extent practical.
- g. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.
- h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
- i. Design the building on Parcel D Pond Lots to be integrated into the existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.
- j. Concurrent with the development of Parcel D Pond Lots, provide needed access and infrastructure easements to Parcel E Le Chamonix through Parcel D Pond Lots. Parking may be provided on Parcel D Pond Lots and/or Parcel F 161-CR through a coordinated development plan with Parcel D Pond Lots that is memorialized in a PUD or a development agreement and appropriate easements or other legal agreements. If a parking garage is not planned under Parcel E Le Chamonix to provide required parking, and such parking is provided on Parcel E Le Chamonix or Parcel F 161-CR, a bridge connection to Parcel E Le Chamonix may be proposed as a part of the Parcel E Le Chamonix development plan.

5. PARCEL E LE CHAMONIX

- a. Determine the best alignment for Gorrone Creek through Parcel E Le Chamonix to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

6. PARCEL F LOT 161-CR

- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating

Common Spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station. Provide an access and infrastructure easement through Parcel F Lot 161-CR to Parcel G Gondola Station as part of any PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.

- b. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to the pond and design a significantly enhanced landscaped riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
- c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.
- d. Continue to provide parking and access for the Ridge project as required by legal agreements.
- e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F

- 161-CR through a condominium subdivision.
- f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.
- g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.
- h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

7. PARCEL G GONDOLA STATION

- a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flag hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and

- management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.
- b. Prohibit vehicular access from any point on Mountain Village Boulevard beyond (above) the point at which the boulevard intersects Parcel F Lot 161-CR or from the ski area. Encourage access to Parcel G Gondola Station through Parcel F Lot 161-CR and Parcel D Pond Lots, or through existing or new underground structures or by a remote vehicular intercept and parking location.
- c. Provide pedestrian, ski-in/ski out easement for Parcel F 161-CR, Parcel D Pond Lots and Parcel E Le Chamonix through Parcel G Gondola Station to the ski area.
- d. Allow for required parking for Parcel G Gondola Station to be provided on Parcel D Pond Lots or Parcel E Le Chamonix, Parcel F Lot 161-CR consistent with the policies in 7a. Consider allowing off-site parking in another appropriate

- location.
- e. Provide a new space in Parcel G Gondola Station, or in another appropriate location in Mountain Village Center, for the TSG Club, which is currently located in the Plaza Building, so that the commercial space in the Plaza Building will convert to new retail space with the goal of increasing the amount of activity in this busy plaza area.
- f. Provide the town ownership of the public areas on the Gondola Plaza through a condominium subdivision of the Gondola Plaza.
- g. Ensure geotechnical conditions are fully evaluated and mitigated for Parcel G Gondola Station due to past observations of potential slope and/or soil instability.
- h. Ensure the highest roof ridgeline on Parcel G Gondola Station does not exceed an elevation of 9,610 feet.
- i. Strive to push the building mass on Parcel G Gondola Station towards The Beach and Chair 4 terminal to the extent practical.
- j. Reroute existing trails in this area to ensure continued trail connectivity and access.
- k. Consider allowing additional hotbed density and a higher target maximum building height than what is shown in the Development Table for Parcel G Gondola Station if the maximum roof ridge height does not exceed an elevation of 9,610 feet.
- l. Provide reasonable pedestrian/skier access to the east of the eastern boundary of Parcel G Gondola Station from the ski resort to Lots 94, 95R, 96, 97 and 139R to the base of Chairlift 4. Such ski access shall serve as an open space buffer from Parcel G Gondola Station and the homes to the east.

8. PARCEL J RECREATION CENTER/ MULTIPURPOSE FACILITY

- a. Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride Region, such as a recreation center, tennis courts, volleyball courts, aquatics center, and performing arts amphitheater.

- b. Allow for a free standing multipurpose facility that accommodates indoor recreation, such as tennis courts, volleyball courts, and climbing wall that also allows for exposition space for conferencing, performing arts events, conference activities, wedding events, and similar activities. Such facility may be built prior to or concurrent with the recreation center.
- c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.
- d. Ensure public access and any required easements are provided from the main pedestrian routes in Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.
- e. Ensure that any required consents or modifications arising under the easements and covenants established in the deed recorded at Reception Number 279648 (Peaks Easement) that burdens Parcel J Recreation Center/Multipurpose have been secured to enable the development of a multipurpose facility, a recreation center, or other uses as provided for in the Comprehensive Plan. The Peaks Easement was granted for the benefit of certain parties inclusive of Telluride Resort and Spa L.L.C. (TRS) or its successor, assigns or designees.
 - i. In the event that TRS is participating in the ownership, operation or development of Parcel J Recreation Center/ Multipurpose Facility, TRS shall be responsible for providing any required consents or modifications to the Peaks Easement necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility uses except for hotbed development.
 - ii. In the event TRS is not participating in the ownership, operation or development of

- Parcel J Recreation Center/ Multipurpose Facility, the town or an assigned agent will be responsible for addressing any required consents or modifications to the Peaks Easement, or otherwise removing the Peaks Easement as allowed by law, necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility. TRS has indicated its support for the recreational land uses envisioned for Parcel J Recreation Center/Multipurpose Facility and is willing to consent to the development of only recreational uses on Parcel J Recreation Center/Multipurpose Facility only to the extent of its interests under the Peaks Easement, provided that the plans for the buildings and other improvements are reasonably acceptable to TRS, and the town, in good faith, addresses reasonable issues and concerns identified by TRS relating to potential impacts arising from the development of the Parcel J Recreation Center/ Multipurpose Facility to Lot 128.
- f. Allow for a multipurpose facility on active open space.
- g. Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility.
- h. Encourage the developer or owner of Parcel J Recreation Center/ Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visher Drive.

- i. Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visher Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.
- i. Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/ multipurpose facility provided at the time of development.
- j. Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- k. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- l. Ensure that golf course parking, currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/ Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet

will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/ Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

11. PARCEL K MEADOWS MAGIC CARPET

- a. Allow for development to extend up to Mountain Village Boulevard if The Peaks ski-in easement is preserved or modified.
- b. Evaluate Parcel K Meadows Magic Carpet to determine if access can be provided from the preferred road – Mountain Village Boulevard – based on a detailed, engineered study with Town Council determining access during the required development review process.
 - i. Encourage the developer or owner of Parcel K Meadows Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.
- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

12. PARCEL L HERITAGE PARKING GARAGE ENTRY

- a. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.

13. PARCEL M (A PART OF OS IAR-3 AND LOT 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR-3); however, if Lot 30 is developed independently then the flagship hotel, flag hotel operator and flat hotel site designations shall not apply. Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table ("Table 7"). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 either independently

from the OS1AR-3 portion of Parcel M or jointly with the OS IAR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.

- c. If an entire Parcel M development scenario is proposed, then an increase in hotbeds and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), OSPIAR-3 may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

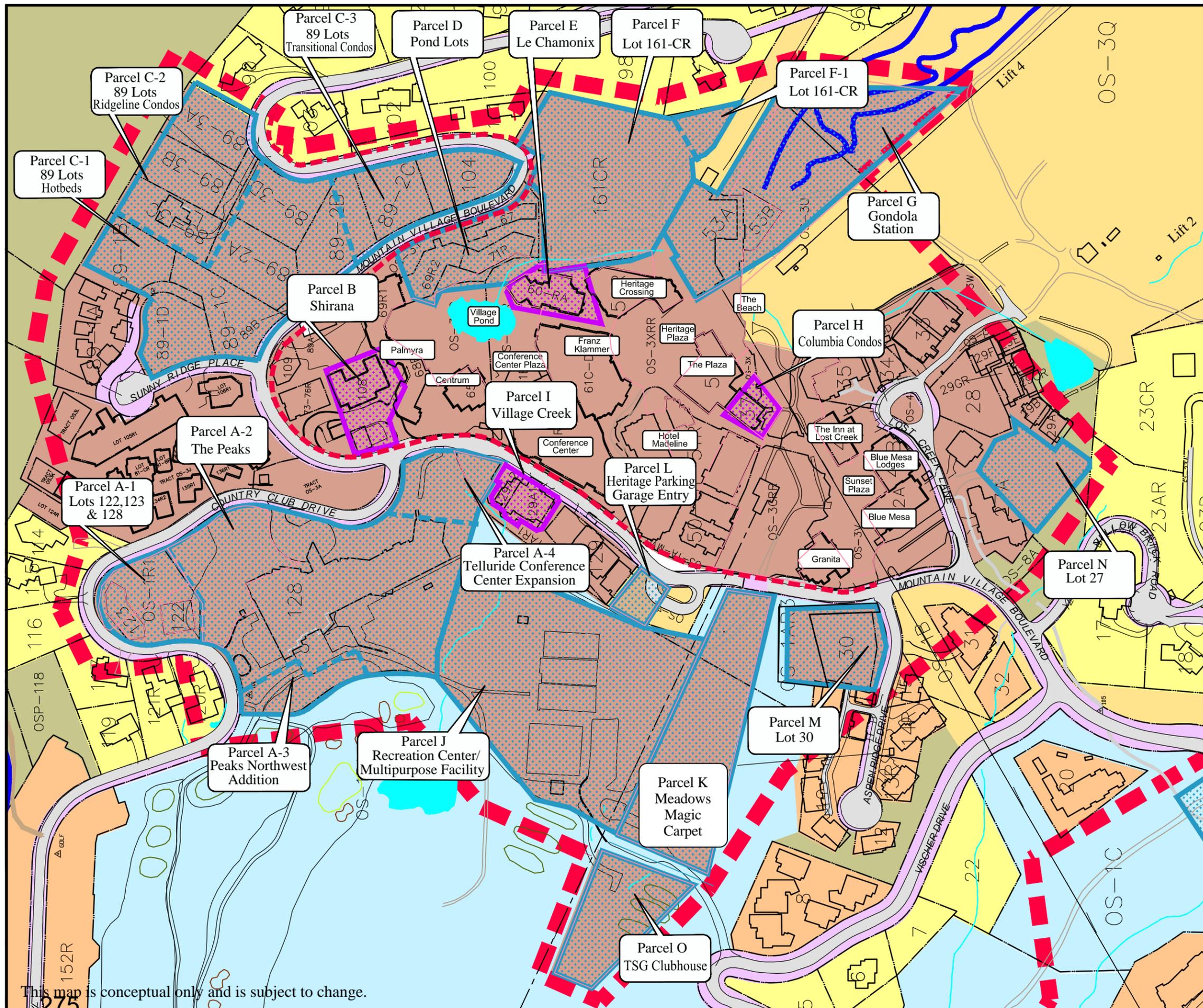
14. PARCEL O TSG CLUBHOUSE

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.

Mountain Village Center Subarea Plan Map

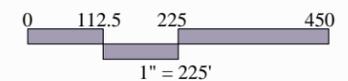
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Please see Village Center Subarea Plan development table for updated redevelopment sites.



Legend

- Subarea Boundary
- Village Pond
- Mixed-Use Center
- Multiunit
- Single-Family and Duplex
- Passive Open Space
- Limited Use Golf Course Active Open Space
- Full Use Ski Resort Active Open Space
- Limited Use Ski Resort Active Open Space
- Resource Conservation Active Open Space
- Right-of-Way and Access Active Open Space
- Existing Trail
- Proposed Trail
- Existing Sidewalk
- Proposed Sidewalk



This map is conceptual only and is subject to change.

COMPREHENSIVE PLAN CHAPTER

TOWN HALL CENTER SUBAREA PLAN



OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.

The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Improve entry and arrival areas
- Enhance local and civic services¹
- Create additional deed restricted housing for year-round and seasonal residents
- Allow for hotbed development on certain parcels
- Provide additional lodging units to add to the town's hotbed inventory
- Consider a future potential ski school building with direct chairlift access
- Construct an improved nature boardwalk amenity at Elk Pond
- Expand central day skier and visitor parking at the Gondola Parking Garage
- Explore a future potential pulse gondola link to the Meadows
- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

Civic services are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

TOWN HALL CENTER SUBAREA PLAN

Principles, Policies and Actions

I. Mountain Village reinforces Town Hall Center's role as the civic hub of the community by encouraging the development and redevelopment of a variety of needed commercial, community, deed restricted housing and service uses that support year-round residents and also serve a purpose for visitors.

- A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned

to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.

- B. Improve the Elk Pond area by installing an arrival roundabout and creating a Community Park. Connect the subarea to the park with pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard. The park's large grassy village green will allow for informal active recreation opportunities. At Elk Pond's edge, preserve and restore wetlands, native grasses, and wildflower meadows. Improve the boardwalk so users can walk out on the pond, fly fish, and stage for ice skating in the winter. Create picnic pavilions, a covered trellis with informal seating, and a fire pit for community gathering, year-round.
- C. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site-specific policies at the appropriate step in the development review process.

1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the

arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

2. PARCEL B

- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.
- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency.,
- f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.

Table 7. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	272	NA	NA	NA	272
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
Parcel G	TBD	NA	NA	NA	NA	NA	NA

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

- c. Work with TMVOA as the landowner to create a new mixed-use civic services facility adjacent to Mountain Village Boulevard. Provide space for day care at ground level, creating a strong relationship with the wetland to the north for educational opportunities. The upper two levels of the building should allow for expanded space for civic services, possible expanded workforce housing, or office space. Connect, via stairs and elevator, to a below ground tunnel under Mountain Village Boulevard to the Community Park.
- d. Any building located on Parcel C should only be permitted if there is an intergovernmental agreement to ensure the design of the facility meets the Design Regulations and that such facility is available in the evening, weekends and summer months as a facility for local services, that further the economic and social development of the town and Telluride Region.
- e. Explore creative ways to maximize municipal and community development within Parcel C since land for public and municipal facilities is significantly limited in the Telluride Region.
- f. Allow for the elimination of the existing split roadway and the creation of a two-way road for Mountain Village Boulevard and Community Park as shown on the Town Hall Center Subarea Plan Map.
- g. Locate an Information Station or kiosk at the entrance to Mountain Village Boulevard from Highway 145. Create a new design for the Mountain Village entry if the Information Station is relocated to this area. The design should consider pick-up and drop-off areas and covered all-season seating.
- h. Eliminate (or reuse in a different location) the secondary gate house that is located east of the Information Center.
- i. Provide new sidewalks on the north and south sides of Mountain Village Boulevard, from Parcel A through Parcel C, that connects to the existing sidewalk leading to Mountain Village Center.
- j. Explore options to integrate community and municipal facilities on Parcel C with those uses on Parcel A and Parcel D.
- k. Allow for a portion or all of the required parking for the land uses on Parcel C to be located in the Gondola Parking Garage.
- l. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- m. Build the remaining levels of the Gondola Parking Garage that have been approved by the town as needed to meet day skier, visitor and employee parking.
- n. Reconfigure lighting on the top deck of the Gondola Parking Garage, to the extent possible, to meet or exceed International Dark-Sky Association standards/protocols. Particular attention needs to be paid to the prevention of off-site glare to properties located below the top deck elevation with the use of baffles and shields utilized wherever possible.
- o. Evaluate extending the snowmelt system to include the top deck of the Gondola Parking Garage, the entry bridge to the garage and the parking in front of Town Hall.
- p. Provide pedestrian connections from the Gondola Parking Garage to all uses in Town Hall Center.
- q. Work with the TMVOA, owner of Lots 1007 and 1008, on implementing the Town Hall Center Subarea Plan.
- r. Allow for community-serving commercial and ancillary uses

such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.

- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.
4. PARCEL D
- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.
 - b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
 - c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the

construction of the additional parking garage floors in the Gondola Parking Garage.

- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMVOA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

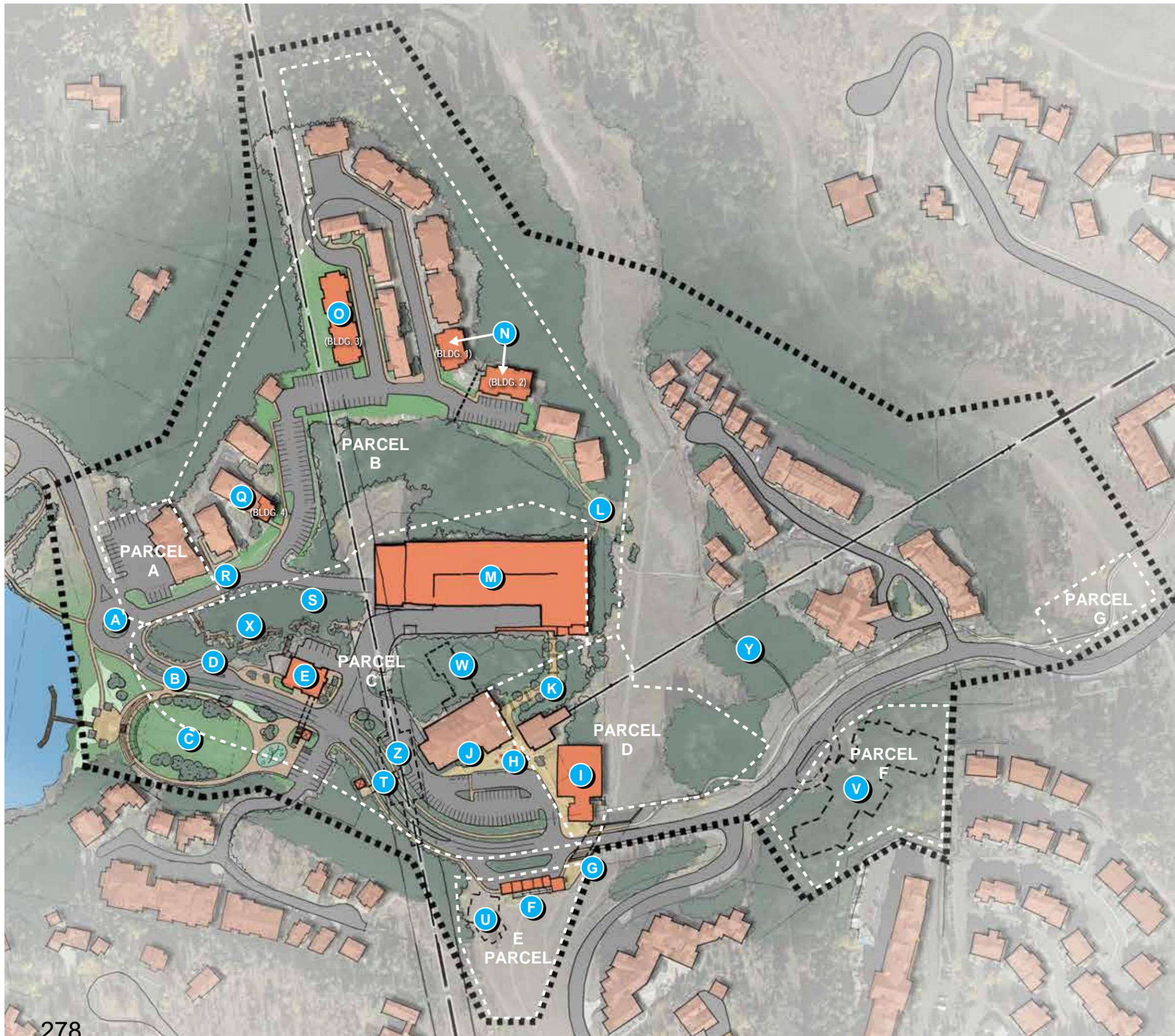
5. PARCEL E
- a. Provide a below grade tunnel under Mountain Village Boulevard crosswalk with escalator and elevator access, from Parcel D to Parcel E.
 - b. Provide vehicular and bus drop off on site so that vehicles do not stop and drop off students on Mountain Village Boulevard.
 - c. Allow for a limited number of commercial uses, such as a cafeteria to serve ski school students.
 - d. Provide required parking for Parcel E in the Gondola Parking Garage. Consider a payment in-lieu system and other funding sources such as grants to assist in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

6. PARCEL F
- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.

- b. Explore connecting Parcel F development to the existing funicular that passes through the area to provide ski-in/ski-out access.
- c. Provide a landscaped buffer to Mountain Village Boulevard.
- d. Ensure that the existing or rerouted trail from Bear Creek Lodge to Mountain Village Boulevard is connected to the pedestrian connection and crosswalk.

7. PARCEL G
- a. Allow for a below grade municipal maintenance and/or trash and recycling facility under the Village Bypass ski run with a green roof.
 - b. Provide a limited outdoor paved area for parking vehicles, storage and similar activities.
 - c. Ensure this municipal facility is buffered to the maximum extent practicable.
 - d. Ensure access to Parcel G Municipal Facility has adequate and safe sight distance.
 - e. Ensure the colors of the facility blend into the existing backdrop to the maximum extent practicable.

Town Hall Center Subarea Plan Map



Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 26 UNITS
- O VCA EXPANSION, 16 STACKED FLATS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

- - - - Parcel Boundary
- ▬▬▬▬ Subarea Boundary

NORTH



0 100 200 400



1"=200'

New Image Forthcoming

New Image Forthcoming



Conceptual Rendering of the Proposed Community Hall



Conceptual Rendering of the Proposed Community Park

MEADOWS SUBAREA PLAN

Please note, the Meadows Subarea Plan is being updated at the time of this Comprehensive Plan Amendment draft. This page, as well as the complete Meadows Subarea Plan in the appendix, will be revised upon completion of the Subarea Plan update.



OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie's. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
- Provide a paved trail for pedestrians and cyclists from the Meadows

Subarea to the Mountain Village Center Subarea.

- Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
- Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie's Apartments.
- Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
- Construct improved pedestrian connections and enhanced community amenities.
- Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.

MEADOWS SUBAREA PLAN

Principles, Policies and Actions

I. Mountain Village promotes a variety of land uses within Meadows to reinforce its strong role of providing deed restricted housing and bolstering community identity.

II. The Meadows Subarea is an important component of Mountain Village since it provides deed restricted housing for many of the year-round residents and a ski area base for the community. The Meadows Subarea is enhanced by strategic development and redevelopment in order to better serve the full-time residential population that resides there, improve the skier experience at the base of the mountain and Big Billie's Apartments area, and provide limited hotbed development.

- Provide additional deed restricted housing in Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Meadows Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in

the Development Table, during a future development review based on the criteria listed in Chapter 3, Section 3A: Land Use, and/or the applicable criteria in the CDC or Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.
- Consider a community garden within the Meadows Subarea.
- Provide an easement for a new public pulse gondola or other mass transit system that connects Meadows to the Town Hall Center Subarea that is on the west side and parallel to the Chair 10 alignment, and/or a new public pulse gondola or other mass transit system that connects Meadows to the Mountain Village Center Subarea that is on the north side of and parallel to the Chair 1 alignment.
- Provide a new paved pathway connecting Meadows to Country Club Drive as a better way to connect the Meadows Subarea to

the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to provide a year-round pedestrian connection to Mountain Village Center.

- Provide the following list of improvements to create a better sense of community:
 - Plant trees and shrubs on the north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.
 - Plant trees and shrubs on south side of existing cement sidewalk.
 - Plant trees and shrubs on the north side of the proposed park by Mountain View Apartments.
 - Repave Meadows Run Parking lot.
 - Install guard rail on Adams Ranch Road above Coyote Court.
 - Replace dying trees surrounding Meadows Run Parking lot.
 - Replace the wetland bridge decking with green building material.
 - Install a cement sidewalk from Big Billie's Apartments to the Post Office instead of a painted line as shown on the Meadows Subarea Plan Map.
 - Construct two or more tree islands in the middle of Meadows Run Parking Lot.
 - Work with private lot owners to plant flowers and flowering shrubs such as lilacs.
 - Create a sidewalk from Spring Creek to Fairway Four as shown on the Meadows Subarea Plan Map.
 - Improve the safety and efficiency of major road intersections for all users — pedestrians, drivers and cyclists.

Table 8. Meadows Development Table

Parcel Designation	Target Maximum Building Height (feet)	Zoned Units	Target Condo Units	Target Deed Restricted Units	Target Restaurant/Commercial Area (square feet)	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	68	NA	68
Parcel B Town Shops	35	0	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	53	NA	53
Parcel E Big Billie's Apartments (three- star hotel minimum) 	58	150 (dorm units)*	10	2 (dorm units)*	5,000	12
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA
Parcel G Mountain View Apartments	48	30 DRU	NA	45	NA	45
Total Units		261		291	5,000	378

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Chapter 3, Section 3A: Land Use.

G. Require that any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site specific policies:

1. PARCEL A PROSPECT PLAZA

- a. Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
- b. Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- c. Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

2. PARCEL B TOWN SHOPS

- a. Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- b. Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
 - i. Evaluate the cost of relocating the Town Shops including the removal of the underground gas tanks and any environmental cleanup and/or analysis.
- c. Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the CDC.
- d. Allow for commercial solar projects on this site through the appropriate development review process.

3. PARCEL C LOT 644

- a. Participate in a public-private development of Parcel C Lot 644 for deed restricted housing.
- b. Combine Parcel C Lot 644 with an access tract and Parcel D Lot 651-A to create a large deed restricted housing site.
- c. Optimize the amount of deed restricted housing that “fits” on Parcel C Lot 644 per the applicable development review criteria in the CDC.
- d. Create a new paved trail as shown on the Meadows Subarea Plan.
- e. Reroute Jurassic Trail as necessary.

4. PARCEL D LOT 651-A

- a. Transfer free market density off Parcel D Lot 651-A to Parcel E Big Billie's Apartments for any hotbed development on such parcel.
- b. Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments.
- c. Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
- d. Maximize the amount of deed

restricted housing that “fits” on Parcel D Lot 651-A per the applicable development review criteria in the CDC.

5. PARCEL E BIG BILLIE'S APARTMENTS

- a. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
- b. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.
- c. Design existing and future commercial areas as outlined in the Meadows Development Table in order to cater to the local community, with hours of operation

conducive to creating a community-based commercial area.

- d. Allow for a limited commercial area, such as a restaurant and skier services (i.e. small ski rental shop and a lift ticket office).
- e. Explore the possibility of constructing a seasonal play field to the south of Big Billie's Apartments and the dedication of an easement for such facility from the owner of such land.

6. PARCEL F MEADOWS RUN PARKING LOT

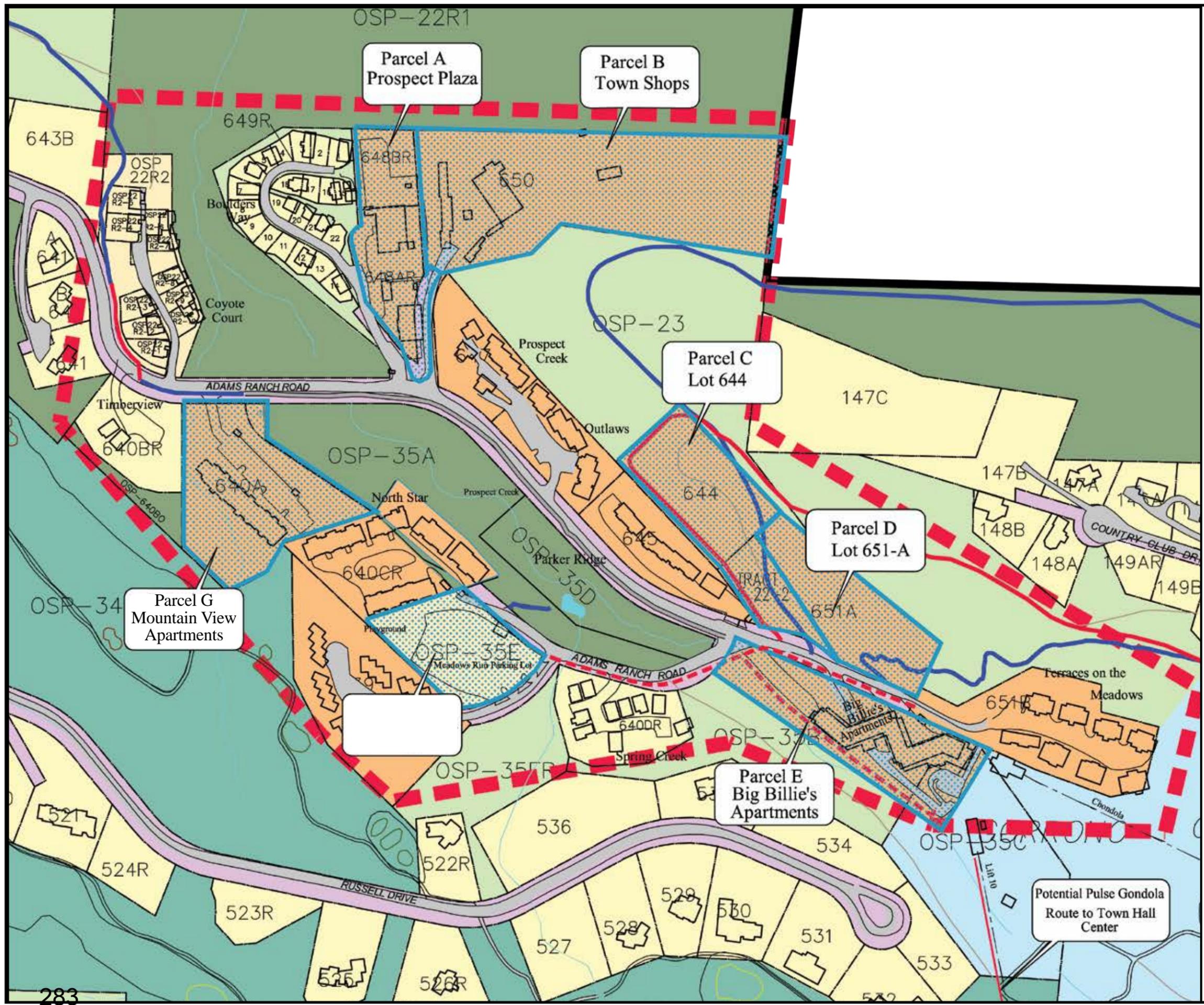
- a. Provide enhanced resident and day skier parking opportunities with a two-story parking structure that may also have a green roof as a playfield.
 - i. Ensure the parking structure is constructed mostly below grade with very low structure height.
- b. Establish the appropriate height of the parking structure based on neighborhood compatibility and appropriate mitigation.
- c. Allow for a privately-operated day care facility on Parcel F Meadows Run Parking Lot provided such does not compromise the ability to construct a parking structure in the future.

- d. Rehabilitate and expand the Meadows playground to provide a community focal point with a gazebo, picnic tables, grills and modern play equipment; place such facilities on the green roof of the garage envisioned by the Comprehensive Plan.
- e. Consider a temporary expansion of Meadows playground 10- to 15- feet into the Meadows Run Parking lot with a new landscape buffer to the lot until such point in time that a parking structure is constructed.

7. PARCEL G MOUNTAIN VIEW APARTMENTS

- a. Provide a playfield on or adjacent to Parcel G Mountain View Apartments. At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
- b. Provide a fence along the North Star property line to the east.

New Image Forthcoming



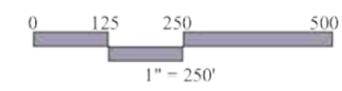
Meadows Subarea Plan Map

Please Note:
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.



Legend

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



APPENDIX B: IMPLEMENTATION STRATEGIES

LAND USE

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
 - Density fitting within the density cap
 - Provision of open space to replace any rezoned open space
 - Design standards to minimize and mitigate visual impacts on view corridors from existing development
 - Appropriate scale and mass
 - Avoiding, minimizing and mitigating environmental and geotechnical impacts
 - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
 - Impacts to skier experience as a result of ski run width reductions or grade changes.
 - Community housing provisions
 - Separation and buffering from single-family lots.
 - Impacts from exterior lighting
 - Impacts from potential noise levels

- Monitor and maintain the town density bank based on the following policy:
 - Respect the free market dynamic of the density bank
- Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval.
- Provide regulations requiring screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
- Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
- Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.
- Consider requiring sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

COMMUNITY HOUSING

- Create community housing regulations and initiatives that implement the Comprehensive Plan.
- Adopt a community housing mitigation methodology.
- Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing

- mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the CDC.
- Clean up the current deed restricted housing requirements per the CDC and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process.
- Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.

ECONOMIC DEVELOPMENT

- Diversify the retail base to include more locally-focused establishments. Recognizing the data that shows an increasingly homogenized retail base, invest funds that expand the commercial composition of Mountain Village.
- Form a policy framework in which the Town can leverage resources to support more local retail opportunity. Within this framework, include traditional and innovative sources of revenue, as noted below.

- Seek out opportunities to form partnerships with potential for philanthropic participation in supporting retail. Find ways to implement best practices from other municipalities in which they seek to underwrite the cost of attracting and curating retail. Recognize the unique composition of the Mountain Village community, and the potential for individuals or organizations with financial resources to fund economic development activities.
- Explore the formation of a Downtown Development Authority, a Business Improvement District, or an Urban Renewal Authority to support commercial vitality. Use the funding proceeds offered by these districts to expand the retail base, seeking primarily to offer better options for local-serving enterprises.
- Assess the alternative districts that could be formed. Identify criteria which can be used to evaluate options. With direction from this process, form the district that reflects the highest ranked option.

NATURAL ENVIRONMENT

- Review the wetland regulations periodically and determine whether a wetland buffer, not just avoidance of wetlands, is needed in the future as a CDC amendment.
- Update the Forest Management Plan every five years.
- Continue robust incentive programs to encourage replacement of cedar shake roofs and creation of defensible space around structures.
- Work with the forest service and other regional entities on joint programs related to regional wildfire mitigation programs.

CLIMATE ACTION

- Continue to find ways to reduce greenhouse gas emissions related to the built environment
- Continue to implement programs town-wide to reduce energy, enhance local transportation, create housing, and encourage renewable energy and waste reduction.

OPEN SPACE AND RECREATION

- Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.
- Identify ongoing open space and recreational needs and issues.
- Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.
- Increase outdoor activity programming in the summer and shoulder seasons by building upon the town's existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.
- Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea to

Table 9. Potential Recreation Plan Projects: Amenities

Project number shown with square	Priority	Description of Potential Recreational Amenities	Landowner(s)
A.	High	Install nine additional disc golf holes adjacent to the existing course located at the intersection of Sundance and Double Cabin ski runs.	TSG
B.	High	Build a park on the south driving range of the golf course.	TSG
C.	Medium	Build a park at Telluride Apartments.	TSG/Sunshine Apartments
D.	Medium	Build a Ridge Top Park at Station St. Sophia/Coonskin Ridge.	TSG
E.	Medium	Build a nature park on Lot 420 off Touchdown Drive.	TSG
F.	Medium	Upgrade Sunset Plaza playground, located at top of the Chondola.	TSG
G.	High	Build a miniature golf course Golf in Mountain Village Center.	TOMV
H.	High	Build a recreation center.	TSG
I.	Medium	Build restrooms at tennis and platform tennis courts, located south of The Peaks Resort & Spa.	TSG
J.	Low	Build restrooms at the eighth tee box on the golf course.	TSG
K.	Medium	Build a kayak dock at the north Elk Pond outlet.	TSG
L.	Low	Build a park and community garden between the Gondola Parking Garage and Mountain Lodge Telluride.	TSG
M.	Medium	Build a park and community garden under Lift 10 at Village Court Apartments.	TSG

See the Potential Recreation Projects Plan" map on page 120.

provide a new recreational and open space amenity that adds vibrancy to this plaza area.

- Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- Strongly consider the creation of a lift-served alpine slide from Gorrone Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrone area for residents and visitors.
- Evaluate the installation of a zip line in the area of the proposed alpine slide.
- Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- Implement the Potential Recreation Projects Plan.
- Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

CULTURAL ENHANCEMENT

- Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be

able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.

- Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.
- Identify possible locations for a library and/or museum extension in Mountain Village.
- Allow for smaller displays in key public facilities and spaces.
- Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
- Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
- Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
- Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
- Encourage and promote performing arts in Mountain Village, such as musicians or other artists that add animation and activity.
- Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- Consider a location for performing arts events.
- Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.

- Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
- Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
- Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

TRANSPORTATION AND INFRASTRUCTURE

- Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
- Establish a formal committee with the Town of Telluride and San Miguel County to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
- Encourage and facilitate the addition of 21 gondola cabins to bring the gondola's capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association (TMVOA) and/or grants.
- Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
- Consider changing the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
- Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.

- Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.
- Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
- Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
- Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.
- Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.

- Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
- Strive to minimize on-street parking to the maximum extent practical.
- Require on-site parking as set forth in the CDC where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- Build the additional parking levels that are vested on the Gondola Parking Garage.
- Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.
- Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- Ensure existing plaza areas that are designated as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Consider purchasing a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.
- Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.
- Consider giving preference to fire fighters in the town's required lottery process as an alternative.



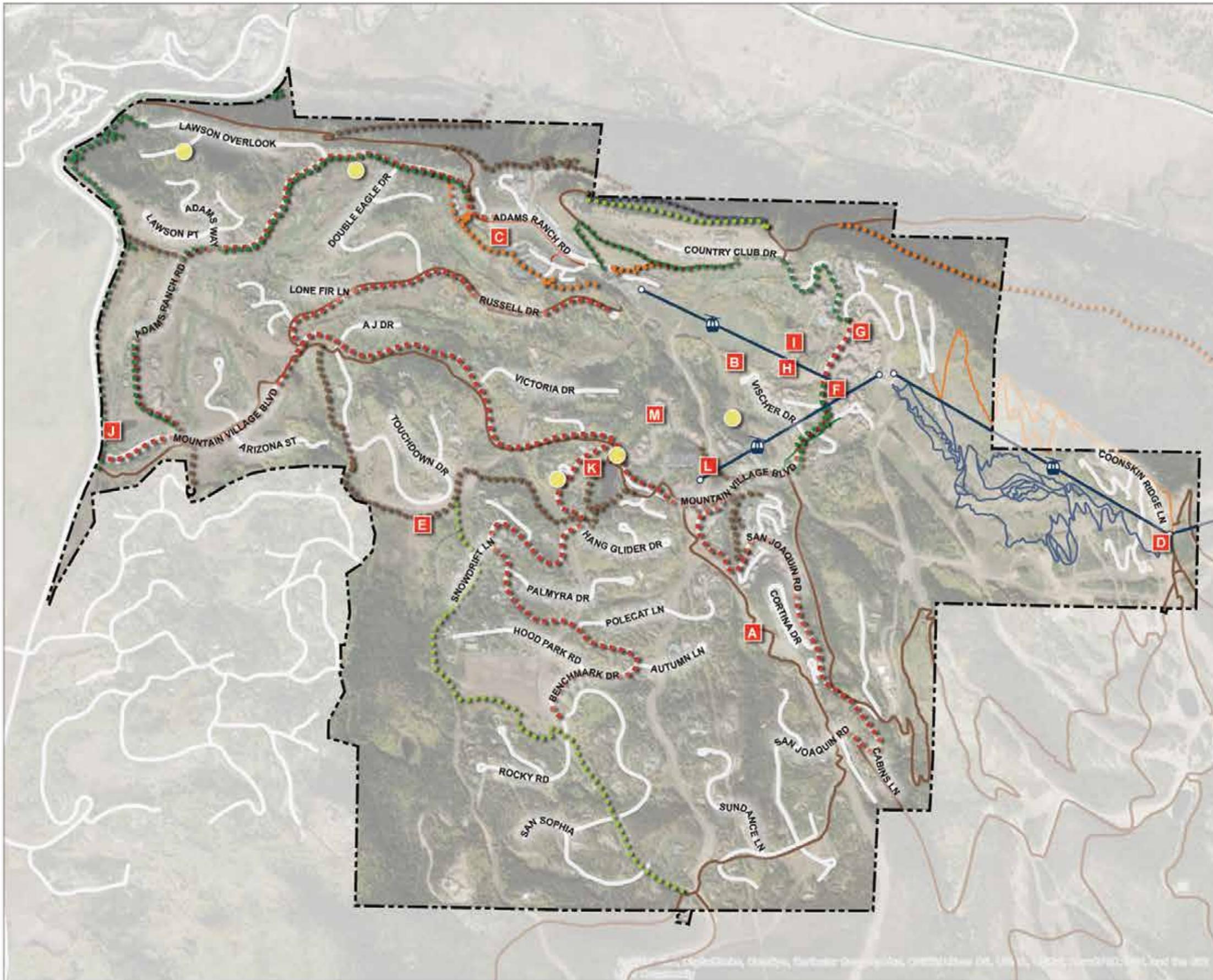
POTENTIAL RECREATION PROJECTS PLAN

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

Recreation Projects

- Existing / Proposed Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement
- Potential Recreation Amenity



*Refer to the Trails Master Plan for details about proposed trails and proposed spot improvements.

*Additional potential projects should be explored under separate study, this map is not intended to be final.



COMPREHENSIVE PLAN GLOSSARY

Where there is a conflict between the definitions contained in this glossary and the town's adopted CDC, the provisions of the town's adopted CDC shall prevail.

By-right Development: development that is permitted by the underlying zoning and Design Regulations that does not require subdivision, rezoning, density transfer or other discretionary development review applications.

Buildout: the maximum number of dwelling units and commercial space in Mountain Village that is usually expressed as a percentage number of built to unbuilt dwelling units and commercial space. Refer to Economic Development and Land Use and Economic Development Elements, pages 30 and 49 respectively.

Chondola: a high line speed chairlift with a condensed version of a gondola cabin, supporting four passengers at a time during the ski season months only; connects Meadows to Mountain Village Center.

Cold Bed: dwelling units that are second homes or time-shares that are not part of the rental pool and sit vacant with lights off for the majority of the year.

Community Development Code (CDC): the Mountain Village Community Development Code.

Community Facilities: facilities that are intended to be used by the public or to serve public infrastructure needs, such as a recreation center, library, school and town hall.

Community Housing: a form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non- deed restricted housing.

Community Housing Initiatives: Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing.

Comprehensive Plan Task Force: a board of full-time residents, part-time residents, second-homeowners and business representatives in Mountain Village that were appointed by Town Council with the responsibility to work with town staff to steer the planning process to create the Comprehensive Plan draft for final Council review and approval. Also see the Acknowledgements, page 3, to review Task Force members.

Comprehensive Plan: a state-mandated advisory document, adopted by resolution, to guide future land use development decisions.

Consent Decree: see Wetland Management Plan.

County PUD: the zoning and land use requirements that applied to certain areas in Mountain Village prior to Town of Mountain Village incorporation and adoption of town land use regulations. Also refer to the Land Use Element, page 30.

County Settlement Agreement: a legally binding agreement between several parties including the Town of Mountain Village and San Miguel County, 1999 Stipulated Settlement Order in Case No. 97CV133, as recorded at Reception Number 329093, that sets forth land use limitations within the boundaries of the old County PUD on density, open space and ridgeline developments, and also sets forth other conditions.

Deed Restricted Housing: Deed Restricted Housing means housing that carries a covenant that restricts it minimally to deriving income from the R-1 School District boundary but could mean any form of covenant that achieves the aim of providing housing for employees to live and work in the same region.

Deed Restricted Unit (DRU): a unit that is encumbered by a deed restriction that is designed to facilitate employee housing.

Density Bank: holds reserved, previously approved and platted density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 30.

Density Transfer: a development review process where density may be transferred from one lot to another lot within the town or into the density bank, provided that the zoning of both lots allows for the increase or decrease of density, and provided that the density transfer is approved by Town Council per the provisions of the CDC.

Density: The number of people or population equivalents living a given area. See also: Density Bank and in Density Transfer.

Design Regulations: the Mountain Village Design Regulations which, among other things, regulate the exterior appearance of property in the town.

Design Review Board (DRB): the Mountain Village Design Review Board (DRB) is composed of seven regular members and two alternate members of the local design community that are appointed by Town Council for two-year terms. Pursuant to the Town Charter, the DRB serves as an architectural review board and a planning and zoning advisory board to Town Council.

Development Agreement: a legally binding agreement between the town and a developer that specifies improvements that must be made, conditions for development, such as required public improvements, and specific design considerations.

Dial-A-Ride: a taxi-like service that operates as another form of transportation for Mountain Village residents and visitors to and from most locations within town limits.

Dispersed Hot Bed: An accommodation unit used for guest rental located in a home, condo, or other residential setting that operates independently of an established lodging business and is unfixed, being subject to removal from the market per the discretion of the owner. This includes most of the rentals listed on Airbnb and VRBO.

Dwelling Unit: a building or a portion of a building containing one or more rooms, a bathroom, and a kitchen, designed for occupancy for residential purposes.

Easement: the right to use property owned by another for specific purposes or to gain access to another property.

Economic Model: an economic sustainability model developed by the consulting firm Economic Planning System to reflect Mountain Village's economy. Refer to the Economic Development Element, page 49.

Employee Housing: units that are encumbered by the Employee Housing Restriction and have a zoning designation of: (i) employee single-family; (ii) employee condominium; (iii) employee apartment; or (iv) employee dormitory.

Employee Housing Restriction (EHR): a town ordinance that limits the use and occupancy of any individual dwelling unit or lot zoned employee apartment, employee condominium, employee single-family or employee dormitory, with such restrictions as employment within the Telluride R-1 School District and their spouses and children and, in certain instances, initial sales price limits and appreciation limits.

Employee: a person who is employed within the Telluride R-1 School District.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the CDC.

Flagship Hotel: a hotbed project that is managed and operated by a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

Future Land Use: A tool used to represent the community's envisioned future through the land use palette. Future land use is a guiding tool, rather than a regulatory tool, which enables a property owner to seek zoning or entitlement changes that align with the future land use if desired.

General Conformance: See CDC for definition.

Gondola Operating Agreement: an agreement that requires the ongoing operation of the gondola system through December 31, 2027, as recorded at Reception Number 329093 and as part of the County Settlement Agreement.

Gondola: a free public transportation, supporting eight passenger cabins, connecting the towns of Mountain Village and Telluride; the first and only free public transportation of its kind in the United States.

Hotbed: a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units and efficiency lodge units.

Hotel Unit: a one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, and a maximum six cubic foot refrigerator. These units may be condominiumized.

Infrastructure: public facilities necessary to serve development including, but not limited to, roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities, and cable television facilities.

Lodge Unit: zoning designation that allows for the construction of a two- room space plus a mezzanine with up to two separate baths and a full kitchen; may be condominiumized.

Neighborhood Park: a developed area of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

Parcel Testing: the parcel-specific process utilizing architects, designers and town planners to evaluate what land uses could "fit" onto a parcel given a broad range of considerations, such as surrounding development patterns, development constraints including wetlands and steep slopes, visual impacts, access, appropriate height, and pedestrian, vehicular and mass transit connections. Also refer to the Land Use Element, page 30.

Planned Unit Development (PUD): a development review process that allows for variations to the CDC pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.

Pocket Park: a small, locally-serving area typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.

Public Benefits Table: Location-specific benefits that should occur based on certain development and timing triggers. See Chapter 4: Public Benefits.

Public Benefit: a development improvement that provides for desired community facilities, amenities, deed restricted housing or land uses, such as deed restricted housing or hotbeds.

Rezoning: a development review process to change either the underlying zone district or the permitted density on a site or property.

Ridgeline Development Regulations: specific regulations in the CDC that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.

Sales Tax Leakage: the loss of potential sales tax revenue due to persons spending money in the Town of Telluride, the City of Montrose or other jurisdictions.

Ski Season: typically Thanksgiving Day through the first weekend of April.

Subarea: one of the three subareas in the Comprehensive Plan, including Mountain Village Center Subarea, Town Hall Center Subarea and Meadows Subarea.

Subdivision: a development review process used to create new lots, re-subdivide existing lots and adjust lot lines, or amend an existing plat.

Summer Season: typically Memorial Day weekend through September, filled with festivals and outdoor recreational events.

Targeted Hot Beds: Hot beds that the Town of Mountain Village believes are the most feasible and likely to develop, and that are beneficial to the economic vitality of the community.

Telluride Region: the area that is generally described as lying south of San Sophia Ridge, north of Lizard Head Pass, east of the State Highway 145-62 intersection and west of Black Bear Pass.

TMVOA: Telluride Mountain Village Owners Association.

Town: the incorporated area of the Town of Mountain Village.

Town Council: the Mountain Village Town Council.

Town of Mountain Village Housing Authority: the authority charged with overseeing the housing programs within the town's boundary.

TSG: Telluride Ski & Golf Company, owner and operator of the ski and golf resort and facilities or successors and assigns.

Mountain Village Vision: series of 10 topics and statements developed and recommended by the Task Force and adopted by Town Council (June 2009) in order to drive the creation of the Comprehensive Plan. Refer to the Mountain Village Vision, page 14.

Wetland: jurisdictional wetlands as defined by the United States Army Corps of Engineers and Environmental Protection Agency definitions.

Wetland Management Plan: the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181.



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MOUNTAIN VILLAGE

COMPREHENSIVE PLAN

THE NEXT 30 YEARS

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

PUBLIC REVIEW DRAFT - January 26, 2022
Comprehensive Plan Amendment



Housing
Hotels & Visitors
Skier Experience
Land Use
Economic Vibrancy



REVISIONS ON THIS PAGE

Intent: Combine Plan chapters to improve hierarchy, navigability and organization. See complete revised Table of Contents in red outlined box to the right.

- ① Edit: Combine “Nuts and Bolts”, “Historical Perspective”, “A New Paradigm”, “How Mountain Village Stacks Up”, and “Taking the Lead” sections into subsections of a broader **“Chapter 1: Introduction”**.
- ② Edit: Combine “Mountain Village Vision”, and “Preserving the Skier Experience” into a subsections of a broader **“Chapter 2: Mountain Village Vision”**.
- ③ Edit: Rename “Roadmap for the Future Principles, Policies and Actions to Achieve the Mountain Village Vision” to **“Chapter 3: Roadmap for the Future”**.
- ③A Edit: Combine “The Importance of Hotbeds” and “Economic Development” into a Plan Element sub-section of Chapter 3 named **“Economic Development”**.
- ③B Edit: Combine “Land Use”, “Eight Key Land Use Values”, and “Land Use Plan Policies” into a Plan Element sub-section of Chapter 3 named **“Land Use”**. Specific actions will be included in **“Appendix B: Implementation Strategies”**.
- ③C Edit: Rename “Deed Restricted Housing” to **“Community Housing”** and move to be a Plan Element sub-section of Chapter 3.
Note: 3D-3G shown on the following page.
- ⑤ Edit: Create summaries of the “Subarea Plans & Parcel Testing” section and all three “Subarea Plans” to include within a broader **“Chapter 5: Subarea Plan Summaries”**. Complete Subarea Plans will be included in **“Appendix A: Subarea Plans”**.
- ⑥ Edit: Combine the “Implementation” and “A Resolution” sections into subsections of a broader **“Chapter 6: Implementation”**.

- ⑦ Intent: Replace/update photos in the Comprehensive Plan

290
Edit: Update photo

MOUNTAIN VILLAGE

COMPREHENSIVE PLAN



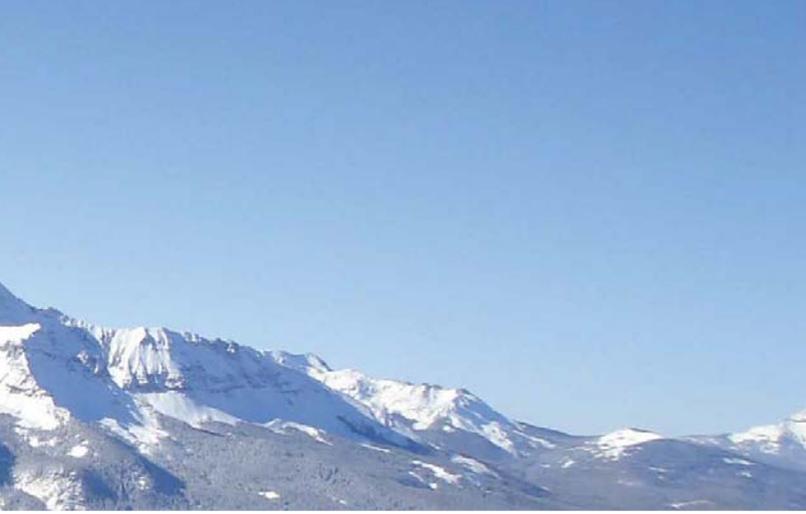
Revised Table of Contents:

Acknowledgements
 Executive Summary
 Chapter 1: Introduction
 Chapter 2: Mountain Village Vision
 Chapter 3: Roadmap for the Future
 3A: Land Use
 3B: Community Housing
 3C: Economic Development
 3D: Natural Environment
 3E: Open Space and Recreation
 3F: Cultural Enhancement
 3G: Transportation and Infrastructure
 Chapter 4: Public Benefits
 Chapter 5: Subarea Plan Summaries
 Chapter 6: Implementation
 Glossary

 Appendix A: Subarea Plans
 Appendix B: Implementation Strategies

Edit: Table of Contents should include page numbers that are linked to corresponding pages.

3	Acknowledgements	
4	Executive Summary	
7	The Nuts and Bolts of the Comprehensive Plan Comprehensive Plan Defined	①
8	Historical Perspective	
9	A New Paradigm for Sustainability in Mountain Communities	
10	How Mountain Village Stacks Up	
12	Taking the Lead A Community-Based Plan for the Coming Decades	
14	Mountain Village Vision The Community’s Vision for the Future	②
26	Roadmap for the Future Principles, Policies and Actions to Achieve the Mountain Village Vision	③
28	The Importance of Hotbeds for Envisioned Economic Vibrancy	③C
29	Economic Development	
32	Land Use	③A
34	Eight Key Land Use Values	
36	Subarea Plans & Parcel Testing	⑥
38	Land Use Plan Policies	③A



- 44** Preserving the Skier Experience ②
- 46** Public Benefits ~~Table~~ ④
- 50** Mountain Village Center Subarea Plan ⑤
- 60** Town Hall Center Subarea Plan
- 64** Meadows Subarea Plan
- 68** Deed Restricted Housing ③B
- 72** Natural Environment ③D
- 74** Open Space and Recreation ③E
- 80** Cultural Enhancement ③F
- 82** Infrastructure ③H
- ~~**85** Responsive Governance~~
- 87** Implementation of the Comprehensive Plan ⑥
- 88** A Resolution
- 90** Comprehensive Plan Glossary



ACKNOWLEDGEMENTS

SPECIAL THANKS

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

TOWN COUNCIL

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

COMPREHENSIVE PLAN TASK FORCE VOTING MEMBERS

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

COMPREHENSIVE PLAN TASK FORCE ADVISORY MEMBERS

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

TOWN OF MOUNTAIN VILLAGE STAFF

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- Katie Tyler, planner associate
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- Ron Cheroske, computer aided drafting operator

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- Jim Mahoney, J. David Reed P.C., assistant town attorney
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- Economic Planning Systems
- Felsburg, Holt & Ullevig

First adopted by the Mountain Village Town Council on June 16, 2011 Resolution 2011-0616-11 (page 88). Amended by the Town Council on March 20, 2014 by resolution 2014-0320-06, and Amended by the Town Council on June 20, 2017 by Resolution No. 2017-0620-11.

Daniel J Jansen

Dan Jansen, Mayor

REVISIONS ON THIS PAGE

Edit: Additional “2021 Amendment Acknowledgements” to read as follows:

SPECIAL THANKS

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

TOWN COUNCIL

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

DESIGN REVIEW BOARD MEMBERS

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

TOWN OF MOUNTAIN VILLAGE STAFF

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

LEGAL COUNSEL

- Garfield & Hecht, P.C.

CONSULTANT TEAM

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

First adopted by the Mountain Village Town Council on June 16, 2011 Resolution 2011-0616-11 (page 88). Amended by the Town Council on March 20, 2014 by resolution 2014-0320-06, Amended by the Town Council on June 20, 2017 by Resolution No. 2017-0620-11, Amended by Town Council on December 9, 2021

Laila Benitez, Mayor

REVISIONS ON THIS PAGE

Intent: Remove specific text in this section establishing the Comprehensive Plan as an overly detailed and prescriptive document.

- ① Edit: Remove this sentence. Add instead: “All the chapters and elements within this plan tie together to contribute to a comprehensive vision for success for the future of Mountain Village.”

Intent: Update to reflect Comprehensive Plan Amendment.

- ② Edit: Add text: “Over the course of 2021, an amendment to the Comprehensive Plan was completed. The purpose of the Amendment was to retain the original vision but update the Plan to reflect current economic conditions, make the document more user-friendly and concise, and remove overly-prescriptive language that is more appropriate in the Community Development Code, facilitating more flexibility for implementation of the vision by the Town.”
- ③ Edit: Revise to say “Highlights include: (i) committing to expand the supply of community housing through a variety of programs, investments, and developments;”
- ④ Edit: Revise to say “(ii) designating 974 additional hot bed units to be considered for future development in the Mountain Village Center, Town Hall Center, and Meadows subareas while expanding the base of local retail;”

EXECUTIVE SUMMARY

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

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

The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. ~~It goes well beyond the typical high level municipal plan and attempts to actually direct future development and quantify potential outcomes.~~

① developer. As such, it did not adequately address the town’s long-term economic viability. The Comprehensive Plan takes Mountain Village forward with a community-based plan that has a very long-term, strategic view. ~~It goes well beyond the typical high level municipal plan and attempts to actually direct future development and quantify potential outcomes.~~ It seeks to create a more sustainable, more vibrant, more connected and more beautiful community.

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

② Early in the planning process, the Task Force developed the Mountain Village Vision, captured in a series of overarching and topic-specific Vision Statements. This vision remains the structural underpinning of the Comprehensive Plan. A key component of the Mountain Village Vision is to create a more economically successful and culturally vibrant Mountain Village Center.

As lovely as the Village Center is, the existing shops and restaurants are operating at grossly substandard levels of sales and profit. The Comprehensive Plan recognizes the simple truth that economic prosperity requires more people visiting Mountain Village more often, staying longer, and coming back – and spending money when they are here. ~~Much of the Comprehensive Plan focuses on this reality and~~ lays out a set of policies that create a roadmap for getting to this desired level of prosperity and vibrancy. Highlights include: (i) **maintaining retail and restaurant space in Mountain Village Center at roughly the same levels as today while allowing for the potential development of 1,500- to 2,000-total visitor accommodation units (aka hotel or hotbed) in the Mountain Village Center and Town Hall Center Subareas;** (ii) improving the shopping, dining and lodging experience of residents and visitors; (iii) improving the

1



REVISIONS ON THIS PAGE

Please Note: Many photos within the Comprehensive Plan are intended to be replaced in order to better reflect the diversity of our community.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo

recreational, educational, community, and cultural amenities; and (iv) protecting the existing residential and recreational experience.

An economically thriving Mountain Village will produce benefits far beyond the bank accounts of local merchants. Transactional taxes (retail sales, lodging, food and beverage) fund local government as well as the Telluride Montrose Regional Air Organization and Marketing Telluride, Inc., the local tourism marketing entity. As

transactional tax revenues increase, the town's historically high dependence on property taxes should decrease. As the town prospers, property values should rise, and that is a tide that floats many boats.

But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It

recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.

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

REVISIONS ON THIS PAGE

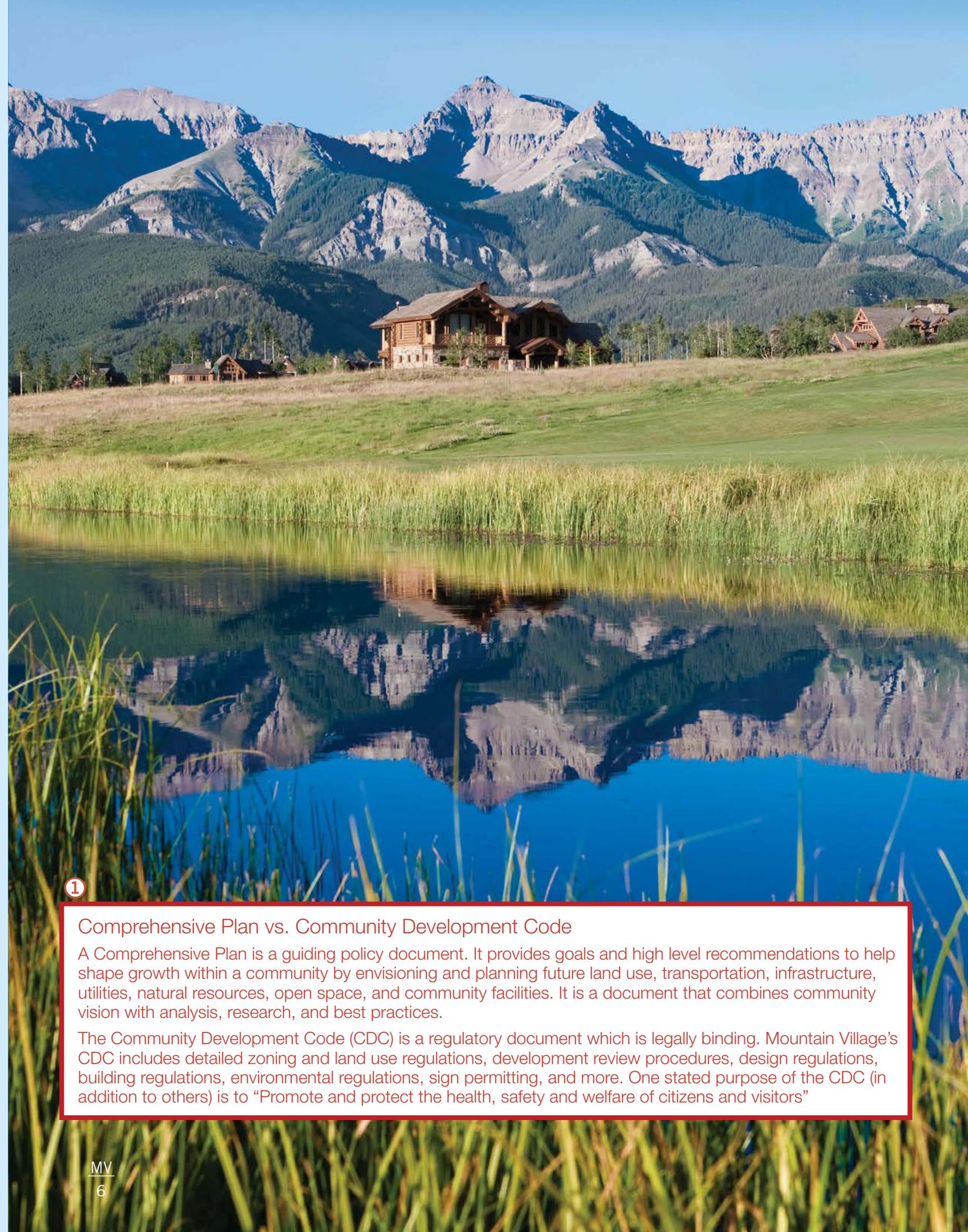
Intent: Increase clarity regarding the relationship between the CDC and the Comprehensive Plan.

Edit: Create a callout box at the beginning of the Nuts and Bolts Section as shown on this page.

Edit: Revise to say highlighted area #2 on Page 7 (next page) to say : “The purpose of the Comprehensive Plan is to proactively work to assure the future of Mountain Village will be shaped by the community’s own vision, rather than by reactions to external forces or the desires of a particular development applicant. The Comprehensive Plan articulates the community’s desires for the future, including the development of hot beds, community housing, and public facilities which will serve as a guide for public and private decision-making to accomplish the goals and objectives of the Town.

However, the Comprehensive Plan is simply that, a vision, and no one can completely predict the way in which the Mountain Village may change or evolve. As such, the Community Development Code (CDC) is intended to implement the planning goals and policies articulated in the Comprehensive Plan, as well as other planning documents, in a manner that, in the judgment of the Town Council, is in keeping with the overall vision for future represented in the Comprehensive Plan. As it is more capable of being amended, it is the CDC, not the Comprehensive Plan, to which applicants must strictly adhere.

While the Mountain Village Town Council reaffirms its commitment the CDC be in conformity with the Comprehensive Plan, the Town Council hereby expresses its intent that neither the Community Development Code nor any amendment to it may be challenged on the basis of any alleged nonconformity with the Comprehensive Plan. Similarly, no development applicant shall be required to strictly adhere to every provision of the Comprehensive Plan given its inherently aspirational nature.”



1

Comprehensive Plan vs. Community Development Code

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

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

① CHAPTER 1: INTRODUCTION

THE NUTS AND BOLTS OF THE COMPREHENSIVE PLAN

Comprehensive Plan Defined

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

The State of Colorado requires that every county and municipality have a comprehensive plan in place to guide future growth and development. State of Colorado statute C.R.S. §31-23-206 states in part:

“It is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality subject to the approval of the government body having jurisdiction thereof.”

“The master plan of a municipality shall be an advisory document to guide land development decisions.”

“ ... prior to final adoption of such plan in order to encourage public participation in and awareness of the development of such plan [the government body] shall consider oral and written public comments throughout the process of developing the plan.”

State Of Colorado statute C.R.S. §31-23-207 states:

“The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire, flood waters, and other dangers, adequate provision for light and air, distribution of population, affordable housing, the promotion of good civic design and arrangement, efficient expenditure of public funds, the promotion of energy conservation, and the adequate provision of public utilities and other public requirements.”

The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.

② It is envisioned that the Comprehensive Plan will be implemented, primarily, by one or more amendments to the Mountain Village Land Use Ordinance (LUO) and the Mountain Village Design Regulations (Design Regulations), with the Comprehensive Plan policies providing the basis for these legislative amendments.

The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law. The Comprehensive Plan can become a part of the town's laws by amending the LUO to require “general conformance” with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, polices and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance. ④

REVISIONS ON THIS PAGE

Intent: Combine Plan chapters to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

① Edit: Add Chapter title (larger header style):
Chapter 1: Introduction

Intent: Increase clarity regarding the relationship between the CDC and the Comprehensive Plan.

② Edit: Revise to text as written on previous page edit #2.

③ Edit: Change all instances of “LUO” to “CDC”

④ Edit: Change to say: “definition of general conformance as defined in the Community Development Code (CDC).”

REVISIONS ON THIS PAGE

Intent: Update outdated text in Comprehensive Plan Amendment.

① Edit: Remove “master”

HISTORICAL PERSPECTIVE

The Town of Mountain Village is unique in so many ways: its unbelievable high alpine setting with a high concentration of peaks over 12,000 feet in elevation; its system of gondolas; and its close proximity to ski trails and golf fairways, to name a few. There is truly no other place like it. But it is perhaps Mountain Village’s brief history and how quickly the town has risen to become one of the world’s top resort destinations that distinguish it the most from other resort communities.

In 1968, entrepreneur Joe Zoline began to assemble the land needed to build a world class ski resort including Gorrone Ranch and Adams Ranch. With the purchase of the land, he then convinced the Town of Telluride and the United States Forest Service of his choice for the location of an “official winter sports site” – the present Mountain Village. Enlisting the expertise of former French world champion skier Emile Allais, Zoline planned to develop the ski resort in stages. In 1972, the first of the lifts and ski runs opened. In 1978, Ron Allred and Jim Wells purchased the Telluride Ski Resort from Zoline.

Allred and Wells set out to create a pedestrian-friendly, European-style resort



A decade later, it was evident that Mountain Village was no longer just a “company town” supporting the building and development of a world-class resort community – it was a world-class resort community.

village above the Town of Telluride on 3.5 square miles of land that was then sheep ranches. Their vision included a commercial center that is known today as Mountain Village Center (or to some, Village Core), single-family estates dispersed carefully within the natural landscape, and a meandering network of winter and summer trails, walking paths, and golf fairways throughout. Their original vision also included housing for the local workforce and civic amenities to support a small, but thriving, year-round community. San Miguel County approved the Mountain Village Planned Unit Development December 22, 1981.

Allred and Wells knew it would be necessary to pay for the installation, operation and maintenance of the essential infrastructure. Thus, the Mountain Village Metropolitan District (MVMD) was established in 1983 for the purpose of collecting property taxes and providing services and amenities for health, safety and welfare. Such services and amenities included water, drainage, public parks and

recreational facilities, roads, transportation and wastewater treatment. MVMD was essentially the local government of the community. Then in 1984 Mountain Village Metropolitan Services, now known as Telluride Mountain Village Owners Association (TMVOA), was established to be a ~~master~~ homeowners association. This entity was responsible for the aesthetics of Mountain Village and continues to be responsible for the ongoing operational and maintenance costs of the gondola system which is funded by TMVOA’s Real Estate Transfer Assessment (RETA). As TMVOA’s largest revenue stream, RETA is assessed at a rate of 3% on certain real estate transactions.

A decade later, it was evident that Mountain Village was no longer just a “company town” supporting the building and development of a world-class resort community – it was a world-class resort community. The Town of Mountain Village was incorporated in 1995, and gradually took over the functions of MVMD which was formally dissolved in 2007.



A NEW PARADIGM

for Sustainability in Mountain Communities



②

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health. These three pillars of sustainability, as they are often called, are especially relevant at the community-planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:

1. **Promote a rich social fabric within the community;**
2. **Create a vibrant year-round economy; and**
3. **Enhance protection while reducing negative impacts on the town's natural environment.**

Sustainable planning promotes responsible, quality growth and development. It also reinforces the community's existing efforts to protect the environment and create social and economic vibrancy year-round. By basing the Comprehensive Plan on principles of sustainability, Mountain Village will achieve a future that provides for a more

efficient use of resources, additional opportunities for people to live and work within the community, and greater assurance that its natural setting and healthy ecosystem will remain intact for generations to come. The Telluride Region is undoubtedly remote, and will continue to rely on tourism and a second-home community as significant economic drivers. Mountain Village has the opportunity to exemplify a paradigm shift in which resort communities rely more on regionally-generated alternative energy sources, strive for the highest levels of efficiency in resource consumption and protection, and promote healthy communities through responsible economic development. In other words, sustainability and vibrancy are the foundation of the Comprehensive Plan. Better sustainability can be achieved by:

- **Concentrating development in high density areas to achieve economic sustainability and vibrancy;**
- **Enabling the continued growth of the part-time community while celebrating its significant contribution;**
- **Protecting residential neighborhoods;**
- **Providing further protection of natural open space areas;**
- **Discouraging the use of the automobile by providing sustainable forms of transit;**
- **Reinforcing the connection to Telluride;**

- **Providing land for deed restricted housing;**
- **Creating a more year-round destination;**
- **Diversifying the job base;**
- **Establishing new public amenities;**
- **Increasing open space;**
- **Maintaining the original planned density of 8,027 person equivalent density;**
- **Improving and expanding the recreation experience; and**
- **Maintaining the pristine and quiet character of the community.**



REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Update the Plan to include current data.

② Edit: Add text: "As of 2021, the Mountain Village is at approximately 61% build out in terms of density and 55% build out in terms of land. Not only is it important to fulfill the statutory obligation to plan our future land use, but also our community is not yet fully built out. Developing our land use road map is critical to shaping the future of our community."

REVISIONS ON THIS PAGE

Intent: Update the Plan to show current data. Clarify data from original Comprehensive Plan when not being updated as part of this amendment.

① Edit: 2020 Census Population*

Mountain Village: 1,430

Telluride: 2,582

Breckenridge: 5,078

Vail: 4,835

Snowmass Village: 3,096

Aspen: 7,004

Whistler: 11,854

Park City: 8,396

② Edit: Add note below last three columns "2010 data"

HOW MOUNTAIN VILLAGE STACKS UP

While it cannot be compared directly to any other place in the world, Mountain Village can learn from similar resort communities who have had much more time to mature and address the challenges associated with being inextricably tied to a ski resort. The communities of Breckenridge, Colorado, Vail, Colorado, Snowmass, Colorado, Aspen, Colorado, Whistler, British Columbia, and Park City, Utah, represent places that successfully integrate the needs of their full-time and part-time homeowner population with the demands of a world-class resort experience. They range in size, location and niche markets, but all have faced challenges with becoming a sustainable mountain community.

Upon completion of the *Comparable Communities Study*, it is evident that the Town of Mountain Village is truly a unique resort community, whose location, relationship to the Town of Telluride, and brief history present both opportunities and challenges found nowhere else. The *Comparable Communities Study's* key findings concluded that successful mountain resort communities thrive by providing:

- A strong commitment to their identity and sense of place;
- A wide array of amenities needed for both residents and visitors year-round, such as recreation centers and libraries;
- Distinct nodes of activity centered around different purposes that are

connected by multi-modal transportation options;

- Improved base areas through strategies to improve density, walkability and the tourism experience;
- Marketing of the whole ski resort region and not just the town for a complete visitor experience;
- Deed restricted housing that plays an important role in maintaining a vibrant town;
- Partnerships with local organizations that bolster improvements such as public art and trail maintenance; and
- A flagship hotel that can have far-reaching economic impacts on a resort community due to broad marketing programs that significantly enhance local marketing.

Table 1. Community Profiles

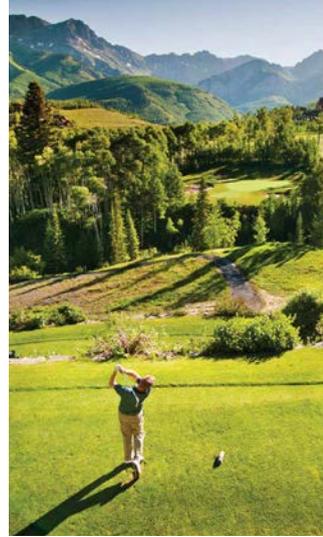
COMMUNITY	① 2010 CENSUS POPULATION*	SQUARE MILES	NEAREST METROPOLITAN AREA	SKIER VISITS	OCCUPANCY % (WINTER/ SUMMER)	PILLOWS*
Mountain Village, CO	1,429	3.3	Denver (330 miles)	420,000	54/30	3,800 08/09 4,500 09/10
Telluride, CO	2,348	0.7	Albuquerque (330 miles)	420,000	35-40/annual	3,435
Breckenridge, CO	3,560	4.7	Denver (81 miles)	1,580,000	n/a	n/a
Vail, CO	4,871	5.0	Denver (98 miles)	1,620,000	68/51	17,000
Snowmass Village, CO	2,268	33.7	Denver (197 miles)	760,000	86% Dec.- March; other months n/a	n/a
Aspen, CO	5,914	3.7	Denver (199 miles)	760,000	75/75	7,300
Whistler, BCC	9,595	5 miles long	Vancouver (75 miles)	2,200,000	48/52	28,000
Park City, UT	7,882	12.5	Salt Lake City (30 miles)	1,600,000 [^]	60/48	23,000

* Full-time residents

[^] Includes Ajax, Highlands and Snowmass; includes Deer Valley, Park City, and the Canyons for Park City

** Round to the nearest hundred, based on available information

②



REVISIONS ON THIS PAGE

Intent: Clarify data from original Comprehensive Plan when not being updated as part of this amendment.

- ① Edit: Add “(2011)” after the title of “Table 2. Comparable Communities Study”.

Table 2. Comparable Communities Study ①

COMMUNITY	LIBRARY	RECREATION CENTER	GOLF	CHAPEL	OTHER
Mountain Village, CO	No	No	One private course	No	Trail system, Nordic trails, bike trails, hiking trails, Adventure Rock (climbing), ice rink, fishing pond, over 1,100 acres of open space, conference facility. ③
Telluride, CO	Yes	No	No	Several	Historical museum, theater, town park/festival grounds with campground, ball fields, trails, indoor ice rink, Nordic trails, 36 acres of developed parkland
Breckenridge, CO	Yes	Yes (extensive facilities)	Summit County: three resorts, one public, one semi-private	Several	Nordic centers, dog park, kayak park, arts district, 41 acres of developed parkland
Vail, CO	Yes	Yes (extensive facilities)	Eagle County: six resorts, four public, for private, one semi-private	Several	Skate park, whitewater park, gymnastics center, Betty Ford Alpine Gardens, 40-plus parks
Snowmass Village, CO	No	Yes (climbing wall, aquatics, fitness, LEED)	Pitkin County: one private, two public, one semi-private	Yes	Nordic center, trail network, transit center, community center, three community parks
Aspen, CO	Yes	Yes (two with extensive facilities)	Pitkin County: one private, two public, one semi-private	Several	Batting cages, Olympic-sized pools, regulation-sized ice rinks, trails, Nordic center, slackline, climbing, over 40 acres of developed parkland
Whistler, BC	Yes	Yes (extensive facilities)	At least four private courses	Several	Nordic center, bike trails, cultural center, over 1,300 acres of open space
Park City, UT	Yes	Yes (racquet club, extensive facilities)	Park City: four private, two public, one semi-private; Herber Valley: one private, five public	Several	Skate park, dirt jump park, multiple neighborhood parks

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ② Edit: Update with new wayfinding photo

Intent: Update the Plan to include current data.

- ③ Edit: Add text to the end of “Other” for Mountain Village: “, downhill bike park and canopy tour.”

Please note: this matrix is not all inclusive; there may be facilities that are not included. The purpose is to provide a snapshot of the communities’ overall level of service for civic amenities, and summarize how Mountain Village stacks up against other comparable communities in terms of amenities, visitation and other statistics.

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo



TAKING THE LEAD

A Community-Based Plan for the Coming Decades



The process in which to create Mountain Village's first comprehensive plan began in August 2008 when the Mayor's Forum commenced the town's planning efforts. Since that day, it has been the town's goal to communicate with its citizens and stakeholders to every extent possible. But even more than that, dialogue between the town and its community members had to be extensive — a two-way street — allowing voices from every facet of the public to be heard. The people of Mountain Village truly led this planning process, and the result is a plan that reflects their common vision for a sustainable future over the coming decades.

COMPREHENSIVE PLAN TASK FORCE

The first step to ensure the Comprehensive Plan became the community's plan was to create a community-represented task force to help steer the planning process. In September 2008, Town Council appointed a diverse group of members to the Comprehensive Plan Task Force (Task Force) who were solicited from a broad constituency in order to reflect a harmonious mix of community values and expectations. The qualifications for such a position were simple: they had to be full-time residents, part-time residents, second homeowners

or business representatives in Mountain Village. The Task Force met monthly, sometimes more often to conduct special meetings, beginning in October 2008 and ending in December 2010, when they handed the Comprehensive Plan off to Town Council for consideration. Their dedication and contribution to the Comprehensive Plan has been of great benefit to the town and the community. Members are included by name in the acknowledgements (page 3).

PUBLIC OUTREACH

Since 2008 the town has used a plethora of communication tools and methods to reach not only community members who live in the Telluride Region, but also those who reside afar most months out of the year.

- a. **51 Public Meetings Hosted - Task Force and Town Council combined**
- b. **51 Agendas, Minutes and Packets - Available on the town's Web site**
- c. **24 Streamed Meetings - Played in real time and then made available on-demand on the town's Web channel**
- d. **6 Public Events Hosted - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan**

Presentation; always hosted during peak times of the seasons

- e. **6 Filmed Events - Mayor's Forum, Visioning Workshops (2), Big Opportunities Workshop and Open House, Pieces of the Puzzle, Mountain Village Comprehensive Plan Presentation, played on Mountain Village's channel 15 and the World Wide Web**
- f. **60-plus Web pages - Town's Web Site**
- g. **166 Advertisements**
- h. **18 Press Releases**
- i. **89 E-mails**
- j. **17 Commentaries**
- k. **8 Sets of Posters**
- l. **6 Sets of Banners**
- m. **6-plus Community Calendars - Town, media, community organizations**
- n. **2 Social media sites - Press releases and calendar details posted on Facebook and Twitter**
- o. **2 Surveys - Vision Questionnaire and 2010 Mountain Village Community Survey**
- p. **1 Brochure**
- q. **5 Direct mail pieces - Delivered to 1,600- to 2,000- homes**
- r. **69 articles/broadcasts - Telluride Daily Planet, The Watch, KOTO, PLUM, Telluride Style Magazine**
- s. **1 Live interview project - Summer 2009**

REVISIONS ON THIS PAGE

Intent: Add text to indicate that additional outreach and engagement was conducted for the 2021 Plan Amendment.

① Edit: Add section:

"2021 Amendment Public Outreach:

During the 2021 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders including:

5 Town Council Study Sessions (open to the public)

2 Design Review Board Sessions (open to the public, 1 joint with Town Council)

1 Online Survey

19 Stakeholder Interviews

1 Public Forum

1 In-Person Community Open House

1 Public Review and Comment Period Project Website

Dedicated Email List (779 subscribers)

20+ Emails (including e-blasts, The Village Voice, and Mayor's Minute)

4+ Press Releases

3 Sets of Posters

2 Sets of Banners

Community Calendar with Public Events

2 Targeted Facebook/Instagram ads for Survey and Open House

16 posts to Facebook

16 posts to Twitter

2 posts to Instagram (plus targeted ads)

4+ Daily Planet Articles

5+ KOTO News Features

23 Daily Planet Ads "

REVISIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

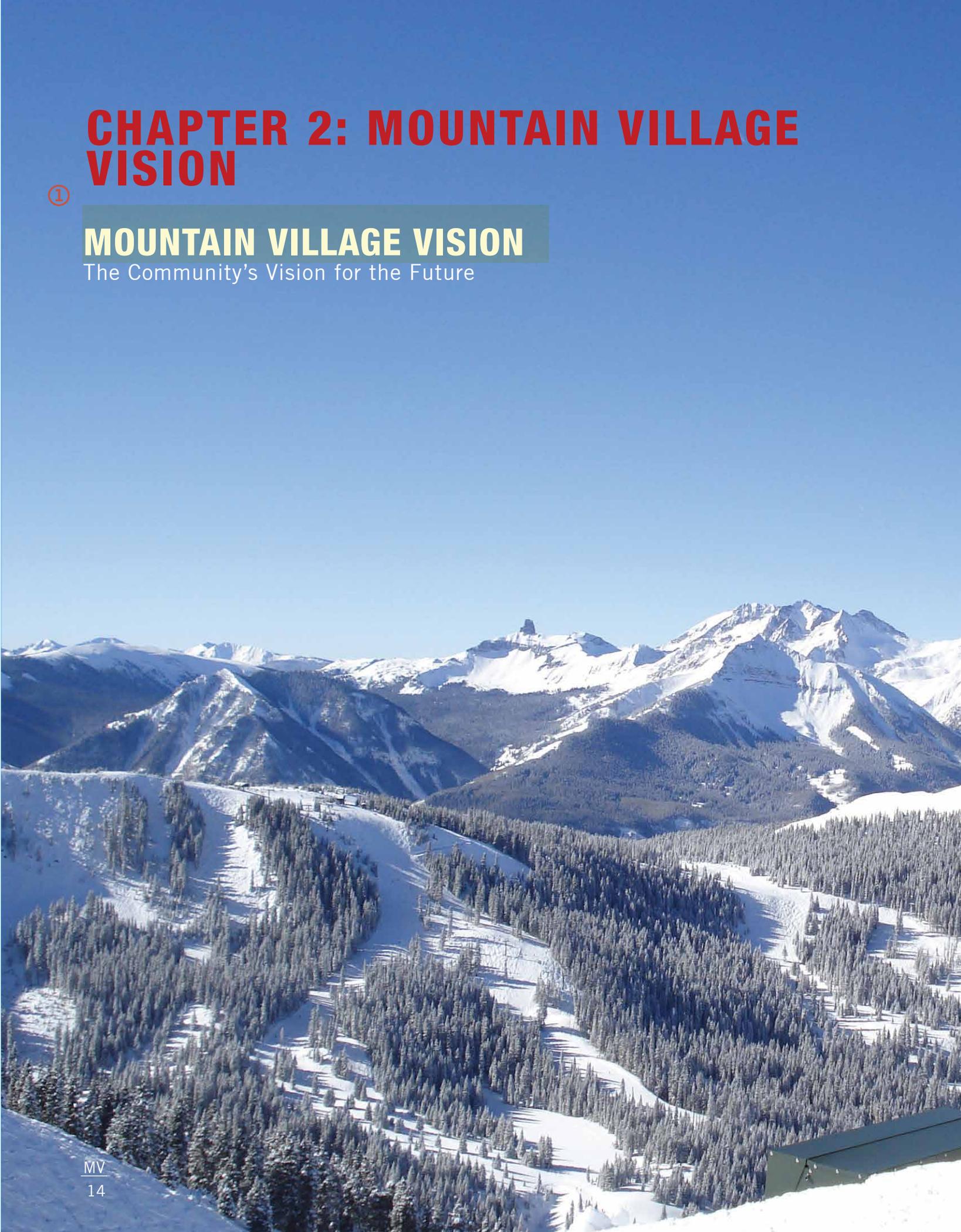
- ① Edit: Revise title to be Chapter title (larger header style): **Chapter 2: Mountain Village Vision**

CHAPTER 2: MOUNTAIN VILLAGE VISION

①

MOUNTAIN VILLAGE VISION

The Community's Vision for the Future





Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations. To identify those expectations — the community's values and visions to help form the foundation of the Comprehensive Plan — the town conducted an extensive eight-month visioning process that included two public workshops and monthly Task Force meetings. The outcome of these efforts was a set of Vision Statements — universal Vision Statements and element-specific Vision Statements related to a number of community matters like land use and the local economy. In addition, the Vision Statements convey the community's priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.

A key premise behind the visioning process was to broadly envision a future that is sustainably balanced. In that regard, while most of the following Vision Statements are complementary of one another, sometimes they are conflicting. Such conflicts are simply indicative of the complexities involved in achieving balanced solutions. Lastly, the Vision Statements provide the basis for the Land Use Plan, Subarea Plans, and their associated principles, policies and actions.

Intentionally, all Vision Statements are written in present tense.

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ① Edit: Update photo with Sunset Plaza Event

UNIVERSAL VISION STATEMENT

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.





LOCAL ECONOMY VISION

1. Mountain Village has a strong, sustainable year-round economy, supporting the infrastructure and the needs, values and quality of life of the community. A diverse, yet connected, economy supports a sustainable tourism economy which attracts visitors and full-time and part-time residents who feel connected and committed to experiencing Mountain Village's lifestyle, sense-of-community and natural features.
2. A diverse, year-round economy provides adequate and competitive living wages and year-round employment opportunities consistent with the character of Mountain Village.
3. Mountain Village Center is a vibrant commercial and social center, serving the needs of full-time and part-time residents and visitors.
4. A sufficient and sustainable resort bed base supports a year-round economy while maintaining the qualities of Mountain Village that make it both a desirable resort to visit and a desirable place to live.
5. Mountain Village achieves economic prosperity through wise stewardship of its natural resources.

1 DEED RESTRICTED HOUSING VISION

1. A broad spectrum of affordable, high quality housing (rental and for-sale) is essential to Mountain Village and diversifies the local economy. The development of deed restricted housing is provided, supported and sustained by the entire region, not just Mountain Village. **2**
2. An appropriate supply of safe, diverse, attractive, affordable, sustainable and attainable housing is available for people who work in Mountain Village and have a desire to live within its boundaries.
3. Mountain Village participates in regional efforts that develop deed restricted housing opportunities. **3**
4. Mountain Village benefits from deed restricted housing, and therefore plays an important role in providing deed restricted housing options for residents and employees. **4**
5. Mountain Village supports sustainable green construction practices so its deed restricted housing promotes energy, water and materials efficiency. **5**

REVISIONS ON THIS PAGE

Intent: Revise section to be inclusive of other types of workforce housing.

1, 3, 4, 5 Edit: Revise to sat: "**COMMUNITY HOUSING**"

Note: "**Community Housing**" is now defined in the glossary on page 90 as "A form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non-deed restricted housing."

Intent: Reflect the Town's commitment to and responsibility for providing community housing rather than focusing on community housing outside the Town.

2 Edit: Revise to say "**Mountain Village plays an active role in developing, supporting, and sustaining community housing.**"

Intent: Replace photos in the Comprehensive Plan that are out of date or not relevant to the Plan topics or intent.

6 Edit: Replace with updated community housing and shopping images

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

LAND USE VISION

1. Mountain Village is a walkable, pedestrian-friendly community where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.
2. Neighborhoods and activity centers are connected by efficient and effective infrastructure, interconnected streets and a transportation system.
3. Development strikes the appropriate balance between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. Maintaining this balance is central to retaining and preserving the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community.
4. Development of open space is beneficial to Mountain Village and its environment by reserving development to areas that are most optimal for development and preserving those areas that are most appropriate for passive recreation and conservation.

COMMUNITY CHARACTER VISION

1. The relationship between Mountain Village's natural and built environments creates a sense of place and authentic small-town charm unique to the region.
2. The built environment is of high-quality design and complements Mountain Village's natural alpine setting.
3. Mountain Village is a community where small-town values are important and people can make social and emotional connections. The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.
4. Mountain Village is a multigenerational community.
5. Mountain Village is a friendly, customer service-oriented community.

MV
18



UNIVERSAL VISION STATEMENT

Full-time and part-time residents enjoy a relaxed, healthy, active lifestyle. A diverse, multicultural and multigenerational year-round population creates a sense of pride and fosters a community ambiance that is enjoyed by both visitors and full-time and part-time residents. All Mountain Village residents are appreciative of the town's surrounding natural environment and proud of its community.



REVISIONS ON THIS PAGE

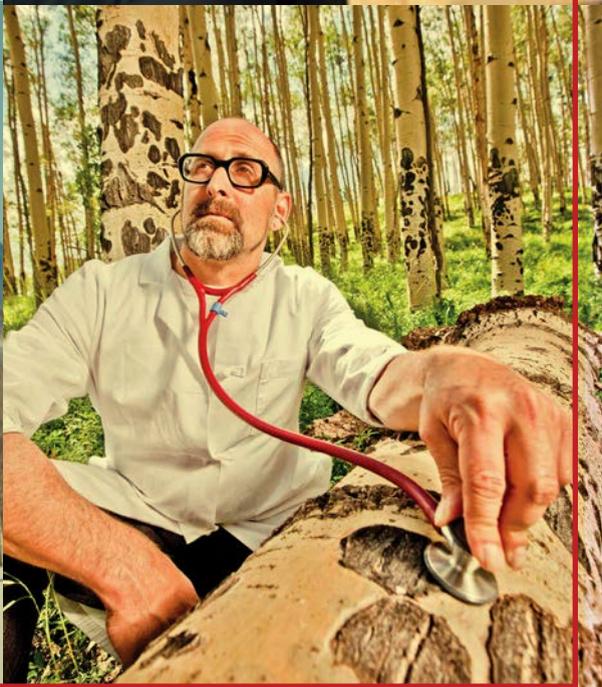
Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

1 Edit: Update photo for text legibility

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos





OPEN SPACE AND RECREATION VISION

1. Mountain Village offers an exceptional setting in which to live, work, invest and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat. A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.
2. Development is consistent with the physical limitations of the land in Mountain Village. Full-time and part-time residents and visitors have access to year-round, sustainable recreation facilities, community parks for active recreation, and a trail system that connects people with neighborhoods, activity centers and recreational activities.
3. Thoughtful ecological stewardship makes Mountain Village renowned as a destination, rich with recreational opportunities in an alpine environment. Mountain Village meets the highest standard of excellence in managing its open space and recreational facilities through collaborative partnerships with various governments, local businesses, service organizations, and other regional partners.
4. Recreation in Mountain Village is a central part of a regionally structured recreational system which is complementary and non-competitive within the region.
5. The good health of Mountain Village's forest is a result of management practices that consider a number of issues like wildfire protection, erosion control, and weed management. A healthy forest translates to healthy habitat for wildlife.

②

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Update plan to reflect progress since 2011.

② Add text: "6. The Mountain Village adopted a Forest Management Plan in 2014, along with Fire Mitigation and Forestry Management CDC regulations. We continue to support incentive programs to encourage replacement of cedar shake roofs and creating defensible space around existing structures."

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Update outdated text in Comprehensive Plan Amendment.

② Add text: “8. Strive to replace surface public parking, when those areas are being redeveloped, with replacement spaces onsite within the development project, so that the town is maintaining the same amount of public parking even when new development is approved. Surface parking will be replaced with the equal amount of public parking provided for in future development projects as applicable.”

TRANSPORTATION AND PARKING VISION

1. Mountain Village has a low-impact, environmentally friendly transportation system that provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride.
2. Adequate parking is available for visitors, businesses and full-time and part-time residents without detracting from the community character of Mountain Village and the resort.
3. Pedestrian and bike routes provide safe, non-vehicular connections between neighborhoods and activity and community centers.
4. There are multi-modal transportation options for convenient, safe travel between home, work and activity and community centers.
5. The movement of goods and materials through Mountain Village, which involve different methods and issues than the movement of people, is efficient and effective.
6. Locating development near transportation nodes is a key consideration in preserving the environment and Mountain Village's quality of life.
7. Any additional parking required as a result of growth is provided by developers or funding through parking revenues.

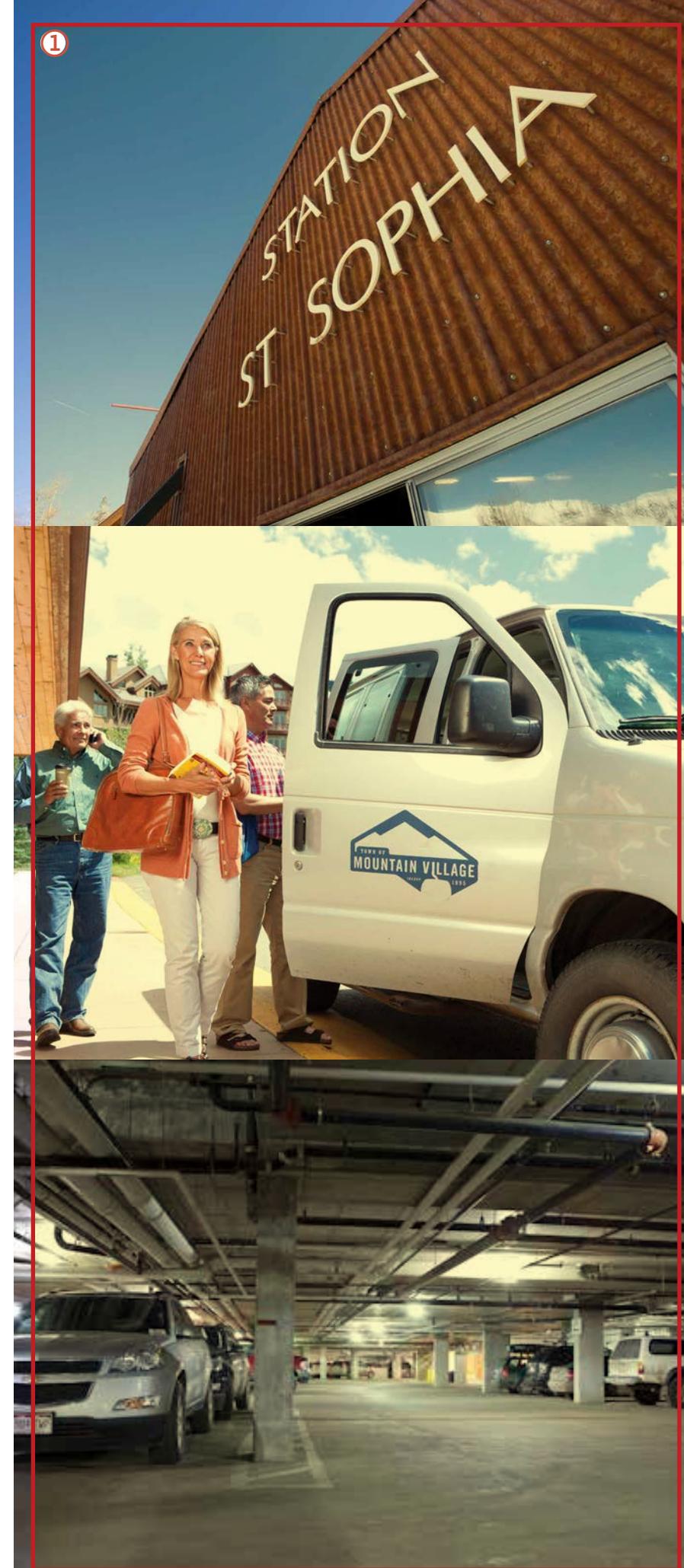
②

NATURAL ENVIRONMENT VISION

1. Mountain Village promotes actions that preserve and protect the environment and natural resources, locally and globally.
2. Mountain Village's night skies and important mountain vistas are preserved. Air and water qualities are improved.
3. Mountain Village's passive open space, natural habitats, wildlife and ecosystems are protected from irresponsible development.
4. Mountain Village supports renewable energy usage, which improves its environment and creates new green job opportunities, for the region.
5. Mountain Village supports sustainable green construction practices so that its buildings are models of energy, water and materials efficiency.

MV

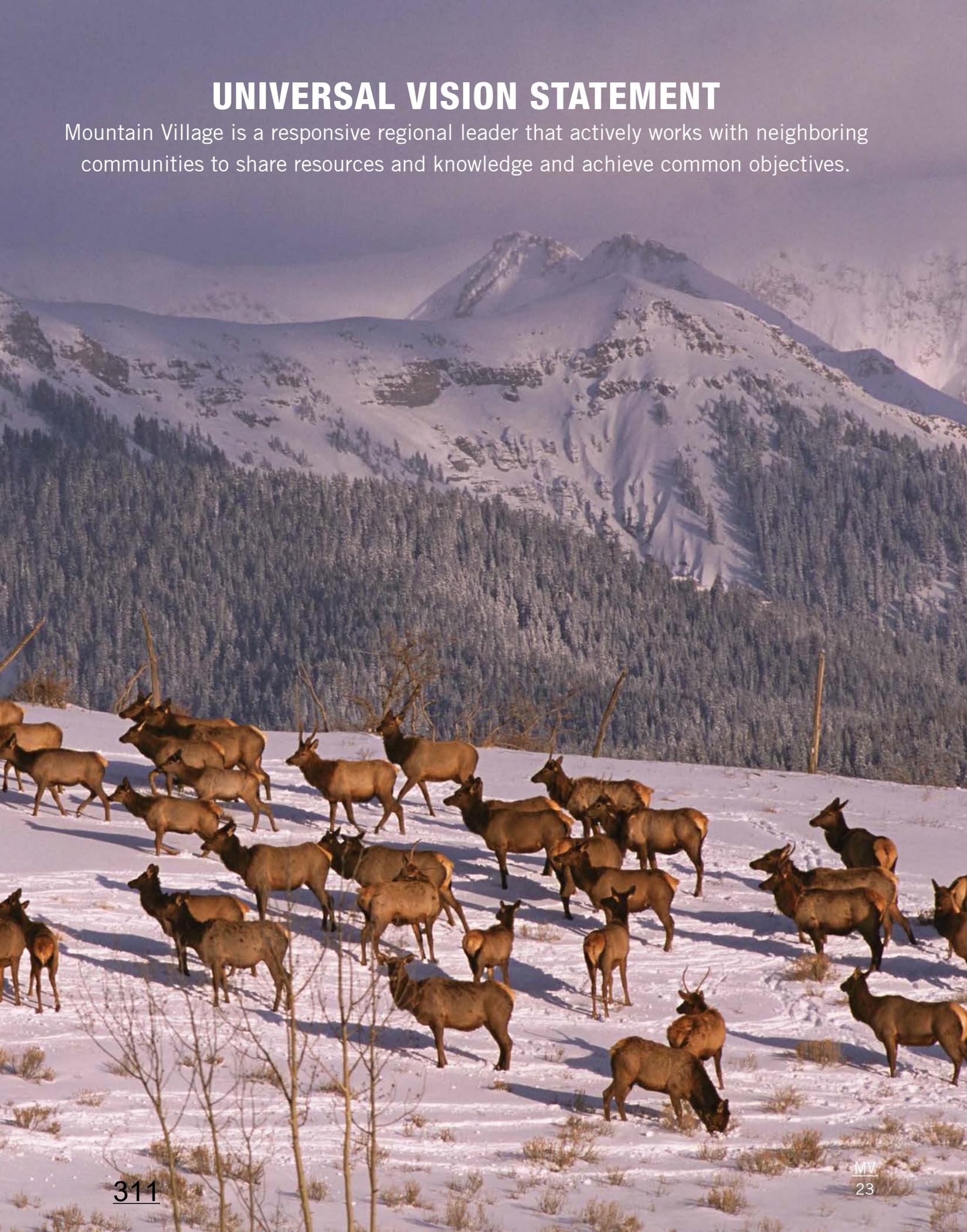
22



UNIVERSAL VISION STATEMENT

Mountain Village is a responsive regional leader that actively works with neighboring communities to share resources and knowledge and achieve common objectives.

REVISIONS ON THIS PAGE



REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

UNIVERSAL VISION STATEMENT

Mountain Village is a great place to live, work and visit.

Mountain Village's diverse, yet cohesive, community supports families and individuals by providing a stable year-round economy, high quality educational facilities and programs, a broad range of community services, and a responsive government.





REVISIONS ON THIS PAGE

COMMUNITY FACILITIES VISION

1. Mountain Village maintains progressive and responsive public services and community facilities.
2. High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village.
3. Mountain Village participates in regional efforts to address community facility needs.

~~1 RESPONSIVE GOVERNANCE VISION~~

- ~~1. The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism. The Mountain Village town government is a leader in regional government, seeking resolution of common issues such as deed restricted housing, transportation and other regional challenges.~~
- ~~2. The Mountain Village town government collaborates with neighboring communities and regional organizations, including the ski company and the TMVOA, to meet shared objectives.~~
- ~~3. TMVOA's governing board is appropriately comprised of residents and town stakeholders, giving consideration to the town's evolution and sources of funding of TMVOA operations.~~
- ~~4. A culture of community service encourages more volunteerism and citizen participation in Mountain Village's town government.~~
- ~~5. The Mountain Village town government recognizes it is a service industry and its customers are the full-time and part-time residents, property owners, business owners and visitors of Mountain Village.~~

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

- 1** Edit: Remove this vision and the associated section in the plan.

REVISIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- ① Edit: Rename “Roadmap for the Future Principles, Policies and Actions to Achieve the Mountain Village Vision” to “**Chapter 3: Roadmap for the Future**” and use new, larger Chapter header style.

CHAPTER 3: ROADMAP FOR THE FUTURE

① ROADMAP FOR THE FUTURE Principles, Policies and Actions to Achieve the Mountain Village Vision





REVISIONS ON THIS PAGE

In order to achieve the Mountain Village Vision, detailed principles, policies and actions were crafted regarding the following Comprehensive Plan Elements:

1. Economic Development
2. Land Use
3. Deed Restricted Housing
4. Natural Environment
5. Open Space and Recreation
6. Cultural Enhancement
7. Infrastructure
8. Responsive Governance

applicable town codes in order to then implement the Comprehensive Plan.

3. Provided information to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.
4. Encourage cooperation between the town, TMVOA, Telluride Ski & Golf (TSG), businesses, property owners of Subarea Plan parcels, MTI, Telluride Montrose Regional Air Organization, San Miguel County, Town of Telluride,

The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision

The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision. The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational and cultural development of the town. The Comprehensive Plan Elements also intend to:

1. Provide a policy guide for the Town Council, DRB and staff in evaluating certain development proposals.
2. Provide the foundation to amend the

and other entities to reach the Mountain Village Vision.

5. Link certain land use decisions to the economic development of the town.

It is intended that the Comprehensive Plan Elements are implemented by amendments to the Land Use Ordinance and Design Regulations, specific projects in town department work programs, capital planning, and the proactive and cooperative work with community and regional stakeholders.

Most Comprehensive Plan Elements have an introductory paragraph followed by detail principles, policies and actions. Principles are designated by a roman numeral that is followed by several policies and actions that are shown by alphabetic and numeric designation.

Intent: Reflect Plan reorganization in internal document and page number references

① Edit: Change to “principles and policies”

② Edit: Change to “Community Housing”

③, ④ Edit: Change to “principles and policies”

⑤ Edit: Change to “principles and policies. Principles are designated by a roman numeral in bold while policies are designated by alphabetic lettering.”

REVISIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

- ① Edit: Hot beds are now discussed within the larger Economic Development section. This hot beds page is replaced by a new Hot Beds section, see pages E-G for new content.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ② Edit: Update photos

① THE IMPORTANCE OF HOTBEDS FOR ENVISIONED ECONOMY VIBRANCY

One question that consistently came up during the creation of the Comprehensive Plan was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in Mountain Village’s long-term, big picture.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more. Attracting these visitors will require coordinated efforts focused on destination marketing, group sales, and transportation (primarily airlift). Increased visitation can also be driven by an appropriately sized, well designed Telluride Conference Center. As these efforts yield success, occupancy statistics will improve and the need for additional visitor accommodations will become clearer. And just to be clear, if occupancy does not improve, the free market is unlikely to invest in new hotel projects.

In continuation, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village currently lacks a flagship hotel, such as a Marriott, Ritz-Carlton or Four Seasons. Looking at comparable communities such

as Teton Village, Wyoming, and Beaver Creek, Colorado, such well branded hotels have a tremendous appeal and are able to draw upon extensive marketing programs and dedicated clientele to attract visitors year-round. In addition, with its current hotbed capacity, Mountain Village is not able to provide the level of service for visitors that will be generated as a result of the improvements set forth in the Comprehensive Plan. As the town adds amenities and increases its marketing efforts for events and conferences, it will need additional rooms within short walking distance of key centers to serve its additional visitors. Moreover, Mountain Village needs to add hotbeds to create a vibrant community, which is fully explained in the Economic Development Element.

The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more.

②



①

ECONOMIC DEVELOPMENT



② The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Now with a solid economic foundation in tourism and real estate, town residents, business owners, property owners and employees are very interested in improving the tourism economy to create a more vibrant, sustainable, year-round community.

Early in the Comprehensive Plan process the Task Force was asked if Mountain Village should be a quiet bedroom community or an economically and socially vibrant community. The Task Force's unanimous response was the latter, and so the Mountain Village Vision truly expresses this desired future state. Town Council concurred with this approach by officially adopting the Mountain Village Vision in June 2009. Moreover, the results of the 2010 Mountain Village Community Survey showed that approximately 92% of the respondents favored a more vibrant Mountain Village Center.

③ ECONOMIC MODEL

The local economy in Mountain Village is

fueled by tourism, construction and real estate. As a resort community, Mountain Village is dependent on its retail, restaurant, entertainment and commercial enterprises to not only offer a quality off-mountain experience to guests, but also to provide employment to residents and the sales tax revenues needed to fund necessary public services and infrastructure. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (Economic Model) to reflect Mountain Village's economy. The Economic Model was developed with key stakeholder input including MTI, TMVOA and Mountain Village businesses. The purpose of the Economic Model is to document economic-based relationships in town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the

model specifically provides a quantification of detailed data that pertains to the town's economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax "leakage".

Furthermore, the Economic Model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending and airport utilization.
- Project the town's major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax, property tax and the TMVOA RETA.
- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town's long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned and planned retail areas.

REVISIONS ON THIS PAGE

Intent: Reorganize plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

① Edit: Move Economic Development to be the third section in "Chapter 3: Roadmap to the Future".

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

② Edit: This introductory section is replaced by new text. See page A for replacement text.

Intent: Update Comprehensive Plan to reflect current conditions in 2021.

③ Edit: Revise this header to say "2011 Economic Model" with note below that says "Used in the development of the original Comprehensive Plan document."

REVISIONS FOR PAGE 29

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

- ① Edit: This introductory section replaces page 29.

①

The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation, and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use, and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Over the past decade, the economy of Mountain Village and the greater Telluride region has generally thrived, reaping the benefits of growing visitation and interest in the region as a destination.

With the disruptions from the COVID-19 pandemic in 2020, the tourism-driven economy faced serious challenges. While visitation recovered quickly, employment lagged, with businesses facing strong headwinds in the effort to attract labor. Despite modest success over the past

decade, brick-and-mortar retail has also faced recent challenges related to economic viability. Mountain Village has strengthened its economic position and done well in the past decade. Looking to the next decade, there are actions it should consider to further solidify its economic potentials, which are described in greater detail below.

This Comprehensive Plan amendment recognizes that mountain resort communities, like Mountain Village, are diversifying their economic drivers. As a comprehensive plan that is casting a vision for the future, it is important to emphasize that the community has a strong brand as a destination location across all seasons, not just winter. Several resort communities that have formerly been recognized as ‘ski destinations’ are broadening their economy, and Mountain Village will be well-served to move in that direction as well.

Throughout the Comprehensive Plan Amendment Process, town residents, business owners, and property owners have expressed the importance of sustaining a vibrant, year-round community in Mountain Village. The economic drivers in Mountain Village, including tourism, retail, and outdoor recreation, are regarded as ways to achieve greater community vibrancy. In establishing a common understanding of this, the following questions have been front and center: How can the comprehensive plan promote vibrancy with a focus on locals? How can the Comprehensive Plan balance the need for fiscal and economic health with preservation of community character? How can the Comprehensive Plan help ensure that the Mountain Village community is both a good place to live and a good place to work and/or run a business?

REVISIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to and update to reflect current conditions in 2021.

① Edit: Add new text about the updated economic model to say:

“2021 ECONOMIC MODEL

As part of the 2021 amendment process, the economic model was updated to reflect the recalibrated future hot bed count of 510 additional units (the midpoint of the ranges identified in the hot bed table in this section). The goal of this update is to estimate the economic impact of new hot bed development, and how this contributes to overall economic vitality. The addition of 510 hot bed units is estimated to result in \$6.5 million in additional Food and Beverage sales annually and \$7.0 million in additional General Retail sales annually. With the current stock of retail space, that would elevate sales per square foot from \$524 to \$700 for Food and Beverage and from \$391 to \$558 for General Retail. In terms of tax revenue, the additional 510 hot bed units are estimated to generate \$2.1 million in additional sales tax proceeds and \$1.3 million in additional lodging tax proceeds. In addition, with the average daily rate of hotels increasing, it is realistic that lodging tax revenue will grow at an even faster rate in the coming years.”

ECONOMIC MODEL AT WORK

Mountain Village used the Economic Model to analyze the impacts of the Comprehensive Plan, with the goal to create a plan that achieves the Local Economy Vision Statement and the overall Mountain Village Vision. Given the Economic Model’s robust capability to evaluate land use planning, it played an integral role in crafting the Comprehensive Plan. Particularly, the Economic Model was used to gauge the economic impacts of several land use scenarios that were generated by detailed parcel testing whereby specific areas of Mountain Village were evaluated for hotbed and recreational development, among other things, to achieve the Mountain Village Vision. For more information regarding parcel testing, refer to page 36. The act of parcel testing resulted in potential “buildout” numbers that estimated the total number of units for each land use designation in the town. This buildout analysis assumed that each parcel within a subarea would be built according to the estimated density shown by the parcel testing. This land use scenario is referred to as the “Subarea Plan Buildout”. Since it is highly unlikely that each subarea would be built out as parcel tested due to the big-picture nature of the analysis and individual parcel variables, the Subarea Plan Buildout numbers for each parcel were rated on the likelihood of development based on several variables, such as ownership

patterns, access and development constraints. A ranking of “very high”, “high”, “medium” or “low” was applied to each tested parcel. Percentages were then applied to each ranking, such as 90 percent for very high and 50 percent for medium rankings, with a new estimated density derived from the Subarea Plan Build Out numbers. This land use scenario is called the “Adjusted Subarea Plans”. The Subarea Plan Buildout and the Adjusted Subarea Plans scenarios were then input into the Economic Model to evaluate both scenarios and project a range of potential economic futures. The economic future of Mountain Village lies somewhere in between these two land use scenarios.

ECONOMIC FINDINGS

Research conducted by the town’s consultants found that Mountain Village’s economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends.

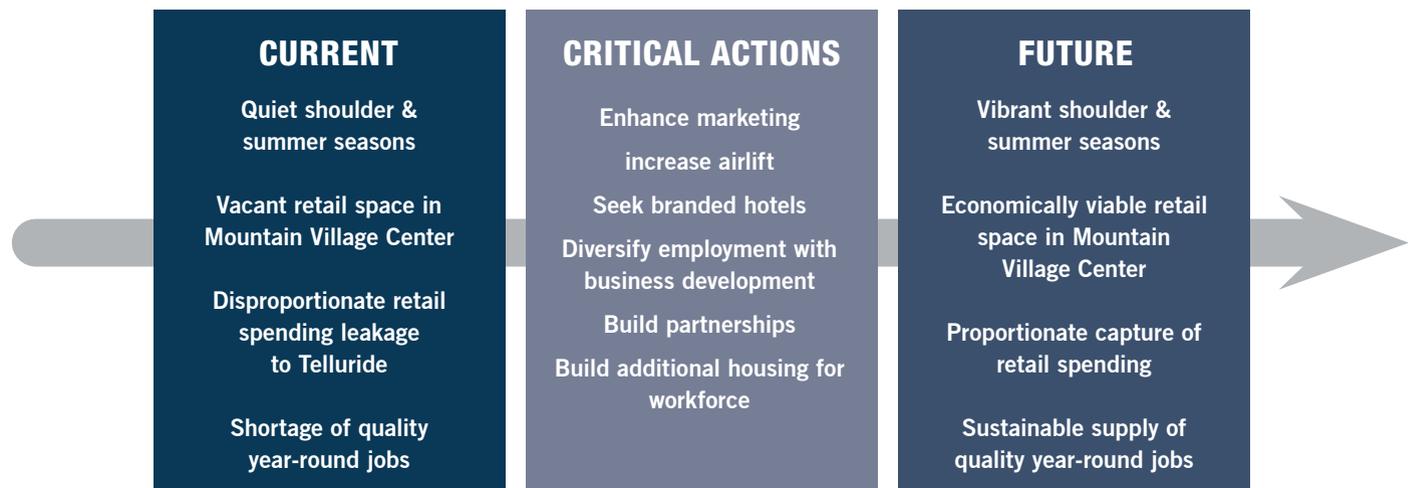
As proof, Mountain Village’s average annual retail and restaurant sales per square foot are \$320. This is significantly lower than industry standards and

comparable resort communities. EPS found that the \$320 per square foot is skewed by a small number of ski/sport shops that achieve higher sales per square foot and that food and beverage sales are in the low \$200 per square foot range while other retail business sales are in the \$200- to \$300- per square foot range. As for Mountain Village’s peer ski resort community, they realize much higher averages per square foot.

- Aspen, Colorado: \$750 per square feet annually
- Beaver Creek: \$450- to \$600- per square feet annually
- Vail Village: \$600- to \$800- per square feet annually
- Whistler Village: \$650 per square feet annually

With average sales of \$320 per square foot annually, Mountain Village current retail and restaurant average sales are only 70% of the \$450 per square foot that is considered an acceptable minimum for a business to be viable. The \$450 per square foot minimum is roughly 65% of the \$600- to \$700- per square foot that will allow businesses to flourish and for the town to achieve the envisioned economic vibrancy. Refer to the Land Use Element, page 32, and other Comprehensive Plan elements to review economic development-related principles, policies and actions.

①





REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to and update to reflect current conditions in 2021.

② Edit: Remove this table

② ~~Table 3. Economic Model Estimates for Subarea Plan Buildout and Adjusted Subareas Plans~~

COMPREHENSIVE PLAN ECONOMIC GOALS					
	Mountain Village Current Conditions	Scenario 1: Subarea Plan Buildout*	Additional Economic Benefits to Current Conditions Under Scenario 1	Scenario 2: Adjusted Subarea Plans**	Additional Economic Benefits to Current Conditions Under Scenario 2
Total dwelling units	3,132 units	4,907 units	1,775 units	4,182 units	1,050 units
Total hotbed units	836 units	2,164 units	2,164 units	1,715 units	879 units
Food, beverage, retail square feet in Mountain Village Center Part of Economic Vibrancy	75,339 square feet	130,229 square feet	54,890 square feet	112,532 square feet	37,193 square feet
Food, beverage, retail average annual sales per square foot viable businesses in Mountain Village Center	\$348 per square foot	\$647 per square foot	\$299 per square foot	\$621 per square foot	\$273 per square foot
Annual sales tax proceeds available to Town of Mountain Village mitigate dependence on property taxes to pay for services	\$2.7 million	\$7.8 million	\$5.1 million	\$6.4 million	\$3.7 million
Annual lodging and restaurant tax proceeds available for airline guarantees and marketing more flights and more occupancy	\$1.2 million	\$4.1 million	\$2.9 million	\$3.2 million	\$2 million
Average annual skier days impact of increase to be mitigated by TSG	497,000 skier days	692,000 skier days	195,000 skier days	622,000 skier days	125,000 skier days

~~*The total number of units parcel tested and currently built and zoned in Mountain Village. Refer to Economic Model at Work, page 30, for more details on the Subarea Plan Buildout.~~

~~**The total number of units in Mountain Village based on applying a likelihood of development rating to each parcel tested and a corresponding percentage. Refer to the Economic Model at Work, page 30, for more details on the Adjusted Subarea Plans.~~

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: This hot beds section replaces page 28 and will occur within the larger Economic Development section.

② Edit: Add “Existing Hot Beds/Condos” table to better explain and benchmark existing conditions.

③ Edit: Add “High Priority Proposed Hot Bed Sites” table in Economic Development section rather than these designations living in the Subarea Plan development tables.

This table was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability.

Details about intent behind changes to this table are provided on page “Q” and within the Subarea Plans.

④ Edit: Add “Other Potential Hot Bed Sites” table to show the most realistic lots that may possible be developed.

① HOT BEDS

The Comprehensive Plan recognizes hot beds as a key economic driver in Mountain Village, but in the context of a broader set of goals that include community quality of life and economic vitality. This Plan establishes a goal for new hot beds in Mountain Village, based on their importance as an economic driver. The target reflects the possible expansion of hot beds – it does not prescribe the outcome. Even with the guidance on hot bed development provided by this plan, other factors will ultimately determine the extent of hot bed development, including entitlements, market feasibility, and the characteristics of individual projects. The hot bed goal set in this section does not serve as an end in itself.

A central issue in the Plan is to provide direction on the optimal number of hot beds, or visitor accommodations, in the community. A question asked during the Comprehensive Plan review was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in the historic trends and in the long-term picture. Trends show significant increases in the utilization of the existing inventory, as measured both in occupancy rates and room rates. Mountain Village’s brand has strengthened as measured by both indices.

Looking to the future, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village expects to see a luxury flagship hotel in the near future based on recent land sales and stated expectations regarding the imminent entitlement process. Providing a targeted capacity that aligns with peer communities and is balanced relative to the permanent population are the guideposts used to frame future hotbed targets.

The Comprehensive Plan recognizes that a key driver of economic vitality In Mountain Village is visitation, which provides the dollars that flow through the local economy. Visitor accommodations, or hot beds, are essential to driving visitation and establishing economic vitality. Hot beds have consistently come up as a point of interest for residents, businesses, and other stakeholders in Mountain Village. They occupy a central role in the local economy, having direct linkages to retail viability, the local tax base, and ski resort success. At the same time, hot beds have a significant influence on community vibrancy and character, in ways that can be both positive and negative. The goal of the Comprehensive Plan Amendment process, as it relates to hot beds, has been to recognize the importance of hot beds in sustaining a healthy local economy, while also considering the constraints and implications of new hot bed development.

② Table: Existing Hot Beds/Condos

Parcel	Existing Hotbed Mix	Existing Warmbed* Units	Total Units
Parcel B, Lot 108 Shirana	0	5	5
Parcel, Lot E Le Chamonix	0	7	7
Parcel H Columbia Condos	0	8	8
Parcel I Village Creek	0	10	10
Parcel N, Lot 27A, Belvedere	0	29	29
Lot 159R: Bear Creek Lodge	36	51	87
Lot 43: Inn at Lost Creek	8	24	32
Lot 28: Lumiere	11	18	29
Lots 28, 50 15R: Madeline	96	63	159
Lot 1006R: Mountain Lodge	57	83	140
Lot 128: Peaks	174 ¹	24	198
Lot 42B: Blue Mesa Lodge	13	10	23
Lot 61C & 61D: Franz Klammer	0	63	63
Total Existing Hot Beds	395	395	790

Source: Town of Mountain Village

*Warmbeds are lodge and condominium units

¹ Includes lodge and efficiency lodge units

③ Table: High Priority Proposed Hot Bed Sites

Parcel	Updated Targeted Hot Bed Mix	Targeted Hot Beds from 2011
High Priority Hot Bed Sites		
1) Parcel A-1 Lots 122,123,128, OS-1R1: Peaks North Peninsula	50-100	125
2) Parcel A-4 Lot 128: Telluride Conference Center Expansion	68	68
3) Lot 109 R	113	0
4) Parcel D: Pond Lots	60-71	71
5) Parcel F: Lot 161 CR	100-125	242
6) Parcel G: Gondola Station	75	127
Council Proposed Target Range	466-552	1,128
Existing Hot Beds	790	790
Total	1,256-1,342	1,918

Source: Town of Mountain Village, Economic & Planning Systems

④ Table: Other Potential Hot Bed Sites

Parcel	Updated Targeted Hot Bed Mix	Targeted Warm Bed Units	Total Target Units	Targeted Hot Beds from 2011
Parcel C-1: 89 Lot	0	39	39	79
Parcel K: Magic Carpet	115	15	130	51
Parcel O: TSG Clubhouse	51	7	58	115
Lot F: Town Hall Center	79	0	79	174
Total	245	61	306	419

Source: Town of Mountain Village, Economic & Planning Systems



②

TARGETED HOT BEDS

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

High Priority Hot Bed Sites

Key:

- 1:** Parcel A-1 Lots 122, 123, 128, OS-1R1: Peaks North Peninsula
- 2:** Parcel A-4 Lot 128: Telluride Conference Center Expansion
- 3:** Lot 109-R
- 4:** Parcel D: Pond Lots
- 5:** Parcel F: Lot 161 CR
- 6:** Parcel G: Gondola Station

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

Hot beds are envisioned both inside and outside of the three Subareas. Adding this map outside of the Subarea Plans communicates that and provides information relevant to this section.

- ① Edit: This hot beds section (continued from previous page) **replaces page 28** and will occur within the larger Economic Development section.
- ② Edit: Add map of hot beds to more easily visualize which parcels are listed in the “Updated Target Hot Beds” column of the table on previous page.

① As the Town seeks to continue to support economic vibrancy, it will need to provide ways to expand the base of hot beds above the existing stock of 790. The former Comprehensive Plan identified a target future hot bed count of 1,918. Through a detailed analysis of sites, that number was determined to be untenable, and target future hot bed count was brought down to a range of 1,258 - 1,342.

The High Priority Proposed Hot Beds table on the previous page is not meant to be exclusive of other new opportunities for hot bed development, but rather to identify the most feasible locations based on current analysis. This table was determined through a detailed evaluation by the Comprehensive Plan Team (MIG, EPS, Mountain Village staff) as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, access, and the ability to achieve critical mass and thus generate economic viability. A map of these sites is provided on this page.

This evaluation was coupled with a comparison to the peer communities of Aspen, Crested Butte, and Sun Valley which are all destination mountain resort communities, with little day-usage. When looking at ratios of permanent population to visitor population, the data suggest that Mountain Village could expand its hotel inventory by another 466-552 units and remain within the balance between guests and locals. This is a relatively

simple metric, but provides a consideration as to the ceiling that maintains balance.

In arriving at 1,256 - 1,342 targeted future hot beds, the recommendation reflects the evaluation of sites and capacity, overlaid with the benchmark related to local/visitor balance. It is important to note that the Town will continue to require a rigorous review process for any development proposal. Moreover, various owners will have various levels of motivation to pursue development. Thus, not every site identified will come to fruition as a hotel development during the planning horizon of this plan.

Mountain Village occupies a unique position in the lodging market as a destination-driven place with a strong brand. While expanding the hot bed inventory is a worthwhile goal, Mountain Village needs to recognize the importance of room rate and occupancy in driving economic vitality. The lodging market in Mountain Village is well-positioned to make progress on increasing occupancy and sustaining high room rates, which if successful, will generate additional spending potential.

Council is prioritizing lots currently zoned for hot bed development in this plan. Once development of these targeted, high priority hot bed sites occur, Town Council may consider the lots listed in the “Other Potential Hot Bed Sites for development pending future proposals.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: This hot beds section replaces page 28 and will occur within the larger Economic Development section.

② Edit: Add callout box to clearly identify count of dispersed short-term rentals.

①

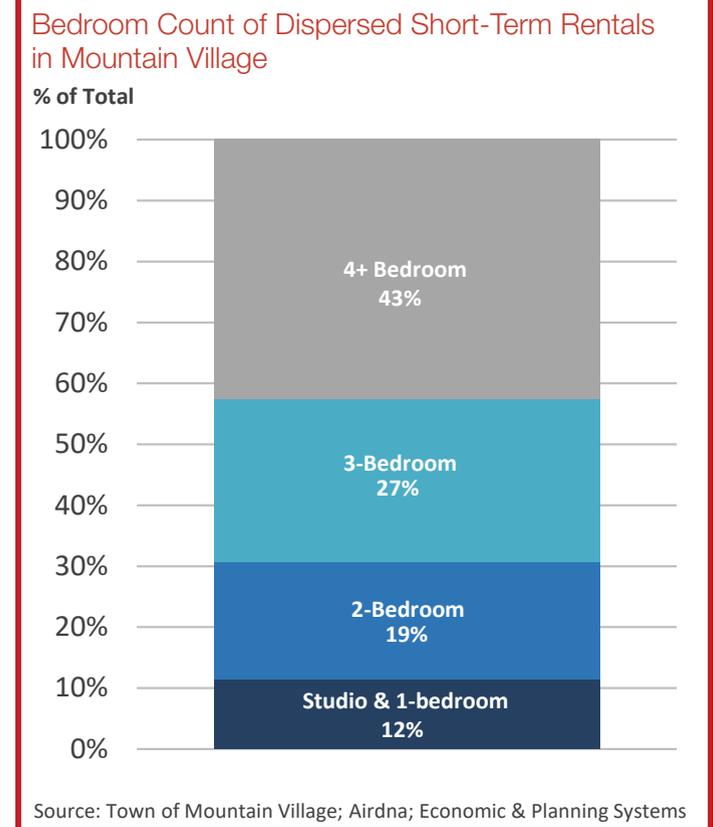
DISPERSED HOT BEDS

In addition to hot beds within hotel units, there is an inventory of dispersed hot beds that is important to recognize. When the Comprehensive Plan was created in 2011, the market for visitor accommodations in Mountain Village had not experienced the breadth of the impact and growth in dispersed short-term rentals (DSTRs), which are guest rentals that are listed and rented through platforms such as Airbnb and Vrbo. Since 2011, this type of guest rental has expanded and evolved into a major segment of the market for visitor accommodations in Mountain Village, with guest rentals emerging in places where they previously had not existed, such as in single family homes.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units, comprising one-third of the overall bed base, and one-fifth of the overall housing stock. This type of accommodation does not occupy the same market position as traditional hot beds (i.e., hotels), given that it is unfixed and subject to removal from the lodging market per the discretion of the owner, or through local regulation. In this way, DSTRs are a less reliable component of the overall bed base than traditional hotels. DSTRs are nonetheless important, as they contribute to the overall critical mass needed to sustain economic vitality in Mountain Village and have become a preferred type of accommodation for certain segments of the market. DSTRs also differ from traditional hotels in the type of lodging experience they offer, as they typically provide guests with a lower level of service and a more private space suitable for larger groups. As shown in the figure to the right, 43% of DSTRs in Mountain Village have four or more bedrooms, and the overall DSTR inventory has an average bedroom count of 3.26, reflecting the fact that many DSTRs are located in homes and condos.

The expansion of the DSTR market has also elevated the need for the Town to identify ways to proactively manage the impacts of inventory, focusing on ways to reduce potential negative impacts to residents as well as the effects on the housing stock.

As of 2021, Mountain Village has approximately 415 dispersed short-term rental units. This is one-fifth of the overall housing stock. ②



BENEFITS AND TRADEOFFS OF DISPERSED AND TRADITIONAL HOT BEDS

Dispersed Hot Beds

- Benefits
 - Expand the bed base but require no new development or investment
 - Owners in Mountain Village can generate revenue
 - The 'Sharing Economy' creates greater utilization of existing assets, which many see as a positive attribute.
- Tradeoffs
 - A less stable and less consistent component of the bed base
 - Have the potential to create nuisances for residents

Traditional Hot Beds (Hotel Rooms)

- Benefits
 - Consistent, long-term source of bed base, which sustains economic vitality
 - Well managed hotels provide consistent, reliable source of guest expenditure that supports local business
- Tradeoffs
 - Employees generate additional housing demand
 - Requires significant development and investment
 - The market for building traditional hot beds is challenging, and often requires the addition of for-sale condos to be feasible

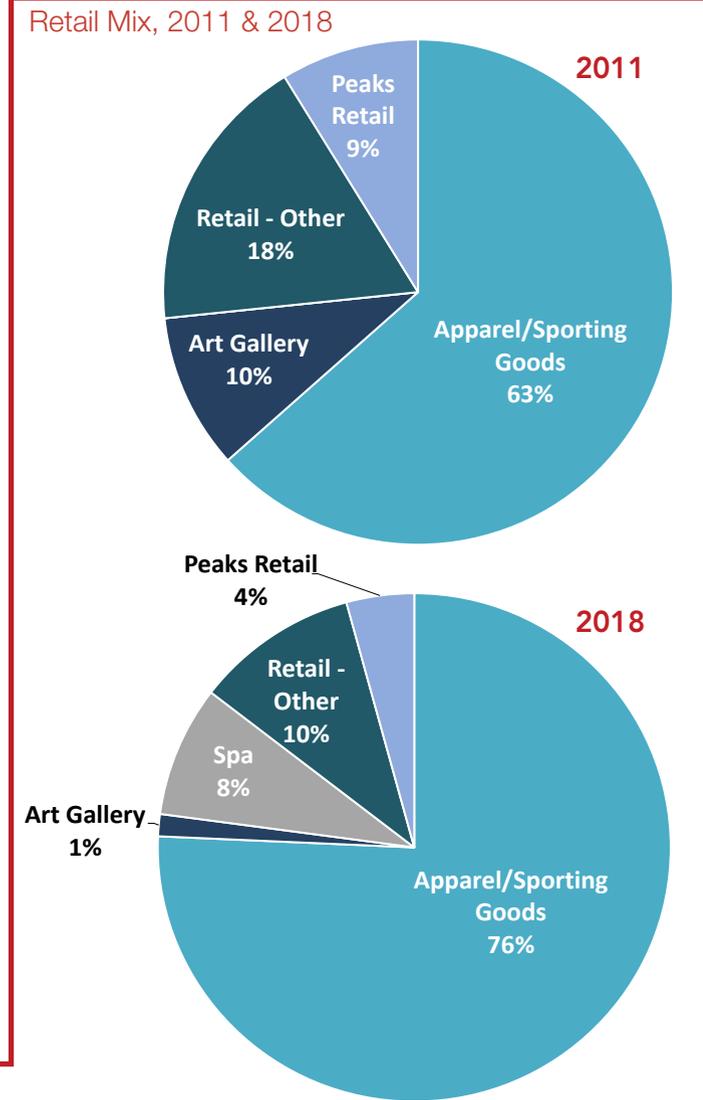
①

RETAIL

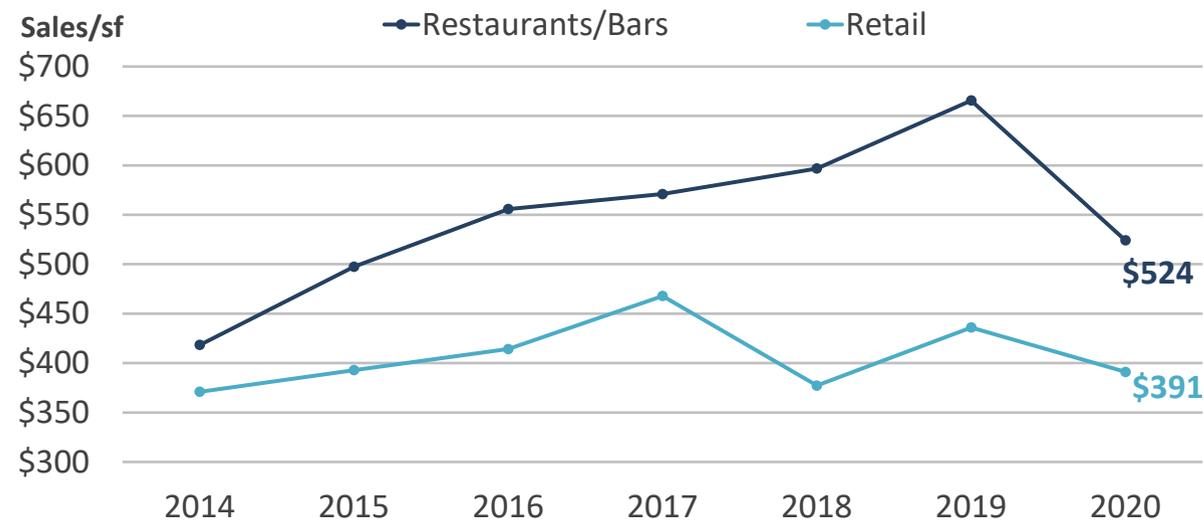
A strong base of retail is foundational to community and economic vibrancy in Mountain Village. Retail circulates dollars within the local economy and creates employment opportunities, while also providing residents and visitors alike with venues to experience the local community. Moreover, the presence of retail is essential to providing residents with a high quality of life. Throughout the amendment process, the community expressed an appetite for a larger base of locally focused and diverse retail establishments. An analysis of retail space in Mountain Village affirms this sentiment: Over three-quarters of retail space in Mountain Village is used for Apparel and Sporting Goods, up from 63% in 2011. This points to a lack of diversification in the Mountain Village retail mix, and to the predominance of a type of retail that is generally not considered to be locally focused.

While locally focused retail is desirable for both the economy and community, it faces challenges related to long-term viability in Mountain Village. Taxable sales for brick-and-mortar retail have stagnated, with recent overall taxable retail sales buoyed by e-commerce sales. Meanwhile, sales per square foot of Traditional Retail have been stagnant over the past several years, while sales per square foot for Restaurants and Bars has steadily grown, with the exception of the pandemic-induced contraction in 2020. Both local and national trends put local retail in a vulnerable position and its long-term sustainability will require creative approaches from local entities.

②



Sales per Square Foot, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Reflect the adjusted direction on hot beds that the 2021 amendment process has led to. Reflect the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

- ① Edit: This Retail section is a new section that follows the new hot bed section.
- ② Edit: Add corresponding charts and graphs to support retail narrative.

NEW PAGE - ADDITIONS ON THIS PAGE

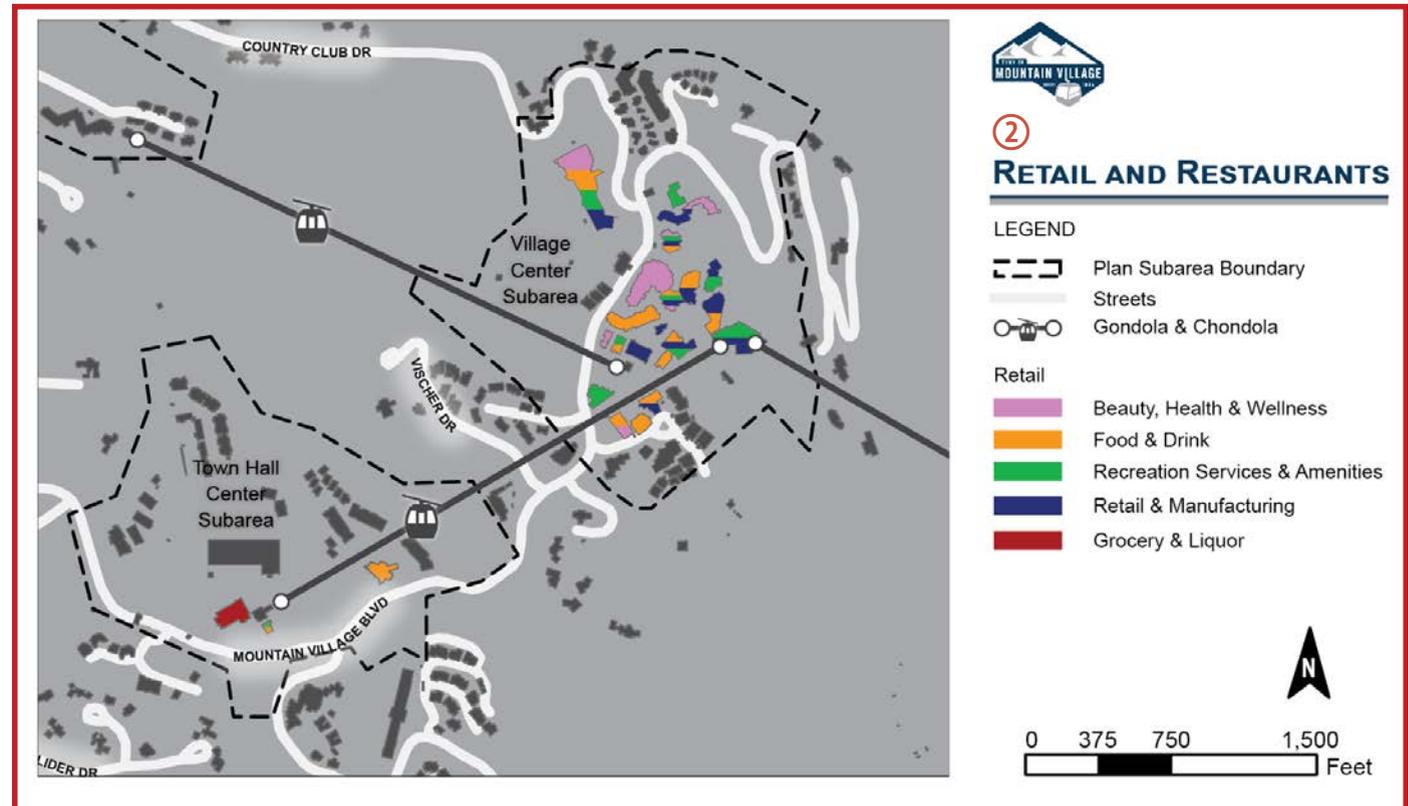
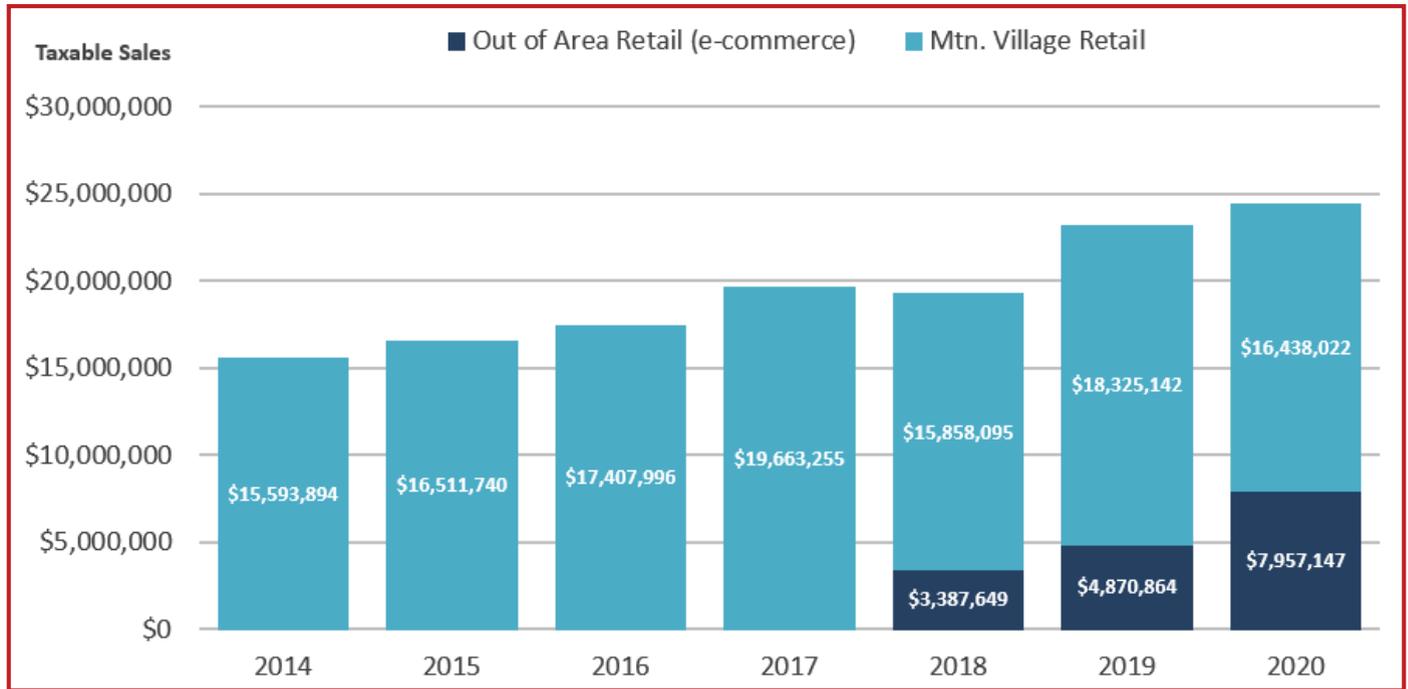
Intent: Reflect the adjusted direction on retail that the 2021 amendment process has led to. It also reflects the re-framing of economic development in the Comprehensive Plan, focusing on both hot beds and retail as economic drivers.

① Edit: Add Taxable Retail Sale chart to support retail narrative.

② Edit: Add map of Retail and Restaurant locations to more easily visualize geographic locations being discussed in the retail narrative.

①

Taxable Retail Sales, Mountain Village, 2014-2020



Data Sources: Town of Mountain Village, Economic & Planning Systems

①

PARTNERSHIPS

The use of incentives and public-private partnerships is an approach that Mountain Village can take to catalyze desired forms of commercial expansion or development. Given the recent strong performance of lodging businesses, the Town should focus its lodging incentives on entitlements that provide market-based solutions to active feasibility, such as a sufficient number of on-site branded condominium residences that can be sold to reduce debt. Additional incentives should be provided judiciously. Retail, especially locally focused retail, is facing headwinds, and is in a position that warrants consideration of financial incentives and partnerships. It is recommended that the Town consider opportunities for these partnerships and philanthropic participation in supporting various development types. In Colorado, several tools are available at the municipal level to provide incentives and establish public-private partnerships. These include, but are not limited to:

- Telluride Mountain Village Owner’s Association (TMVOA) – As a major owner of commercial property in Mountain Village, TMVOA is well-positioned to channel resources into supporting local retail businesses. The Village Market and Telluride Distillery are examples of locally-focused retail in which a partnership with TMVOA was needed to ensure long-term viability.
- Downtown Development Authority (DDA) - DDAs are established to promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within a district. To generate DDA funding, a city or town can issue revenue bonds on behalf of the DDA as well as utilize TIF (both sales and property tax increments) to cover costs related to infrastructure and community benefits. The benefit of a DDA is that it can generate funds for public improvements, marketing, events, and anchor tenants that would otherwise not be available. The proceeds and corresponding improvements can catalyze development within the DDA contribute to the overall vibrancy of local retail.
- Urban Renewal Authority (URA) – A URA within a city or town can be created a project area that meets the state statute requirement for finding of blight. URAs can use tax increment financing (TIF) to pay for eligible redevelopment and public improvements. TIF redirects the incremental property taxes from willing taxing entities (such as municipal, county, school district, and any special districts) to a new development within a URA to pay for eligible expenses including costs for remediation and infrastructure.
- Business Improvement District (BID) – BIDs are districts formed to construct and maintain public improvements in established commercial areas and to provide additional services to businesses within the district. The goal is to enhance the quality of the commercial area and improve overall activity and vitality. Funding can be generated through a levy of ad valorem taxes or special assessments.
- General Improvement District (GID) – A GID is public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure and/or programs. It is commonly used to fund infrastructure facilities (such as roads, utilities, parking garages, pedestrian improvements, and/or storm water) in a defined district area.
- Philanthropic contributions – Given the level of interest and resources by individuals and organization in the Mountain Village community, there is the potential to direct philanthropic gifts into an organization that could manage it on behalf of the community, providing incentives to local business districts and/or individual business endeavors.

It is ultimately up to the Town to evaluate the incentives, partnerships, and financing tools that could be most effective in achieving its goals. It is recommended to establish a process to delineate needs, vet options, evaluate implementation logistics, and identify an entity that can support local business.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Include updated economic development considerations and opportunities.

- ① Edit: Add section on potential partnership opportunities.

REVISIONS ON THIS PAGE

Intent: Reorganize plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- 1 Edit: Move Land Use to be the first section in **“Chapter 3: Roadmap to the Future”**.

Intent: Maintain regulatory clarity between the Land Use Plan Element, the Land Use Ordinance, and the Zoning Code.

- 2 Edit: Create a callout box that highlights and clearly defines the relationship between Future Land Use and the CDC’s Zoning Code to say: **“Future land use provides a vision for the community. If the vision is different from what is allowed in the adopted Zoning Code, property owners can seek zoning or entitlement changes if desired. Zoning regulates what can be built on a property including specific types of uses and building form.”**

Intent: Reflect Plan reorganization in internal document and page number references

- 3, 4, 5 Edit: Rename to match revised nomenclature **“Land Use Element”**

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

- 6 Edit: Remove text.
- 7 Edit: Change to say **“The definition of Density and specific population equivalents for dwelling types and zoning designations are located in the CDC.”**
- 8 Edit: Remove text, definition to occur only in CDC
- 9 Edit: Remove Table 4 Density Allocation. CDC Section 17.3.7 C. Table 3.2 includes the same information.

- 10 Edit: Include new infographic explaining the Density Bank at a level appropriate for the Comprehensive Plan (see page K for new graphic).

1 LAND USE

3 The Land Use Plan within the Comprehensive Plan provides the overall framework for the physical development of Mountain Village with specific land use guidance for the town as a whole and for specific subareas.

- 4 Also, the Land Use Plan strives to provide certainty for future land uses, especially open space lands, and offer specific guidance by outlining land use categories, desired uses, design considerations, and other provisions to achieve the Mountain Village Vision.

- 5 Last, the Land Use Plan and the associated Subarea Plans are founded upon eight land use values (page 34).

- 6 ~~The Land Use Plan can be implemented over time by amending the LUO to require general conformance with the Comprehensive Plan for all future rezoning, subdivisions, PUDs and other applications that require general conformance with the Comprehensive Plan. In addition, it may also be implemented by specific zoning amendments initiated by a landowner or by Town Council.~~

MOUNTAIN VILLAGE ZONING FRAMEWORK

Understanding Mountain Village’s zoning framework is vital since it provides context to implementing the Comprehensive Plan and an

understanding of the historical land use policies.

Mountain Village was originally a Planned Unit Development (PUD) in the unincorporated area of San Miguel County. Thus, the Mountain Village zoning evolved from the original PUD. Upon incorporation in 1995, the town assumed all powers to create and enforce land use and zoning rules. However, per a settlement agreement with San Miguel County there are specific limitations that must be respected regarding density, open space and Ridgeline Development. Note, these limitations only apply within the boundaries of the original County PUD, and do not apply to lands that were annexed subsequent to town incorporation, such as Boston Commons and FF-2 annexations.

DENSITY

Density in the boundaries of the original County PUD is limited to a maximum of 8,027 “person equivalent” except for the creation of additional density for multiunit employee housing. The 8,027 person equivalent density limitation is based on the following definition of density:

- 8 ~~Density refers to the population equivalents that have been established for each type of dwelling unit or zoning designation as follows in Table 4.~~

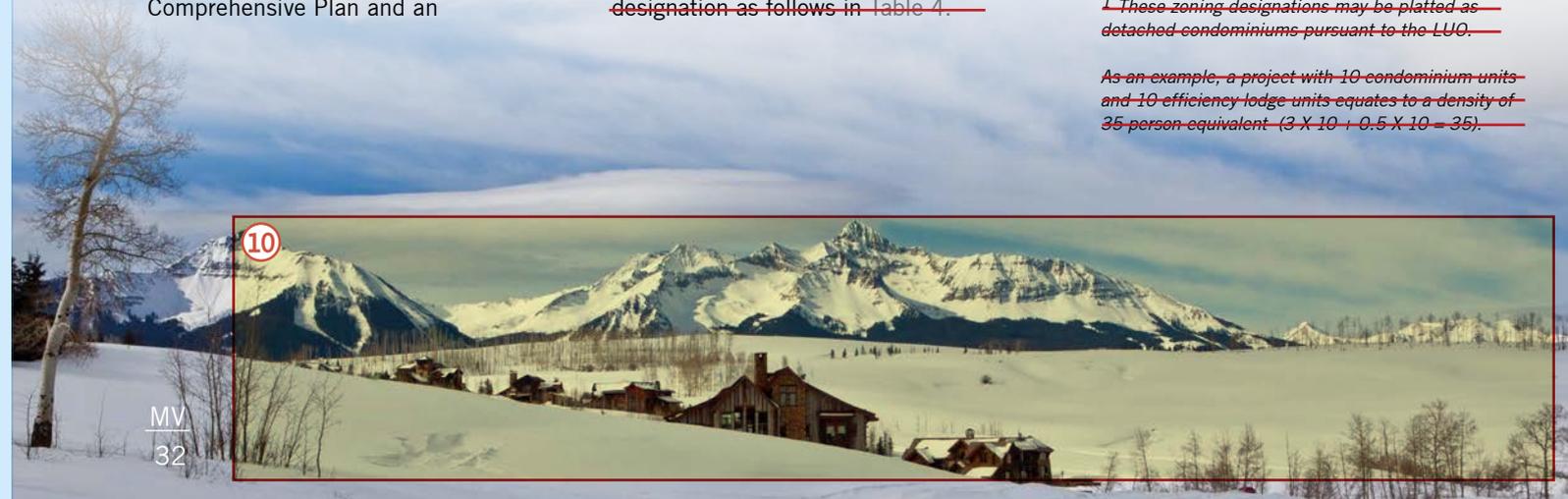
The 8,027 person equivalent density within the boundaries of the original County PUD was based on a detailed plat that listed each lot and the assigned, zoned density. Over time, density has moved between lots and has been converted from one zoning designation to another. Also, in some instances, density was removed from a land parcel and placed in the owner’s name in the density bank where it is held of future development use.

~~Table 4. Density Allocation~~

Zoning Designation	Per Unit Person Equivalent Density
Single-Family¹	4 persons
Subdividable Duplex¹	8 persons
Non-Subdividable Duplex¹	6.5 persons
Condominium	3 persons
Hotel	1.5 persons
Hotel Efficiency	2 persons
Lodge	.75 persons
Efficiency Lodge	.5 persons
Employee Condominium/ Apartment	3 persons
Employee Apartment	3 persons
Employee Dormitory	1 person

~~¹ These zoning designations may be platted as detached condominiums pursuant to the LUO.~~

~~As an example, a project with 10 condominium units and 10 efficiency lodge units equates to a density of 35 person equivalent (3 X 10 + 0.5 X 10 = 35).~~





REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity between the Land Use Element, the Land Use Ordinance, and the Zoning Code. Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ① Edit: Change header to: “Community Development Code”
- ② Edit: Add text “In 2013, the Land Use Ordinance (LUO) was replaced by the Community Development Code (CDC). The CDC contains Zoning and Land Use Regulations, Design Regulations, and more.”
- ③ Edit: Change all instances of “Land Use Ordinance” to “Community Development Code”
- ④, ⑧ Edit: Change all instances of “LUO” to “CDC”
- ⑤ Edit: Add header before this section of yellow text: “Zone Districts”.
- ⑥ Edit: Move this text to the end of “Density” section on previous page
- ⑦ Edit: Add header before the remainder of yellow text: “Process for Density Transfers, Rezonings, and Subdivisions”

OPEN SPACE

Open space within the boundaries of the original County PUD is also regulated with a requirement that active and passive open space be preserved as to acreage and general location. Platted open space shall not be less than 60% of the total acreage within the boundaries of the original County PUD. Passive open space within the boundaries of the original County PUD shall not be reduced below 151.334 acres. Today, the town is exceeding these open space requirements.

RIDGELINE DEVELOPMENT

Specific lots located on the north side of the town within the original County PUD boundary are subject to detailed Ridgeline Lot Regulations and an associated covenant. In general, the Ridgeline Development Regulations were developed to limit visual impacts from the San Miguel River Canyon, which includes the Town of Telluride. Also, the Ridgeline Development Regulations limit height, mass and lights while also applying design considerations to minimize visual impacts like the use of landscape for visual buffering.

~~Design Regulations (Design Regulations)~~

The LUO incorporates key requirements of the settlement agreement with San Miguel County regarding the maximum density and open space limitations in the boundaries of the original County PUD and the Design Regulations incorporates the Ridgeline Development Regulations.

⑤ The town also has established specific definitions for each zoning designation in the LUO along with the following high level zone districts that incorporate all of the zoning designations:

1. Single-Family and Duplex
2. Village Center
3. Multiunit
4. Active Open Space
5. Passive Open Space

The Single-Family and Duplex Zone District allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. (Single-family and duplex dwelling units may be platted as detached condominiums pursuant to the LUO.) The Village Center Zone District, located in and around Mountain Village Center, allows for a wide range of hotbed units (i.e. hotel, lodge, efficiency lodge), condominiums, employee units and commercial uses. The Multiunit Zone District allows for hotbed units, condominium units, employee units, commercial uses, industrial uses and

parking. The Active Open Space Zone District allows for a wide range of uses like skiing, golfing, recreating, resort support, employee housing and similar uses that also allow for vertical development. And last, the Passive Open Space Zone District allows for uses like pedestrian paths, trails, land in its natural state, and subsurface utilities.

As mentioned previously, Mountain Village also has created a density bank where unused density has been transferred from a lot to the bank when such density was not utilized on a site. For example, historically many lots were not developed with the maximum assigned zoning density because they were developed with fewer and larger condominiums rather than smaller condominiums per the original assigned zoning. With any allowance of a density transfer from the density bank to a lot, this process will typically occur concurrent with the rezoning and subdivision process.

A property owner may request to rezone their property per the LUO, and/or transfer density, and/or subdivide their property to create new or reconfigured lots. The town requires submittal of a formal and detailed land use application. Such an application must then be approved, in publically noticed meetings, by the Design Review Board and Town Council.

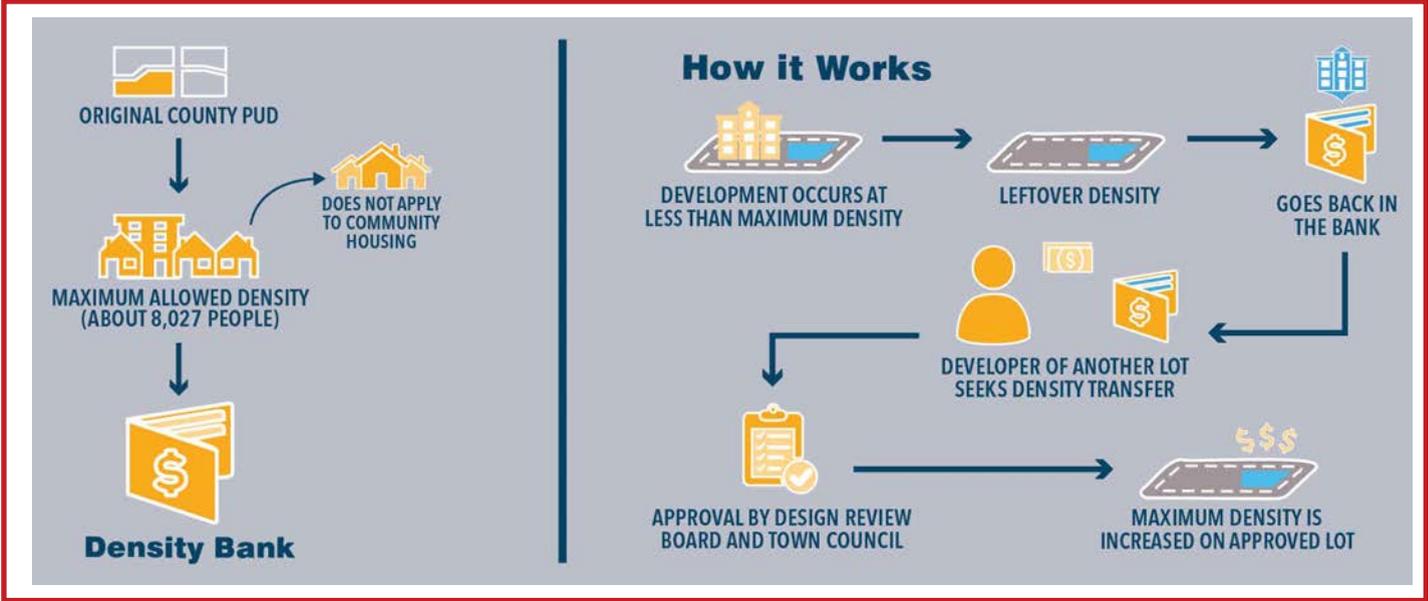
- ① LUO AND DESIGN REGULATIONS
- ② Today, the town’s zoning is regulated by the Mountain Village Land Use Ordinance
- ③ (LUO) and the associated Mountain Village
- ④

REVISIONS FOR PAGE 32

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

① Edit: Include new infographic explaining the Density Bank at a level appropriate for the Comprehensive Plan (see previous page for new graphic).

① What is the Density Bank?



①

DESIRED DEVELOPMENT

There are some specific land uses that serve as an economic and quality of life benefit to the residents, employees, and visitors of Mountain Village, but may require a unique set of strategies and regulatory tools to help achieve them. The primary development types that should be pursued by and for the Town are hotbeds and community housing. Community housing, in excess of the requirement, can potentially constitute a public benefit and would be contemplated through a PUD process.

Hotbeds accommodate visitors who bring activity, spending dollars, and tax revenue to the Town and support local businesses. They largely contribute to Mountain Village's economic stability at present, and will continue to support future economic growth with new development. Hotbeds should provide diverse lodging opportunities to help address the needs of different user groups through various types of seasonal travel, thus providing access for variety of different consumers to support local businesses.

Community housing that is attainable to the workforce is particularly important in a resort community in that it houses the employees of local businesses and the ski resort, those who keep the local economy running. Without housing for the lower and middle income workforce, the required commute or cost of living results in a lower quality of life and disincentivizes employees from working in Mountain Village, rendering many local businesses inviable. Mountain Village strives to be an inclusive town with housing to serve everyone in the community. The Town of Mountain Village may choose to consider creating new and additional incentives that support private development of community housing.

For more information on hotbeds and community housing, see Chapter 3, Sections 3B and 3C.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Acknowledge desired development, identified through community input, that is a priority for the Town

① Edit: Add section explaining what types of development are desired by the town and why.

REVISIONS ON THIS PAGE

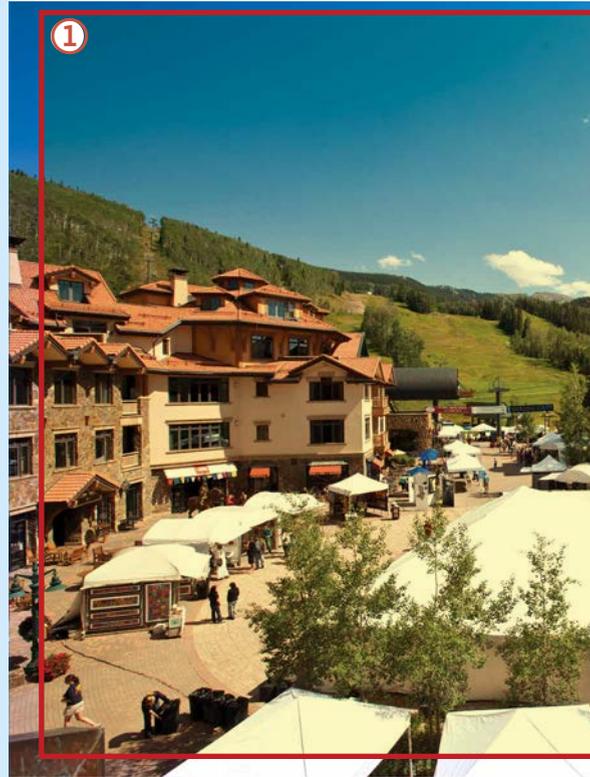
Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: Clearly emphasize the importance of all components of the Plan and how they tie together for success.

② Edit: Add in bold text “All eight key land use values and the plan elements that follow within this chapter tie together to contribute to a comprehensive vision for success for the future of Mountain Village.”

EIGHT KEY LAND USE VALUES



Before developing the town's Land Use Plan Map and Subarea Plans, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

②

1. OPEN SPACE LANDS: The natural, high alpine setting of Mountain Village is truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course

create an unparalleled visual experience for residents and visitors. A green buffer of open lands creates the natural edge to the community and separates the town from its neighbors. The open space lands envisioned by the Land Use Plan will maintain key public view sheds in Mountain Village while maintaining what the original County PUD called for — more than 60% of the land area reserved for open space uses. Furthermore, open space lands, envisioned by the Comprehensive Plan, will be used for a wide array of active and passive open space uses such as promoting the ecological health of Mountain Village. It is also acknowledged that in order to achieve the Mountain Village Vision, specific open space lands envisioned by the Comprehensive Plan will be rezoned for hotbed economic development, with a requirement to provide replacement open space in accordance with the County Settlement Agreement.

2. RECREATIONAL BACKBONE:

Mountain Village is integrated with one of

the top-rated ski resorts in North America, so with ski and Nordic trails housed throughout the community, residents and visitors can enjoy ski-in, ski-out access nearly anywhere. In addition, the summer months provide exceptional golfing, disc golf, tennis, hiking, biking and other outdoor recreational activities. Outdoor recreation is clearly a founding principle of the town, and its role in land use planning will endure as it continues to evolve into a year-round community.

3. ALPINE CHARACTER PRESERVATION:

Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings

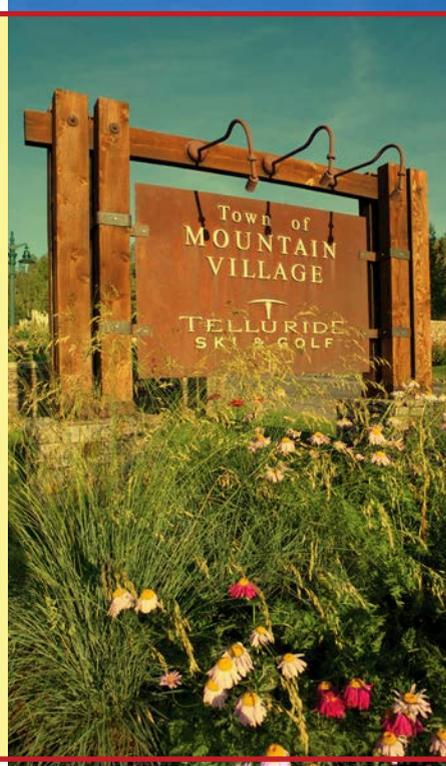
REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photos

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

② Edit: Add “Such connections should be designed in a manner that facilitates access for and use by residents and visitors of all ages, incomes and abilities.”



and tourism-related amenities as long as their aesthetic is secondary to the surrounding landscape.

4. INTEGRATED DEED RESTRICTED HOUSING:

Integrated deed restricted housing provides an important part of Mountain Village’s social fabric since it is where the majority of full-time residents and employees live day-to-day. From young families to business owners and employees, areas with deed restricted housing have life throughout the year. It is important to sustain and enhance deed restricted housing areas to not only maintain a diverse demographic of residents, but also to support a year-round economy and workforce.

5. VIBRANT CENTERS: High-density subareas are the places within Mountain Village where tourism and day-to-day community activities are most vibrant. These areas are concentrated with additional hotbeds, community/visitor amenities, and new and enhanced municipal facilities that add to the town’s

year-round economic and social vitality. The Subarea Plans and their associated principles and policies were created to supplement the Land Use Plan by identifying suitable sites for additional hotbeds, group/conference facilities, visitor amenities, municipal facilities, community facilities, deed restricted housing and other improvements that strive to achieve the Mountain Village Vision.

6. CONNECTIVITY: Mountain Village is famous for its unique gondola system, and true sustainability cannot be achieved without continuing to provide alternative modes of transportation and improving the area’s connectivity. Within the Comprehensive Plan, additional trails, roadways, walkways, bus systems and gondolas are included in order to further enhance the connective tissue that binds Mountain Village as a whole and allows residents and visitors to rely less on their personal vehicles once they are here. Key connections are established by gondolas and transit between the town’s primary destinations, and are reinforced by a

secondary system of walkways and recreational trails.

②

7. GATEWAYS: Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time ones leaves. Protecting public viewsheds, the natural corridor surrounding Mountain Village Boulevard, improving wayfinding, and identifying gateways is paramount to preserving this sense of arrival and reinforcing the town’s identity.

8. APPROPRIATENESS AND FIT OF LAND USES: Land uses envisioned by the Comprehensive Plan are designed to “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments. Through detailed analysis of environmental constraints, topography, access and existing conditions, the town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.

REVISIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- ① Edit: Move this page and revise title to be Chapter title (larger header style): “**Chapter 5: Subarea Plan Summaries**”.
- ② Edit: Change to say: “**Future Land Use Map**”
- ③ Edit: Insert text saying: “**The following pages of the Plan include summaries of the three Subarea Plans. The complete Subarea Plans are located in Appendix A: Subarea Plans.**”

Intent: Reflect updated economic analysis done as part of this amendment process.

- ④,⑧ Edit: Swap the large callout text in #4 for the sentence highlighted in #8. The “final” plans are now being amended through different process.
- ⑤ Edit: Revise to say “**into the town’s 2011 Economic Model**”
- ⑥ Edit: Insert text: “**As part of the amendment process, the economic model was updated to reflect the revised number of additional hot beds that are designated for potential future development.**”
- ⑦ Edit: Change to say: “**included in the Comprehensive Plan Amendment A: Subarea Plans**”

① SUBAREA PLANS & PARCEL TESTING

- ② The Land Use Plan depicts three specific subareas: Mountain Village Center, Town Hall Center and Meadows. Each Subarea Plan and its associated principles, policies and actions provide detailed guidance for the development or redevelopment of certain sites in Mountain Village.

- ④ In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

Early on in the creation of the Comprehensive Plan it was determined by the Comprehensive Plan Task Force and Town Council that it was necessary to identify appropriate parcels for desired development that would enable economic and social vibrancy, such as hotbeds and community facilities, without compromising the town’s character, open space, and environmental quality. After this parcel identification process, the town took the next step and conducted detailed, parcel-specific testing utilizing architects, designers and town planners to evaluate what could “fit” onto a parcel given a broad range of considerations, such as surrounding development patterns; development constraints including wetlands and steep slopes; visual impacts; access; appropriate height; and pedestrian, vehicular and mass transit connections. In addition, the town based its parcel testing on the eight key Land Use Values to determine

appropriateness of use and fit. As testing progressed, various parcels were placed into logical geographic groupings, — subareas — so that they could be considered more holistically. The key outputs of parcel testing were estimates of square footage and density that would be appropriate for each parcel. Once the specifics of each subarea were agreed upon by the Task Force and Town Council, the resultant subarea plan density was combined with built and unbuilt zoned density to develop an approximate estimate of future buildout, with the number of units then plugged into the town’s Economic Model (page 29). The end goal of parcel testing and the ensuing Economic Model analysis was to create a land use plan that achieved the Mountain Village Vision. In conclusion, the final Land Use Plan and Subarea Plans represent the culmination of at least three rounds of parcel testing and subsequent analysis by the Economic Model, with each land use scenario carefully vetted by the Task Force and Town Council.

In total, there are three Subarea Plans included in the Comprehensive Plan:

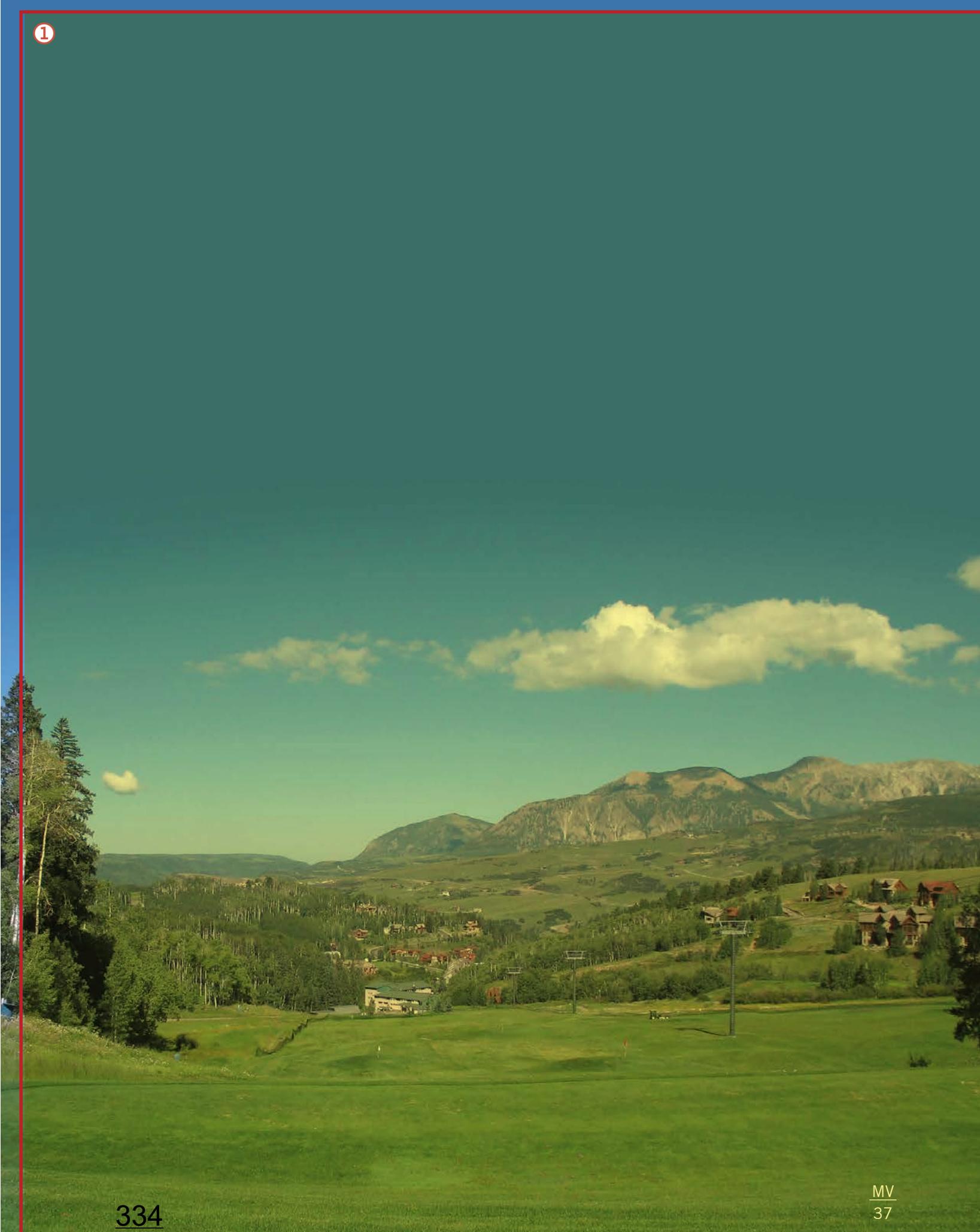
1. **Mountain Village Center**
2. **Town Hall Center**
3. **Meadows**

The Subarea Plans and their associated principles, policies and actions are not development plans; they represent possible scenarios that meet a targeted level of efficiency in the objectives stated in the Comprehensive Plan. It is understood that each parcel within a Subarea Plan will be fully evaluated during a future development review process.

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

1 Edit: Update photo



NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- ① Edit: Insert title to “Future Land Use Map”
- ② Edit: Move highlighted text #3 from page 38 to this new page and revise as shown in red to the right. Use as annotated legend with color-coding to match Future Land Use Map.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

- ③ Edit: Describe the Future Land Use Map classifications rather than use zoning code definitions within the CDC (which have similar names).

Intent: Provide current benchmark related to open space acreage requirements.

- ④ Edit: Add Open Space narrative current to this topic. Note: Updated numbers will be included before the Comprehensive Plan Amendment is complete.

① FUTURE LAND USE MAP

- ② The Future Land Use Map is based on the following land use classifications and their associated descriptions.

- ③ **Single-Family:** Low-density single-family residential areas.

Multifamily: Medium- to high-density multifamily uses such as condominiums, apartments, community housing, townhomes, and hotbeds.

Mixed-Use Center: A mix of uses such as commercial, multifamily, recreational, and cultural within Mountain Village Center.

Civic: Primarily municipal, community, and public uses, with potential community housing and hotbeds.

Passive Open Space: Protected natural open space, wildlife habitat, restoration, and environmental mitigation areas.

Limited Use Golf Course Active Open Space: Provide open space areas with limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.

Full Use Ski Resort Active Open Space: Provide open space areas limited to active recreational uses, recreational trails, ski resort uses limited to snowmaking systems, ski runs, ski events and related activities, tramways and related facilities and other similar uses that involve limited vertical development.

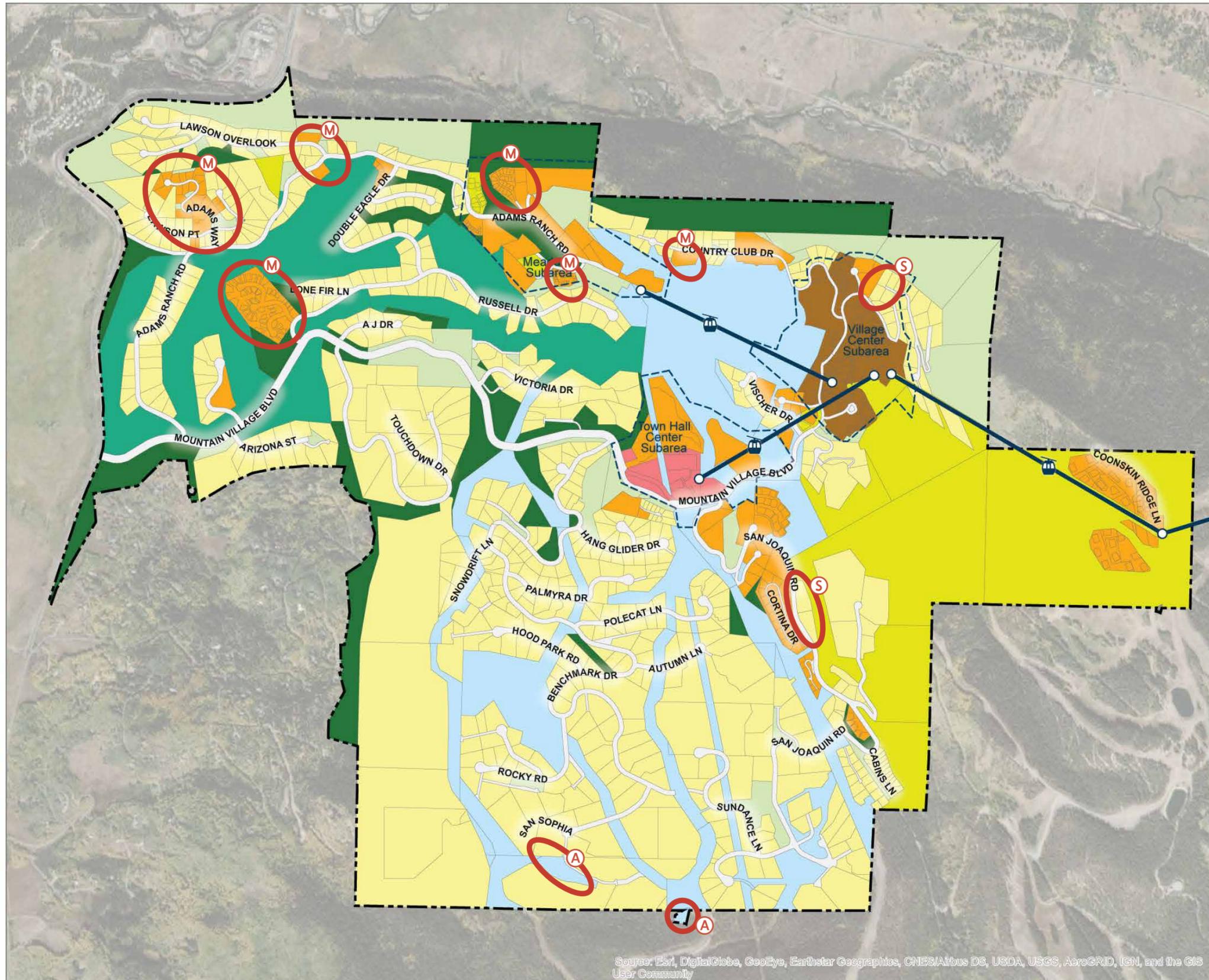
Limited Use Ski Resort Active Open Space: Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways and facilities and similar uses with the open character of such areas maintained over time. Limited golf course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

Resource Conservation Active Open Space: Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.

Right-of-Way and Access Active Open Space: Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

④ OPEN SPACE

As of 2012, the Town contains over 974 acres designated for Active Open Space and over 151 acres designated for Passive Open Space. This is about 62% of Mountain Village's land area, which is in excess of the 60% open space requirement included in the original Town PUD.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



FUTURE LAND USE ①

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

Future Land Use

- Civic
- Mixed-Use Center
- MultiUnit
- Single Family
- Passive Open Space
- Active Open Space: Limited Use Golf Course
- Active Open Space: Full Use Ski Resort
- Active Open Space: Limited Use Ski Resort
- Active Open Space: Resource Conservation
- Active Open Space: Right-of-Way and Access



REVISIONS ON THIS PAGE

Intent: Recreate the Future Land Use Map for legibility and accuracy.

① Edit: Map created using GIS-based data, stylized, and exported at a high resolution

Intent: Update the Future Land Use Map to resolve conflicts with future uses and the 2016 CDC amendment

Ⓢ Edit: These areas had a previously-adopted Mixed Use Center or Multiunit future land use, but a Single-Family zoning district. There is no intention to rezone these areas, so the future land use has been revised to be Single Family.

Ⓜ Edit: These areas had a previously-adopted Single-Family or Open Space future land use, but a Multi-Family zoning district. There is no intention to rezone these areas, so the future land use has been revised to be Multiunit.

ⓐ Edit: Two parcels with a Municipal Public Works future land use have been changed to Active Open Space: Limited Use Ski Resort. The need for a separate Municipal Public Works future land use is not recognized as a needed nuance.

Edit: Areas currently zoned as Passive Open Space will not be allowed to change use. All areas currently zoned Passive Open Space now have the corresponding future land use.

REVISIONS FOR PAGES 38-43

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. See associated Word document “Revised Land Use Principles and Policies” for revised text and expanded notes about edits for the rest of this page.

Edit: Revised/reorganized text from yellow boxes on pages 38-43.

LAND USE PRINCIPLES AND POLICIES

I. Mountain Village promotes a balanced approach to land use that responds to the different character of areas throughout the Town.

- A. Minimize the environmental impacts of new development.

SINGLE-FAMILY

- A. Preserve the character of existing low-density residential areas.

MULTIUNIT

- A. Allow a diverse mix of accessory uses.
- B. Consider eliminating industrial uses as a permitted use from the Multiunit Zone District.

MIXED-USE CENTER

- A. Allow a diverse mix of accessory uses.
- B. Support strategies to increase year-round activity in the Village Center, which serves as the community's vital core.
- C. Prioritize public investments that further connect the plaza areas, including gateway, wayfinding, and placemaking strategies.
- D. Consider requiring Town review of all condominium maps to ensure compliance with applicable regulations.

CIVIC

- A. Allow a diverse mix of accessory uses like hotbeds, grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- B. Activate the Town Hall/Civic Center as it serves as a vital subarea for the Town.

PASSIVE OPEN SPACE

- A. Protect environmentally sensitive areas.

ACTIVE OPEN SPACE

- A. Revise the active open space zone district to align with the Town's goals, especially to provide additional

recreational opportunities.

- B. Consider rezoning active open space areas, designated per the Future Land Use Map and the applicable policies of the Comprehensive Plan.
- C. Maintain the 60% Open Space requirement pursuant to the Town and County Settlement Agreement.

II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.

- A. Foster economic development that complements the Town's current economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- B. Create standards that aim to create a pedestrian-friendly environment, enhanced landscaping, and increased public realm furnishings and amenities.
- C. Consider creating a gateway and placemaking plan to enhance the pedestrian experience at the entrance to, within, and between commercial areas.

III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.

- A. Consider allowing for the upzoning of active open space when consistent with Town-adopted plans, the Community Development Code, Design Regulations, and the terms of the County Settlement Agreement.
- B. Prohibit the future rezoning of active open space as identified on the Future Land Use Map except when replacement open space is provided.
- C. Strive to increase open space

where possible, with an emphasis on lands containing special environmental features.

IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.

- A. Support hotbed development where consistent with Town-adopted plans.
- B. Promote economic vibrancy through utilization of zoning tools to ensure hot beds provide accommodations year-round.
- C. Consider flexible ownership and operator regulations to maximize development potential and to support creative development proposals.

V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels.

- A. Consider providing incentives for community housing development such as taller building heights, reducing parking requirements, and limiting the public benefit requirements.

REVISIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

① Edit: Change title to “Land Use Principles and Policies”

② Edit: Use as intro text, do not use lettering

③ Edit: Move to previous (new) page as an annotated legend with color-coding to match new Future Land Use Map.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes -remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text is only appropriate in the CDC.

Intent: Update policies to reflect implementation progress since 2008.

COMPLETED Edit: Remove I.B.1. a,c,d,g

① LAND USE PLAN POLICIES

I. Mountain Village creates a balanced land use plan that strives to attain the Mountain Village Vision.

② A. The Land Use Plan shall be based on the following classifications and their associated definitions.

- ③
1. **Single-Family and Duplex:** Provide lower density single-family and duplex residential areas. The single-family and duplex areas allow for detached condominiums that are single-family or duplex dwelling units subdivided by a condominium map in a common interest community, subject to specific LUO and Design Regulations requirements.
 2. **Multiunit:** Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses.
 3. **Mixed-Use Center:** Provide a mix of commercial, multiunit, recreational, cultural, deed restricted units and other similar uses in Mountain Village Center.
 4. **Civic:** Provide municipal, community, deed restricted housing and other public uses that may also include some hotbeds per the Subarea Plans.
 5. **Passive Open Space:** Provide open space areas per the definition of passive open space in the LUO.
 6. **Full Use Active Open Space:** Provide open space per the definition of active open space in the LUO.
 7. **Limited Use Ski Resort Active Open Space:** Provide open space areas with limited use ski resort active open space areas, located in the ski runs falling from Chair 10, which includes a mix of ski resort uses and activities, such as snowmaking systems, ski events, tramways

and facilities and similar uses with the open character of such areas maintained over time. Limited golf course uses consistent with the Limited Use Golf Course Active Open Space are also allowed where the current golf course is located.

8. **Limited Use Golf Course Active Open Space:** Provide open space areas with limited use golf course facilities and activities, such as greens, tees, fairways, golf cart paths, infrastructure, waterworks, irrigation, pump houses, electrical, lightning shelters, and similar uses, with the open character of such areas maintained over time.
9. **Resource Conservation Active Open Space:** Provide open space areas with limited recreational uses, land in an undisturbed natural state, and similar uses.
10. **Right-of-Way and Access Active Open Space:** Provide right-of-way and access active open space areas with right-of-way access, parking and similar uses.

~~B. The following land use classification policies shall be applied to the Land Use Plan.~~

1. **Single-Family and Duplex**
 - a. Specify clearly permitted accessory uses that can only occur on single-family and duplex lots.
 - b. Minimize environmental impacts and ensure development fits into and blends with the existing environment and character of the area.
 - c. Create better single-family and duplex design standards that abide by a strong vernacular mountain design standard.
 - d. Revisit permitted and accessory uses allowed in single-family and duplex areas to ensure such uses are appropriate and provide additional

design considerations as needed.

- e. Create new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

- f. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex-zoned lots must be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.
- ~~g. Continue to allow platting of these unit types as detached condominiums pursuant to the LUO.~~

2. Multiunit

- a. Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood.
- b. Eliminate industrial uses as a permitted use from the Multiunit Zone District.
- c. Consider minimizing environmental impacts and ensure development fits into and blends with the existing environment and character of the area.
- d. Consider establishing new standards as needed and clarify current regulations.
- e. Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- f. Create new subdivision regulations to ensure that all development provides adequate

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on pages O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Intent: Update policies to reflect implementation progress since 2008.

COMPLETED Edit: Remove I.B.3.f, and I.B.2.g

COMPLETED Edit: Revise I.B.3.e

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

1 Edit: Update photo



infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.

- g. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

3. Mixed-Use Center

- a. Allow a mixture of commercial, multiunit condominiums and hotbed units, recreational and public uses, resort support uses, and amenities that ensure the vitality of Mountain Village.
- b. Allow a broad range of activities and development that fulfill the goal of creating an active and vital center.
- c. Allow educational, cultural, medical/wellness, business, professional and other uses.
- d. Allow expanded conference capabilities.
- e. Connect the plaza areas together by better walking, retail, dining, themes and similar measures.
- f. Consider creating new subdivision regulations that require town review of all condo maps to ensure compliance with applicable regulations and town approvals.

4. Civic

- a. Allow a broad mix of community and public facilities, such as government offices, fire stations, schools, libraries, community college, medical center, and deed restricted housing while also allowing for hotbed development and community-serving commercial uses such as a grocery and liquor store, pharmacy, coffee shop, restaurant, retail and mail facility.
- b. Allow a broad range of activities

and development that fulfill the goal of creating an active and vital Town Hall/Civic Center.

5. Open Space

- a. Establish new open space classifications and definitions set forth above in the land use classifications and definitions.
- ~~b. Consider establishing design regulations for permitted uses on open space as part of the required development review process. At a minimum, such regulations should address the following:~~
 - ~~i. Buffering standards to require a landscape or other buffer between the proposed use and surrounding residences.~~
 - ~~ii. Limitations on lighting, which~~
- ~~iii. Noise levels.~~
- ~~iv. Design standards to reduce visual impacts, such as requirements for natural colors that blend into the surrounding backdrop, minimize building height, require the use of natural materials as available for use, and reduce glass to prevent excessive glare or light.~~
- ~~v. Access standards that minimize the impacts of the proposed access route.~~
- c. Consider rezoning active open space areas, designated per the Land Use Plan and the applicable policies of the Comprehensive Plan.

REVISIONS ON THIS PAGE

Intent: Combine Plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- ① Edit: Remove this header. Section will be combined with policies listed on previous two pages.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text is only appropriate in the CDC.

Intent: Reorganize Land Use Principles and Policies to improve clarity, navigability and organization.

- ② Edit: Revise to focus on Economic and Social Vibrancy: “II. Mountain Village promotes a land use pattern that provides year-round economic and social vibrancy, especially in economic centers.”

Intent: Update policies to reflect implementation progress since 2008.

COMPLETED Edit: Remove I.B.1

① LAND USE PRINCIPLES, POLICIES & ACTIONS

- ② I. Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy, maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan. The following policies and actions should be considered by Town Council:

- A. Implement the Comprehensive Plan's principles, policies and actions.
- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
1. Create exemptions for applications consisting of minor in ~~and~~ during the Land Use Ordinance (LUO) amendment process.
- C. Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making.
- D. Respect the integrity of single-family and duplex areas. Any proposed rezoning of single-family and duplex lots should be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.
1. Allow for single-family and duplex units to be platted as detached condominiums pursuant to the LUO.
- E. Provide hotbed development consistent with the Subarea Plans to ensure the overall success of Mountain Village as envisioned by the Comprehensive Plan.
- F. Create incentives for a developer of

an already subdivided and zoned lot to provide the targeted number of hotbeds, dorm units, and commercial area as outlined in the Development Tables for each Subarea Plan.

- G. Require a rezoning, PUD, subdivision or density transfer to meet the following criteria:
1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement.
 2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
 3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
 4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
 5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
 6. The proposal will meet the following or equivalent standards:
 - a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
 - b. Ensure appropriate scale

and mass that fits the site(s) under review.

- c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
 - d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
 - e. Ensure that any ski run width reductions or grade changes are within industry standards, and that the skier experience is not adversely affected. (Please see Preserving the Skier Experience, page 44.) Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval, with the goal of ensuring that detailed design plans for each phase of a PUD or development agreement will be fully evaluated by a discretionary criteria prior to final plan approval by the town.
- H. Monitor and maintain the town density bank based on the following policies:
1. Require density transferring out of the density bank to a site to be allocated to the hotbed requirements set forth in the policies and actions under Land Use Principle IV.
 2. The town has established a density transfer system at

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text/table is only appropriate in the CDC.

Sections 4-1 and 4-3 of the LUO, under the authority granted to the town as a home rule municipality under Article XX of the Colorado Constitution and the land use regulatory authority granted to the town by statute. The town has allowed unused density units to be transferred into a density bank as a part of the density transfer system. That system provides for private ownership of units in the Density Bank, and provides procedures and restrictions for the transfer and use of such units. Overall population density in the town is limited to 8,027 person equivalent by the County Settlement Agreement, and by Section 8.1 of the Amended and Restated General Declaration for the Telluride Mountain Village. The density transfer system and density bank are an outgrowth of and operate within these constraints.

3. The density bank is largely controlled by the free market, in that sales of density units within and from the bank are not restricted by the LUO as to price or terms. The town respects this free market dynamic and anticipates that it will operate to further the goals of the Comprehensive Plan, including in particular the goals for hotbed development.

4. To the extent that the free market is not capable, over time, of sufficiently advancing the goals of the Comprehensive Plan, Town Council may wish to consider one or more of the following proactive steps to create incentives for the appropriate use of density bank units for timely and appropriate development:

a. Town acquisition of units in

the density bank, through a series of mechanisms, including town purchase by condemnation; voluntary sale or tax donation; and amending the LUO to provide that unbuilt density transfers to the town upon completion of the project, and to the extent the town creates new density for employee housing on a property with preexisting "unrestricted" density, that density transfers to the town. In all cases, the town's density is placed in the density bank for sale or transfer in the same manner as privately-held density.

b. Allow applicants to request density from the town as a part of the rezoning process, or otherwise, for all or a portion of the density needed for the proposed project. This approach could be limited to one or more categories of hotbed development or could be permitted for any project which results in higher approved density than what was otherwise available to the applicant, all within the overall 8,027 person equivalent limitation.

~~I. Create two separate processes for creating a PUD: (i.) a site specific PUD process that evaluates detailed engineered and architectural plans; and (ii.) a master phased PUD (MPPUD) process that considers large-phased PUDs which implement the policies of the Comprehensive Plan with detailed architectural and engineered plans provided in phases over time with the~~

assurance the criteria outlined in G above will be met at a future date.

J. Establish requirements for

dedication of property, easements and public improvements facilities necessary as a result of development approval. These amendments should include standards and conditions to ensure that the full impacts of all development projects in generating need for public improvements facilities are met. The amendments should also require that the property, easements and other public improvements required meet the case law and statutory requirements for a rational nexus to a legitimate public purpose of the town, and be roughly proportional to the impact created by the development.

K. Provide screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.

~~L. Create visual interest with building materials and visual diversity with setbacks, massing and architectural detail variations.~~

M. Create a more pedestrian-friendly environment with shade trees, a landscaped buffer from traffic, ornamental plantings with year-round appeal, public art, site furniture, and pedestrian lighting. Construct sidewalks of adequate widths on streets in high density areas that currently do not have sidewalks.

N. Enhance the pedestrian experience within and between commercial areas by improving and adding signage, lighting and amenities, such as artfully designed bike racks at important access points (i.e. Gondola Plaza) and benches or furniture at scenic points.

O. Apply distinct design elements to each commercial area to promote unique, yet cohesive, identities.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text is only appropriate in the CDC.

Intent: Reorganize Land Use Principles and Policies to improve clarity, navigability and organization.

① Edit: Remove principle II, include Subarea-related policies within Appendix A: Subarea Plans.

② Edit: Revise to focus on open space and improve clarity: “III. Mountain Village allows for the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space and maintaining a minimum of 60% open space.”

③ Edit: Revise to focus on hotbeds and improve clarity: “IV. Mountain Village recognizes the vital role of hotbed development, including year-round hotbed use, to the Mountain Village economy.”

① **II. Mountain Village encourages development and redevelopment activities in the areas represented by the Subarea Plans to promote and focus economic and social vibrancy for visitors and residents.**

- A. Require development in subareas to be in general conformance with the Subarea Plans and their associated Development Tables, unless Town Council approves specific variations for such plans based on a finding that an alternative plan provides for the same level of desired economic vitality, activity, amenities and other key components identified in the Comprehensive Plan.
- B. Develop distinct identities and a sense of place for each subarea that is targeted at its primary user group (i.e. visitor or homeowner), and complements the town’s overall alpine character.
- C. Foster businesses and activities that complement the town’s economy such as centers for the arts, culinary institutes, research foundations, education institutes, business incubators, and small businesses.
- D. Strive to become increasingly vibrant throughout the year, both economically and socially, by providing amenities, housing, indoor recreational options, cultural opportunities and non-winter activities in appropriate areas.
- E. Conduct neighborhood meetings to develop a list of improvements that promote a better sense of community and distinct identity for each neighborhood and subarea within Mountain Village.

② **III. Mountain Village allows for the rezoning of certain active open space areas, as envisioned by the Comprehensive Plan, in accordance with the County Settlement**

Agreement in areas that are optimal for development, while also preserving those open space areas that have high scenic value, development constraints, resource conservation, or buffering.

- ~~A. Create, apply and preserve the open space classifications as shown on the Land Use Plan.~~
- B. Allow for the upzoning of active open space, as envisioned by the Comprehensive Plan, consistent with the LUO, Design Regulations and the terms of the County Settlement Agreement.
 - 1. Consider amending the LUO to strive to provide notice to San Miguel County for any rezoning of open space.
 - 2. Implement the “Resolution Regarding Town Council’s Intention to address the San Miguel County Board of County Commissioners Letter dated May 27, 2011, in regard to the Mountain Village Comprehensive Plan”.
- ~~C. Create six open space zone districts in the LUO based on the classifications in the Land Use Plan.~~
 - ~~1. Passive Open Space~~
 - ~~2. Full Use Active Open Space~~
 - ~~3. Limited Use Ski Resort Active Open Space~~
 - ~~4. Limited Use Golf Course Active Open Space~~
 - ~~5. Resource Conservation Active Open Space~~
 - ~~6. Right-of-Way and Access Active Open Space~~
- D. Prohibit the future rezoning of open space beyond what is outlined in the Land Use Plan except for subdivision applications that involve adjusting existing lot lines that provide replacement open space.
 - 1. An applicant may propose subdividing an area of open space that lies four feet from the dripline of a building, with

an easement outside of this area provided for building maintenance.

- 2. Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.

- E. Provide a minimum of 60% of all land area within Mountain Village as open space.
- F. Strive to increase open space where possible, with an emphasis on lands containing special environmental features.
 - 1. Provide 60% or more of the land area within the original County PUD boundary as open space in accordance with the County Settlement Agreement.
 - 2. Expand the amount of open space within the town when possible, such as rezoning wetland areas into resource conservation active open space or rezoning appropriate land into open space areas, on a site when such provides for an open space value.

③ **IV. Mountain Village strives to infuse vibrancy into economic centers, such as Mountain Village Center, through the encouragement of additional hotbed development made available throughout the year, as recommended in the Economic Development Element.**

- A. Strive to provide hotbed development, as envisioned by the Comprehensive Plan or a Subarea Plan, except for by right development applications that simply seek to construct the density permitted by the underlying zoning and Design

REVISIONS ON THIS PAGE

Regulations that do not require a subdivision, rezoning, density transfer or other development review application that requires general conformance with the Comprehensive Plan.

~~B. Any rezoning, subdivision, density transfer or other project that requires general conformance with the Comprehensive Plan on a parcel that is designated by a Subarea Plan for hotbed development shall be required to provide:~~

- ~~1. A building design that meets the standards in Table 5 unless Town Council approves another floor area configuration based on a finding that the project will still provide the targeted density as outlined in the applicable Development Table for each Subarea Plan. In no case should the amount of net floor area dedicated to condominium units be increased over 20% of the total net floor area of a building.~~
- ~~2. Deed restricted housing for employees that is equal to 10% of the total number of hotbed units, with such equated as follows:~~

~~a. Number of hotbed units X 10% = Number of~~

- ~~employees to be housed~~
- ~~b. Number of employees to be housed X 250 = floor area of housing mitigation~~
- ~~c. Floor area of housing mitigation /1,000 = the number of dorm rooms*~~

~~*Dormitory units should consist of a minimum 1,000 square feet of net floor area that has a minimum of four people in shared or individual rooms with a common living area and a full kitchen.~~

- ~~C. Permit hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.~~
- ~~D. Ensure hotbeds will remain hot by creating zoning requirements, such as assurance on availability when a unit is not occupied by the owner, the provision of a deed restriction, and the use of a property management company.~~
- ~~E. Allow for a block of hotbed units to be owned by one person or flagship hotel operator, such as the block of units approved in the Mountain Village Hotel PUD.~~
- ~~F. Require sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or~~

franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

~~G. Provide incentives for hotbed development and other development as envisioned by the Comprehensive Plan. Examples of incentives include allowing the proposed building height listed in each Subarea Plan's Development Table; reducing parking requirements if a parking study conducted by a qualified professional shows that required parking can be reduced and still provide all a project's parking on site; and limiting the public benefit costs to the extent practical.~~

~~H. Provide a minimum of 1,500 to 2,000 total hotbed units in Mountain Village in order to achieve an optimum level of economic activity and vitality per the Economic Model completed for the Comprehensive Plan.~~

~~I. Allow for the development of hotbed density as assigned to a parcel per the Subarea Plans at another site if a parcel cannot or is not pursued for hotbed development over time.~~

①

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Yellow boxes - keep text but revise and/or reorganize policies within this section. See revised Land Use Principles and Policies on page O.

Edit: Blue boxes - remove text and move to Appendix B: Implementation Strategies.

Edit: Red strikethroughs - remove from Plan. This text/table is only appropriate in the CDC.

Intent: Update to reflect Town and Community priorities.

- ① Edit: Add principle and associated policy relevant to Community Housing: "V. Mountain Village recognizes the important role of community housing to support the local workforce and to be inclusive of residents with various income levels."

Table 5. Average Unit Size, Building Efficiency and Maximum Net Floor Area

Dwelling Unit Type	Approximate Average Unit Size	Building Efficiency	Maximum Net Floor Area By Unit Type (excluding commercial space, spas, dorm rooms and common areas)
Condominium	1,250 square feet	70%	20%
Lodge Unit	800 square feet	70%	40%
Efficiency Lodge Unit and other hotel type units	450 square feet	55%	40%

REVISIONS ON THIS PAGE



①

PRESERVING THE SKIER EXPERIENCE



The Telluride Region has many other enviable qualities, but it is the skier experience that will continue to draw people to Mountain Village and the Telluride Region from all over the planet. In crafting the Mountain Village Comprehensive Plan, stakeholders from across the community were concerned about preserving the skier experience. In order to do so, the Comprehensive Plan

aims to respect and protect key viewsheds, preserve open lands and recreational buffers, and maintain the town's high level of ski-in/ski-out properties. Nothing would take away more from the skier experience than overcrowding development where it doesn't belong and not requiring the necessary ski area improvements.

The Comprehensive Plan also seems to enhance the off-mountain skier experience by providing a new level of vibrancy to Mountain Village Center and other higher density areas. Doing so is a delicate balancing act between providing for more economic activity – lodging, shopping, dining, entertainment and recreational opportunities – and protecting the overall peacefulness for which Mountain Village is known.

At the time of Comprehensive Plan adoption, the ski area's approved United States Forest Service Record of Decision allows 10,000 people at one time (PAOT) on the mountain. As specific areas densify, as outlined in the Comprehensive Plan, and the town's lodging occupancy increases during ski season, more research will be needed to ensure that the resort does not become overcrowded during peak days. TSG has clearly stated their commitment to taking the necessary steps to ensure their customers continue to enjoy short lift lines and uncrowded runs. In fact, TSG is simultaneously updating their own master plan in 2011 for the ongoing improvements that would be required to increase both uphill carrying capacity of lifts and expansion of skiable terrain. Further, it is the clear intent of TSG that it be synchronized with the Comprehensive Plan and that increases in visitation are aligned with ski area improvements.

REVISIONS ON THIS PAGE

Intent: Combine Plan chapters to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

① Edit: Move this page along with the previous page to Chapter 2: Mountain Village Vision, after page 25.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

② Edit: Update to photos with higher resolution

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Combine Plan chapters to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- 1 Edit: Revise title to be Chapter title style (larger header style) and move to this spread: [Chapter 4: Public Benefits](#)

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document. Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- 2 Edit: Add new, clear introductory text to the Public Benefits section.
- 3 Edit: The revised public benefits policies on this page replace the public benefits policies from page 46 of the 2011 Comprehensive Plan.

1 CHAPTER 4: PUBLIC BENEFITS

- 2 Community Benefits are infrastructure improvements, service enhancements, public facilities and amenities that contribute to the wellbeing of the community. These projects can be both public or private, but are often built as part of development agreements. The CDC identifies when development or rezoning require the provision of community benefits, but in most instances, community benefits are required with a Planned Unit Development (PUD).

This section of the Comprehensive Plan focuses on public benefits. Public Benefits are a subcategory of community benefits that can contribute to Town Councils evaluation of adequate community benefits for the purposes of proposed development through PUD's including rezoning of open space for hotbed development. The original 2011 Comprehensive Plan included a table of public benefits and associated timing triggers which emerged from Town Council's review of the Comprehensive Plan and coordination with TSG. Town Council in 2022 revised the approach to

public benefits by eliminating the triggers associated with specific public benefits in order to allow for timing and trigger flexibility. The public benefits listed do not represent a comprehensive list of all public benefits that a developer or owner can provide or that Council may require as a condition of approval to satisfy the adequate community benefit provision with a development application. Council may, in its discretion, include or exclude any listed public benefit, and Council may further require additional community benefits not listed in this section.

The Mountain Village community, through both an online survey and a community open house in Spring and Summer of 2021, identified their top desired amenities that would most benefit the public in each of the three Subareas. Although they are prioritized by Subarea, these benefits each provide a larger community benefit and should be considered throughout the community, as feasible. Desired amenities are included in this section to provide

context to Town Council as to which public benefits may be most desired by the community in different subareas in Mountain Village.

In addition to realizing the community's desired community benefits through development and infrastructure investment, the Town of Mountain Village may be uniquely positioned to pursue philanthropic partnership opportunities to help realize some of those community-serving benefits. Potential philanthropists - whether those are long-term or seasonal residents, frequent visitors, or first-timers to Mountain Village and the region - who may want to make a lasting investment in the Mountain Village community should work closely with Town Staff to identify opportunities to help achieve the specific public benefits included in this Plan. Creativity in realizing those public benefits should be encouraged, including the identification of opportunities to achieve various phases of implementation independently over time, as necessary.

3 PUBLIC BENEFITS POLICIES

A. The Public Benefits List on the following page provides a set of recommended benefits to current and future Councils that should be achieved for the benefit of the community as specific parcels or areas are developed. These recommendations, as established by the Mountain Village community, will be codified in the CDC through regulatory mechanisms.

B. Public benefits should be required with a PUD and requirement should be considered for other Town applications.

C. Public benefits should be provided should be associated with proposed

development and within the same subarea or in close proximity to the parcel being developed or with requests requiring the provision of public benefits.

D. Council should find adequate community benefits, which includes the subcategory of public benefits, in order to approve CDC requirements that are varied through a PUD process.

E. Consider providing ways to incentivize and strive to achieve the listed public benefits and other community benefits that further the vision of the Comprehensive Plan, so that these benefits are realized

sooner rather than later, such as a bonus menu in the CDC. Nothing will prohibit the provision of a public benefit prior to a request requiring the provision of public benefits.

F. Tier 1 public benefits provide the greatest level of benefit. Tier 2 public benefits provide a lesser yet still significant public benefit. Town Council has the discretion to require one or more public benefits from each list specific to the context of the request requiring provision of adequate public benefits.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document. Update Comprehensive Plan to reflect Council direction for 2022 amendment.

① Edit: The revised public benefits list on this page replaces the public benefits table from the 2011 Comprehensive Plan.

② Edit: Expand public benefits to include more amenities desired by the community in the Town's subareas as expressed during community outreach during the amendment process.

① PUBLIC BENEFITS LIST

Tier 1:

1. Conveyance of land to the Town of Mountain Village (TOMV) for creation of community-serving facilities at the Town Council's discretion (such as community housing, a recreation/ multipurpose center, parks/ recreation areas, and an expansion of the conference center).
2. Construction of community housing in excess of the amount required by the CDC and Community Housing Mitigation Methodology for a proposed development.
3. Conveyance of open space land to the TOMV that is designated on the Future Land Use Map as Passive Open Space for preservation and public ownership purposes.
4. Provision of a high-quality, year-round mass transit system to connect the Town Hall Center to the Meadows.
5. Desired amenities as identified by the community and listed below, prioritizing those listed per sub-area.
6. Permanent elimination of any private parking agreements for public parking facilities to allow the TOMV to manage public parking.
7. Enhancements to the skier experience such as lift upgrades and on-mountain amenities.

Tier 2:

1. Conveyance of perpetual trail easements or land to the TOMV for TOMV-maintained existing and proposed trails as shown on the Potential Recreation Projects Plan or for pedestrian paths/ sidewalk facilities along any roadway.
2. Provision of public parking in excess of private parking required by the CDC for a proposed development.
3. Provision of public loading docks, trash collection facilities, back of house access, and other infrastructure to improve TOMV access, maintenance, and management capabilities of the Gondola and Village Center public spaces.
4. Provision of enhanced riparian areas which help prevent groundwater encroachment in the Mountain Village Center.

② DESIRED AMENITIES

The following are the top three public benefits selected by the community for each of the three Mountain Village Subareas. These should be considered priorities for public investment within the Subareas and throughout Mountain Village and could be encouraged through use of a bonus table or a similar tool in the CDC. Beyond these top three, other benefits that scored consistently high and should be considered for the community include: New and improved bike routes and facilities; parks and recreation amenities; and enhanced public and private transportation. Benefits frequently written in for the "other" category included medical facilities, pharmacy, and employee housing. See the Future Land Use or the Subarea Plan maps for boundaries of the three subareas.

VILLAGE CENTER

1. Expanded Parking Facilities
2. New and Improved Pedestrian Paths and Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

THE MEADOWS

1. Natural, Wildlife, and Riparian Areas / Protected Open Space
2. New and Improved Pedestrian Paths and Facilities
3. New and Improved Bike Routes and Facilities

TOWN HALL CENTER

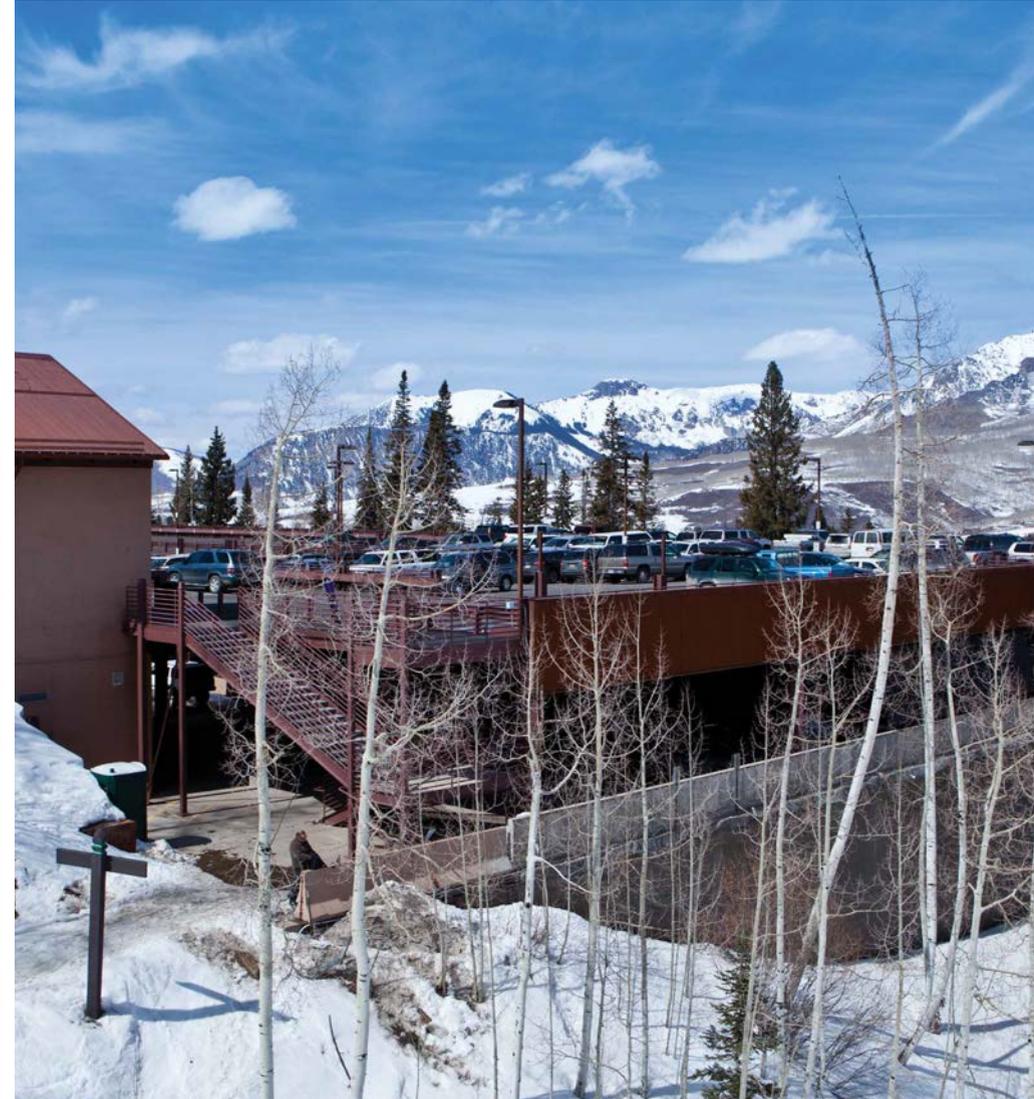
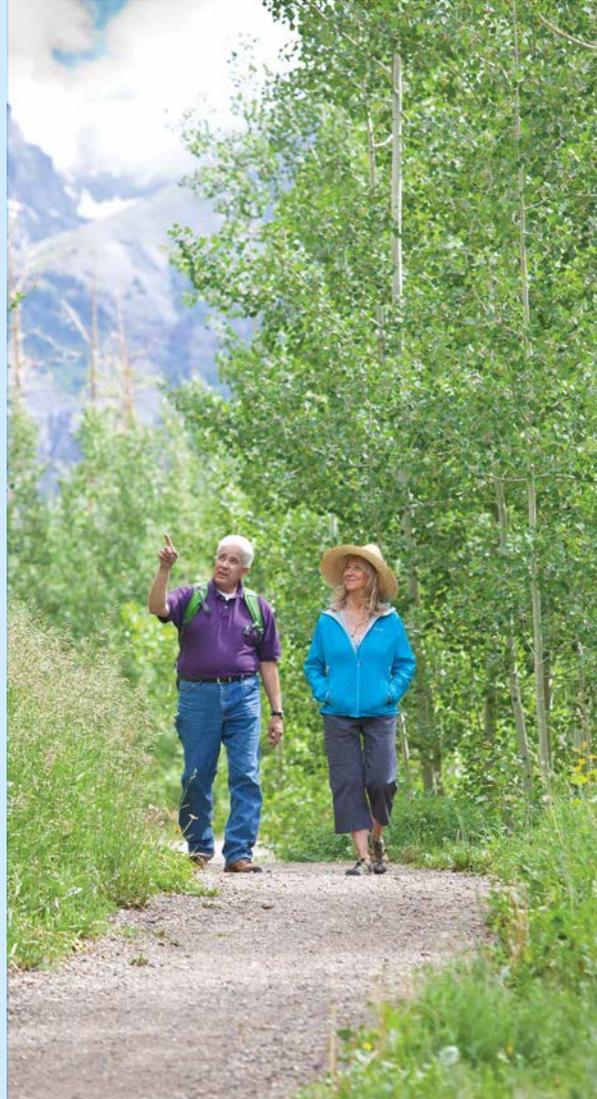
1. New and Improved Pedestrian Paths and Facilities
2. Expanded Parking Facilities
3. Natural, Wildlife, and Riparian Areas / Protected Open Space

REVISIONS ON THIS PAGE

Intent: Revise language from the public benefits section that is overly prescriptive or regulatory to be more in-line with the Plan's role as a guiding document.

- ① Edit: See pages O-P for revised Public Benefits section.

~~PUBLIC BENEFITS TABLE~~



- ① A. The following Public Benefits Table provides the foundation for rezoning, subdivision or density transfer requests whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.
- B. The public benefits and their associated timing triggers are proposals that have emerged from Town Council's review of the Comprehensive Plan and are memorialized here to record the views of Town Council serving at the time the Comprehensive Plan was approved (June 2011). The proposed public benefits and the associated timing triggers may be changed by a future Town Council during a future development review process. If a proposed timing trigger is changed by a future Town Council, it should strive to ensure that the public benefits are realized.
- C. It is envisioned that provisions will be made for the proposed public benefits with a rezoning, PUD, subdivision or other application requiring general conformance with the Comprehensive Plan for a Subarea Plan parcel listed in the Public Benefits Table.
- D. Provide incentives and strive to achieve the public benefits in the Public Benefits Table, and other public benefits that further the Comprehensive Plan, so that these benefits are realized sooner rather than later and prior to the timing/trigger listed in the Public Benefits Table. Nothing will prohibit the provision of a public benefit prior to the timing/trigger listed in the Public Benefits Table. If a public benefit is provided earlier than the timing/trigger, then the entity providing the public benefit will be given credit for the provision of the public benefit in a subsequent, future development review.

REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.



① Table 6. Public Benefits Table

PROPOSED PUBLIC BENEFIT	PROPOSED TIMING TRIGGER
1. Provision of hotbeds.	Concurrent with the development of each parcel identified for hotbed development per the Subarea Plans' Development Program Tables.
2. Telluride Ski & Golf or successors in interest (TSG), conveys Parcel J Recreation Center/Multipurpose Facility in the Mountain Village Center Subarea to the Town of Mountain Village (TOMV). TSG vacates any easements and interest it holds on Parcel J Recreation Center/Multipurpose Facility, such as the Peaks Easement.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
3. TSG provides any needed easements from current public pedestrian paths in the Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.	Concurrent with the dedication of Parcel J Recreation Center/Multipurpose Facility as required above.

REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.

Public Benefits Table (continued)

① 4. TSG conveys perpetual trail easements or land conveyance to the TOMV for all existing and proposed trails as shown on the then current Potential Recreation Projects Plan that are located on TSG open space or TSG lots.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
5. TSG conveys land area in civic land use polygon south of the TSG Shops on upper San Joaquin Road to the TOMV as shown on Land Use Plan Map.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
6. TSG conveys easements and/or land for Parcel G Municipal Facility in the Town Hall Center Subarea under the Village Bypass ski run to the TOMV.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.
7. TSG conveys land it owns within Town Hall Center, Parcel D Town Hall Center, to the TOMV and, if needed, an easement for a helicopter landing area on the Double Cabin ski run.	Concurrent with the rezoning or subdivision of Parcel F Town Hall East in the Town Hall Center Subarea.
8. TSG will convey all TSG open space land to the TOMV that is designated on the Land Use Plan Map as Passive Open Space or as Resource Conservation Active Open Space.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
9. TOMV rezones TSG open space to limit currently allowed uses consistent with the six open space classifications shown on the Land Use Plan Map.	Prior to or concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
10. Permanently eliminate any TSG parking agreements related to the Gondola Parking Garage, Meadows Run Parking lot, and any other parking location in the town to allow the TOMV to manage these public parking areas.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
11. Eliminate TSG Gorrone water credit, and pay the full and current town water rates for all snowmaking water with the town.	Concurrent with the first Design Review Board application for hotbed development as envisioned by the Comprehensive Plan.
12. The owner of Parcel F 161-CR in the Mountain Village Center Subarea provides utility, vehicular access, and other needed infrastructure easement through Parcel F 161 CR to Parcel G Gondola Station.	Concurrent with the development of Parcel F 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
13. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots and Parcel G Gondola Station to Parcel F Lot 161-CR to facilitate vehicular access at a lower grade, with the goal of keeping the Gondola Plaza at one level grade as it is extended into Parcel F Lot 161-CR.	Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
14. TSG to provide utility, vehicular access and other needed infrastructure easement through Parcel D Pond Lots to Parcel E Le Chamonix to facilitate vehicular access to Parcel E Le Chamonix.	Concurrent with the development of Parcel D Pond Lots in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
15. Parcel F Lot 161-CR owner evaluates the technical feasibility of establishing a public loading dock and trash collection facility. If a public loading dock and trash collection facility is feasible, as determined by the town, Parcel F Lot 161 CR owner shall construct such facility and provide necessary delivery/access easements to and from the town's plaza areas.	Concurrent with development of Parcel F 161-CR in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.
16. TSG conveys public pedestrian easements from the Gondola Plaza on Parcel G Gondola Station to The Beach and Heritage Plaza and Parcel F Lot 161-CR.	Concurrent with the development of Parcel G Gondola Station in the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application that requires general conformance with the Comprehensive Plan.

Public Benefits Table (continued)

<p>17. Provision of an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with additional riparian planting, a footpath, benches and water features, with such stream lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.</p>	<p>Concurrent with the development of the Parcel D Pond Lots, Parcel E Le Chamonix, or Parcel F Lot 161 CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application for such parcels that require general conformance with the Comprehensive Plan.</p>
<p>18. TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan.</p>	<p>Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea. This condition becomes moot should the Telluride Conference Center Expansion already have happened and if necessary easements or other require property interests have been obtained.</p>
<p>19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.</p>	<p>Concurrent with the required land or easement conveyance.</p>
<p>20. Developer of Parcel A-4 Telluride Conference Center Expansion will daylight Gorrone Creek and create an enhanced riparian stream/water feature around the site, lining such stream to prevent additional groundwater encroachment.</p>	<p>Concurrent with the development of Parcel A-4 Telluride Conference Center Expansion.</p>
<p>21. TSG conveys easement to the TOMV for the paved trail to Mountain Village Center as a non-motorized pathway to Country Club Drive as shown on the Potential Recreation Projects Plan.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>22. TSG conveys Parcel D Lot 651-A in the Meadows Subarea to the TOMV for deed restricted housing.</p>	<p>Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea.</p>
<p>23. TSG conveys public easements to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way.</p>	<p>Concurrent with the redevelopment of Parcel E Big Billie's Apartments in the Meadows Subarea into a hotbed site.</p>
<p>24. TSG conveys required land or permanent exclusive easements (as required by the town) for the construction of gondola cabin storage buildings at Station St. Sophia and Station Village Parking.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>25. TSG conveys perpetual easements for the recreation activities and facilities outlined on the Potential Recreation Projects Plan.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>26. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan. Timing and triggers to be developed concurrent with the creation of the first PUD agreement or other agreement associated with the first rezoning of TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>
<p>27. TSG conveys the amount of land necessary for the envisioned community park adjacent to Telluride Apartments.</p>	<p>Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.</p>

REVISIONS ON THIS PAGE

Intent: Update Comprehensive Plan to reflect Council direction for 2022 amendment.

- ① Edit: Remove public benefits table and include public benefits list instead. See pages O-P for revised Public Benefits section.

Intent: Improve Comprehensive Plan organization.

- ② Edit: Since it is an ongoing policy rather than a singular public benefit, move policy regarding Town Council review and approval of TSG Ski Area Master Plan (previously part of public benefit #26) to Transportation and Infrastructure section (page 82).

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

- ① Edit: Keep a copy of pages 50, 60, and 64 within the Comprehensive Plan “**Chapter 5: Subarea Plan Summaries**” as an overview of the Subarea Plans.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ② Edit: Update photo

Intent: Specific references to a new recreation limit the possibilities of other potential public facilities.

- ③ Edit: Remove strikethrough text.

① MOUNTAIN VILLAGE CENTER SUBAREA PLAN



OVERVIEW

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities. The following actions will lead the way to achieving the principles, policies and actions of the Mountain Village Center Subarea Plan.

Mountain Village Center is the heart of the town, and within it multiple development parcels are recommended in order to improve the overall economic vibrancy and character and provide new and enhanced recreational, cultural and landscape amenities.

- Focus high density, mixed-use development in Mountain Village Center by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.
- Expand the existing Telluride Conference Center in order to remain competitive in the industry with larger conference groups. This, in turn, improves the year-round economic viability of Mountain Village Center.
- ~~Develop a new recreation center/multipurpose facility where the tennis courts are currently located.~~ ③
- Redevelop plaza spaces at the gondola terminals.
- Develop additional spa and restaurant spaces designed to fit the needs of each hotbed project.
- Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.
- Connect Meadows to other parts of Mountain Village with a year-round chondola or pulse gondola.
- Enhanced recreational and cultural activities.
- Accommodate required construction parking on-site.
- Prioritize pedestrian circulation to and within Mountain Village Center.
- Integrate deed restricted dorm units into future hotbed projects.
- Provide a coordinated, combined development plan between multiple property owners on Parcel D Pond Lots, ~~Parcel E Le Chamonix~~, Parcel F Lot 161-CR and Parcel G Gondola Station to maximize the number of hotbed units, attract a significant flagship hotel operator and provide enhanced retail, restaurant, open space and recreational amenities.

① MOUNTAIN VILLAGE CENTER SUBAREA PLAN

Principles, Policies and Actions

I. Mountain Village Center is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan to reinforce its role as the center of tourist accommodations, activity and conferencing in addition to locally-serving commercial, cultural, recreational and civic spaces in order to maintain year-round vibrancy.

- A. Provide enhanced pedestrian connectivity between Sunset Plaza and Heritage Plaza by creating a new pedestrian connection that is parallel to the western façade of the Inn at Lost Creek with a new skier bridge over this pedestrian area.
 - 1. Create a new commercial façade on or near the west elevation of the Inn at Lost Creek and consider small, freestanding commercial buildings that provide pedestrian interest in Sunset Plaza from Heritage Plaza. Integrate public art, or other high quality design elements, into the bridge to create pedestrian interest.
- B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Mountain Village Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height “fits” on the site per the

applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in the Land Use Principles, Policies and Actions I.G (page 30) and/or the applicable criteria in the Land Use Ordinance (LUO) or Design Regulations. ②

Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan does not need to meet the requirements of the Development Table or the parcel-specific policies that follow.

- C. Provide direct, year-round, at-grade pedestrian connection for all hotbed projects in Mountain Village Center by sidewalks and appropriate dark-sky lighting.
 - D. Amend the town’s sign regulations to enhance sign program options and provide more creative sign design, character, activity and vitality.
 - E. Evaluate the recommendations of the *Telluride Mountain Village Phase 1b Village Revitalization*
- F. Develop an improved wayfinding program specifically to direct visitors to key activity centers such as Mountain Village Center.
 - G. Significantly expand recreational and cultural opportunities in Mountain Village Center.
 - H. Provide a musical arts park in an appropriate location in Mountain Village Center or another area approved by Town Council to entertain children, families and visitors, promote the arts, and create more activity.
 - I. Provide a town park with a gazebo, picnic tables and play equipment in an appropriate location in Mountain Village Center. Such park may be combined with a small concert venue, such as the Sunset Concert Series.
 - J. Provide a chapel in Mountain Village Center or in Town Hall Center to promote spiritual activities, create a better sense of community, and provide an alternative wedding venue for enhanced economic development opportunities.
 - K. Evaluate the inclusion of small, iconic, architecturally interesting commercial buildings in Heritage Plaza to provide a human scale and interconnect this wide open space.
 - L. Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

Strategy in cooperation with the TMVOA, commercial space owners, and business owners. Implement recommendations as directed by Town Council.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

- ① Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ② Edit: Change to “Community Development Code (CDC)”

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: This table was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability.

Edit: See page Q for details about edits to this table.

Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128 <i>R</i>	54	125 50-100	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	23	0	As built	200
Parcel A-3 Peaks Northwest Addition <i>R</i>	43.5	56	0	1	Existing in The Peaks	57
Parcel A-4 Telluride Conference Center Expansion <i>R</i>	78.5	68	0	2	Existing in The Peaks	70
① Parcel B Shirana	78.5	78	10	2	0	90
② Parcel C-1 89 Lots Hotbeds <i>R</i>	68	174	23	4	8,000 square feet	201
Parcel C-2 89 Lots Ridgeline Condos	35	0	8	0	0	8
Parcel C-3 89 Lots Transitional Condos <i>R</i>	43.5	0	8	0	0	8
Parcel D Pond Lots <i>R</i>	78.5	71 60-71	9	2	5,000 square feet	82
③ Parcel E Le Chamonix <i>R</i>	78.5	51	7	1	12,540 square feet	59
Parcel F Lot 161-CR <i>R</i>	95.5	242 100-125	32	6	6,500 square feet	280
Parcel G Gondola Station <i>R</i>	68	127 75	17	5	3,500 square feet	147
⑤ Parcel H Columbia Condos <i>R</i>	68	28	4	1	8,700	33
⑥ Parcel I Village Creek <i>R</i>	68	39	5	1	0	45
Parcel J Recreation Center/Multipurpose Facility	52	NA	NA	NA	TBD	NA
Parcel K Meadows Magic Carpet <i>R</i>	57.5	115	15	3	5,000 square feet	133
⑦ Parcel L Heritage Parking Garage Entry <i>R</i>	57.5	14	2	1	0	17
⑧ Parcel M Lot 30 <i>R</i>	78.5	88	12	2	0	102
⑨ Parcel N Lot 27 <i>R</i>	78.5	64	9	2	0	75
Parcel O TSG Clubhouse	57.5	51	7	1	0 (Private Club OK)	59

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 square feet per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 square feet per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

1. THE PEAKS

The Peaks provided an overall plan for the following parcels of land that are based solely on the provision of hotbeds without any condominiums. Therefore, any future development review that requires general conformance with the Comprehensive Plan only requires the provision of

hotbed units and dorm units as outlined in the Mountain Village Center Subarea Development Table, with the minimum sizes for the hotbed units in accordance with the hotbed policies (page 43). The number of dorm units will also need to be established based on the 10% standard set forth in Section IV.B.2., page 43.

- a. Parcel A-1 Lots 122, 123 & 128
 - i. Provide updated wetland delineation as part of any subdivision.
 - ii. Allow for a connected, enclosed bridge to The Peaks Resort & Spa from the new building.
- b. Parcel A-2 The Peaks
 - i. Encourage and provide incentives for The Peaks Resort & Spa hotbed expansion and the Telluride Conference Center expansion on Parcels A-1, A-3 and A-4.
 - ii. Any redevelopment or addition to The Peaks Resort & Spa will only need to ensure that the additions themselves are compliant with the exterior material requirements of the town, or the town will need to grant a design variation due to the large amount of stucco and lack of stone.
- c. Parcel A-3 Peaks Northwest Addition
 - i. Ensure that the view from the existing grass deck area to the San Sophia Ridge is not interrupted.
- d. Parcel A-4 Telluride Conference Center Expansion
 - i. Allow for wetland fill of the small wetland area and small creek segment where such daylight out on Parcel A-4 Telluride Conference Center Expansion provided: (1) Gorrone Creek is rerouted in between Parcel A-4 Peaks Conference Center Expansion and Parcel I Village Creek; (2) the creek is put into a new open creek channel as close as possible to Mountain Village Boulevard; (3) a small riparian corridor is created along the new creek with appropriate and significant riparian plantings; and (4) the creek is lined only between Parcel A-4 Telluride Conference Center Expansion and Parcel I Village Creek to prevent groundwater intrusion. Required wetland mitigation should occur along the newly created creek segment or in

- the area along the creek above Meadows.
- ii. Reconstruct new pedestrian bridge over Gorrone Creek on The Peaks ski back trail that has a higher quality design consistent with the Design Regulations.
- iii. Provide for conference center expansion with the design of building on Parcel A-4 Telluride Conference Center Expansion as a cooperative planning effort with The Peaks Resort & Spa developer, TSG and the town (due to the use of its right-of-way which is necessary for the connection to the existing Telluride Conference Center) concurrent with the development review of Parcel A-4 Telluride Conference Center.
 - a) Only require the Telluride Conference Center Expansion to be designed into a building if such facility has or may have public, private or public-private financing.
 - b) Ensure the Telluride Conference Center Expansion is designed to include the necessary floor area for the Telluride Conference Center expansion, with the amount of needed floor area determined through a study.
 - c) If The Peaks Resort & Spa developer and TSG cannot agree to the terms of coordinated development for the building on Parcel A-4 Telluride Conference Center Expansion, the Telluride Conference Center and associated hotbed site may be located on only Lot 128, and the town may consider vacation and relocation of the County Club Drive right-of-way and a portion of the Mountain Village Boulevard right-of-way to provide the land area needed for the Telluride Conference Center

- Expansion and the associated hotbeds.
- d) If the Telluride Conference Center moves forward to actual development, enter into a private/public partnership agreement with all involved parties that establishes the financing, ownership and operating details for the Telluride Conference Center prior to issuing any building permits.
- e) If the Telluride Conference Center moves forward to actual development, require Americans with Disabilities Act compliant enclosed and above grade connection between Parcel A-4 Telluride Conference Center Expansion and Parcel J Recreation Center/ Multipurpose Facility to ensure the conference center is connected to such facility.

2. PARCEL B SHIRANA

- ~~a. Consider redevelopment of the Shirana Condominiums and the town's trash facility and surrounding parking lot to provide hotbeds as envisioned by the Comprehensive Plan.~~
- b. Encourage the owner or developer of the Mountain Village Hotel PUD and Shirana owners to consider an inclusion into the Mountain Village PUD in order to provide the efficient and holistic development of the entire area.
- c. Determine if the current parking garage entry for Palmyra and Westermere can be legally used to access parking for the Mountain Village Hotel PUD and consider positive and negative impacts of such access.
- d. Ensure the trash facility is relocated to an efficient and compatible location.

3. PARCEL C 89 LOTS

- ~~a. Parcel C-1 89 Lots Hotbeds~~
 - ~~i. Provide a hotbed building from Lot 89 1B through Lots 89 1D, 89-1C, 89-2A and 89-3D.~~

REVISIONS ON THIS PAGE

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Expand community facility/conference center use.

① Edit: Add bullet that says “Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea or a development application on Lot 128, TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan. Hot bed expansion may be considered here so long as a portion of the expanded development on A-4 is used for community facility/conference center use.”

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

REVISIONS FOR PAGE 52

Intent: The table on page 52 was created to accurately reflect where hot bed development is feasible. This is based on an evaluation by the Comprehensive Plan amendment project team and Town staff as to the feasibility and likelihood of hot bed development on a site-by-site basis. Factors used in that analysis included ownership, the status of entitlements, scale and size of site, location, and the ability to achieve critical mass and thus generate economic viability.

Edit: See details to right.

① **Parcel B Shirana**

Edit: Removed from hot bed mix: It is a footprint lot and is unlikely to redevelop.

② **Parcel C-1 89 Lots Hotbeds**

Edit: Remove from hot bed mix: it is zoned for single family and is hard to access. redevelopment of this site is highly unlikely.

③ **Parcel E Le Chamonix**

Edit: Remove from hot bed mix: This is an existing building with multiple condo units. Owners would likely not all sell, so redevelopment is unlikely,

④ **Parcel G Gondola Station**

Edit: Revise to include 75 targeted hot beds. The site is physically constrained and cannot accommodate a full 127 hot bed units.

⑤ **Parcel H Columbia Condos**

Edit: Remove from hot bed mix: This site is already developed as condos and is unlikely to change.

⑥ **Parcel I Village Creek**

Edit: Remove from hot bed mix: The site is too small for redevelopment and has existing condos.

⑦ **Parcel L Heritage Parking Garage Entry**

Edit: Remove from hot bed mix: This site is much to small to feasibly redevelop into hot beds.

⑧ **Parcel M Lot 30**

Edit: Remove from hot bed mix: There is already a redevelopment plan on this site that does not include hot beds and does not entitle the site for hot bed development.

⑨ **Parcel N Lot 27**

Edit: Remove from hot bed mix: This site has a master plan that does not allow for new hot beds, it only allows condos. The HOA will not allow hot bed development.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

① Edit: Revise to say “any future development’s”

② Edit: Revise to say “any future development”

- ~~Allow hotbed building to extend onto Lot 89-2B through a mutually beneficial, combined and coordinated development with the owner of Lot 89-2B. If there is no coordinated and combined development plan for these lots, limit development in Parcel C 89 Lots to the uses shown in the Development Table for Parcel C-3 89 Lots Main Hotbed Site.~~
- ~~ii. Ensure the hotbed building extending onto Lot 89-1B is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.~~
- ~~iii. Protect the views from the Crystal Condominiums, to the extent practical, by placing~~
 - ① most of the building’s mass and scale to the east of a line that is extended southwest in the same bearing as the eastern line of Lot 89-1A.
- ~~iv. Step the eastern side of the hotbed building down from three to two-story elements as it extends onto Lot 89-2B and 89-3D to mitigate visual impacts to Lots 100-103.~~
- ~~v. Create an access way to Parcel C-1 89 Lots Hotbed from either Sunny Ridge Place cul-de-sac or Mountain Village Boulevard and not from the Crystal Condominiums access.~~
- ~~vi. Limit the maximum ridgeline to an elevation of 9,618 on Parcel C 89 Lots to the extent practical.~~
- ~~vii. Design main pedestrian connections across Mountain Village Boulevard to funnel a majority of the pedestrian traffic through the Mountain Village Hotel PUD as allowed by an existing pedestrian easement. Provide secondary pedestrian access to Parcel F Lot 161-CR or Parcel D Pond Lots provided a pedestrian easement is in place for such access.~~
- b. Parcel C-2 89 Lots Ridgeline Condos

- ~~i. Develop and operate with Parcel C-1 89 Lots Hotbed flagship hotel with parking, access and infrastructure provided through the Parcel C-1 89 Lots Hotbeds project to the extent practical.~~
 - ii. The development of Parcel C-2 89 Lots Ridgeline Condos is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
 - iii. Create alternative access to Parcel C-2 89 Lots Ridgeline Condos from upper Mountain Village Boulevard; access to other parts of Parcel C 89 Lots is prohibited to reduce traffic flow into this area.
 - iv. Allow for demolition or alteration of existing single-family homes to facilitate parcel development.
 - c. Parcel C-3 89 Lots Transitional Condos
 - ~~i. Strive to develop and operate with Parcel C-1 89 Lots Hotbeds flagship hotel with parking, access and infrastructure provided through Parcel C-1 89 Lots Hotbeds project. Otherwise strive to create one access to the transitional condos to limit the number of access points onto Mountain Village Boulevard.~~
 - ii. Limit the maximum ridgeline to an elevation of 9,590.
- #### 4. PARCEL D POND LOTS
- a. Encourage the owner of Parcel D Pond Lots to participate in good faith with the owners of the ~~Parcel E Le Chamonix~~, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots. ~~Parcel E Le Chamonix~~, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is

anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, ~~Parcel E Le Chamonix~~, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each Parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, ~~Parcel E Le Chamonix~~, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, ~~Parcel E Le Chamonix~~, Parcel F 161-CR and Parcel G Gondola Station.

- b. Determine if exchange land should be provided for any town-owned Mountain Village Center open space that is included in a development plan.
- c. Only allow for a rezoning of Mountain Village Center open

- space within Parcel D Pond Lots and conveyance of such open space from the town to the developer of Parcel D Pond Lots if such property provides a coordinated development plan through a PUD or development agreement with Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.
- d. Determine if the current parking garage entry for Westermere can be legally and structurally used to access the parking for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station; consider positive and negative impacts of such access.
 - e. Determine the best alignment for Gorrone Creek through Parcel D Pond Lots to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
 - f. Expand the pond, to the maximum extent possible, to create a recreational and landscaped amenity in Conference Center Plaza and provide a significantly improved amenity. Explore a boardwalk or plaza surface around the pond, the installation of a small dock, and other pond recreational activities. Line the pond to prevent groundwater intrusion. Design the pond to retain a high water quality and prevent foul water to the extent practical.
 - g. Create an open drainage swale with a more natural channel from the pond outlet to its current open channel, with a five foot wide pedestrian bridge and an landscape feature that lets the public interact with this creek area.
 - h. Explore the creation of a deck area next to the pond for restaurant and entertainment use.
 - i. Design the building on Parcel D Pond Lots to be integrated into the

existing, unfinished wall on Westermere to the extent allowed by town codes and legal agreements.

5. PARCEL E LE CHAMONIX

- a. Encourage the owner of Parcel E Le Chamonix to participate in good faith with the owners of the Parcel D Pond Lots, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station that lays

②

~~the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.~~

②

- b. Provide needed access and infrastructure easements to Parcel E Le Chamonix through Parcel D Pond Lots. Parking may be provided on Parcel D Pond Lots and/or Parcel F 161-CR through a coordinated development plan with Parcel D Pond Lots that is memorialized in a PUD or a development agreement and appropriate easements or other legal agreements. If a parking garage is not planned under Parcel E Le Chamonix to provide required parking, and such parking is provided on Parcel E Le Chamonix or Parcel F 161-CR, a bridge connection to Parcel E Le Chamonix may be proposed as a part of the Parcel E Le Chamonix development plan.

- c. Determine the best alignment for Gorrone Creek through Parcel E Le Chamonix to the pond and design a significantly enhanced landscaped, riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.

6. PARCEL F LOT 161-CR

- a. Encourage the owner of Parcel F Lot 161-CR to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Improve clarity by moving site-specific policy to applicable site and clarifying language.

① Edit: Revise to say: “. Provide an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots”

② Edit: Move from 5.b. to become 4.j. Revise beginning to say “Concurrent with the development of Parcel D Pond Lots, provide needed access”

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

coordinated development plan with the goal of creating a large flagship hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project;(2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space, and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating Common Spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix,

- Parcel F 161-CR and Parcel G Gondola Station. Provide an access and infrastructure easement through Parcel F Lot 161-CR to Parcel G Gondola Station as part of any PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station.
- b. Determine the best alignment for Gorrone Creek through Parcel D Lot 161-CR to the pond and design a significantly enhanced landscaped riparian corridor with a small crushed gravel pedestrian trail and appropriate amenities, such as lighting and benches. Line Gorrone Creek through the site to minimize water intrusion into the surrounding parking garages and convey water below Village Creek.
 - c. Strive to keep the Gondola Plaza at the same level as it extends onto the new plaza onto Parcel F Lot 161-CR. Providing access from Parcel D Pond Lots to Parcel F Lot 161-CR by an underground garage may better enable this desired level plaza grade.
 - d. Continue to provide parking and access for the Ridge project as required by legal agreements.
 - e. Provided the town ownership of any public areas on the Gondola Plaza that extend out onto Parcel F 161-CR through a condominium subdivision.
 - f. Provide an easement for a town loading dock and trash facility to serve Mountain Village Center that also provides for multiple points of access to the plaza areas by a coordinated development plan with Parcel D Pond Lots, Parcel E Le Chamonix and Parcel G Gondola Station.
 - g. Strive to provide a significant viewshed for Lot 97 across Parcel F-1 to the extent practical. Development should consider protecting Parcel F-1 from development.
 - h. Provide any parking and access and other facilities for the Ridge project as may be required by legal agreements.

7. PARCEL G GONDOLA STATION

- a. Encourage the owner of Parcel G Gondola Station to participate in good faith with the owners of the Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F Lot 161-CR and Parcel G Gondola Station to develop the parcels together pursuant to an integrated and coordinated development plan with the goal of creating a large flag hotel site utilizing the entirety of Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station consistent with the overall development and uses identified in the Development Table. It is anticipated that the affected parcel owners could achieve the desired coordination by various means, including, without limitation: (1) a replat combining Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station to accommodate the entire project; (2) development of separate structures on each parcel in line with the development identified for each parcel as noted in the Development Table, which development pods could be phased and would be tied together to address necessary and appropriate integrated operation and management requirements, as well as vehicular and pedestrian access, utility extensions, parking, mechanical facilities, loading docks, back of the house space and similar areas not dedicated to residential or commercial uses and activities (common space). Costs and expenses for designing, constructing and operating common spaces would be fairly allocated between the parcels. The town will cooperate and assist the parcel owners in attempts to create a PUD or development agreement for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station that lays the foundation for a flagship hotel and for the mutually beneficial, combined and coordinated development of these parcels

- consistent with the policies of the Comprehensive Plan, which may involve the use of an independent third-party facilitator with extensive experience in land development and asset evaluation to facilitate the creation of a coordinated development plan for Parcel D Pond Lots, Parcel E Le Chamonix, Parcel F 161-CR and Parcel G Gondola Station.
- b. Prohibit vehicular access from any point on Mountain Village Boulevard beyond (above) the point at which the boulevard intersects Parcel F Lot 161-CR or from the ski area. Encourage access to Parcel G Gondola Station through Parcel F Lot 161-CR and Parcel D Pond Lots, or through existing or new underground structures or by a remote vehicular intercept and parking location.
 - c. Provide pedestrian, ski-in/ski out easement for Parcel F 161-CR, Parcel D Pond Lots and Parcel E Le Chamonix through Parcel G Gondola Station to the ski area.
 - d. Allow for required parking for Parcel G Gondola Station to be provided on Parcel D Pond Lots or Parcel E Le Chamonix, Parcel F Lot 161-CR consistent with the policies in 7a. Consider allowing off-site parking in another appropriate location.
 - e. Provide a new space in Parcel G Gondola Station, or in another appropriate location in Mountain Village Center, for the TSG Club, which is currently located in the Plaza Building, so that the commercial space in the Plaza Building will convert to new retail space with the goal of increasing the amount of activity in this busy plaza area.
 - f. Provide the town ownership of the public areas on the Gondola Plaza through a condominium subdivision of the Gondola Plaza.
 - g. Ensure geotechnical conditions are fully evaluated and mitigated for Parcel G Gondola Station due to past observations of potential slope and/or soil instability.
 - h. Ensure the highest roof ridgeline on

- Parcel G Gondola Station does not exceed an elevation of 9,610 feet.
- i. Strive to push the building mass on Parcel G Gondola Station towards The Beach and Chair 4 terminal to the extent practical.
 - j. Reroute existing trails in this area to ensure continued trail connectivity and access.
 - k. Consider allowing additional hotbed density and a higher target maximum building height than what is shown in the Development Table for Parcel G Gondola Station if the maximum roof ridge height does not exceed an elevation of 9,610 feet.
 - l. Provide reasonable pedestrian/skier access to the east of the eastern boundary of Parcel G Gondola Station from the ski resort to Lots 94, 95R, 96, 97 and 139R to the base of Chairlift 4. Such ski access shall serve as an open space buffer from Parcel G Gondola Station and the homes to the east.

8. PARCEL H COLUMBIA CONDOS

- ~~a. Encourage the redevelopment of Columbia Place Condos to provide hotbeds as envisioned by the Comprehensive Plan.~~
- ~~b. Require the creation of a first-level commercial storefront on both plaza sides of the building that extend all the way to the required ski run leading out of the chondola.~~
- ~~c. Work with the town to establish a new pedestrian plaza connection from The Beach to Sunset Plaza in front of the redeveloped building with a new skier bridge.~~
- ~~d. Allow for small commercial buildings on the south side of this new pedestrian connection provided they have a high degree of architectural interest.~~

9. PARCEL I VILLAGE CREEK

- ~~a. Encourage the redevelopment of Village Creek to provide hotbeds as envisioned by the Comprehensive Plan.~~
- ~~b. Allow for a bridge connection across the newly rerouted Gorroneo Creek to tie Parcel I Village Creek into the Telluride Conference~~

~~Center and The Peaks Resort & Spa, if developed in conjunction with the Parcel A-4 Telluride Conference Center Expansion.~~

10. PARCEL J RECREATION CENTER/ MULTIPURPOSE FACILITY

- a. Allow for a wide range of indoor and outdoor recreational uses to serve the Telluride Region, such as a recreation center, tennis courts, volleyball courts, aquatics center, and performing arts amphitheater.
- b. Allow for a free standing multipurpose facility that accommodates indoor recreation, such as tennis courts, volleyball courts, and climbing wall that also allows for exposition space for conferencing, performing arts events, conference activities, wedding events, and similar activities. Such facility may be built prior to or concurrent with the recreation center.
- c. Ensure Parcel J Recreation Center/ Multipurpose Facility is conveyed to the town by TSG as set forth in the Public Benefits Table to allow for the development of a recreation center and/or multipurpose facility.
- d. Ensure public access and any required easements are provided from the main pedestrian routes in Mountain Village Center to Parcel J Recreation Center/Multipurpose Facility.
- e. Ensure that any required consents or modifications arising under the easements and covenants established in the deed recorded at Reception Number 279648 (Peaks Easement) that burdens Parcel J Recreation Center/Multipurpose have been secured to enable the development of a multipurpose facility, a recreation center, or other uses as provided for in the Comprehensive Plan. The Peaks Easement was granted for the benefit of certain parties inclusive of Telluride Resort and Spa L.L.C. (TRS) or its successor, assigns or designees.
 - i. In the event that TRS is participating in the ownership, operation or development of

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Clarify the Subarea Plan Map and refer to most updated information in the Comprehensive Plan and Subarea Plan.

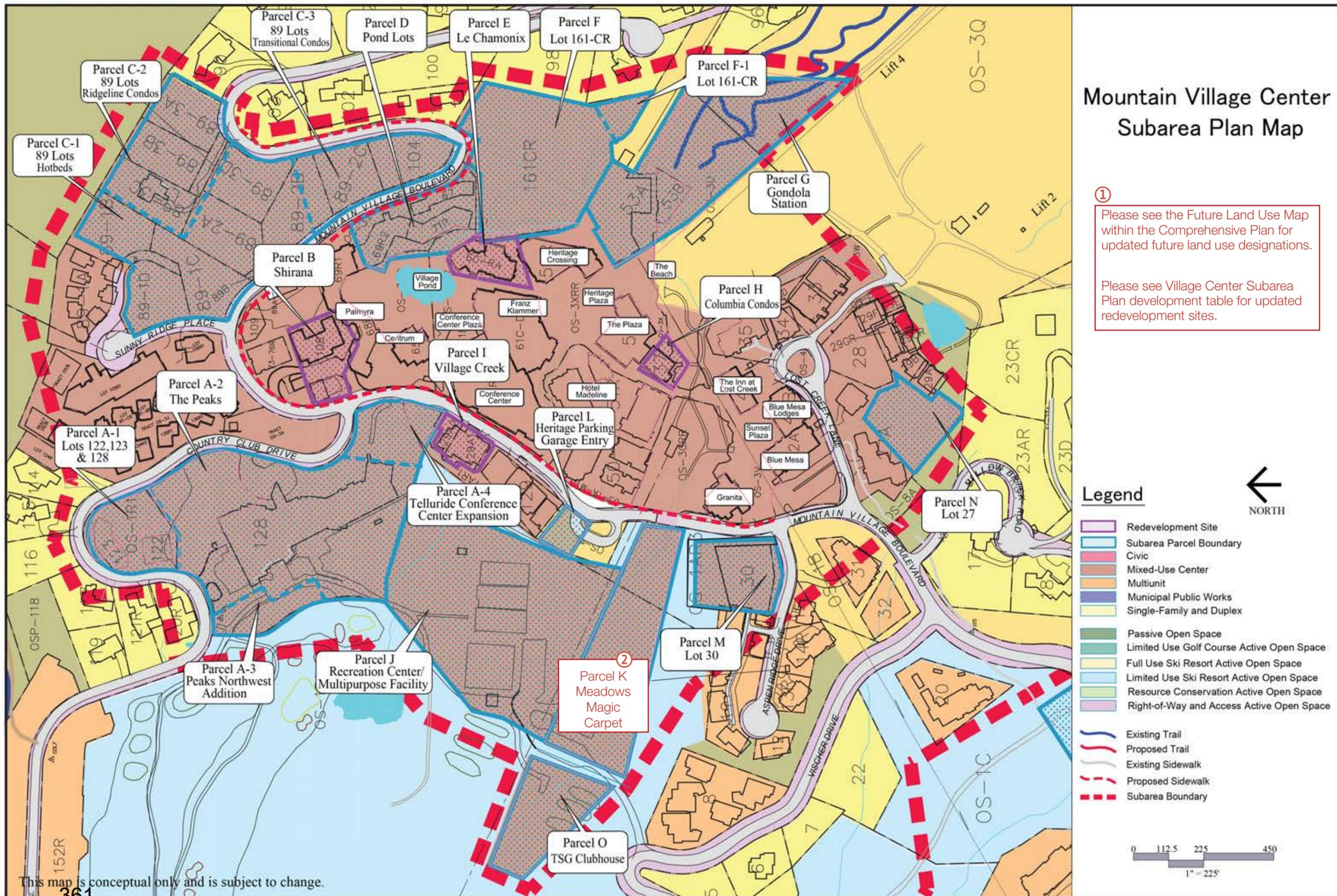
① Edit: Add notes to map as shown to left.

② Edit: Label "Parcel K Meadows Magic Carpet"

Mountain Village Center Subarea Plan Map

① Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Please see Village Center Subarea Plan development table for updated redevelopment sites.



This map is conceptual only and is subject to change.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

Parcel J Recreation Center/Multipurpose Facility, TRS shall be responsible for providing any required consents or modifications to the Peaks Easement necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility uses except for hotbed development.

- ii. In the event TRS is not participating in the ownership, operation or development of Parcel J Recreation Center/Multipurpose Facility, the town or an assigned agent will be responsible for addressing any required consents or modifications to the Peaks Easement, or otherwise removing the Peaks Easement as allowed by law, necessary to accommodate the Parcel J Recreation Center/Multipurpose Facility. TRS has indicated its support for the recreational land uses envisioned for Parcel J Recreation Center/Multipurpose Facility and is willing to consent to the development of only recreational uses on Parcel J Recreation Center/Multipurpose Facility only to the extent of its interests under the Peaks Easement, provided that the plans for the buildings and other improvements are reasonably acceptable to TRS, and the town, in good faith, addresses reasonable issues and concerns identified by TRS relating to potential impacts arising from the development of the Parcel J Recreation Center/Multipurpose Facility to Lot 128.
- f. Allow for a multipurpose facility on active open space.
- g. Allow for an Americans with Disabilities Act compliant enclosed connection between The Peaks Resort & Spa and the recreation center and/or multipurpose facility. ~~Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.~~

- h. Encourage the developer or owner of Parcel J Recreation Center/Multipurpose Facility to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel J Recreation Center/Multipurpose Facility and Parcel K Meadows Magic Carpet since such access provides for year-round access to Parcel J Recreation Center/Multipurpose Facility without constructing a tunnel under the Meadows ski run and reducing trips on Visher Drive.
 - i. Allow for access to Parcel J Recreation Center/Multipurpose Facility by either (1) Visher Drive via a tunnel under the Meadows ski run that also provides for adequate clearance for semis, fire equipment, and construction equipment and a minimum five-foot wide pedestrian sidewalk through the tunnel; or (2) access via Mountain Village Boulevard based on a detailed, engineered study with Town Council determining the required access during the required development review process.
 - i. Evaluate parking requirements and parking locations for envisioned uses based on a future parking study. Consider allowing required parking to be located in Heritage Parking Garage, with pedestrian access to the recreation/multipurpose facility provided at the time of development.
 - j. Allow an above grade, above right-of-way connection from Hotel Madeline on Lots 50-51 to the recreation center/multipurpose facility that also provides connectivity to Parcel L Heritage Parking Garage Entry. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
 - k. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
 - l. ~~Allow for hotbed development on~~

~~Parcel J Recreation Center/Multipurpose Facility if the recreation center/multipurpose facility is located on Parcel K Meadows Magic Carpet, in the Town Hall Center Subarea, or some other location.~~

- m. Ensure that golf course parking, currently located on Parcel J Recreation Center/Multipurpose Facility, is entitled and approved by the town to be relocated to Parcel K Meadows Magic Carpet when the town determines it needs to use the parking lot land in Parcel J Recreation Center/Multipurpose Facility for a use envisioned by the Comprehensive Plan. The entitlement, approval and relocation process of the parking lot on Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet will be at the expense of TSG. TSG will not unreasonably delay the relocation of parking from Parcel J Recreation Center/Multipurpose Facility to Parcel K Meadows Magic Carpet upon notification by the town, with such notification ensuring the continued, uninterrupted operation of the golf course. When Parcel J Recreation Center/Multipurpose Facility is conveyed to the town, the TSG golf course parking within such parcel may remain by easement until such point in time that the town needs the land for a use envisioned by the Comprehensive Plan.

11. PARCEL K MEADOWS MAGIC CARPET

- a. Allow for development to extend up to Mountain Village Boulevard if The Peaks ski-in easement is preserved or modified.
- b. Evaluate Parcel K Meadows Magic Carpet to determine if access can be provided from the preferred road – Mountain Village Boulevard – based on a detailed, engineered study with Town Council determining access during the required development review process.
 - i. Encourage the developer or owner of Parcel K Meadows

Magic Carpet to cooperate and fund an engineered access study that looks at the coordinated and combined public access to Parcel K Meadows Magic Carpet through Parcel J Recreation Center/ Multipurpose Facility since such access provides for a better sense of arrival and entry to a hotbed project on this parcel than Mountain Village Boulevard and also reduces vehicular trips on Visher Drive.

- c. Provide direct, year-round, at-grade pedestrian connection to Mountain Village Center by sidewalks, stairs and appropriate dark-sky lighting.
- d. Allow for golf course parking within Parcel K Meadows Magic Carpet.

12. PARCEL L HERITAGE PARKING GARAGE ENTRY

- ~~a. Encourage the development and operation of Parcel L Heritage Parking Garage Entry to be in conjunction with Hotel Madeline on Lots 50-51.~~
- b. Allow an above grade, above right-of-way connection from Hotel Madeline to Parcel L Heritage Parking Garage Entry that also provides connectivity to Parcel J Recreation Center/Multipurpose Facility. Ensure the connection is architecturally interesting and appropriately consistent with the town's Design Regulations.
- ~~c. Evaluate if required parking for Parcel L Heritage Parking Garage Entry can be included within Heritage Parking Garage~~

13. PARCEL M LOT 30

- ① a. Please see page 92 for Town Council Approved Amendment 2.15.2018.

14. PARCEL N LOT 27

- ~~a. No site specific policies.~~

15. PARCEL O TSG CLUBHOUSE

- a. Provide all required parking in a garage to minimize visual impacts.
- b. Require the provision of a shuttle service, and/or sidewalk, or other pedestrian connection to existing plaza areas in Mountain Village Center.



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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Incorporate previous amendment into the body of the Village Center Subarea Plan

- ① Edit: Move this amended text for Parcel M to the site-specific policies in the Village Subarea Plan (currently on pages 92-93).

Intent: Update policies to match changes to development table.

Edit: Remove red strikethrough text from Plan.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ② Edit: Update photo

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

- ① Edit: Keep a copy of pages 50, 60, and 64 within the Comprehensive Plan “**Chapter 5: Subarea Plan Summaries**” as an overview of the Subarea Plans.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ② Edit: Update photo

① COMPREHENSIVE PLAN CHAPTER TOWN HALL CENTER SUBAREA PLAN



OVERVIEW

A variety of public, community, commercial and hotbed land uses are envisioned for the Town Hall Center Subarea that will maintain its role as a hub for the year-round community. With the availability of these uses, this subarea will play a stronger role in providing services and amenities for residents and visitors.

The following overall goals are identified for the Town Hall Center Subarea Plan.

- Welcome visitors and residents to Mountain Village
- Enhance the connection to the outdoors
- Preserve natural assets while balancing the needs of a growing population
- Heighten the quality of design and placemaking

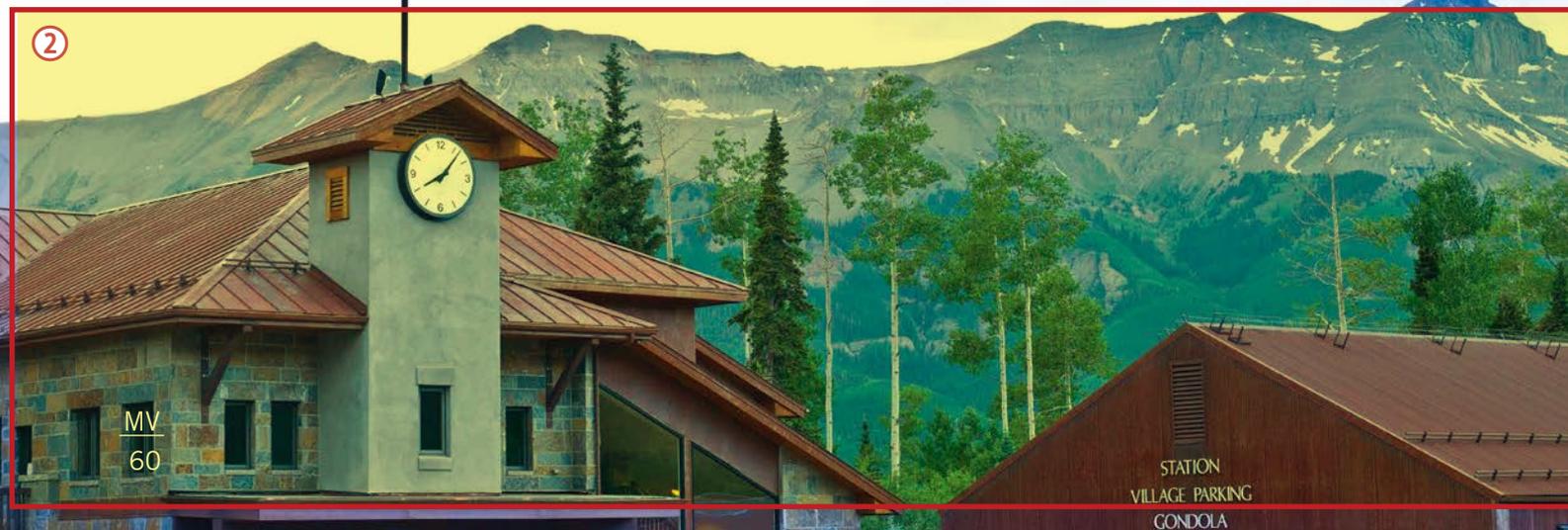
The Town of Mountain Village is looking for ways to support local amenities for the residents of Mountain Village, which could be located or incorporated in the Community Hall and/or the Mixed-Use buildings which might include health services, education, and additional community recreational amenities. The Town Hall Center Subarea will be developed as the civic center for the residents and guests of Mountain Village.

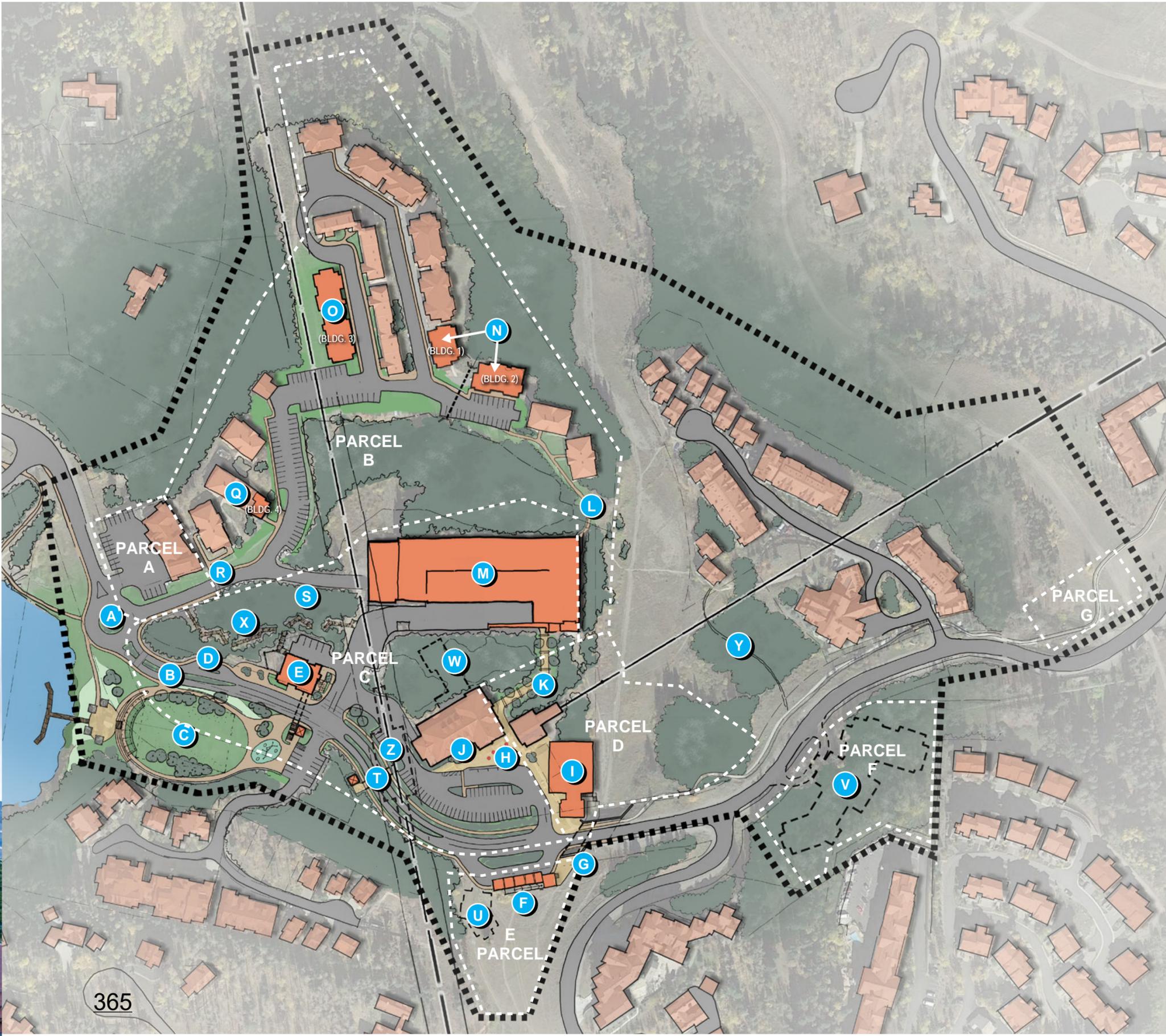
The following actions will lead the way to achieving the principles, policies and actions of the Town Hall Center Subarea Plan.

- Improve entry and arrival areas
- Enhance local and civic services¹
- Create additional deed restricted housing for year-round and seasonal residents
- Allow for hotbed development on certain parcels
- Provide additional lodging units to add to the town's hotbed inventory
- Consider a future potential ski school building with direct chairlift access
- Construct an improved nature boardwalk amenity at Elk Pond
- Expand central day skier and visitor parking at the Gondola Parking Garage
- Explore a future potential pulse gondola link to the Meadows
- Provide improved pedestrian connections within the center and to Meadows Subarea
- Improve aesthetics, landscaping, wayfinding, and trails

Civic services are defined as a broad mix of community and public amenities, such as government offices, fire stations, schools, libraries, community college, health services, and deed restricted housing, while also allowing for hotbed development and community-serving commercial uses such as a grocery store and liquor store, pharmacy, coffee shop, restaurant, retail, and mail facility.

This Subarea will play a stronger role in providing services and amenities for residents and visitors.



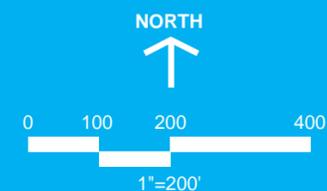


Town Hall Center Subarea Plan Map

Legend

- A ROUNDABOUT
- B ROADWAY CONSOLIDATION
- C COMMUNITY PARK
- D BUS STOP
- E MIXED USE BUILDING AND TUNNEL
- F SHUTTLE STOP
- G ESCALATOR WITH TUNNEL
- H EXPANDED PLAZA
- I COMMUNITY HALL
- J TOWN HALL FACADE IMPROVEMENTS
- K PLAZA PATHWAY TO GARAGE
- L PATH FROM VCA TO GARAGE
- M GONDOLA PARKING GARAGE EXPANSION
- N VCA EXPANSION, 26 UNITS
- O VCA EXPANSION, 16 STACKED FLATS
- P NOT USED
- Q VCA EXPANSION, 8 UNITS
- R PATHWAY FROM VCA TO PARK AND BUS STOP
- S BRIDGE
- T TUNNEL
- U FUTURE SKI SERVICES
- V FUTURE HOTEL
- W FUTURE CIVIC SERVICE
- X INTERPRETIVE BOARDWALK TRAIL
- Y TRAIL FROM MOUNTAIN LODGE
- Z FUTURE LIFT 10 GONDOLA CONVERSION

- - - - - Parcel Boundary
- ▬▬▬▬▬ Subarea Boundary



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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to show implementation progress since 2011.

① Edit: Switch rendering for a photo of the Town Hall and include rendering in a smaller insert box on the photo to show the vision from the original Plan but that it is now implemented.



① Conceptual Rendering of the Proposed Community Hall



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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

① TOWN HALL CENTER SUBAREA PLAN

Principles, Policies and Actions

I. Mountain Village reinforces Town Hall Center's role as the civic hub of the community by encouraging the development and redevelopment of a variety of needed commercial, community, deed restricted housing and service uses that support year-round residents and also serve a purpose for visitors.

- A. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strive to reach the target density outlined in the Town Hall Center Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the Development Table, during a future development review based on the criteria listed in Land Use Principles, Policies and Actions I.G., page 40, and/or the applicable criteria in the Design Regulations. Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned

to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.

- B. Improve the Elk Pond area by installing an arrival roundabout and creating a Community Park. Connect the subarea to the park with pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard. The park's large grassy village green will allow for informal active recreation opportunities. At Elk Pond's edge, preserve and restore wetlands, native grasses, and wildflower meadows. Improve the boardwalk so users can walk out on the pond, fly fish, and stage for ice skating in the winter. Create picnic pavilions, a covered trellis with informal seating, and a fire pit for community gathering, year-round.
- C. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site-specific policies at the appropriate step in the development review process.

1. PARCEL A

- a. Allow for a wide range of municipal and community facilities such as a fire station, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Allow for an above-grade bridge connection from the

arrival roundabout to the Gondola Parking Garage with adequate clearance provided for required vehicles and providing architectural interest consistent with the Design Regulations.

2. PARCEL B

- a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B.
- b. Continue the measured development of vacant, buildable land at Village Court Apartments (VCA).
- c. Maintain the community garden within Parcel B.
- d. Reconfigure parking organization at VCA to optimize parking and density of units.
- e. Allow for measured redevelopment of existing apartment buildings in VCA to better utilize existing land base with required parking provided in enclosed garages versus surface lots to provide more land use efficiency,.
- f. Consider rezoning the undevelopable hillsides into resource conservation active open space.

3. PARCEL C

- a. Allow for a wide range of municipal and community facilities such as day care, municipal offices, deed restricted housing, and similar municipal and community uses.
- b. Strive to create a multi-tax district that provides facilities for the School District, the Library District, the Museum District, the town or similar governmental and quasi-governmental entities in order to promote the efficient use of limited tax dollars, shared multi-use facilities, and create more economic development and community vibrancy.

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- ① Edit: Move pages 50-67 to Appendix A: Subarea Plans.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Reflect revised targeted hot beds.

① Edit: Remove Parcel F from table.

Table 8. Town Hall Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo/Apt. Units	Target Townhome Units	Target Dorm Units	Target Restaurant/Commercial Area square feet (SF)	Total Target Units
Parcel A	48	NA	NA	NA	NA	NA	NA
Parcel B	58	NA	272	NA	NA	NA	272
Parcel C	58	NA	NA	NA	NA	36,000 SF Mixed-Use Bldg(s)	NA
Parcel D	58	NA	NA	NA	NA	21,000 SF Community Hall	NA
Parcel E	35	NA	NA	NA	NA	NA	NA
① Parcel F	68	79	8	NA	7	5,000 SF	94
Parcel G	TBD	NA	NA	NA	NA	NA	NA

**Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.*

- c. Work with TMVOA as the landowner to create a new mixed-use civic services facility adjacent to Mountain Village Boulevard. Provide space for day care at ground level, creating a strong relationship with the wetland to the north for educational opportunities. The upper two levels of the building should allow for expanded space for civic services, possible expanded workforce housing, or office space. Connect, via stairs and elevator, to a below ground tunnel under Mountain Village Boulevard to the Community Park.
- d. Any building located on Parcel C should only be permitted if there is an intergovernmental agreement to ensure the design of the facility meets the Design Regulations and that such facility is available in the evening, weekends and summer months as a facility for local services, that further the economic and social development of the town and Telluride Region.
- e. Explore creative ways to maximize municipal and community development within Parcel C since land for public and municipal facilities is significantly limited in the Telluride Region.
- f. Allow for the elimination of the existing split roadway and the creation of a two-way road for Mountain Village Boulevard and Community Park as shown on the Town Hall Center Subarea Plan Map.
- g. Locate an Information Station or kiosk at the entrance to Mountain Village Boulevard from Highway 145. Create a new design for the Mountain Village entry if the Information Station is relocated to this area. The design should consider pick-up and drop-off areas and covered all-season seating.
- h. Eliminate (or reuse in a different location) the secondary gate house that is located east of the Information Center.
- i. Provide new sidewalks on the north and south sides of Mountain Village Boulevard, from Parcel A through Parcel C, that connects to the existing sidewalk leading to Mountain Village Center.
- j. Explore options to integrate community and municipal facilities on Parcel C with those uses on Parcel A and Parcel D.
- k. Allow for a portion or all of the required parking for the land uses on Parcel C to be located in the Gondola Parking Garage.
- l. Consider a payment in-lieu system to assist in the funding of the construction of the additional parking garage floors in the Gondola Parking Garage.
- m. Build the remaining levels of the Gondola Parking Garage that have been approved by the town as needed to meet day skier, visitor and employee parking.
- n. Reconfigure lighting on the top deck of the Gondola Parking Garage, to the extent possible, to meet or exceed International Dark-Sky Association standards/protocols. Particular attention needs to be paid to the prevention of off-site glare to properties located below the top deck elevation with the use of baffles and shields utilized wherever possible.
- o. Evaluate extending the snowmelt system to include the top deck of the Gondola Parking Garage, the entry bridge to the garage and the parking in front of Town Hall.
- p. Provide pedestrian connections from the Gondola Parking Garage to all uses in Town Hall Center.
- q. Work with the TMVOA, owner of Lots 1007 and 1008, on implementing the Town Hall Center Subarea Plan.
- r. Allow for community-serving commercial and ancillary uses

- such as day care and offices for Town of Mountain Village staff that complement other permitted municipal and community uses. Incorporate some of these commercial uses into new buildings in this parcel.
- r. Evaluate providing an improved connection to the Meadows Subarea with a year-round chondola and/or pulse gondola connection with an enhanced rubber tire system, as needed.

4. PARCEL D

- a. Work with TMVOA to create a new Community Hall facility adjacent to the Gondola, in the previous location of the coffee shop and mailboxes. The Community Hall would display more contemporary architecture and signify arrival to the civic plaza. The building should have a flexible open-floor concept on the ground level, with flexible business space, large doors, and glass on the facade to welcome visitors and residents to the new and expanded civic services. The Community Hall's second floor could be occupied by office tenants such as Town staff or TMVOA. Locate the building on the Double Cabin Ski run so that the basement level may provide ski lockers, restrooms, and other amenities for year-round users of the trails and slopes. This building shall act as a critical pedestrian mobility node to the south, connecting via escalator and elevator to Parcel E via a below-ground tunnel under Mountain Village Boulevard.
- b. Allow for a wide range of civic uses and facilities including municipal offices, parking garage, deed restricted housing, post office, and similar municipal and community uses.
- c. Allow for a portion or all of the required parking for Parcel D to be located in the Gondola Parking Garage. Consider a payment in-lieu system to assist in the funding of the

- construction of the additional parking garage floors in the Gondola Parking Garage.
- d. Improve the facade of the existing Town Hall to match the proposed Community Hall's architectural aesthetic. This upgraded facade should benefit the function of the grocery store and also accommodate flexibility for the Town Hall.
- e. Allow for limited commercial uses in the Community Hall such as a coffee shop, pharmacy and shipping services.
- f. Ensure the provision of post office services and boxes in the Town Hall Center Subarea to the extent practical.
- g. Cooperate with the TMVOA and Telluride Ski and Golf (TSG) on realizing the Town Hall Center Subarea Plan since these entities own property affected by the Comprehensive Plan.

5. PARCEL E

- a. Provide a below grade tunnel under Mountain Village Boulevard crosswalk with escalator and elevator access, from Parcel D to Parcel E.
- b. Provide vehicular and bus drop off on site so that vehicles do not stop and drop off students on Mountain Village Boulevard.
- c. Allow for a limited number of commercial uses, such as a cafeteria to serve ski school students.
- d. Provide required parking for Parcel E in the Gondola Parking Garage. Consider a payment in-lieu system and other funding sources such as grants to assist in funding the construction of the additional parking garage floors in the Gondola Parking Garage.

6. PARCEL F

- a. Provide a pedestrian connection on-site that leads to a crosswalk connecting Parcel F to the existing sidewalk on the north side of Mountain Village Boulevard.

- b. Explore connecting Parcel F development to the existing funicular that passes through the area to provide ski-in/ski-out access.
- c. Provide a landscaped buffer to Mountain Village Boulevard.
- d. Ensure that the existing or rerouted trail from Bear Creek Lodge to Mountain Village Boulevard is connected to the pedestrian connection and crosswalk.

7. PARCEL G

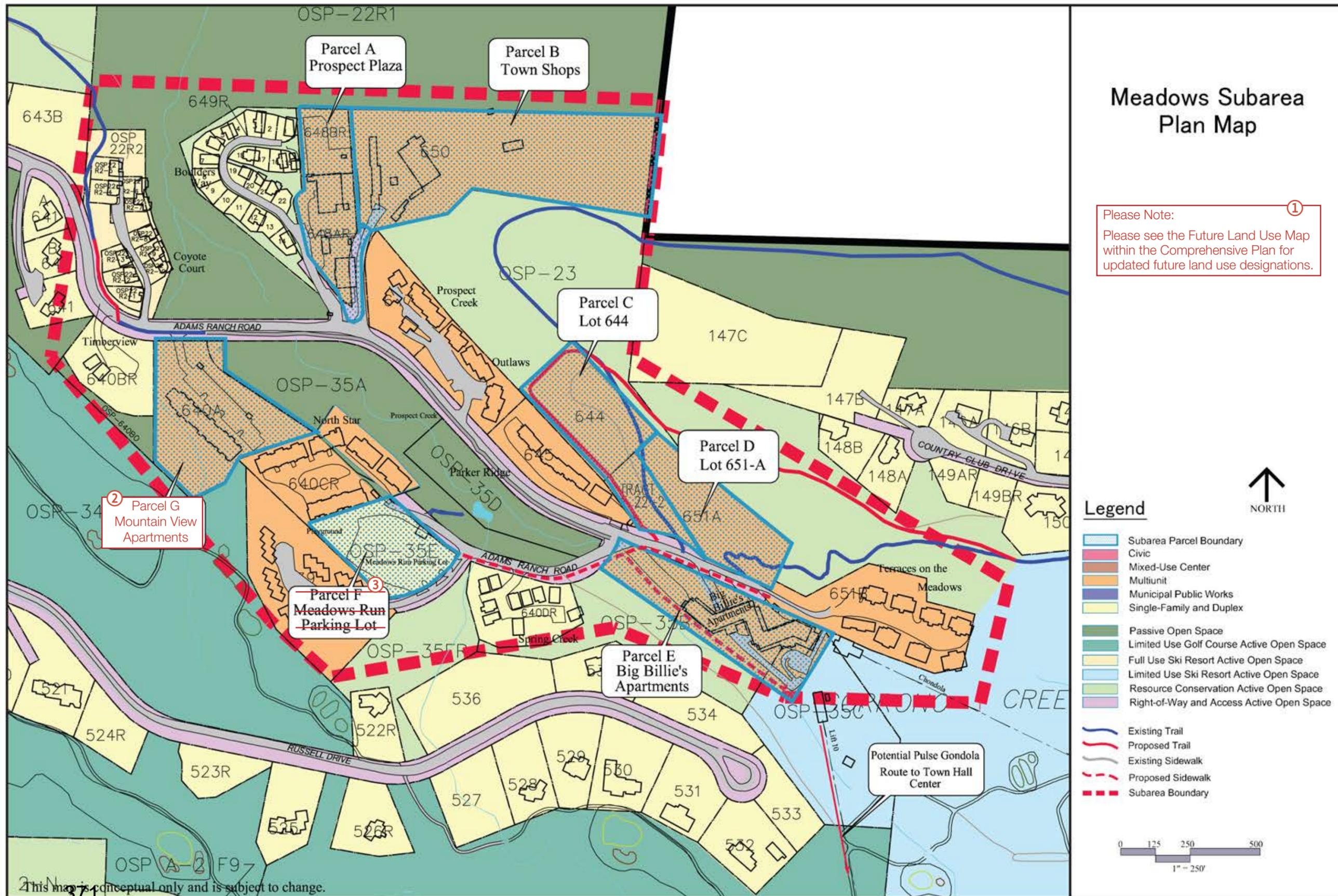
- a. Allow for a below grade municipal maintenance and/or trash and recycling facility under the Village Bypass ski run with a green roof.
- b. Provide a limited outdoor paved area for parking vehicles, storage and similar activities.
- c. Ensure this municipal facility is buffered to the maximum extent practicable.
- d. Ensure access to Parcel G Municipal Facility has adequate and safe sight distance.
- e. Ensure the colors of the facility blend into the existing backdrop to the maximum extent practicable.

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Edit: Move pages 50-67 to Appendix A: Subarea Plans.



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Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Please Note: ¹
Please see the Future Land Use Map within the Comprehensive Plan for updated future land use designations.

Intent: Clarify the Subarea Plan Map and refer to most updated information in the Comprehensive Plan and Subarea Plan.

¹ Edit: Add notes to map as shown to left.

² Edit: Change label to say "Parcel G Mountain View Apartments"

Intent: Reflect revised targeted hot beds.

³ Edit: Remove Parcel F from map.

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Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ②,③ Edit: Update photos

① MEADOWS SUBAREA PLAN



OVERVIEW

The Meadows Subarea is envisioned to continue as the main area for deed restricted housing, the Chair 10-Chondola base area, limited parking in the Meadows Parking Lot, and limited hotbed and commercial uses in a redevelopment of Big Billie’s. Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community. The following actions will

lead the way to achieving the principles, policies and actions of the Meadows Subarea Plan.

- Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola connection and with an enhanced rubber tire system, as needed.
- Provide a paved trail for pedestrians and cyclists from the Meadows

Subarea to the Mountain Village Center Subarea.

- Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents.
- Allow limited commercial/retail/food and beverage space and a hotbed development at Big Billie’s Apartments.
- Explore the construction of a two-story parking structure, with a green playfield roof, to alleviate traffic congestion and allow visitors to utilize the year-round gondola or summer paved trail for easy access to Mountain Village Center; provide an amenity for the neighborhood, such as a day care.
- Construct improved pedestrian connections and enhanced community amenities.
- Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

Thus, the Meadows Subarea will continue to be the main focal point for year-round residents that form the heart of the community.



① MEADOWS SUBAREA PLAN

Principles, Policies and Actions

I. Mountain Village promotes a variety of land uses within Meadows to reinforce its strong role of providing deed restricted housing and bolstering community identity.

II. The Meadows Subarea is an important component of Mountain Village since it provides deed restricted housing for many of the year-round residents and a ski area base for the community. The Meadows Subarea is enhanced by strategic development and redevelopment in order to better serve the full-time residential population that resides there, improve the skier experience at the base of the mountain and Big Billie's Apartments area, and provide limited hotbed development.

- A. Provide additional deed restricted housing in Meadows, per the Meadows Subarea Plan, primarily through the free market without a town housing subsidy.
- B. Require any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, such development proposals will strive to reach the target density outlined in the Meadows Development Table (Development Table). The Development Table is not intended to set in stone the maximum building height or target density, and an applicant or developer may propose either a different density and/or a different height provided such density and height "fits" on the site per the applicable criteria for decision-making for each required development review application. The town may also limit the maximum height and density, in the

Development Table, during a future development review based on the criteria listed in Land Use Principles, Polices and Actions I.G., page 40, and/or the applicable criteria in the

② LUO or Design Regulations.

Developers proposing a hotbed project on certain sites, in accordance with the Comprehensive Plan, are required to hire a flagship hotel operator; required flagship hotel parcels are shown with a flag. However, Town Council may require any site or parcel to be operated by a flagship hotel, in its sole discretion.

- 1. Any applicant proposing a development that is consistent with the underlying zoning and density assigned to the site, and does not require a subdivision or density transfer or other application that requires general conformance with the Comprehensive Plan, does not need to meet the requirements of the Development Table or the parcel-specific policies in the following section.
- C. Consider a community garden within the Meadows Subarea.
- D. Provide an easement for a new public pulse gondola or other mass transit system that connects Meadows to the Town Hall Center Subarea that is on the west side and parallel to the Chair 10 alignment, and/or a new public pulse gondola or other mass transit system that connects Meadows to the Mountain Village Center Subarea that is on the north side of and parallel to the Chair 1 alignment.
- E. Provide a new paved pathway connecting Meadows to Country Club Drive as a better way to connect the Meadows Subarea to

the Mountain Village Center Subarea, as shown on the Meadows Subarea Plan Map, to provide a year-round pedestrian connection to Mountain Village Center.

- F. Provide the following list of improvements to create a better sense of community:
 - 1. Plant trees and shrubs on the north side of Adams Ranch Road, especially between Coyote Court and the Boulders entrance.
 - 2. Plant trees and shrubs on south side of existing cement sidewalk.
 - 3. Plant trees and shrubs on the north side of the proposed park by Telluride Apartments. ③
 - 4. Repave Meadows Run Parking lot.
 - 5. Install guard rail on Adams Ranch Road above Coyote Court.
 - 6. Replace dying trees surrounding Meadows Run Parking lot.
 - 7. Replace the wetland bridge decking with green building material.
 - 8. Install a cement sidewalk from Big Billie's Apartments to the Post Office instead of a painted line as shown on the Meadows Subarea Plan Map.
 - 9. Construct two or more tree islands in the middle of Meadows Run Parking Lot.
 - 10. Work with private lot owners to plant flowers and flowering shrubs such as lilacs.
 - 11. Create a sidewalk from Spring Creek to Fairway Four as shown on the Meadows Subarea Plan Map.
 - 12. Improve the safety and efficiency of major road intersections for all users — pedestrians, drivers and cyclists.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

① Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

② Edit: Change to "CDC"

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

③ Edit: Revise to say "Mountain View Apartments"

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Accurately reflect where hot bed development is feasible to match hot beds table.

① Edit: Remove target hot beds from Big Billie's.

② Edit: Remove Target Hotbed Mix column from table.

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

③ Edit: Revise to say "Mountain View Apartments"

④ Edit: Change Target Deed Restricted Units at Parcel G from 91 to 45 based on a 2015 Petition

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

⑤, ⑥ Edit: Change all instances of "LUO" to "CDC"

Table 9. Meadows Development Table

Parcel Designation	Target Maximum Building Height (feet)	Zoned Units	Target Hotbed Mix	Target Condo Units	Target Deed Restricted Units	Target Restaurant/Commercial Area (square feet)	Total Target Units
Parcel A Prospect Plaza	35-54	7 DRU	NA	NA	68	NA	68
Parcel B Town Shops	35	0	NA	NA	70	NA	70
Parcel C Lot 644	54	54 DRU	NA	NA	53	NA	53
Parcel D Lot 651-A	54	20 condos	NA	NA	53	NA	53
① Parcel E Big Billie's Apartments (three-star hotel minimum) 	58	150 (dorm units)*	77	10	2 (dorm units)*	5,000	89 12
Parcel F Meadows Run Parking Lot	33	0	NA	NA	NA	NA	NA
③ Parcel G Telluride Apartments	48	30 DRU	NA	NA	91 45	NA	91 45
Total Units		261	77		337 291	5,000	424 378

*Target dorm units are calculated by multiplying the number of hotbed units by 10% to determine the number of employees required to be provided dorm housing. The resultant number of employees is then multiplied by 250 sq. ft per employee to determine the total floor area in dorm units. This dorm unit floor area is then divided by 1,000 to determine the number of dorm units based on 1,000 sq. ft. per dorm unit, each with ideally four separate bedrooms. Refer to Section IV.B.2. in the Land Use Principles, Policies and Actions, page 43.

G. Require that any application that proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan meet the following site specific policies:

1. PARCEL A PROSPECT PLAZA

- Phase out the currently permitted light industrial uses and replace with multiunit deed restricted housing.
- Ensure deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- Evaluate the legal access to Lot 648-AR through the parking garage on Lot 648-BR, both of which are located on Parcel A Prospect Plaza, and require such access to be used for any development on Lot 648-AR, to the extent practicable, with a new parking garage on Lot 648-AR if feasible to serve the envisioned housing.

2. PARCEL B TOWN SHOPS

- Ensure any deed restricted housing proposed on Lot 648-AR is subject to the Ridgeline Development Regulations, including a maximum height of 35 feet.
- Evaluate the relocation of the Town Shops from Parcel B Town Shops to civic land use polygon south of the existing TSG Shops on upper San Joaquin Road as shown on Land Use Plan Map.
 - Evaluate the cost of relocating the Town Shops including the removal of the underground gas tanks and any environmental cleanup and/or analysis.
- Relocate the TSG Golf Maintenance Facility on Parcel B Town Shops to an appropriate location within the golf course area as determined through the special use permit process or other similar process per the LUO. ⑤
- Allow for commercial solar projects on this site through the appropriate development review process.

3. PARCEL C LOT 644

- Participate in a public-private

- development of Parcel C Lot 644 for deed restricted housing.
- Combine Parcel C Lot 644 with an access tract and Parcel D Lot 651-A to create a large deed restricted housing site.
- Optimize the amount of deed restricted housing that "fits" on Parcel C Lot 644 per the applicable development review criteria in the LUO. ⑥
- Create a new paved trail as shown on the Meadows Subarea Plan.
- Reroute Jurassic Trail as necessary.

4. PARCEL D LOT 651-A

- Transfer free market density off Parcel D Lot 651-A to Parcel E Big Billie's Apartments for any hotbed development on such parcel.
- Facilitate the TSG dedication of Parcel D Lot 651-A concurrent with any development proposal for Parcel E Big Billie's Apartments as provided in the Public Benefits Table (page 46).
- Participate in a public-private development of Parcel D Lot 651-A for deed restricted housing.
- Maximize the amount of deed

restricted housing that “fits” on Parcel D Lot 651-A per the applicable development review criteria in the LUO. ①

5. PARCEL E BIG BILLIE'S APARTMENTS

- ② ~~a. Relocate 150 dorm beds to another deed restricted housing location, envisioned by the Comprehensive Plan, with some dorm units on-site as outlined in the Meadows Development Table, if a hotbed project is proposed on Parcel E Big Billie's Apartments.~~
- b. Ensure the operation and maintenance of a pulse gondola or other tramway or mass transit system from the Meadows Subarea to Mountain Village Center Subarea, or a new pulse gondola, tramway or other mass transit system from the Meadows Subarea to the Town Hall Center Subarea if a hotbed project is proposed on Parcel E Big Billie's Apartments, with the hours and dates of operation closely tied to the town's operation of the gondola system.
- c. Provide a new pedestrian connection and all needed easements to the Chair 10 and chondola base area as envisioned by the Meadows Subarea Plan.

- d. Design existing and future commercial areas as outlined in the Meadows Development Table in order to cater to the local community, with hours of operation conducive to creating a community-based commercial area.
- e. Allow for a limited commercial area, such as a restaurant and skier services (i.e. small ski rental shop and a lift ticket office).
- f. Explore the possibility of constructing a seasonal play field to the south of Big Billie's Apartments and the dedication of an easement for such facility from the owner of such land.

6. PARCEL F MEADOWS RUN PARKING LOT

- a. Provide enhanced resident and day skier parking opportunities with a two-story parking structure that may also have a green roof as a playfield.
- i. Ensure the parking structure is constructed mostly below grade with very low structure height.
- b. Establish the appropriate height of the parking structure based on neighborhood compatibility and appropriate mitigation.
- c. Allow for a privately-operated day care facility on Parcel F Meadows

Run Parking Lot provided such does not compromise the ability to construct a parking structure in the future.

- d. Rehabilitate and expand the Meadows playground to provide a community focal point with a gazebo, picnic tables, grills and modern play equipment; place such facilities on the green roof of the garage envisioned by the Comprehensive Plan.
- e. Consider a temporary expansion of Meadows playground 10- to 15- feet into the Meadows Run Parking lot with a new landscape buffer to the lot until such point in time that a parking structure is constructed.

7. PARCEL G TELLURIDE APARTMENTS ③

- a. Provide a playfield on or adjacent to Parcel G Telluride Apartments. ④
At a minimum, provide park equipment desired by area neighbors such as a gazebo, grills, horseshoe pits, play equipment, a small play field, and a regulation sand volleyball area. Consult with area neighbors to determine appropriate park equipment, site design, and landscaping.
- b. Provide a fence along the North Star property line to the east.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate in the Comprehensive Plan.

Edit: Move pages 50-67 to Appendix A: Subarea Plans.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

① Edit: Change all instances of “LUO” to “CDC”

Intent: Accurately reflect where hot bed development is feasible to match hot beds table.

② Edit: Remove target hot beds from Big Billie's.

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

③, ④ Edit: Revise to say “Mountain View Apartments”

Intent: Replace photos in the Comprehensive Plan that are out of date or not relevant to the Plan topics or intent.

⑤ Edit: Replace photo with photo of housing in the Meadows or people preparing to ski in Meadows parking lot.

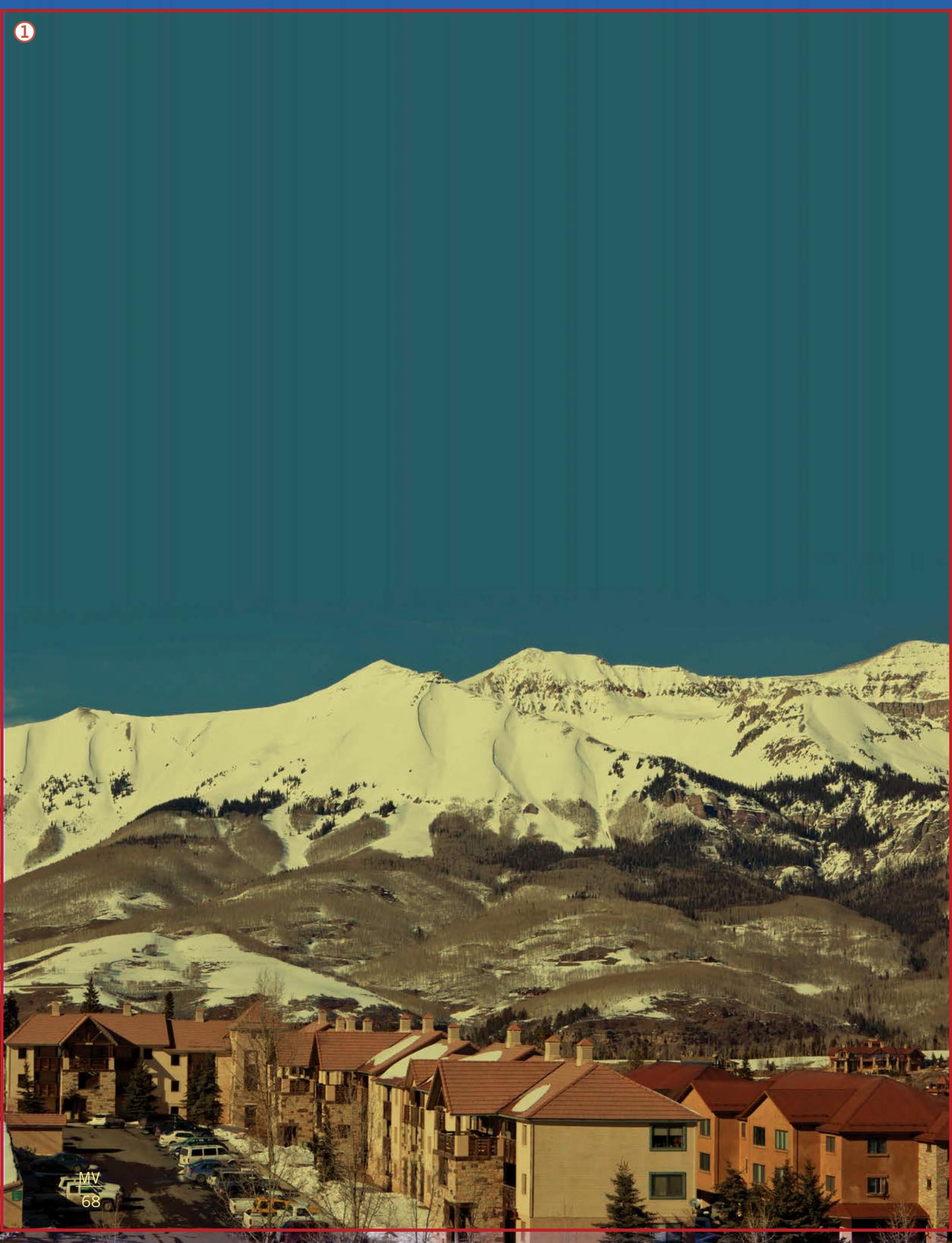
⑤



REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo



DEED RESTRICTED HOUSING ②

Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the ~~local housing stock is increasingly purchased by second homeowners and~~ options for the local workforce become increasingly scarce and unaffordable so workers move out of the resort area. This phenomenon is often called the “hollowing out” of a community. The workforce that the community depends on to meet the customer-service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

③

Without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the town’s role should be in enabling housing development for those who fill the high-impact jobs and live year-round in Mountain Village. There is no simple answer to this question, but certainly some thought provoking considerations.

④

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a vibrant town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the

mountain’s secret stash, or sit next to them at the bar to hear what it’s like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world’s most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely - it has no soul. Visiting Mountain Village is a social experience and the town’s permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community’s sustainability, possibly more than any other strategy.

⑤

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed restricted units, with specific lots required to provide a set number of deed restricted units. This original deed restriction requirement carried over into the town’s zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction forces the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

⑥

Deed restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed restricted housing units either as a whole project (i.e. Parker Ridge and Coyote Court in Meadows) or

REVISIONS ON THIS PAGE

Intent: Reorganize plan sections to improve hierarchy, navigability and organization. See revised Table of Contents on pages 2-3.

- ① Edit: Move Community Housing to be the second section in “**Chapter 3: Roadmap to the Future**”.

Intent: Revise section to be inclusive of other types of workforce housing.

- ② Edit: Revise title to: “**Community Housing**”
- ③ Edit: Remove text
- ④ Edit: Revise to say “**Although there are no simple answers to this question, this Plan provides thought provoking options.**”
- ⑤ Edit: Add text on Page BB
- ⑥ Edit: Add header: “**Deed Restricted Housing**” and move to Page 70

REVISIONS FOR PAGE 69

Intent: Revise section to be inclusive of other types of workforce housing. Provide an update on current efforts.

Edit: Insert red text on this page into Page 69 at Edit #5.

From the town's initial Planned Unit Development through its Settlement Agreement with the County, the Mountain Village remains a leader as it relates to the existence, creation and development of affordable and attainable housing. The original PUD required that 15% of the population of the PUD be provided as community housing. This equates to about 401 community housing units. Today we have 542 built community housing units, 132 platted and unbuilt, in excess of the 15% requirement.

The Town of Mountain Village recognizes that with economic growth and as our community builds out, the ability to house our workforce is a critical element that supports expansion of services and tourist accommodations. Community housing along with transportation and childcare, are critical community needs that support our economic, tourist and accommodation aspirations. We believe a multi-faceted approach to increasing and diversifying community housing is vital no matter how small or great the effort.

In addition to our built and platted community housing, we have implemented other vital measures to achieve our community housing goals.

- We will be implementing an community housing mitigation methodology associated with new construction so that new development will mitigation the associated employees attributable to future development projects with town approvals.
- We created a housing department and are actively pursuing land acquisition, partnerships and development of community housing both within Mountain Village and the region.
- We continue to own and operate Village Apartments, a 222 unit rental apartment project so that we can maintain reasonable rental rates to support our workforce.
- We will actively encourage construction of community housing units.
- We will actively look for zoning opportunities to encourage community housing.

① THE ROLE OF DEED RESTRICTED HOUSING

Deed restricted housing is a central element to the community vibrancy and the economic viability of Mountain Village. Throughout the Comprehensive Plan Amendment process, residents and staff have expressed concern about the lack of housing attainable for local employees and about the additional demand that new development would create on an already tight and expensive housing market. Expanding the supply of housing is critical to the community, and the Town is committed increasing the supply through a variety of programs, investments, and developments.

In terms of a housing policy structure, the highest priority for the Town is to have housing constructed on the same site as future development, which applies to both commercial and residential projects. Second, the Town will promote solutions that generate funding and/or construction of new dwelling units that are located within the jurisdiction. As options within the Town become limited, it will seek regional housing solutions, recognizing that regional solutions are viable, due to the interconnected nature of the region as well as the very practical element of public transportation.

Deed restricted housing commitments are not new to the Town, as mitigation requirements have been integrated into the land use policies from its inception. Additionally, the Town has committed land and funding for projects that many local employees call home. The past contributions, while successful, are not enough to address the needs moving forward.

Looking forward, the Town will continue to refine the tools it has used historically to expand the housing inventory, that includes higher levels of funding commitments, land banking, public private partnerships, land use policy, and development mitigation standards that increase the net contribution towards housing from developers. The tools will be structured to reinforce the policy goals articulated above. Some of the specific mitigation tools that will be considered include constructing residential and commercial linkage program.

A linkage program involves determining employee generation rates. A strong linkage analysis requires documenting the impact of housing needs from employees that are, in fact, generated by new development. The methodology is documenting employment generation patterns by use type (commercial, lodging, and multifamily) and their

associated housing demands to establish a rational nexus and identify the proportions of employee housing demanded by an increment of commercial and multifamily residential development, providing the legal basis for the linkage program. In effect, the analysis seeks to:

- Estimate the number of jobs generated by commercial and residential development;
- Convert new jobs to new households and housing units;
- Determine household income levels based on expected wage levels;
- Estimate total housing demand based on job generation associated with new development.

Once the employee generation and mitigation rates are determined, there are a number of ways that community housing mitigation requirements can be met. These options are consistent with the larger priorities and include providing units onsite, providing units offsite, dedicating land, deed restricting existing units, or paying a fee-in-lieu of providing units. Cash is the last option, and the standards will be incentive to generate product as opposed to dollars. There is also a geographic component, as units may be provided in or out of the Town.

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008.

Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add principles and policies to guide other community housing techniques and initiatives outside of or in addition to deed restriction

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add principles and policies to guide other community housing techniques and initiatives outside of or in addition to deed restriction

Intent: Expand emphasis on Community Housing.

- ② Edit: Add table of built and platted/unbuilt units.

① EXISTING DEVELOPMENT AND ZONING INCENTIVES

The town has a number of existing development and zoning incentives related to community housing including waived development fees, half-price tap fees, waived Real Estate Transfer Assessment (RETA), opportunity for waived Design Guidelines, permitted accessory dwelling unit (ADU) development, lack of zoning limitations, and more. The initiatives listed below were approved by the Town Council on Thursday, May 20, 2021. For more details, visit the Town's website.

YOUR EQUITY SUPPORT DEED RESTRICTION PROGRAM

The 2011 Comprehensive Plan specifically identifies a deed restriction program as a strategy to maintain attainable market rate housing at affordable rates. The YES program aims to promote affordability, help permanent residents purchase a home in Mountain Village, and prioritizes expanding housing options for employees working in San Miguel County at least thirty hours a week. The program offers up to \$200,000 to interested homeowners in exchange for a deed restriction on their property. Currently, two-thirds of the full-time occupied housing units in Mountain Village are deed-restricted, the highest deed-restricted to free-market housing ratio in the region. However, the Town understands there is still more to be done to ensure anyone who wishes to make Mountain Village their home has the opportunity to do so.

CDC AMENDMENTS

At the time of this 2021 Plan Amendment, the Town is continuing to find ways to maximize zoning incentives to further community housing options. These zoning incentives would be amendments to the CDC and potentially could include:

- Removing the “mother-in-law suite” definition and combine the definitions under Accessory Dwelling Units (ADUs). This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

COMMUNITY HOUSING DEPARTMENT

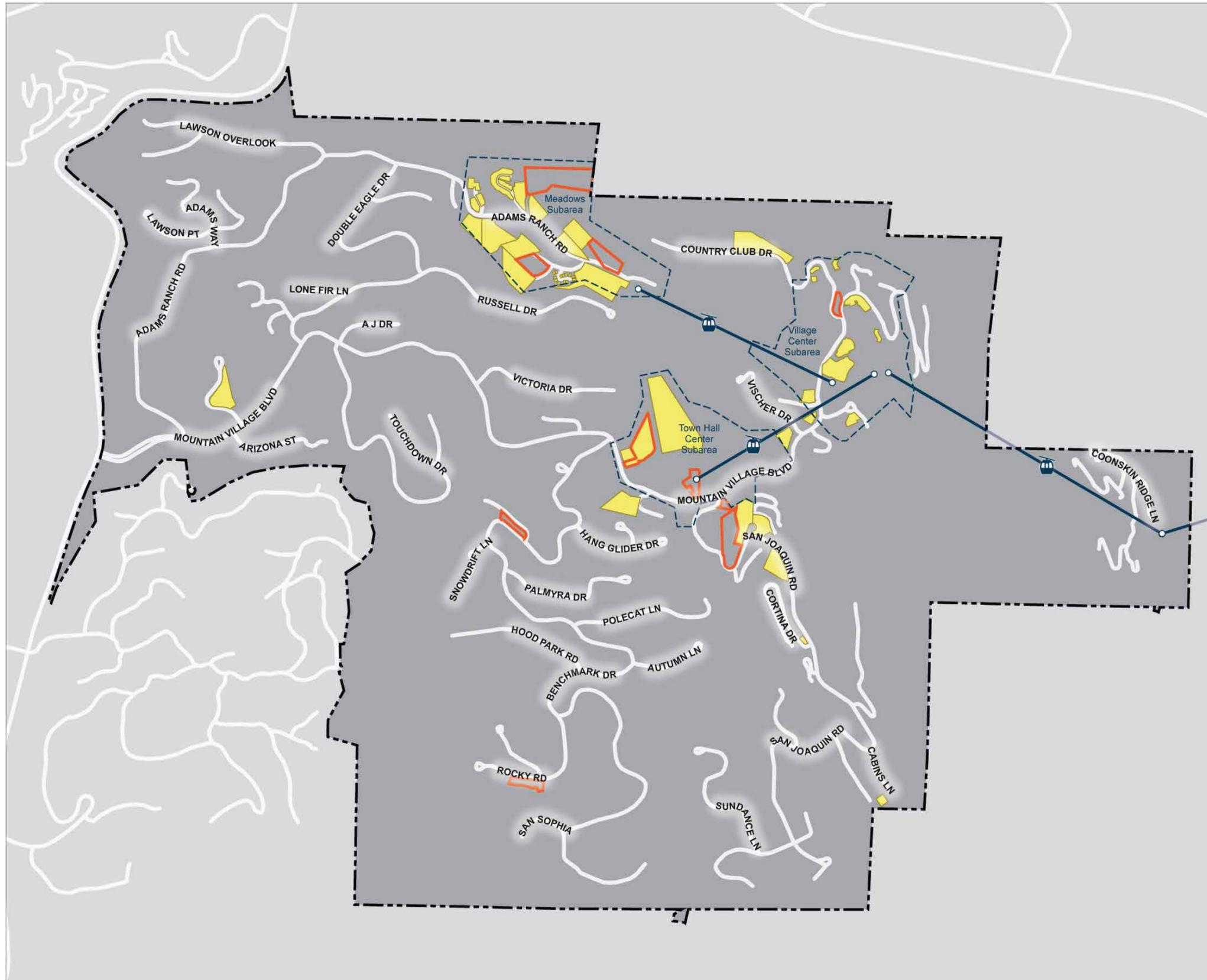
To adequately pursue these initiatives as well as maintain the robust community housing program already in place, a Community Housing Department is being formed with dedicated staffing to support the Community Housing Initiatives, Village Court Apartments, programs, policies, compliance and regulations for the Town of Mountain Village.

②

Table: Community Housing

Lot	Building	Built Units	Unbuilt /Platted
1005R	Village Center	30	8
159R	Bear Creek Lodge	2	0
640-DR	Spring Creek	13	0
645	Parker Ridge	18	0
640BR	Timberview	4	4
71R	LOT 71R	0	1
158R1	Tristant	1	0
123	LOT 123	0	1
639	Fairway Four	23	0
649R	Boulders	16	6
OS22R2	Coyote Court	10	0
82R1	See Forever	1	1
122	LOT 122	0	1
30	LOT 30	1	1
600A	Elkstone	1	0
726R1	Pennington	1	0
160R	MV Fire House	3	0
109R	LOT 109R	0	1
20	Castellina	1	0
644	LOT 644	0	41
647	Prospect Creek	14	0
165	Cortina	2	0
38-50-51R	Madeline	10	0
28	Lumiere	1	0
640A	Mountain View	30	0
640C	Northstar	3	0
SS165AB-R	Cassidy Ridge	3	0
166AR2 9	Stonegate	1	0
31	La Tramontana	2	0
61R	Franz Klammer	6	0
1001R	Village Center	192	49
OS35B	Big Billies	150	0
648AR	Prospect Plaza	5	0
126R	LOT 126R	0	22
<i>Total</i>		544	136
Total Community Housing Units			680

Source: Town of Mountain Village



①

COMMUNITY HOUSING

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

Community Housing

- Potential Future Community Housing Site
- Built and Platted/Unbuilt Community Housing Site



NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Expand emphasis on Community Housing.

- ① Edit: Add map of existing and potential future community housing sites.

REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ① Edit: Change all instances of “LUO” to “CDC”

Intent: Update text to reflect current conditions and provide clarity when data reflects a certain point in time.

- ②, ④ Edit: Revise to say “Mountain View Apartments”

- ③ Edit: Revise to say “Approximately 2% of total inventory as of 2008.”

- ⑤ Edit: Revise to say “Mountain View Apartments is owned by TSG.”

- ⑥ Edit: Revise to say “Approximately 35% of total inventory as of 2008.”

- ⑦ Edit: Revise to say “Approximately 63% of total inventory as of 2008.”

Intent: Replace photos in the Comprehensive Plan that are out of date or not relevant to the Plan topics or intent.

- ⑧ Edit: Replace photo with Mountain Village residents in a common area of dormitory or rental housing complex or someone working at local business.



- as a required number of deed restricted units as set forth by the town’s zoning that are integrated into a free-market project.
2. PUD agreements whereby housing mitigation is provided as the public benefit that in part allows for the consideration of variations to the specific requirements of the LUO. ①
 3. Publicly backed debt for the development of Village Court Apartments, with rents historically covering operating expenses and paying off the debt over time.
 4. Federal or state tax incentives for developing deed restricted housing (i.e. Telluride Apartments in Meadows). ②
 5. Town subsidy of deed restricted housing where the town develops for-sale housing units and then sells them to qualified employees (i.e. Coyote Court in Meadows.)

Historically, Mountain Village has been remarkably successful in realizing the development of deed restricted units with little or no taxpayer subsidization. The key to its success has been planning for and reserving land specifically for deed restricted housing and then encouraging free market development of such housing. Continuing this tradition, the Comprehensive Plan identifies key parcels (existing and new) of land for the future development of deed restricted units to help ensure a stable, competent, professional workforce

has the opportunity to live locally while increasing economic vitality and creating a more sustainable community.

Deed restricted units in Mountain Village are classified and characterized as follows:

DORMITORY:

- Shared living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be seasonal and fairly transient.
- Big Billie’s Apartments is the prime example.
- May be subsidized through state and/or federal programs; no town subsidies.
- Approximately 2% of total inventory. ③

RENTAL APARTMENT:

- Individual/family-living environment.
- Multiunit complex owned/managed by a single entity.
- Not for sale.
- Occupants tend to be less seasonal and/or transient than those in dormitory: many are permanent residents and eventually migrate into ownership situations elsewhere.
- Village Court Apartments (VCA) and ④ Telluride Apartments are prime examples.
- VCA is owned/managed by the town. Construction was funded through bonds that are taxpayer guaranteed,

but VCA generates sufficient net operating income to cover operating expenses and service debt so the town does not subsidize VCA.

- Telluride Apartments (now closed) is privately owned and United States Department of Agriculture-subsidized. ⑤
- Approximately 35% of total inventory. ⑥

FREE-MARKET DEED RESTRICTED UNITS:

- Individual/family-living environment.
- Individually-owned (often owner-occupied, but may be owned by a landlord and rented).
- For sale on the open market.
- No financial means-testing, price caps, or lottery system involved (except as noted below).
- Condominium apartment complexes include Parker Ridge, Outlaws, Prospect Plaza, and Prospect Creek.
- Townhome/duplex complexes include North Star, Fairway Four and Coyote Court.
- Mitigation units include units in Franz Klammer, Hotel Madeline, See Forever Village, Castellina and Cassidy Ridge.
- Free-standing subdivisions include Boulders, Spring Creek, and Timberview.
- No Town of Mountain Village subsidization involved (other than Coyote Court); pay property taxes the same as free-market homes (although exempt from the TMVOA RETA).
- Approximately 63% of total inventory. ⑦

I. **Mountain Village strives to infuse vibrancy into the town by providing a broad spectrum of affordable, high quality, rental and for-sale deed restricted housing to include housing for employees as an integral part of hotbed development, which is essential to Mountain Village's economy and sustainability. Mountain Village strives to be as equally successful in the provision of deed restricted housing over the next 30 years as Mountain Village has been for the last 30 years.**

- A. Strive to provide deed restricted housing for 2,408 person equivalent, which represents 30% of the 8,027 person equivalent density permitted in Mountain Village.
- B. Develop a program to identify and bank land for deed restricted housing, with the goal of facilitating the private, free-market housing development on banked land.
- C. Create deed restricted housing regulations that implement the Comprehensive Plan.

- ① 1. Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- 2. Require dorm units as outlined in the Land Use Element, page 32.
- 3. Evaluate the possibility of creating a new person equivalent percentage as a target for the provision of additional deed restricted housing units per the LUO.
 - a. The deed restricted housing sites identified in the Comprehensive Plan have been shown to create new housing for approximately 30% of the person equivalent density.
- 4. Clean up the current deed restricted housing

- ② requirements per the LUO and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- 5. Allow for a payment in-lieu to the town for certain projects that must provide housing.
- 6. Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- 7. Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- D. Identify funding sources for a housing program, especially

funding to purchase deed restricted housing units, that are in the foreclosure process to ensure housing is not lost to the free market.

- E. Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.
- ③ 1. Allow housing to be developed in the Telluride Region, but outside the corporate limits of Mountain Village, that are linked to the town by mass transit systems.
- F. Encourage the provision of secondary dwelling units for deed restricted housing on single-family lots (i.e. caretaker units) by the creation of incentives, such as water and sewer tap waivers and other fee waivers.
- G. Develop strategies to ensure Village Court Apartments are economically sustainable.



REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

- ①, ②, ③ Edit: Move to Appendix B: Implementation Strategies.

Intent: To highlight the value in pairing workforce supportive services with an increase in community-focused housing.

- ④ Edit: Add a callout box that includes the following: **Workforce Support Programs**

In order to better support employees in the community, certain initiatives can be pursued that can connect the town's workforce to a set of resources that will increase their ability to maximize their quality of life. Such resources may include:

- Educational and job training opportunities
- Career counseling
- Regional transportation passes and first-and-final mile transportation assistance
- Financial assistance for additional barriers to employment (i.e. uniforms, licenses, etc.)
- Assistance with employment applications and interview coaching
- Resume guidance
- Employment referrals and recruiting services
- Networking events and job fairs
- Access to a local job board
- Tax credit assistance and training reimbursement for employers

Strategic partnerships may be considered to help organize and better facilitate access to valuable resources such as these."

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

- ① Edit: Add information about ongoing Community Housing Mitigation Methodology

① COMMUNITY HOUSING MITIGATION METHODOLOGY

Based on the direction from the Town Council during the Comprehensive Plan update, Community Housing has been elevated as a critical focus of the Plan. Community Housing directly correlates to the breadth of local residents who can live within Mountain Village, with benefits that include community vibrancy and economic vitality. Establishing ways to maintain and increase the level of Community Housing is one of the most impactful investments Mountain Village can make, providing returns to the community for decades to come.

As shown below in the graphic depicting a three-pronged housing strategy, the Town should pursue Funding, Production, and Programs to expand the housing inventory. Each of these efforts will complement the others. Securing funding will provide the Town with the resources to carry out production efforts and to expand the scope and efficacy of housing programs. Some of these efforts will be adopted in the short-term, while others set the framework for implementation over the next decade.

A central part of Community Housing is affordable housing mitigation. This approach seeks to determine the additional housing demand generated by new commercial and residential development, and to require that new development offset this impact either through fees or affordable housing set-asides. The diagram below illustrates the methodology behind affordable housing mitigation.

Mountain Village Housing Strategy		
Funding	Production	Programs
Fees from development mitigation	Evaluate Town owned parcels for small infill housing development	Consider providing incentives to lease to locals, using rooms/units that would otherwise be vacant
Fees from Short Term Rental employment impacts	Expand existing local housing developments, by increasing density, limiting parking, or other innovative measures	Initiate/expand ADU program, with funding incentives
Consider partnerships with other governing bodies for revenue share	Land Bank sites in the region for future housing development	Downpayment assistance for locals
General Fund Set-aside	Consider regional efforts to construct housing outside Mountain Village, but on regional transportation routes	Buy down existing units, with tailored deed restrictions related to employment, AML, and occupancy
	Look for innovative ways to increase the owner and rental housing stock	Review Density Bank for affordable housing opportunity
		Consider forming a housing trust to leverage investment over time
		Refine deed restrictions

What is the impact of **new housing and commercial development** on the need for **local employee housing**?

Residential



What type of housing is being built, and how much do households buying that housing earn?



How is that income spent throughout the economy?



How many jobs are generated from that spending?



How much do these new employees earn?



How many units of employee housing are needed?



What is the gap between the housing market and employee affordability?



What residential linkage fee will fill this gap?

Commercial

What type of commercial development is being built?



How many jobs are generated from that development?



How much do these new employees earn?



How many units of employee housing are needed?



What is the gap between the housing market and employee affordability?



What residential linkage fee will fill this gap?

NEW PAGE - ADDITIONS ON THIS PAGE

Intent: Update Plan to reflect efforts that have been achieved or are underway since 2008. Revise section to be inclusive of other types of and approaches to community housing.

① Edit: Add information about ongoing Community Housing Mitigation Methodology

REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO). Improve clarity between CDC and Comprehensive Plan by allowing regulations to fall solely within the CDC.

① Edit: Change all instances of “LUO” to “CDC”

Edit: Remove red strikethrough text.

NATURAL ENVIRONMENT



There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village. The visitor experience that draws so many people to Mountain Village would not be possible without the town’s spectacular setting. But it is not only the aesthetic appeal of the area’s natural resources that make their protection so important, it’s their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village’s future. The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; the wetlands ensure that the hydrology of the area is protected; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. Wetlands and riparian areas provide several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to protect natural resources within and around Mountain Village and recognize the role that the town plays in sharing this responsibility with neighboring communities, public agencies, non-governmental organizations and other regional partners.

MV
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- I. **Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities. Town Council should consider the creation of regulations in the LUO and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.**

WETLANDS AND WATER QUALITY

- A. Avoid disturbance to wetland areas to the maximum extent possible, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts.
- B. Create and adopt wetland regulations based on current planning practices and the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, as shown as Exhibit 3 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181 (Management Plan). At a minimum, the wetland regulations should require the following
1. Avoid further impacts to wetlands and other waters be

1. Avoid further impacts to wetlands and other waters be avoided, if possible (Section 5.0 of the Management Plan).
2. Avoid of wetland impacts where possible. If avoidance is not possible, minimize and mitigate wetland impacts (Section 5.0 of the Management Plan).
3. Provide a thorough, written evaluation of practical alternatives to any fill, excavation or disturbance of any wetland (Section 5.1.A of the Management Plan).
4. Allow for the reconfiguration of a lot with surrounding lots to avoid wetland impacts if possible (Section 5.1.B of the Management Plan).
5. Design proposed roads, utilities, ski runs and parking facilities to avoid, minimize or mitigate wetland impacts (Section 5.1.C of the Management Plan).
6. Mitigate the functions and values of the impacted wetland, with any mitigation provided at an appropriate ratio (Section 5.2 of the Management Plan)
7. Provide wetland educational efforts to inform residents, property owners and

REVISIONS ON THIS PAGE

~~developers of the importance of protecting wetlands and avoiding impacts (Section 5.3 of the Management Plan is the foundation to this action).~~
~~8. Provide conservation easements for wetland areas located on a development site or voluntary provision of easement on a site that is already developed or not yet developed (Section 5.4 of the Management Plan).~~
~~9. Create specific Best Management Practices to protect wetland resources from direct and indirect impacts (Section 5.6 of the Management Plan).~~

C. Provide appropriate setbacks to wetland areas where possible.
D. Create water quality protection regulations in the Land Use Ordinance that provide simple regulations to ensure water quality protections, such as:
~~1. Retention or detention to attenuate runoff and the protection of water quality.~~
~~2. Best Management Practices to protect water quality during and after construction.~~

WILDLIFE

A. Protect important wildlife habitat and movement corridors, to the extent possible, in open space areas identified per the Future Land Use Plan Map.
B. Celebrate natural resources with wildlife interpretation and viewing stations along recreational trails and/or at other key scenic viewpoints.
C. Develop town policies for wildlife, as appropriate, such as rules to protect bears and humans.
D. Develop programs and/or regulations to protect wildlife from human activities such as requirements for bear-proof trash containers in Mountain Village Center and

bear-proof dumpster enclosures for multiunit or mixed-use projects.

FORESTS AND VEGETATION

A. Encourage early detection, prevention and rapid response to invasive plant species in cooperation with San Miguel County and the State of Colorado and in conformance with applicable regulations.
B. Work towards good stewardship of the forests by actively managing the forests within the town to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation and scenic views.
C. Work collaboratively with landowners to ensure that forested areas adjacent to trails and other recreational amenities are free from potential hazard trees and thinned of dead, diseased and infested trees.

1. Collaborate with land owners and state and federal agencies to acquire grant funding for forest health/wildfire mitigation projects on open space areas within the town.
2. Remove dead, diseased and infested trees on town-owned open space areas and encourage private property owners to do the same.
3. Take into account the effects of wildlife regarding all tree removal projects whether for individual trees, defensible space around structures or open space.
i. Identify and retain wildlife trees (snags) at a rate of one- to two-trees per acre on all properties where forest cutting is taking place to insure that nesting birds and cavity dwelling animals have adequate sites and appropriate habitat.

~~ii. Identify aspen stands that are in decline, and encourage owners to remove the dead and diseased overstory to stimulate aspen regeneration for wildlife cover and forage for elk and deer.~~

D. Protect the Prospect Creek drainage, and all its tributary streams, during any forest cutting activity to prevent sediment from entering drainages; do not remove any trees from any designated wetland without a tree removal permit from the town. Obtain any needed Federal or State approval for such tree removal.
E. Work with property owners to help maintain scenic views along roadways and open space vistas.
F. Manage the forests to ensure their continued vital role for recreation, wildlife habitat, watershed protection, wildfire mitigation, and scenic views.

DEVELOPMENT CONSTRAINTS ①

~~A. Avoid development within floodplains, where possible.~~
~~B. Require geotechnical analysis for any new subdivision.~~
1. Deny development approval on lands subject to severe geological hazards including, but not limited to, soil erosion and slippage, rock fall, debris flows, or snow and mud-avalanching where mitigation will not protect the public health, safety or welfare of the community.
~~C. Evaluate potential slope regulations to protect the site's safety, character, soils and water quality to the maximum extent possible.~~

AIR QUALITY AND CLIMATE ②

A. Create a climate action plan that will include specific policies and actions to reduce greenhouse gas emissions in Mountain Village and the region. ③

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The Town has no floodplains and the wetland and building codes require geotechnical analysis.

① Edit: Remove section.

Intent: To emphasize the need for conserving water resources, and promote the consideration of corresponding strategies in a cohesive and comprehensive Climate Action Plan document.

② Edit: Revise to say, "Air Quality, Water Resource Conservation, and Climate"

③ Edit: Revise to say, "Utilize the Climate Action Plan to reduce greenhouse gas emissions and conserve water resources in Mountain Village and the Region."

Intent: Update Plan to reflect progress since 2011 and improve clarity between CDC and Comprehensive Plan by allowing regulations to fall solely within the CDC.

③ Edit: Remove red strikethrough text.

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo



OPEN SPACE AND RECREATION



Residents of Mountain Village are privileged to be able to live in a recreational paradise. Recreation is integral to the Mountain Village way of life. The town needs to make strides in terms of its basic level of service for year-round opportunities for a wider range of activities. As identified in the Comparable Communities Study, providing expanded recreational amenities, such as a recreation center, not only improves the quality of life for residents, but also broadens the town's appeal to visitors with family members of all ages. Furthermore, places like Breckenridge have found that having expanded recreational amenities increases the time that second homeowners spend there. Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space. Modifications to open space categories and

Open space is a key principle of the Comprehensive Plan, with more than 60% of the total land area in Mountain Village planned as open space.

to open space areas are made only to realize the Mountain Village Vision and to increase the predictability of what can occur on those lands, allowing the town to better plan for civic improvements, and land owners to better understand what is possible for areas near to them. More specificity concerning open space uses is provided within the Land Use Element section of the Comprehensive Plan.

I. **Mountain Village continues to provide a world-class recreational experience by strengthening its existing facilities and programs and exploring opportunities for new ones.**

① A. Create a system of parks – pocket and neighborhood parks – and

recreational facilities which allow for easy access and a number of amenities.

② ~~B. Identify ongoing open space and recreational needs and issues in partnership with the Open Space and Recreation Advisory Board (OSRAB).~~

③ C. Construct an indoor, multipurpose recreational center that serves the year-round needs of residents and bolsters the visitor experience with desired amenities such meeting spaces, a theatre, and weights and fitness classrooms. Other amenities at the recreation center could include a bowling alley, indoor volleyball and an indoor tennis center that also serves as a multipurpose facility for conferencing or exposition space, music events, or special events, with strong connections provided to surrounding hotbed development and the Telluride Conference Center.

D. Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.

E. Increase outdoor activity programming in the summer and shoulder seasons by building upon the town's existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.

F. Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

① Edit: Revise to say: “Consider completing a needs assessment for expansion of parks and recreation facilities to provide easy access for all residents and a variety of amenities to better serve residents and visitors. This assessment should include a review of the need and community desire for the following facilities and programs:”

③ Edit: Move to be sub-bullets of Policy A. Revise to say:

- “Indoor public recreational opportunities
- Diversified winter outdoor recreational amenities and programs
- Increased summer outdoor recreational amenities and programs
- Expanded pond facilities and associated amenities and programs”

Edit: Specific ideas and recommendations within Edit #3 have been moved to Appendix B: Implementation Strategies.

Intent: Remove references to OSRAB.

② Edit: Remove text

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

③ Edit: Update photo

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Move to be sub-bullets of Policy A on previous page. Revise to say:

- ① • “Additional recreational and sporting events
- ⑤ • Additional neighborhood, town center, and pocket parks.”

Edit: Specific ideas and recommendations within Edit #1 can be moved to Appendix B: Implementation Strategies if appropriate.

Intent: Remove references to OSRAB.

- ② Edit: Remove text

Intent: Update the Plan to show implementation progress since 2008.

- ③ Edit: Revise to say: “Refer to the Trails Master Plan for recommended new trails and spot improvements.”
- ④ Edit: Revise to say: “and within the Trails Master Plan.”

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

- ⑥ Edit: Add a principle, “Mountain Village provides access to open space and opportunities for recreation to residents and visitors of all ages, incomes, and abilities.”
- ⑦ Edit: Add the following policy: “A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new parks and open spaces or retrofitting existing recreational amenities.”



- ① to provide a new recreational and open space amenity that adds vibrancy to this plaza area.
- G. Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- H. Strongly consider the creation of a lift-served alpine slide from Gorrano Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrano area for residents and visitors.
 - i. Evaluate the installation of a zip line in the area of the proposed alpine slide.
- I. Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- ~~② J. Implement the Potential Recreation Projects Plan developed by the OSRAB.~~

II. Mountain Village continues to work with regional partners to provide a world-class recreational experience.

- A. Address recreational projects and programs of mutual benefit with TSG, the Town of Telluride and San Miguel County.
- B. Strengthen existing partnerships and forge new ones with local and

- regional land agencies and recreational groups to expand and enhance the town’s recreational programs throughout the year.
- C. Provide residents and visitors with diverse and exciting recreational opportunities throughout the year with the Town of Telluride and San Miguel County collaboration, where possible, recognizing that neither towns nor the county provides a comprehensive set of amenities and programs on their own, but together they can.

III. Mountain Village expands its community-wide trail network through collaboration with public agencies, regional partners, and private developers.

- A. Improve the trail network and way-finding system throughout Mountain Village, collaboratively with landowners and public agencies, in order to encourage non-vehicular transportation, greater access to recreation, and overall community connectivity.
- ③ B. Identify a primary trail route, along existing roads as much as possible, connecting key destinations throughout town. Create this paved, down-lighted and well-marked trail.
- C. Identify regional trail connections and how to improve and integrate such trails into the town’s recreational offerings (i.e. Valley Floor trails).
- D. Identify a primary area for equestrian trails and stabling and integrate such area into the town’s recreational trails and other offerings.
- E. Obtain easements and construct

and maintain trails as shown on the Potential Recreation Projects Plan. ④

IV. Mountain Village preserves a system of open space that reinforces its natural amenities and scenic beauty, provides a foundation for year-round recreational activities, and helps meet the community’s housing and social needs.

- A. Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- B. Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- C. Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

1



REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

1 Edit: Update photo

REVISIONS ON THIS PAGE

Intent: Update the Plan to show progress since 2008.

- ① Edit: Remove table. Updated guidance lives in the Trails Master Plan.

① ~~Table 10. Potential Recreation Plan Projects: Trails~~

Project number shown with circle	Priority	Description of Potential Recreational Trails	Landowner(s)
1.	High	Build a 500-foot long, six-foot wide hard surface trail/sidewalk on the north side of Mountain Village Boulevard, as shown on the Town Hall Center Subarea Plan Map, to provide a connection from the Boulevard Trail to the existing sidewalk/trail by the Town Hall Plaza and The Market at Mountain Village entrance. Provide crosswalk on Mountain Village Boulevard east of Village Court Apartments driveway.	TOMV
2.	High	Build a .7-mile, four-foot wide soft surface trail from Gondola Parking Garage to Big Billie's Apartments. This trail will connect the Town Hall Center Subarea to the Meadows Subarea.	TOMV, TSG
3.	High	O'Reilly Trail: build a two-mile long, three-foot wide soft surface trail connecting Boomerang Road with the Bear Creek Trail in Telluride.	TSG, USFS, IDARADO
4.	High	Finish a .5-mile long, three-foot wide section of the Village Trail from the TSG Mountain Shops to the Boulevard Trail.	TSG
5.	High	Finish a .5-mile long, three-foot wide section of the Prospect Trail on Sundance ski run from San Joaquin Road to Town Hall Center.	TSG
6.	High	Build summer trailhead parking on Country Club Drive at Boomerang and Jurassic Trailheads.	TOMV
7.	High	Build summer trailhead parking on High Country Road at the junction of the Double Cabin ski run.	TOMV
8.	High	Build summer trailhead parking on the summer access road west of Cabins at Gold Hill.	TSG
9.	High	Build new Mountain Village Bike Park trails within the existing bike park.	TSG
10.	High	Locate and build a beginner bike trail and pump park in the Mountain Village Center Subarea.	TSG
11.	Medium	Build a one-mile long, three-foot wide soft surface trail, connecting the Prospect Trail with the Town Hall Center Subarea via Double Cabin ski run.	TSG
12.	Medium	420 Trail: build a two-mile long, three-foot wide soft surface trail from the Prospect Trail to the Boulevard Trail via Bridges and Galloping Goose ski runs.	TSG
13.	High	Build trails to connect approved subarea developments to the existing trail system.	TSG
14.	Medium	Grade and reestablish drainage along Boomerang Road.	TSG
15.	Medium	Construct six-foot wide hard surface walkways in Mountain Village Center.	TOMV
16.	Medium	Build a .5-mile, four-foot wide soft surface nature trail adjacent to Prospect Creek on the north side of Mountain Lodge Telluride.	TSG
17.	High	Connect the middle of Big Billie's Trail with Jurassic Trail with a .25-mile long, soft surface trail.	TSG
18.	Medium	Widen the Boulevard Trail from six feet to 10-foot wide to allow snowcat maintenance from Elk Pond to the intersection of Touchdown Drive and Mountain Village Boulevard.	TSG
19.	Medium	Replace the eight foot wide bridge with a 10-foot wide bridge at the intersection of the Galloping Goose ski run and Mountain Village Boulevard to allow snowcat maintenance.	TOMV
20.	Low	Build a .1-mile long, soft surface trail to access tennis and platform tennis courts from Mountain Village Center.	TSG

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21.	Low	Build a 1.5-mile, hard surface trail along Russell Drive from the Boulevard Trail to the golf course access road.	TOMV, TSG
22.	Low	Stegosaurus Trail: Build a .5-mile long, three-foot wide soft surface along the ridge from the east end of Jurassic Trail to connect with the middle of Jurassic Trail.	TSG
23.	Low	Lower Prospect Creek Trail. Build a 1 mile long, 3 feet wide soft surface trail connecting the Meadows Subarea at Coyote Court to the Valley Floor.	TSG, USFS, Town of Telluride
24.	Low	Build a .75 mile long, 3 feet wide soft surface from the middle of the Meadows Trail to the Valley Floor.	TSG, USFS, Town of Telluride
25.	Low	"8" Trail: Construct a 1.5 mile, 3 feet wide trail, next to Highway 145 and Adams Ranch Road, connecting the Mountain Village Boulevard Trail with Meadows Trail.	TOMV, TSG

Intent: Update the Plan to show progress since 2008.

① Edit: Remove tables. Updated guidance lives in the Trails Master Plan.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. This level of detail should be assessed within a separate Needs Assessment.

② Edit: Move "Table 11. Potential Recreation Plan Projects: Amenities" table to Appendix B: Implementation Strategies.

②

Table 11. Potential Recreation Plan Projects: Amenities

Project number shown with square	Priority	Description of Potential Recreational Amenities	Landowner(s)
A.	High	Install nine additional disc golf holes adjacent to the existing course located at the intersection of Sundance and Double Cabin ski runs.	TSG
B.	High	Build a park on the south driving range of the golf course.	TSG
C.	Medium	Build a park at Telluride Apartments.	TSG/Sunshine Apartments
D.	Medium	Build a Ridge Top Park at Station St. Sophia/Coonskin Ridge.	TSG
E.	Medium	Build a nature park on Lot 420 off Touchdown Drive.	TSG
F.	Medium	Upgrade Sunset Plaza playground, located at top of the Chondola.	TSG
G.	High	Build a miniature golf course Golf in Mountain Village Center.	TOMV
H.	High	Build a recreation center.	TSG
I.	Medium	Build restrooms at tennis and platform tennis courts, located south of The Peaks Resort & Spa.	TSG
J.	Low	Build restrooms at the eighth tee box on the golf course.	TSG
K.	Medium	Build a kayak dock at the north Elk Pond outlet.	TSG
L.	Low	Build a park and community garden between the Gondola Parking Garage and Mountain Lodge Telluride.	TSG
M.	Medium	Build a park and community garden under Lift 10 at Village Court Apartments.	TSG

REVISIONS ON THIS PAGE



CULTURAL ENHANCEMENT



Cultural arts, events, heritage and history contribute to the creation of a vibrant, educated, entertaining and attractive community. Residents and visitors desire additional cultural activities besides recreation as a part of living in and visiting a well-rounded community. Cultural activities and events increase the diversity of the economy while supporting the tourism economy and local arts and cultural programs.

I. Mountain Village strives to provide additional cultural facilities and activities.

- A. Work with regional partners to provide and expand the region's cultural opportunities.
- B. Support the cultural arts through partnerships with regional arts councils such as the Telluride Council for the Arts and Humanities.
- ① C. Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.
 - 1. Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to

other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.

- D. Identify possible locations for a library and/or museum extension in Mountain Village.
 - 1. Allow for smaller displays in key public facilities and spaces.
- E. Promote the use of projection art and encourage events and/or festivals within Mountain Village Center to celebrate digital art and emerging digital technologies.
- F. Increase and diversify festival programming to help increase the number of visitors outside of the winter and summer seasons.
- G. Create cultural arts and events that differentiate from and complement Telluride's cultural arts and events.

- ② H. Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
 - I. Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
 - J. Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
 - K. Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
 - L. Encourage and promote performing arts in Mountain Village, such as

musicians or other artists that add animation and activity.

- M. Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- N. Allow for performing arts events in the recreation center/multipurpose facility.
- O. Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- P. Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.
- Q. Strive to provide a youth activity center and/or children's museum-type facility that is utilized to educate and entertain residents and visitors.
- R. Consider recommendations from the Telluride School District, Telluride Historical Museum, Telluride Council for the Arts and Humanities and the Telluride Library District regarding placement of buildings, historical displays, public art, and library satellite facilities that provide educational and cultural uses.
 - ③ 1. Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
 - 2. Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

- ①, ②, ③ Edit: Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.
- ④ Edit: Add policy "Explore need and community desire for specific community events, cultural and arts facilities, and educational outreach events."

Intent: To emphasize the need for enhanced placemaking and gateways throughout the Town of Mountain Village as a way to better celebrate and identify the community.

- ⑤ Edit: Add a principle: "Mountain Village takes pride in celebrating its unique identity and culture and strives to communicate a welcoming environment to its visitors."

- ⑥ Edit: Add the following policies:
 - "A. Identify opportunities for enhanced gateway signage, landscaping and wayfinding in locations where residents and visitors enter or exit Mountain Village.

B. Increase and diversify the types of amenities located at or near the gondola, trailheads and major vehicular routes to foster a greater sense of place and highlight primary connections as gateway moments.

C. Utilize consistent branding on all signage and wayfinding - varying the size and type of signage in order to communicate an appropriate hierarchy, as appropriate - to promote a cohesive sense of place throughout the community.

D. Identify opportunities to highlight uniquely Mountain Village places and public spaces throughout the community, and employ a diversity of placemaking strategies to further help those spaces making a lasting impression on visitors to Mountain Village."

REVISIONS ON THIS PAGE

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- ① Edit: Change section title to “**Transportation and Infrastructure**”
- ② Edit: Add background text at the beginning of this section as written on page FF.
- ③ Edit: Add policy that says: “**Pursue and abide by recommendations and policies from specific transportation Plans and Studies such as the Town of Mountain Village Comprehensive Plan Transportation Study and TMVOA’s Telluride/Mountain Village Gondola Use, Economic Impact Analysis & Ridership Forecast.**”
- ④ Edit: Move policy from public benefits table to this section that says: “**TSG provides its ski area master plan for Town Council review and approval that includes all necessary ski area infrastructure improvements to maintain the skier experience.**”
- ⑤ Edit: Add sub-header: “**Gondola System**”.
- ⑥ Edit: Remove strikethrough text. Regional mass transit policies will be in next “Bus Mass Transit” section on next page.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

- ⑦ Edit: Update photos

① TRANSPORTATION AND INFRASTRUCTURE



The provision and planning for needed infrastructure is critically important for a community. Loosely defined, infrastructure refers to all of the base facilities and services needed to sustain the common needs of a community, such as water and sewer systems, roads, police and fire protection, and mass transit systems. Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan. Mountain Village establishes the following principles, policies and actions, as a part of the Comprehensive Plan, in order to provide the needed infrastructure for a sustainable community.

In the creation of the Comprehensive Plan, the town hired a traffic consulting firm to analyze the transportation and parking systems. This analysis was based on the

Mountain Village depends on infrastructure to meet its present needs with the ability to grow as a community and as envisioned by the Comprehensive Plan.

full buildout and implementation of the Subarea Plans, presuming all of the planned density generated by the Subarea Plans would be built. The end result is the *Town of Mountain Village Transportation Plan*, which shows that Mountain Village has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan. It also recognized that the town will need to monitor, maintain and potentially improve key intersections to ensure adequate levels of service.

- ② **Mountain Village strives to provide world class and efficiently planned and maintained infrastructure needed to support the town and realize the principles, actions and policies of the**

- ③ **Comprehensive Plan.**
- ④ A. Create a detailed capital plan for all town infrastructure that ensures adequate reserves are built up to maintain, improve and construct required infrastructure.
- ⑤ B. Provide a world class, truly unique inter-town gondola and bus mass transit system that connects Mountain Village to Telluride and all areas of Mountain Village, ~~while also looking at regional mass transit needs and opportunities.~~
 1. Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
 2. Plan for the continued operation of the gondola system linking the towns of Mountain Village and Telluride and linking Mountain Village Center and Town Hall Center Subareas.
 - a. Establish a formal committee with the Town of Telluride and San Miguel County by 2020, or sooner if so desired by all jurisdictions, to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
 - b. Encourage and facilitate the addition of 21 gondola cabins to bring the gondola’s capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association

(TMVOA) and/or grants.

- i. The gondola will provide adequate capacity to serve the land uses and associated density envisioned by the Comprehensive Plan.
- ii. Consider the creation of a long-term capital improvement plan that ensures the successful maintenance operation of the gondola system. Determine if and when the gondola system will need to be completely replaced with a new system.

3. Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
 - a. Change the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
4. Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to operate a regional transit services.
5. Maintain and expand as needed rubber tire mass transit service to link Mountain Village to Lawson Hill and Telluride when the main gondola system is not in operation.
6. Work with San Miguel County, Telluride, Norwood, Rico,

Ridgway, Montrose, Ouray County, Dolores County, Montrose County and other jurisdictions on the creation of a regional transit authority that links all communities together.

7. Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.
- C. Provide a ~~world class, intra-town gondola and~~ bus mass transportation system that connects all neighborhoods in Mountain Village in order to significantly reduce vehicular trips, improve sustainability, and offer convenient, efficient transportation for residents and guests.
1. Determine the feasibility of operating a bus system year-round in Mountain Village that works in conjunction with the gondola system.
 - a. Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
 - b. Evaluate the need for bus service on San Joaquin Road and Benchmark Drive.
 - c. Provide bus shelters and bus stops where needed.
 - d. Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
 2. Recognize the importance of Dial-A-Ride service and seek ways to improve and maintain such service.
 3. Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet

from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.

4. Provide a year-round chondola or pulse gondola connection between Meadows and Mountain Village Center Subareas either along the current chondola alignment or in between Meadows Subarea and Town Hall Center Subarea, on the west side of Chair 10. For more details, refer to the Town Hall Center and Meadows Subareas, page 60 and 64 respectively.
- 4 D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of visitors and employees.
 1. Evaluate the parking requirements of the LUO by a detailed parking study that looks at parking supply and demand.
 2. Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.
 3. Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
 4. Strive to minimize on-street parking to the maximum extent practical.
 5. Require on-site parking as set forth in the LUO where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
6. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.

REVISIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

- 3 Edit: Revise page number reference to say "Plans in Appendix A: Subarea Plans."

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- 1 Edit: Add sub-header: "Bus Mass Transit"
- 2 Edit: Move chondola/pulse gondola policy to "Gondola System" section on this page.

- 4 Edit: Add sub-header: "Parking"

- 5,7 Edit: See revised Parking section on page FF.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- 6 Edit: Change all instances of "LUO" to "CDC"

REVISIONS ON THIS PAGE

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

- ① Edit: See revised Parking section on next page.
- ② Edit: Add sub-header: “Roads, Sidewalks, and Trails”
- ④ Edit: Add sub-header: “Water Supply”
- ⑥ Edit: Add sub-header: “Fire Protection”

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan.

Edit: Blue boxes- Specific ideas and recommendations have been moved to Appendix B: Implementation Strategies.

Intent: Update the Plan to show progress since 2008.

- ③ Edit: Revise to say “Trails Master Plan.”
- ⑤ Edit: Add policy “Reference and leverage previous engineering studies (such as the Hydrology Report for Water Rights Application and Plan for Augmentation).”

Intent: To acknowledge the stated desire through this amendment process for the Town of Mountain Village to be more accessible and inclusive.

- ⑦ Edit: Add a principle: “Mountain Village strives to ensure, through its infrastructure, that the Town is accessible to residents and visitors of all ages, incomes, and abilities.”
- ⑧ Edit: Add the following policy: “A. In addition to clear compliance with Americans with Disabilities Act (ADA) regulations, encourage the use of Universal Design principles when investing in new infrastructure or retrofitting existing infrastructure.”

- ① 7. Periodically update the town's *Transportation Plan* which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
- 8. Ensure resident parking needs are addressed.
- 9. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
- 10. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.
 - a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.

- ② E. Ensure the road, sidewalk and trail systems in Mountain Village are maintained and improved, as needed.

- 1. Periodically evaluate road intersection safety and capacity, road maintenance needs, and associated sidewalks and trails installation and maintenance to ensure safe levels of service, overall safety, and the provision of well-maintained roads, sidewalks and trail systems.

- a. Consider drainage improvements on all roads that will protect property and improve water quality and attenuate stormwater flows, such as drainage pans and retention ponds.

- 2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Potential Recreation Projects Plan.

- ③ a. Maintain plowed sidewalks only in high density areas during the winter months.

Sidewalks in low density areas should not be plowed during the winter months.

- ④ F. Ensure an adequate water supply and water system capacity.
 - 1. Prepare a study to evaluate the town's water and sewer systems and ensure the systems are designed and upgraded as necessary to accommodate the land uses and density envisioned by the Comprehensive Plan.
 - 2. Support efforts and look at alternatives regarding the town and Telluride Ski & Golf's water rights.

- ⑥ G. Ensure adequate fire protection infrastructure by cooperatively working with the Telluride Fire Protection District (TFPD).

- 1. Ensure adequate fire flow is available as part of a water system analysis, with an emphasis on ensuring adequate storage capacity for required fire flows.
- 2. Ensure adequate fire access to all areas in accordance with the town's adopted fire code.

- a. Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.

- b. Develop road and driveway standards in cooperation with the TFPD and the town's consulting engineer.

- c. Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- d. Ensure existing plaza areas that are designated

as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.

- 3. Provide certain referrals to the TFPD for new construction or substantial alteration of any multiunit, mixed-use or commercial building.
- 4. Work with the TFPD to determine how it can acquire specialized equipment for fighting fires in Mountain Village, such as a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.

- 5. Develop a long-term capital plan for the Fire Station by cooperatively working with the TFPD.

- 6. Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.

- 7. Strive to provide integrated housing with any new fire station expansion.

- 8. Work with the TFPD to designate deed restricted housing for fire fighters as new projects are under consideration. Consider giving preference to fire fighters in the town's required lottery process as an alternative.

- 9. Work with the TFPD to implement and update as needed the *Community Wildfire Protection Plan* and the regional All Hazard Mitigation Plan.

⑦

⑧

PARKING ①

D. Provide convenient, efficient and appropriately-priced parking to meet the parking needs of residents, visitors and employees.

1. Evaluate the parking requirements of the CDC by a detailed parking study that looks at parking supply and demand. Refer to “TMV Parking Needs Assessment” dated February 5th, 2021.
2. Evaluate all possibilities for expanding and/or improving employee parking options in the town and the Telluride Region.
3. Periodically update the town's Transportation Plan which includes a parking study to ensure an adequate and efficient supply of parking spaces is available.
4. Ensure resident parking needs are addressed.
5. Ensure all parking areas are constructed, maintained and improved in accordance with the Design Regulations.
6. Provide a bilateral courtesy referrals between the Town of Telluride and Mountain Village for any changes in a town parking policy to facilitate cooperative planning.
 - a. Evaluate the possibility of creating a Telluride Region parking policy to ensure adequate ski resort, special event and visitor parking.
7. Parking variance requests are discouraged for free market, large scale mixed use and hot bed development.
8. Any existing surface parking on undeveloped lots in the Village Center Subarea are expected to be provided as public parking within the development and not constitute a public benefit but a requirement.
9. Alternative parking solutions can be considered to minimize parking challenges with development such as shuttle services, the provision of off-site parking, valet parking or other alternative parking agreements, arrangements or considerations.

Existing Public Parking		Number of Spaces
1)	Meadows Surface Lot	110
2)	Gondola Parking Garage (Paid Parking)	460
3)	Heritage Parking Garage (Paid Parking)	116
4)	South Village Center Surface Lot	18
5)	Market Plaza Surface Lot	60
6)	Mountain Village Blvd/Country Club Drive Surface Lot	11
<i>Total</i>		<i>775</i>
Existing Public Parking Subject to Redevelopment		Number of Spaces
7)	North Village Center Parking Surface Lot (Lot 109R)	25
8)	Surface Lot (Pond Lots)	50
9)	Surface Lot (Lot 161CR)	40
<i>Total</i>		<i>115</i>
Total Existing Public Parking		890

Source: Town of Mountain Village

REVISIONS FOR PAGES 83-84

Intent: Elevate level of importance of transportation by including more clearly delineating transportation-related policies from other infrastructure policies.

① Edit: Add policies and existing parking table to Parking section.

② Edit: Add this background text under the header “**Gondola System**” on page 82.

② (Text for Edit #2 on Page 82)

The gondola system has been serving Telluride and Mountain Village for 25 years, since 1996. In 2015, a committee comprised of regional stakeholders began collaborating on a long-term strategic plan for the gondola given that the Operating Agreement expires at the end of 2027. In summary, the expiration of the agreement results in:

- Town of Mountain Village no longer must operate and maintain the gondola, as well as provide bus service during the normal gondola shutdown periods in the shoulder seasons
- TMVOA no longer must fund gondola operations, maintenance or capital
- TSG no longer must contribute 1% of lift ticket sales to fund the gondola

As of 2021, the gondola committee has made significant progress in methodically progressing through the strategic planning process.

- Phase 1 – Understanding the current system and its capabilities
- Phase 2 – Assessing future needs, defining and understanding system options
- Phase 3 – Plan for funding the gondola after 2027

The committee is targeting the end of 2022 to have a community wide approved plan.

RESPONSIVE GOVERNANCE



Local governance is the primary means for a community to realize and protect its vision, express opinions, and protect the public interest, health, safety and welfare. Responsive governance is creating and maintaining a government that is responsive to the community's needs and desires. In the end, good, responsive governance makes great communities.

I. Mountain Village Town Council, boards and employees fully embrace

In the end, good, responsive governance makes great communities.

and recognize the importance of being an excellent civil servant, with the primary goal of serving the public interest and the overall community.

- A. Establish a strong civil service culture and practice based on exceptional customer service.
- B. Continue to define and enhance customer service by all town employees through training and a

- commitment to a culture of excellence.
- C. Celebrate the value and virtue community service and highlight the contribution that public services makes to the development of a community.
- D. Maintain and enhance a high quality town employee workforce through training and a commitment to best practices.
- E. Train employees on proper safety protocols and best practices to protect residents, visitors, property owners and co-workers.

II. Each Mountain Village governmental department is responsive, accountable and accessible to citizens, clients and visitors.

- A. Ensure all departments are accessible to citizens, clients and visitors from 8 a.m. to 5 p.m., Monday through Friday for administrative oriented departments; 24 hours a day for public safety departments; and during operational hours for the Transportation Department.
- B. Develop and maintain performance metrics with data on activities and accountability for each department.
- C. Improve public communication and information about town services, event policies, and other towns matters, and conduct ongoing feedback strategies with the Mountain Village community regarding communication and public outreach.
- D. Create department goals based on the Comprehensive Plan's related Vision Statements and the policies contained in the Comprehensive Plan.

REVISIONS ON THIS PAGE

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

Edit: Remove section.

REVISIONS ON THIS PAGE

Intent: Town has a Code of Ethics that exceeds the expectations in this section.

Edit: Remove section.



- | | | |
|---|---|--|
| <p>E. Require detailed, long term capital planning for all town owned, operated and maintained infrastructure and town facilities for sound fiscal planning and well maintained and safe infrastructure.</p> <p>F. Create an efficient, business-like town government that is fiscally responsible, with the most efficient use of limited tax and other revenue as a very important priority.</p> <p>1. Ensure adequate reserve funds for all town-owned, managed and maintained infrastructure through detailed capital planning.</p> <p>III. All town employees and representatives act with honesty, integrity, respect and professionalism.</p> <p>A. Maintain high ethical standards and respect in the conduct of all business.</p> <p>IV. Mountain Village takes a leadership role to develop partnerships with the Town of Telluride, San Miguel County, Montrose County and other local and</p> | <p>regional stakeholders to promote sustainable, well-planned communities.</p> <p>A. Work with the Town of Telluride, San Miguel County and regional stakeholders to create a plan that addresses regional issues such as transportation, parking, air, infrastructure, natural hazards, economic development and community facility needs.</p> <p>B. Foster inter-jurisdictional relationships, communication and planning.</p> <p>V. Mountain Village creates and instills a culture of community and community service that encourages more volunteerism and citizen participation in Mountain Village's town government.</p> <p>A. Create a better sense of community and civic vitality by improving the quality of the town's social infrastructure that consists of networks of organizations and institutions, community gathering places, bonds of friendship and</p> | <p>neighborliness, civility, access to information, opportunities for civic and electoral engagement and opportunities for philanthropic giving. Together, all of these elements create a welcoming, engaging, informed, and inclusive community where residents identify Mountain Village as their home and a place where they belong, feeling connected to friends and the community.</p> <p>B. Explore efficiencies with operations, information and services provided by the town government and the TMVOA.</p> <p>C. Encourage the TMVOA to revise its charter consistent with state law governing homeowners associations, particularly giving residents more representation on the board since residents provide 80% of the funding and the town is over 60% built out. Board representation for residents is currently 28% and should be increased to 57%.</p> <p>D. Encourage the elimination of the current veto power by one class of board members on TMVOA.</p> |
|---|---|--|

IMPLEMENTATION OF THE COMPREHENSIVE PLAN

REVISIONS ON THIS PAGE

As stated several times throughout the creation of the Comprehensive Plan, the Plan itself serves as an advisory document, formally adopted by Town Council in June 2011. The second phase of the process will involve updating the town's LUO and Design Regulations to conform to and implement the Comprehensive Plan by the creation and adoption of ordinances. After the LUO is amended, it is envisioned that certain development review applications will need to be found to be in general conformance with the Comprehensive Plan.

The third phase of the process, which will most likely take decades to fully implement, will be the voluntary submission of individual land use applications to the town by landowners or developers, to actually rezone and subdivide property, transfer density and to submit site-specific design applications for buildings. Last, it is envisioned that the Comprehensive Plan will be updated from time-to-time as needed, with annual

review by town staff to determine progress and issues with implementing the Comprehensive Plan.

The Comprehensive Plan should be implemented as follows:

1. Amend the LUO and Design Regulations to implement the Comprehensive Plan with one or more ordinances.
2. Encourage the submission of development review applications consistent with the Comprehensive Plan and the LUO.
- ~~3. Create a task force to develop plan for the recreation center/multipurpose facility.~~
4. Create a task force to develop a plan for the Telluride Conference Center expansion.
5. Create a climate action plan.
6. Create an annual work program for on-going implementation of the Comprehensive Plan for Town Council review and approval.

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

- ①, ②, Edit: Change all instances of "LUO" or "LUO and Design Regulations" to "CDC"

Intent: Specific references to a new recreation limit the possibilities of other potential public facilities.

- ⑤ Edit: Remove strikethrough text.

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan and utilizing an appendix for implementation actions.

- ⑥ Edit: Add text "See Appendix B: Implementation Strategies for more information on actions that can be considered to implement the Plan."

Intent: Replace photos in the Comprehensive Plan that are out of date or not relevant to the Plan topics or intent.

- ⑦ Edit: Remove photo.



A RESOLUTION

Adopting the Town of Mountain Village Comprehensive Plan

TOWN OF MOUNTAIN VILLAGE, COLORADO
TOWN COUNCIL

RESOLUTION NO. 2011-0616-11

A RESOLUTION ADOPTING THE TOWN OF MOUNTAIN VILLAGE COMPREHENSIVE PLAN

WHEREAS, the Town of Mountain Village, Colorado, acting through its Planning Commission is empowered pursuant to Section 31-23-201, et seq. CRS to make and adopt a master plan; and

WHEREAS, the Town of Mountain Village Home Rule Charter Section 12.1 (a)(2) provides that the Town's Design Review Board (DRB) functions as the Town's Planning Commission unless otherwise provided by ordinance; and

WHEREAS, the Town Council, acting by ordinance, has adopted Section 2-2(N) of the Town's Land Use Ordinance, which designates the Town Council to act as the Town's Planning Commission; and

WHEREAS, on October 16, 2008, the Town Council appointed the Mountain Village Comprehensive Plan Task Force to hold public meetings and develop recommendations for a comprehensive (master) plan for the Town; and

WHEREAS, the Task Force held thirty-five (35) public meetings including six (6) joint Task Force/Town Council public meetings and developed detailed recommendations which were forwarded to the Town Council on December 28, 2010; and

WHEREAS, the Town Council has caused to be prepared, based on the Task Force recommendations, the "Mountain Village Comprehensive Plan" (the "Plan"); and

WHEREAS, the Town Council has held approximately fifteen (15) public hearings on the Plan, notice of which has been published in the Telluride Daily Planet and at which the Town Council has taken oral and written public comments on the proposed Plan; and

WHEREAS, the Town Council held an additional public hearing on the Plan on June 1, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Town Council continued the public hearing on the Plan from June 1, 2011 to June 16, 2011, notice of the time and place of which has been given by publication in the Telluride Daily Planet, a newspaper of general circulation in the Town and the Norwood Post, the official newspaper of San Miguel County; and

WHEREAS, the Plan has been prepared for the incorporated area of the Town; and

WHEREAS, the Plan and its adoption complies with the requirements of Section 31-23-201 et seq. CRS; and

WHEREAS, the Town Council believes it is in the best interest of the Town that the Plan be adopted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO:

1. The Mountain Village Comprehensive Plan dated June 1, 2011, be and hereby is adopted by the Town Council, acting as the Planning Commission and also in its own right as the governing body of the Town pursuant to CRS 31-23-208. The Mountain Village Comprehensive Plan is hereby adopted as an advisory document pursuant to CRS 31-23-206(1).

2. The Mountain Village Comprehensive Plan as adopted hereby, expressly includes maps and other matter, intended by the Town Council to form the whole of the Plan. Town staff is hereby authorized to complete the final layout and graphics of the plan and to correct any typographical errors or consistency in the use of terms in the plan prior to the Mayor signing the official plan document. However, no substantive changes to the wording of the plan shall be made by Town staff. All maps and other material that forms the whole of the Plan are contained within the plan document itself, and which plan document is hereby declared to be part of the Plan.

3. That the action of the Town Council adopting the Mountain Village Comprehensive Plan shall be recorded on the Plan by the identifying signature of the Town Clerk.

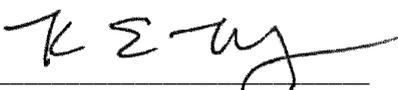
4. A copy of the Resolution shall be attached to each copy of the Mountain Village Comprehensive Plan and shall serve as an attestation that each such copy is a true and correct copy of the Plan as adopted.

5. That an attested copy of the Mountain Village Comprehensive Plan shall be and hereby is certified to the San Miguel County Board of Commissioners pursuant to Section 31-23-208, CRS.

MOVED, SECONDED AND ADOPTED ON THE 16th DAY OF JUNE, 2011 BY THE AFFIRMATIVE VOTES OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COUNCIL BY A VOTE OF SEVEN AYES AND ZERO NAYES.

TOWN OF MOUNTAIN VILLAGE
By 
Robert H. Delves, Mayor

ATTEST:


Kim Montgomery, Town Clerk

REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

Edit: Change all instances of “LUO” or “LUO and Design Regulations” to “CDC”

- ① Edit: Add to glossary: **“Community Development Code (CDC):** the Mountain Village Community Development Code.”

Intent: Add/modify terms to represent current language within the Comprehensive Plan and to provide regulatory clarity.

- ② Edit: Add to glossary: **“Community Housing:** a form of housing that is developed, subsidized, or otherwise supported by the Town and is intended to be attainable to those who work or desire to live in Mountain Village but may not be able to afford to do so within the free market. Community Housing can include deed restricted housing, employee housing, attainable housing, workforce housing, and non-deed restricted housing.”

- ③ Edit: Add to glossary: **“Community Housing Initiatives:** Programs, incentives, and other efforts undertaken by the Town in order to provide resources and further opportunities for Community Housing.”

- ④ Edit: Add to glossary: **“Deed Restricted Housing:** Deed Restricted Housing means housing that carries a covenant that restricts it minimally to deriving income from the R-1 School District boundary but could mean any form of covenant that achieves the aim of providing housing for employees to live and work in the same region.”

- ⑤ Edit: Revise to say “employee”

- ⑥ Edit: Revise to say: **“Density:** The number of people or population equivalents living a given area. See also: Density Bank and in Density Transfer.”

- ⑦ Edit: Add to glossary: **“Dispersed Hot Bed:** An accommodation unit used for guest rental located in a home, condo, or other residential setting that operates independently of an established lodging business and is unfixed, being subject to removal from the market per the discretion of the owner. This includes most of the rentals listed on Airbnb and VRBO.”

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

- ⊗ Edit: Remove zoning definitions, these should live only in the CDC.

COMPREHENSIVE PLAN GLOSSARY

Where there is a conflict between the definitions contained in this glossary and the town’s adopted LUO, the provisions of the town’s adopted LUO shall prevail.

By-right Development: development that is permitted by the underlying zoning and Design Regulations that does not require subdivision, rezoning, density transfer or other discretionary development review applications.

Buildout: the maximum number of dwelling units and commercial space in Mountain Village that is usually expressed as a percentage number of built to unbuilt dwelling units and commercial space. Refer to Economic Development and Land Use Elements, page 29 and 32 respectively.

Chondola: a high line speed chairlift with a condensed version of a gondola cabin, supporting four passengers at a time during the ski season months only; connects Meadows to Mountain Village Center.

Cold Bed: dwelling units that are second homes or time-shares that are not part of the rental pool and sit vacant with lights off for the majority of the year.

- ① **Community Facilities:** facilities that are intended to be used by the public or to serve public infrastructure needs, such as a recreation center, library, school and town hall.

- ② **Comprehensive Plan Task Force:** a board of full-time residents, part-time residents, second-homeowners and business representatives in Mountain Village that were appointed by Town Council with the responsibility to work with town staff to steer the planning process to create the Comprehensive Plan draft for final Council review and approval. Also see the Acknowledgements, page 3, to review Task Force members.

Comprehensive Plan: a state-mandated advisory document, adopted by resolution, to guide future land use development decisions.

- ⊗ **Condominium:** zoning designation that allows for the construction of an individual unit within a common interest community in which portions of the real estate are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate ownership portions.

Consent Decree: see Wetland Management Plan.

County PUD: the zoning and land use requirements that applied to certain areas in Mountain Village prior to Town of Mountain Village incorporation and adoption of town land use regulations. Also refer to the Land Use Element, page 32.

County Settlement Agreement: a legally binding agreement between several parties including the Town of Mountain Village and San Miguel County, 1999 Stipulated Settlement Order in Case No. 97CV133, as recorded at Reception Number 329093, that sets forth land use limitations within the boundaries of the old County PUD on

density, open space and ridgeline developments, and also sets forth other conditions.

- ④ **Deed Restricted Unit (DRU):** a unit that is encumbered by a deed restriction that is designed to facilitate affordable housing.

- ⑤ **Density Bank:** holds reserved, previously approved and platted density until such time as that density is transferred onto a lot or conveyed to the town. Also refer to the Land Use Element, page 32.

Density Transfer: a development review process where density may be transferred from one lot to another lot within the town or into the density bank, provided that the zoning of both lots allows for the increase or decrease of density, and provided that the density transfer is approved by Town Council per the provisions of the LUO.

- ⑥ **Density:** the population equivalents that have been established for each type of dwelling unit or zoning designation; maximum allowed within the boundaries of the original County PUD is 8,027. Also refer to the Land Use Element, page 32.

Design Regulations: the Mountain Village Design Regulations which, among other things, regulate the exterior appearance of property in the town.

Design Review Board (DRB): the Mountain Village Design Review Board (DRB) is composed of seven regular members and two alternate members of the local design community that are appointed by Town Council for two-year terms. Pursuant to the Town Charter, the DRB serves as an architectural review board and a planning and zoning advisory board to Town Council.

Development Agreement: a legally binding agreement between the town and a developer that specifies improvements that must be made, conditions for development, such as required public improvements, and specific design considerations.

Dial-A-Ride: a taxi-like service that operates as another form of transportation for Mountain Village residents and visitors to and from most locations within town limits.

- ⑦ **Dwelling Unit:** a building or a portion of a building containing one or more rooms, a bathroom, and a kitchen, designed for occupancy for residential purposes.

Easement: the right to use property owned by another for specific purposes or to gain access to another property.

Economic Model: an economic sustainability model developed by the consulting firm Economic Planning System to reflect Mountain Village’s economy. Refer to the Economic Development Element, page 29.

- ⊗ **Efficiency Lodge Unit:** zoning designation that allows for the construction of a habitable one-room space, with separate bath and limited kitchen facilities, used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element burner, six-cubic foot (maximum) refrigerator, trash compactor and garbage disposal, may be condominiumized.

- ⊗ **Employee Apartment:** zoning designation that allows for the construction of any building or portion thereof which contains three or more dwelling units that cannot be separately conveyed as individual units and that contain living facilities and the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

- ⊗ **Employee Condominium:** zoning designation that allows for the construction of an individual dwelling unit, the occupancy of which is limited to employees, within a common interest community in which portions of the real estate are designated for separate ownership solely by the owners of the separate ownership portions and encumbered by the Employee Housing Restriction.

- ⊗ **Employee Dormitory:** zoning designation that allows for the construction of an individual room that provides sleeping and living accommodations with shared kitchen and recreational facilities and that cannot be separately conveyed as an individual unit and that the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

Employee Housing: units that are encumbered by the Employee Housing Restriction and have a zoning designation of: (i) employee single-family; (ii) employee condominium; (iii) employee apartment; or (iv) employee dormitory.

Employee Housing Restriction (EHR): a town ordinance that limits the use and occupancy of any individual dwelling unit or lot zoned employee apartment, employee condominium, employee single-family or employee dormitory, with such restrictions as employment within the Telluride R-1 School District and their spouses and children and, in certain instances, initial sales price limits and appreciation limits.

- ⊗ **Employee Single-Family:** zoning designation that allows for the construction of single family dwelling units and that the occupancy of which is limited to employees and encumbered by the Employee Housing Restriction.

Employee: a person who is employed within the Telluride R-1 School District.

Fire Mitigation: the creation of defensible space around a dwelling unit by maintaining a clear zone from the structure and tree thinning a set distance away from the home pursuant to specific spacing requirements by zones. Please refer to the LUO.

Flagship Hotel: a hotbed project that is managed and operated by a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

~~① Full Use Active Open Space: refer to the Active Open Space definition in the LUO.~~

① **General Conformance:** a suggested review criteria of the Comprehensive Plan that is intended to be applied to certain development review applications such as rezoning, density transfers and subdivisions. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, policies and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.

Gondola Operating Agreement: an agreement that requires the ongoing operation of the gondola system through December 31, 2027, as recorded at Reception Number 329093 and as part of the County Settlement Agreement.

Gondola: a free public transportation, supporting eight passenger cabins, connecting the towns of Mountain Village and Telluride; the first and only free public transportation of its kind in the United States.

Hotbed: a lodging/accommodation type unit that is available on a nightly basis or for short-term rentals; this would include hotel units, hotel efficiency units, lodge units and efficiency lodge units.

Hotel Unit: a one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, and a maximum six cubic foot refrigerator. These units may be condominiumized.

Infrastructure: public facilities necessary to serve development including, but not limited to, roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities, and cable television facilities.

~~② Land Use Ordinance (LUO): the Mountain Village Land Use Ordinance.~~

~~③ Limited Use Golf Course Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

~~④ Limited Use Ski Resort Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

Lodge Unit: zoning designation that allows for the construction of a two- room space plus a mezzanine with up to two separate baths and a full kitchen; may be condominiumized.

~~⑤ Mixed Use Center: refer to the open space classifications in the Land Use Element, page 32.~~

Neighborhood Park: a developed area of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.

~~③ Open Space and Recreation Advisory Board: a board appointed by Town Council that is responsible for providing recommendations on open space and recreation.~~

~~④ Open Space Classifications: refer to the open space classifications in the Land Use Element, page 32.~~

~~⑤ Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

Parcel Testing: the parcel-specific process utilizing architects, designers and town planners to evaluate what land uses could “fit” onto a parcel given a broad range of considerations, such as surrounding development patterns, development constraints including wetlands and steep slopes, visual impacts, access, appropriate height, and pedestrian, vehicular and mass transit connections. Also refer to the Land Use Element, page 32.

~~⑥ Passive Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

Planned Unit Development (PUD): a development review process that allows for variations to the LUO and Design Regulations pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.

Pocket Park: a small, locally-serving area typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.

④ **Public Benefits Table:** a table within the Land Use Element of the Comprehensive Plan, page 47, that provides the foundation for the upzoning and/or rezoning envisioned by the Comprehensive Plan whereby the development and density listed for each parcel in a Subarea Development Table may be requested based on the provision of the specific proposed benefits listed.

Public Benefit: a development improvement that provides for desired community facilities, amenities, deed restricted housing or land uses, such as deed restricted housing or hotbeds.

~~⑤ Resource Conservation Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

Rezoning: a development review process to change either the underlying zone district or the permitted density on a site or property.

Ridgeline Development Regulations: specific regulations in the LUO that are intended to limit visual impacts of a development project that are located on the northern ridge of town as seen from the San Miguel Canyon that are based on the requirements of the County Settlement Agreement.

~~⑥ Right of Way and Access Active Open Space: refer to the open space classifications in the Land Use Element, page 32.~~

Sales Tax Leakage: the loss of potential sales tax revenue due to persons spending money in the Town of Telluride, the City of Montrose or other jurisdictions.

~~⑦ Single-Family Residential: zoning designation which allows for the construction of a single-family dwelling unit and no more than one accessory dwelling unit. This designation allows for detached condominiums.~~

Ski Season: typically Thanksgiving Day through the first weekend of April.

Subarea: one of the three subareas in the Comprehensive Plan, including Mountain Village Center Subarea, Town Hall Center Subarea and Meadows Subarea.

Subdivision: a development review process used to create new lots, re-subdivide existing lots and adjust lot lines, or amend an existing plat.

Summer Season: typically Memorial Day weekend through September, filled with festivals and outdoor recreational events.

⑤

Telluride Region: the area that is generally described as lying south of San Sophia Ridge, north of Lizard Head Pass, east of the State Highway 145-62 intersection and west of Black Bear Pass.

TMVOA: Telluride Mountain Village Owners Association.

Town: the incorporated area of the Town of Mountain Village.

Town Council: the Mountain Village Town Council.

Town of Mountain Village Housing Authority: the authority charged with overseeing the housing programs within the town’s boundary.

TSG: Telluride Ski & Golf Company, owner and operator of the ski and golf resort and facilities or successors and assigns.

Mountain Village Vision: series of 10 topics and statements developed and recommended by the Task Force and adopted by Town Council (June 2009) in order to drive the creation of the Comprehensive Plan. Refer to the Mountain Village Vision, page 14.

Wetland: jurisdictional wetlands as defined by the United States Army Corps of Engineers and Environmental Protection Agency definitions.

Wetland Management Plan: the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of Colorado, Civil Action No. 93-k-2181.

REVISIONS ON THIS PAGE

Intent: Update Plan to reflect progress since 2008 (the CDC has now replaced the LUO).

Edit: Change all instances of “LUO” or “LUO and Design Regulations” to “CDC”

Intent: Add/modify terms to represent current language within the Comprehensive Plan and to provide regulatory clarity.

① Edit: Add to glossary: “**Future Land Use:** A tool used to represent the community’s envisioned future through the land use palette. Future land use is a guiding tool, rather than a regulatory tool, which enables a property owner to seek zoning or entitlement changes that align with the future land use if desired.”

⑤ Edit: Add to glossary: “**Targeted Hot Beds:** Hot beds that the Town of Mountain Village believes are the most feasible and likely to develop, and that are beneficial to the economic vitality of the community.”

Intent: Maintain regulatory clarity by avoiding duplicating content in the Plan and CDC to remove risk of conflicting information.

② Edit: Revise **General Conformance** definition to say “See CDC for definition.”

③ Edit: Remove **Open Space and Recreation Advisory Board** from glossary.

④ Edit: Revise to say “**Public Benefits Table:** Location-specific benefits that should occur based on certain development and timing triggers. See Chapter 4: Public Benefits.”

~~⑤~~ Edit: Remove zone district definitions

REVISIONS ON THIS PAGE

Intent: Incorporate previous amendment into the body of the Village Center Subarea Plan

- ① Edit: Move this amended text for Parcel M to the site-specific policies in the Village Subarea Plan (currently page 59).

① Amendment to comp plan:

Amend paragraph 13 on page 59 of the Comprehensive Plan shall be amended as follows:

“13. Parcel M (a part of OS1AR-3 and Lot 30)

- a. The flagship hotel, flag hotel operator and flag hotel site designations may apply at the discretion of Town Council after receiving a recommendation from the Design Review Board, should Parcel M be developed as a single parcel (Lot 30 and .419 acres of OS1AR-3); however, if Lot 30 is developed independently then the flagship hotel, flag hotel operator and flat hotel site designations shall not apply. Town Council may consider other measures such as timeshares, fractional sales, condominium-hotel, front desk and amenity spaces for administering rental programs and boutique hotels among other measures and requirements in any development scenario including an independent Lot 30 development (meaning exclusive of any inclusion of the OS1AR-3 portion of Parcel M) scenario or a Parcel M development scenario.
- b. The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown on Table 7 Mountain Village Center Development Table (“Table 7”). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town’s Community Development Code to develop Lot 30 either independently from the OS1AR-3 portion of Parcel M or jointly with the OS1AR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7. The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination.
- c. If an entire Parcel M development scenario is proposed, then an increase in hotbeds and mixed use development is required and shall then require a rezoning to the Village Center zone district in order to realize the Comprehensive Plan principles and policies.
- d. In the event that an independent Lot 30 development occurs in any manner (either by right or through a rezone and density transfer), OSP1AR-3 may be developed either consistent with the existing underlying zoning or pursuant to rezone and density transfer as approved by the Town Council, so long as it meets such rezone and density transfer requirements and the Comprehensive Plan principles and policies. However, general conformance with the unit mix for Parcel M as shown on Table 7 Mountain Village

① Center Development Table shall not be applicable as that unit mix is only representative of an entire Parcel M development.

REVISIONS ON THIS PAGE

Intent: Incorporate previous amendment into the body of the Village Center Subarea Plan

① Edit: Move this amended text for Parcel M to the site-specific policies in the Village Subarea Plan (currently page 59).

REVISIONS ON THIS PAGE

Intent: Replace/update photos in the Comprehensive Plan that are out of date, not relevant to the Plan topics or intent, or do not contribute to reflecting the diversity of our community.

① Edit: Update photo

Intent: Update Plan to reflect changes since 2008.

② Edit: Update email link

①



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NEW PAGE: ADDITIONS ON THIS PAGE

Intent: Maintain regulatory clarity by limiting the Plan to contain qualitative objectives and avoiding language that implies enforceability of items in the Plan. The text and tables within the Subarea Plans frequently go beyond planning-level goals and policies.

Use of an appendix provides a place to document and preserve the Subarea Plans as additional guidance for consideration, or intended implementation actions, that are not appropriate levels of detail in the Comprehensive Plan. An appendix can be amended by resolution, and does not require a full Comprehensive Plan Amendment to update.

Edit: Move all three Subarea Plans to Appendix A: Subarea Plans, including a copy of the overview pages.

APPENDIX A: SUBAREA PLANS

ALL THREE SUBAREA PLANS TO BE MOVED TO THIS APPENDIX.

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Edit: Move specific implementation-oriented projects and next steps to an Appendix.

APPENDIX B: IMPLEMENTATION STRATEGIES

Land Use

- Consider creating new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.
- Consider establishing new standards for multiunit lots as needed and clarify current regulations.
- Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.
- Support expanded conference capabilities.
- Consider creating design standards and guidelines for existing zone districts as needed.
- Consider the following criteria for a rezoning, PUD, subdivision or density transfer. Such criteria can be listed as specific PUD requirements or expanded as specific PUD design criteria for Design Review Board and Town Council approval.
 - Density fitting within the density cap
 - Provision of open space to replace any rezoned open space
 - Design standards to minimize and mitigate visual impacts on view corridors from existing development
 - Appropriate scale and mass
 - Avoiding, minimizing and mitigating environmental and geotechnical impacts
 - Site-specific issue such as the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
 - Impacts to skier experience as a result of ski run width reductions or grade changes.
 - Community housing provisions
 - Separation and buffering from single-family lots.
 - Impacts from exterior lighting
 - Impacts from potential noise levels

- Monitor and maintain the town density bank based on the following policy:
 - Respect the free market dynamic of the density bank
- Establish requirements for dedication of property, easements and public improvements facilities necessary as a result of development approval.
- Provide regulations requiring screening for service areas, loading areas, trash collection facilities, utility boxes and pedestals, and similar site features with landscaping, screen walls, fences or other means. Screen all permitted outdoor storage from public view.
- Fire mitigation, landscaping and adequate easements for construction, project infrastructure, and skier ingress and egress may occur in the surrounding open space as required by the adopted town codes, with appropriate easements for such provided at the time of subdivision.
- Consider permitting hotbed combinations of lock-off units that include lodge and efficiency lodge units pursuant to the PUD process, with regulations to ensure such units remain hotbeds.
- Consider requiring sites identified by the Subarea Plans as a flagship hotel sites to be operated by and/or franchised as a widely recognized, full-service hotel operator with significant experience in hotel operation and broad marketing capabilities.

Community Housing

- Create community housing regulations and initiatives that implement the Comprehensive Plan.
- Adopt a community housing mitigation methodology.
- Such regulations may address the establishment of a town policy regarding the amount of housing mitigation, the provision of housing mitigation, housing needs, employee generation, the mix of housing, and other similar housing policies.
- Evaluate the possibility of creating a new person

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Edit: Move specific implementation-oriented projects and next steps to an Appendix.

equivalent percentage as a target for the provision of additional deed restricted housing units per the CDC.

- Clean up the current deed restricted housing requirements per the CDC and town-associated deed restrictions to make them clear, consistent and in conformance with the policies of the Comprehensive Plan.
- Consider establishing maximum homeowner association dues that can be paid by the owner of a deed restricted unit that is integrated into a free-market project to ensure affordability.
- Create a clear housing policy that establishes the preferred funding source for the development of housing, which is the private sector with limited taxpayer dollars used to subsidize deed restricted units.
- Identify funding sources for a housing program, especially funding to purchase deed restricted housing units, that are in the foreclosure process.
- Cooperate with the Town of Telluride and San Miguel County to provide deed restricted housing construction.

Economic Development

- Diversify the retail base to include more locally-focused establishments. Recognizing the data that shows an increasingly homogenized retail base, invest funds that expand the commercial composition of Mountain Village.
- Form a policy framework in which the Town can leverage resources to support more local retail opportunity. Within this framework, include traditional and innovative sources of revenue, as noted below.
- Seek out opportunities to form partnerships with potential for philanthropic participation in supporting retail. Find ways to implement best practices from other municipalities in which they seek to underwrite the cost of attracting and curating retail. Recognize the unique composition of the Mountain Village community, and the potential for individuals or organizations with financial resources to fund economic development activities.

- Explore the formation of a Downtown Development Authority, a Business Improvement District, or an Urban Renewal Authority to support commercial vitality. Use the funding proceeds offered by these districts to expand the retail base, seeking primarily to offer better options for local-serving enterprises.
- Assess the alternative districts that could be formed. Identify criteria which can be used to evaluate options. With direction from this process, form the district that reflects the highest ranked option.

Natural Environment

- **Review the wetland regulations periodically and determine whether a wetland buffer, not just avoidance of wetlands, is needed in the future as a CDC amendment.**
- **Update the Forest Management Plan every five years.**
- **Continue robust incentive programs to encourage replacement of cedar shake roofs and creation of defensible space around structures.**
- **Work with the forest service and other regional entities on joint programs related to regional wildfire mitigation programs.**

Climate Action

- **Continue to find ways to reduce greenhouse gas emissions related to the built environment**
- **Continue to implement programs town-wide to reduce energy, enhance local transportation, create housing, and encourage renewable energy and waste reduction.**

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① Edit: Moved specific implementation-oriented projects and next steps from pages 75-79 to Appendix B: Implementation Strategies.

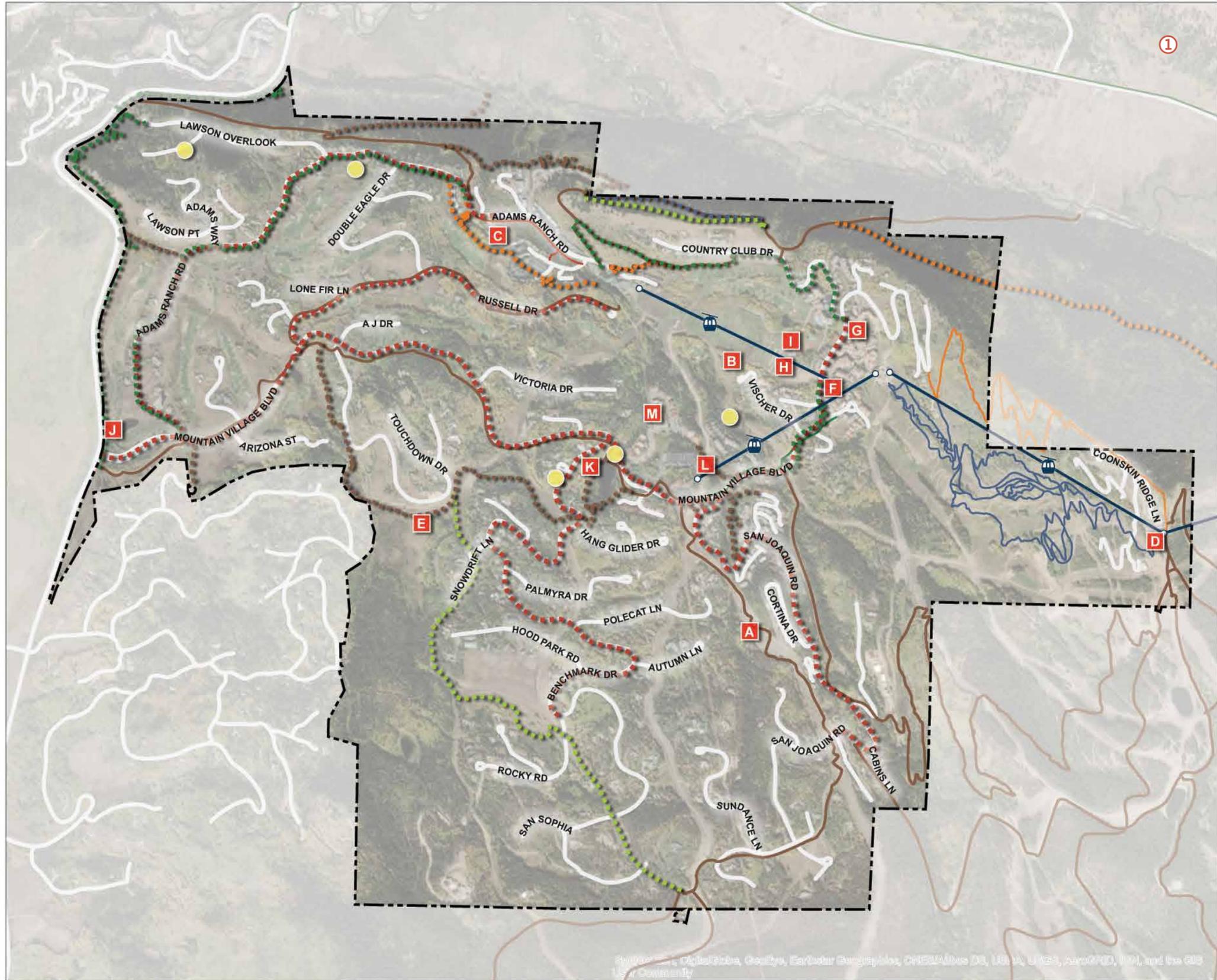
② Edit: Move “Table 11. Potential Recreation Plan Projects: Amenities” table from page 79 to Appendix B: Implementation Strategies.

① Open Space and Recreation

- Create a system of parks – pocket and neighborhood parks – and recreational facilities which allow for easy access and a number of amenities.
- Identify ongoing open space and recreational needs and issues.
- Diversify winter outdoor recreational amenities and programs to serve a broader range of visitors and residents such as a Nordic Center for cross-country skiing and snowshoeing, with a small event space for the community.
- Increase outdoor activity programming in the summer and shoulder seasons by building upon the town’s existing facilities and the growing demand for mountain biking, hiking, photography/interpretation, tennis, climbing, horseback riding, physical and mental health and wellness, and other activities.
- Explore expanding the pond in Conference Center Plaza per the Mountain Village Center Subarea to provide a new recreational and open space amenity that adds vibrancy to this plaza area.
- Explore expanding recreation opportunities at Elk Pond as provided for in the Town Hall Center Subarea.
- Strongly consider the creation of a lift-served alpine slide from Gorrone Ranch Restaurant area down to The Beach. This lift also may provide summer access to the Gorrone area for residents and visitors.
- Evaluate the installation of a zip line in the area of the proposed alpine slide.
- Encourage and promote recreational races and events in Mountain Village where and whenever possible.
- Implement the Potential Recreation Projects Plan

- Create neighborhood parks one- to two- acres in size with a primary focus on serving walk-to or bike-to recreational needs and, where possible, locate the parks adjacent to other neighborhood services such as day care, schools or retail areas. Neighborhood parks are generally developed areas of lawns and trees, often providing minimal small park amenities such as individual picnic tables, small group picnic pavilions, and recreational facilities such as basketball courts. Service area is approximately one-fourth mile.
- Construct and maintain pocket parks of less than one acre with the private sector while allowing public access. Pocket parks are small, locally-serving areas typically consisting of open grass areas, benches, a picnic area and limited recreational amenities. Pocket parks are typically owned and maintained by a homeowners association or equivalent group.
- Provide a high quality park in Mountain Village Center that acts as the central town park, understanding land limitations will drive park size and amenities. Obtain perpetual public easements or conveyance of land wherever possible.

②



POTENTIAL RECREATION PROJECTS PLAN

LEGEND

- Town Boundary
- Streets
- Gondola & Chondola
- Comprehensive Plan Subarea

Recreation Projects

- Shared-Use Path
- On-Street Improvements
- Natural Surface Shared Use
- Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement
- Potential Recreation Amenity

- ④ *Refer to the Trails Master Plan for details about proposed trails and proposed spot improvements.
- ⑤ *Additional potential projects should be explored under separate study, this map is not intended to be final.



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① Edit: Moved "Potential Recreation Projects" map to Appendix B: Implementation Strategies along with associated table.

Intent: Recreate the Potential Recreation Projects Plan Map for legibility and accuracy.

② Edit: Map created using GIS-based data, stylized, and exported at a high resolution

Intent: Update the Potential Recreation Projects Plan Map to reflect the Trails Master Plan, adopted in 2021.

③ Edit: Proposed trails shown on map now match the Trails Master Plan.

④ Edit: Add note to refer to Trails Master Plan for details about proposed trails and proposed spot improvements.

Intent: Consider a Parks and Recreation Needs Assessment or Parks and Recreation Master Plan to supplement the Trails Master Plan.

⑤ Edit: Add note about further study to identify new/confirm these projects.

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Edit: Move specific implementation-oriented projects and next steps to an Appendix.

Cultural Enhancement

- Identify possible locations for an outdoor amphitheater that could be used as a permanent home for the Sunset Concert Series and would be able to serve as a complementary venue for the historic Telluride music festivals such as the Telluride Bluegrass Festival.
- Evaluate the feasibility of significantly improving the current venue with permanent improvements (terracing, permanent stage, etc.) prior to other sites since businesses in Sunset Plaza strongly depend on the Sunset Concert Series for economic activity throughout the summer months.
- Identify possible locations for a library and/or museum extension in Mountain Village.
 - Allow for smaller displays in key public facilities and spaces.
- Provide cultural events and educational outreach programs for youth, such as the Moab Musical Festival.
- Provide a small practice theater that also is required to provide performances that serve Mountain Village residents and visitors.
- Evaluate any Telluride Conference Center expansion or alternative project to determine if such change could provide a state-of-the-art movie theater and performing arts theater that is designed with telecommunications and recording technology.
- Provide small artist studios with gallery areas in appropriate venues, if possible, and consider such a public benefit for the creation or amendment of a PUD.
- Encourage and promote performing arts in Mountain Village, such as musicians or other artists that add animation and activity.
- Encourage and promote outdoor or indoor movies as a way to create interesting spaces, activity and vitality during peak times.
- Consider a location for performing arts events.
- Create outdoor spaces for public arts and cultural events to occur, such as a presentation area around the fire pit in Heritage Plaza, and display sites for public art.
- Create a musical arts park in Mountain Village Center in a location that is designed as an anchor to pull residents and visitors to a less utilized plaza area.
- Strive to provide a youth activity center and/or

children's museum-type facility that is utilized to educate and entertain residents and visitors.

- Strongly encourage any school district facility to function as a community college during evening, weekend and summer hours when the elementary school is not in use.
- Strongly encourage the school district library to function as a community library during evening, weekend and summer hours when the elementary school is not in use.

Transportation and Infrastructure

- Comply with the Gondola Operating Agreement, as amended, for the Mountain Village-Telluride Gondola until such agreement expires on December 31, 2027.
- Establish a formal committee with the Town of Telluride and San Miguel County to explore the continued funding and operation of the gondola system such as the creation of a Telluride Region Transit Authority.
- Encourage and facilitate the addition of 21 gondola cabins to bring the gondola's capacity to 100%, with funding for such cabins provided by the Telluride Mountain Village Owners Association (TMVOA) and/or grants.
- Determine how the Station St. Sophia and Station Village Parking terminals can be expanded to include a storage room for gondola cabins when full capacity is not needed.
- Consider changing the name of Station Village Parking to an appropriate name to reflect the overall desired land use pattern in the Town Hall Center Subarea.
- Require all new hotbed site developments, or hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.
- Explore the feasibility of passenger rail service to Montrose from the main Amtrak line in Grand Junction, with the goal to provide an alternative means of transit to the region.

NEW PAGE: ADDITIONS ON THIS PAGE

- Provide year-round bus service to Meadows until a year-round or seasonal tramway system is developed and operates on the same schedule as the gondola system.
- Require bus pullouts and bus shelters to be constructed by developers of projects where such stops are needed, and construct bus shelters.
- Require van or limousine service to Mountain Village Center and Town Hall Center Subareas if the hotbed site is located more than 1,000 feet from Mountain Village Center and bus mass transit service is not available, or provide equitable funds to the town, a transit district, or a cooperative of hotbed development to operate the transit services.
- Cooperatively work with the TMVOA to obtain the necessary funds to expand the Gondola Parking Garage, as necessary.
- Consider parking payment in-lieu for development that occurs in the Town Hall Center Subarea to locate required parking in the Gondola Parking Garage.
- Strive to minimize on-street parking to the maximum extent practical.
- Require on-site parking as set forth in the CDC where possible unless a payment in-lieu system is approved for a specific project or provide adequate off-site parking that is connected to the intended use.
- Build the additional parking levels that are vested on the Gondola Parking Garage.
- Ensure that sites that have challenging access for fire suppression are required to provide reasonable, enhanced fire protection to the satisfaction of the town in consultation with the TFPD.
- Ensure future plaza areas are designed and constructed to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Ensure existing plaza areas that are designated as fire access routes are upgraded over time to be designed and constructed so as to handle the weight of a large fire truck's point loads (Approximately 75,000 pounds gross vehicle weight) so that plaza pavers will not be damaged.
- Consider purchasing a ladder truck with an approximate ladder height of 105 feet, wildland fire equipment, and a lower profile fire fighting unit with foam capability to fight a fire in a parking garage.
- Consider reserving the land in front of the Fire Station for a new and needed fire truck and emergency service vehicle garage with living facilities and/or offices located above, and converting the existing garage into other needed municipal, TFPD or community space.
- Consider giving preference to fire fighters in the town's required lottery process as an alternative.

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Edit: Move specific implementation-oriented projects and next steps to an Appendix.

TMV Comp Plan Amendment Process: Coded Public Comments 3.10.22

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10. Misc..... 16

1. Occupancy Data

“Occupancy Data - In the Thursday, January 20th council meeting there was a question from one member of the council to gather more occupancy data. The Telluride Lodgers Association in partnership with Telluride Tourism Board uses a tool called Key Data which provides a deep dive of reported and scraped data on lodging in our region that can be highly filtered”

2. Hot Beds

“...pages 34-36 are certainly still not clear. One suggestion would be to skip paraphrasing and enter the counts based on what the product is: hotel rooms, condotel rooms, condos or single-family homes. All product types can be either corporate or private owned as well as corporate or private managed.”

“When you address hot beds and the need of an additional 501 hot beds, are you taking into consideration the hot beds that were created by VRBO, AIRBNB, etc., which came to market post the first edition of the Comprehensive Plan? I don’t see any mention about these hotbeds nor the important revenue they create for the town.

“I agree with the key changes in the plan except i am concerned about the reduction in hotbeds. What is the revised hotbed expansion goal now? I feel that at least 2 additional major luxury hotels, such as Four Seasons, Ritz Carlton, etc are essential to the further development of the community as well as attracting more visitors with the means to benefit the local economy. Thanks for your consideration.”

“1) The plan still does not explain how the proposed number of "hot beds" was determined. While the additional reduction is appreciated, it seems that the new number is the result of community pressure, rather than a true analysis of need. (see point 2) 2) The future development

plan starts with a comparison of "hot beds" with other ski resort communities. It does not attempt a similar analysis for the DSTR properties, and dismisses them as not as reliable as hot beds. While this is the conventional wisdom of 2021/22, there was no realization of this phenomenon of DSTR's in 2011 when the first plan was crafted. Conventional wisdom in 2025 may be quite different. In my experience, there is no other ski area with as many ski in-ski out, or short walk to, skiing, single family properties as Mountain Village. The convenience of our large number of such properties, combined with Dial-a-Ride, elevates our DSTR pool to a level very close to the beloved "hot beds", in my opinion. When combined with the intense usage that we see in our neighborhood (three families of 4 in a 3 or 4 bedroom house), it is not hard to see how our numbers of visitors have grown without a new hotel in many years. The revised plan does not seem to attempt to understand the DSTR phenomenon, and how it could impact our desire for economic and visitor growth, when determining a new "hot beds" target."

"In spite of the clear community survey guidance and the Town Councils direction it appears the drafters of the Comp Plan have comeback with another version that would still allow rezoning of "certain" open space for development and allow for additional 466 to 552 future High Priority Hotbeds (equivalent of adding ~3 new Peaks hotels)."

"Personally, I am not convinced we need any new hotbeds beyond development of a 5-star property on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. Although I have major concerns with current size/scope/fit of the initial proposal. Please keep in mind that the number of Short-Term Rentals (STRs) in MV has significantly increased over the past 10 years and this increase has compensated for the lack on new hotbed/hotel development. The Madeline was the last hotel development and that was over ~12 years ago. STRs will only increase going forward given all the new single-family home construction currently under way or planned in MV."

"The additional demand for more hot beds makes the BIG skier days even bigger. We are already at capacity or above during primetime holidays and weekends. Warm beds supplement the need for more hot beds and help in the shoulder seasons. Do we really need more hot beds? Large development requires 40% mitigation. The community's responsibility is 60%. Shouldn't all large new businesses be required to mitigate their employee housing?"

"The Mtn. Village residents have ALREADY voiced their opposition to the additional hotbed proposal based on the lack of infrastructure such as parking and available housing for the additional workforce which would be necessary for ANY additional hotbeds. Currently, including today, there are cars parked alongside the road getting tickets due to lack of available parking..... The number of short term rentals in Mtn Village has increased significantly over the past 10 years, and will most likely continue to increase given all the new single family homes under construction most of which are being built by 2nd or even 3rd homeowners. So, it is very

questionable that these proposed additional hotbeds are even needed. In order to maintain the quality of life currently enjoyed by the residents of Mtn Village (as well as visitors), I am ADAMANTLY opposed to ANY ZONING changes, especially ones that would remove ANY open space or allow for additional hotbeds. ANY FUTURE HOTBED DEVELOPMENT SHOULD ONLY BE DONE IN AREAS CURRENTLY ZONED FOR HOTBEDS, and must include fit with existing neighbors, additional workforce housing and parking and traffic mitigation plans. We cannot let Mtn Village become another Aspen, Vail, or Crested Butte. IT IS PARAMOUNT THAT THE 2021 COMP PLAN COMMUNITY SURVEY RESULTS BE RESPECTED. It is UNACCEPTABLE and extremely disappointing that even after 120+ public comments to the last draft and a strong Mtn Viillage Town Council rebuke to the draft during the December meeting that we once again need to organize and voice our strong opposition to the latest draft. WE ARE NOT GOING TO CHANGE OUR MINDS NO MATTER HOW MANY TIMES THESE PLANNERS TRY TO PUSH THIS THROUGH!!!! The residents of Mtn Village remain united in their opposition to plans which do not respect the results of the May 2021 survey.”

“I see that you have amended the latest draft of the Comprehensive Plan to significantly decrease the new allowed hotbeds. I disagree with this. We should be going the other direction. Mountain Village needs more hotel rooms, in my opinion. We need more beds so we can attract more groups, visitors and allow more businesses in mountain village to open and flourish”

“I am concerned that the Amended Comp plan still calls for over 900 new "hot beds". I do not believe we have enough restaurants or ski terrain to handle that many more visitors. I do not want to see Telluride become like Breckenridge or Vail, with the inability to eat in a restaurant without reservations made long in advance and long lift lines. Additionally, how will adding nearly 1000 new hot beds affect the owners of existing short term rental properties? I would like to see the hot bed language removed altogether as a guiding principal in the comp plan or at least the number of beds removed. To the extent that we need a "flagship" hotel, why couldnt the Peaks be renovated and licensed for this purpose?”

“I do not believe we need this vast amount of new hotbeds beyond development of one, new Five-Star hotel. I worry that adding hotbeds beyond a new Five-Star hotel will significantly add people/visitors at the already overcrowded peak times (instead of filling in during non-peak) and increase lines at the gondola, ski lifts, and make it impossible to get restaurant reservations and enjoy safe skiing on the mountain. Moreover, any new hotbed development should only be constructed in areas currently zoned for hotbeds and must include contemporaneous plans for housing workforce, sufficient parking, traffic mitigation, and utility infrastructure, all of which need to accommodate and respect existing neighbors in the area to maintain the unique community character we have in Mountain Village.”

“As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.”

“Although I was happy to see that the number of proposed hotbeds has been reduced, I believe it is still too high. I think it is faulty reasoning to think that increasing the number of hotbeds will increase the financial gain of businesses. Maybe short term (but there is too much short term thinking going on in the world these days). The allure of Telluride is in its remoteness, "uncrowdedness" and the beautiful scenery. By overdevelopment to draw more and more visitors to the area you may very well have the reverse effect. Why bother coming here when you can go to many other ski resorts that focus on high volume of skiers and have the same experience of crowded ski slopes and too many buildings?”

“I am especially opposed to the proposed expansion of the Peaks and the proposed building of a hotel/TSG club between the gondola and lift 4. The proposed widening of Lost Creek Lane and the construction of a tunnel under the ski run seems truly ridiculous.”

“The family accommodations that I am building (as exemplified by Avventura and by Tramontana in 2007) are, in my opinion, an essential bridge to both visitor and community housing growth with an emphasis on the FAMILY rental accommodations that a condotel or its kind can effectively provide at any time of year with the effective rental management programs that are plentiful, easily flex with seasonal variation and bring in whole families at a time--the real future of TMV.”

“Our ski facilities, restaurants and transportation are already strained on peak holiday weeks. Adding a significant new amount of hotbeds will only diminish the quality of life in Mountain Village. Despite my concerns, I am in favor of adding one high-end hotel with proper review. Why not see how one large high-end facility is absorbed in the community before making potential irreversible zoning mistakes.”

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

“Indeed, using the data that is provided (page 10) would lead to a different conclusion and policy priorities than to build new hotbeds. The occupancy provided for Mountain Village relative to the average summer and winter occupancy of other communities reflects that while MV’s winter

occupancy of 54% is 80% of the average of other communities, MV's summer occupancy of only 30% is about half that of the other communities. (Seven out of ten hotel beds are vacant for the entire summer and the proposal is to have a primary policy of building new hotbeds – this does not make any sense.) The data provided would lead to the conclusion that the biggest opportunity for “economic lift” is not building new hotbeds, but concentrating on increasing summer traffic. This would lead to policy statements on things like marketing (I've seen many winter advertisements for Telluride/MV but none for summer), concerts, festivals, transportation, conferences, improved medical and encouragement to refurbish existing, under-utilized accommodations so they are attractive to visitors. Why would you have a policy of encouraging new hotbeds with its negative implications on workforce housing, density, spoiling existing communities, etc. where there is much more opportunity and far less negative impact in improving what already exists?”

“With the aforementioned omissions of surveys and public comment, wrongheaded economic analysis and encouragement of hotbeds by policy, this document as currently written is clearly detrimental to residents. Not only does it encourage Town Council, DRB and staff to develop hotbeds and increase density contrary to what residents expressly said they do not want, it omits the very arguments the current Town Council leaned on to reduce the number of hotbeds.”

“Finally, the Town Council showed good, strong leadership and, indeed, courage in reducing the number of hotbeds. But this was a course correction which will be forgotten with the passage of time. Please take the next step and include the public feedback in the Comprehensive Plan. Without that, the many residents who made their comments will not be able enjoy their property, neighborhoods and community in peace.”

“I am NOT in favor of adding the number of hotbeds as proposed beyond that of the pond and gondola lots, 161CR & 109R. Any new hotbed development should only be done in areas currently zoned for hotbeds and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans.”

“Still too much rabid focus on growth/hot beds vs preserving and improving what we have. For example, the Peaks (including its units) should be renovated and upgraded before more hotel rooms can be built.”

“Any new hotbed development should only be done in areas currently hotbed zoned and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans. I am not convinced we need significant new hotbeds beyond development of a 5 star hotel

on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. We can not let MV become another Aspen or Crested. Overdeveloped resulting in loss of a community feeling.”

“If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units We want a community for the residents and not a community focused on just adding more tourists to the region.”

“While I think the changes made since the last draft are good, I am still concerned about the emphasis on so many additional hotbeds. We need more restaurants, not more hot beds.”

3. Parking/Traffic

“I haven't seen any mention yet of a parking structure, employee housing, and where their employees are coming from at all?”

“how about parking which we all know is critically short already for peak periods; how much traffic can we reasonably stuff into the Core before all we have is an endless line of cars?”

“It seems like the prudent course of action is to maintain and increase/upgrade the infrastructure for the Mt. Village. Increase parking so that residents and visitors don't have to park illegally on the roads and find alternative locations for deed restricted housing other than piling everyone into The Meadows. We're full to the brim already.”

“I also must add that serious consideration needs to be given to the road and traffic impact that A PROJECT LIKE 161 & POND LOTS* or similar will have on the daily ambience of the Village Center in general and MV Blvd. in particular over a long period of time unless materials and supply transit can be diverted away from the only main artery to a major degree by establishing alternate route(s) for materiel and machinery, even if only temporarily. Even the Peaks extension will cause major problems unless a trans-Meadows summer route is feasible and the fact that the idea of a tunnel under Misty Maiden had already been considered for development of Lot G reveals concern other than mine in this regard and that is NOT a good solution.”

“I am concerned about evacuation routes from the meadows which is why I DO NOT support the 100+ new units above Parker Ridge. I would be in favor of less than 40.”

“Much of this has been discussed, but I'd like to reaffirm priorities:

- Chondola improvements, and continuing our free public transportation system.
- Value existing trails, which are widely used, and beautiful. Rerouting trails should not be taken lightly! Trails need to continue to provide solitude and natural beauty.
- Create biking/walking lanes the full length on Adams Ranch and Country Club Drive.
- Strive for sidewalk development - many of our residents are 60-75. These folks need safe, paved places to walk.”

4. Public Benefits

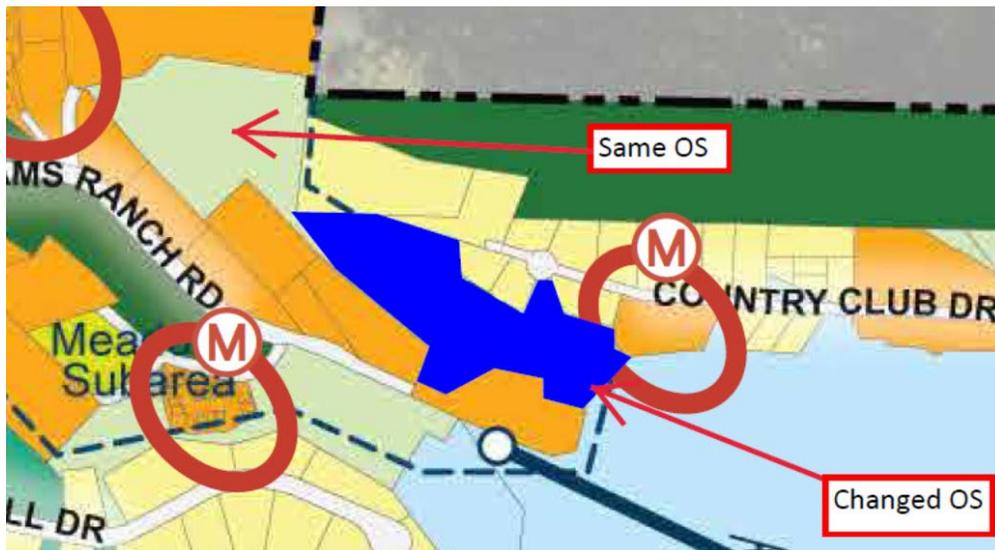
“The attempt to simplify the Community/Public Benefits table has made good progress. One thing I think that is missing, is to identify the development parcels as (A)existing use by right (i.e. in existence prior to the 2011 plan) and (B) newly created (i.e.converted from open space with no existing development rights).”

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

“I have looked over the Public Benefits table but I don’t know why many of them are being eliminated. I would like to know the reasons why, other than they are too prescriptive for the developer. I sent this question to Michelle Haynes and was told that Public Benefits/ Community Benefits will be discussed in an upcoming meeting. I look forward to this meeting and learning more about why some public benefits are being removed. I would also like to know what removing the trigger components of the public benefits means.”

“I am against removing the table of triggering events for development of open space as this removal would remove protections and leave the loss of this important open space to the whims of the then elected officials. Please do not remove this table, and please reconsider allowing more hotbeds and the loss of open space.”

5. Open Space



The focus of this email is the area I have highlighted in blue that I have labeled “Changed OS”. The Future Land Use Map in the existing Comp Plan identifies the Changed OS as Resource Conservation Active Open Space; in the existing Comp Plan Future Land Use Map both the Changed OS and “Same OS” are designated as Resource Conservation Active Open Space. The

Future Land Use Map in the current redlined draft of the Comp Plan changes the Changed OS to Limited Use Ski Resort Active Open Space. What in the world is going on? Would you please answer the following questions: 1. Who requested this change? 2. Who authorized this change? 3. What is the basis for this change? 4. What has changed in the neighborhood that justifies such a change? 5. In view of Tami's, Joan's, Heather's and my clear interest and concern about this area, why weren't we notified of this change? 6. What other open space areas have had their designations changed? 7. Why do members of this community have to discover these sorts of things in this manner? I am in the process of preparing my comments on the current redlined draft and I need these answers to enable me to prepare my comments. The Town has provided a very small comment window and, consequently, I'd appreciate a prompt response to these questions. For your reference, the definitions for these two types of open space are provided below."

"Despite the feedback to the Comp Plan Amendment in December 2021, the consultants have returned with a plan that would allow rezoning of certain open space for development, which according to the May 2021 survey was opposed by the residents of Mtn Village, and to allow for ADDITIONAL ~500 High Priority hotbeds and 306 FUTURE OTHER HOTBEDS which is the equivalent of about 4-5 new Peaks Hotels – AND these proposed additional hotbeds are in addition to the 5 star hotel on the Pond Lots."

"I am totally against rezoning open space for additional hotbeds. Open space gives us quality of life and gives visitors a quality experience. Once gone, it is gone forever."

"Dear Town Council, We have reviewed the recent revisions to the proposed comprehensive plan amendments. We remain opposed to the modification and reclassification of open space. We are also opposed to the attempt to increase density. The recent survey of Mountain Village residents found that not increasing density and keeping our community character by preserving neighborhoods and open space are two of our highest priorities. Reclassifying open space so that density can be increased will change our community character. There were good reasons why the 2011 plan set aside parcels for open space and put them in certain categories. We, as a community, would like to keep our open space open. Part of the intent of the 2011 Comprehensive Plan was to enable "land owners to better understand what is possible for areas near to them". Homeowners have relied on the "existing" classifications in choosing Mountain Village and their home. Neighborhoods have expectations and do not want areas getting a new land use approval. We ask that you honor the expectations of the 2011 Comprehensive Plan."

"Regarding the "Active Open Space" the intent of this designation was to lay out where the activities of skiing and golf activities could occur and the maintenance thereof. Pursuant to the recorded "Consent Decree" the implementation of the Wetland Mitigation Plan was based on this type of use. To change the use of "Active Open Space" by allowing mixed use development on it

would be a serious environmental hazard to the community. Hydrologists, soils experts and the EPA can explain this in great detail. Lots in Comprehensive Plan such as Magic Carpet, Parcel O, Gondola Station possibly Parcel D should not be viable lots for mixed use development and removed from Plan.”

“If we add this many hotbeds to the village we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). The vast majority of citizens who wrote previously, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows. The Meadows and Country Club Drive residents lives truly will be degraded significantly with decreased quality life if you continue to expand into both those areas. The prior survey data was extremely clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.”

“The new language leaves open the question of future development of designated open space, i.e: to “allow rezoning of CERTAIN active open space in areas that are APPROPRIATE for development.” Any language about future open space revision needs to be specific: which open spaces and why some open spaces may be appropriate for development while others are not. Property owners next to open spaces deserve to know if the adjacent open space can be developed and how that decision will be made. And what kind of development? There is language alluding to rezoning these open spaces into 5 types which should to be clarified now. What guidelines will be used in the rezoning process?”

“Page 50 includes language "the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space." This idea is elsewhere in the Plan and is a disaster waiting to happen. One cannot know if they will be next to an active open space that suddenly gets rezoned for development. Impacts = random and grossly unfair erosion of property values since people can't know its coming and loss of piece of mind. There must be certainty on this issue.”

6. Deed Restricted Housing

“where will the work housing come from given that we do not have enough housing to support our current development.”

“I urge you to work toward creating more affordable housing.”

“I believe it will be a positive to outline the current thinking on our affordable housing plans

VCA IV

Apartments

42

Town

2023

Lot 644	Condos / Townhomes	40 – 45	PPP	2024
Norwood	Single family homes	~ 100	PPP	2024 – 26
Parcel B	Apartments / Townhomes	~40	PPP	2024 – 25”

“I am writing to stress the importance of workforce housing in the area. In my opinion what I see over and over again is talk about the issue, and what needs to happen is action. The entire working community is exhausted mentally and physically from the lack of quality employees, which stems from lack of quality housing. We are perpetually short staffed and need you to understand that building more housing will only help to "catch us up" and not get us ahead. Whatever plans you are making, You need to double them. In terms of creating an actual community, this is the way. People need to live where they work in order to build bonds. When you finish work and one coworker heads off to Dolores, another Montrose, another Norwood, another Ridgway and another Down Valley, that does not create community. These people are the backbone of this town and have no community network to fall back on. Each season its 80-90 percent new people, and then out they go and next season a new crop and the reason for this is that the way this town is built is that the only way for working class to grow is to leave. Until you fix that simple issue, there will be no community. Your report gives warning of yellowstone club, well the truth of the matter is we are already there.”

7. Meadows

“I’ve lived in Mountain Village for 10 years. I appreciate the challenges of guiding and stewarding any community into the future, but especially one like Mountain Village where the balance is so delicate, and so easily destroyed. This is not an easy job, and I appreciate those who’ve taken it up. That said, I am extremely concerned about the proposed addition of hot beds, even with the reduced numbers. Development is a vicious cycle. More beds means demand for more services. Which means demand for more of the workers we already struggle to house. Which means more stress on infrastructure (roads, gondola, etc). Say we achieve the goals of the Comprehensive Plan. Things don’t stop there. More development only begets more development. It never, ever ends. It only ends when we decide, as a community, to say enough is enough, and we’ve got to work with what we have and refine within that context. Adding 500 hot beds (not to mention warm beds) will only accelerate the destruction of this place we all love. On a fundamental level, in the grand scope of things, we gain nothing. Absolutely nothing. We only lose culture, beauty, peace, and contribute to the accelerating destruction of what makes this place special. To benefit who? Tourists? Telski? I’ve lived a lot of places, in multiple countries, and I’ve seen this kind of pressure to grow again and again. It never leads anywhere good. I’ve never heard a single person say, "I like Denver (or Austin or Aspen or wherever) better now with more people." It just doesn’t happen. So, while I appreciate the challenges of serving the public, I just believe there is no way this plan can come to fruition without greatly contributing to the destruction of what makes MV and Telluride special.”

“The proposed plan includes excessive density for the Meadows. Having been in the Meadows for 25 years, I can fully appreciate the negative impacts of the huge increase in density for this small area - the traffic, pollution, loss of open spaces, cramped living, etc. The Council should definitely reduce the huge increase in density for the Meadows. The people living there deserve a good standard of living - please don't ruin that. Thank you for your attention to our concerns.”

“The Meadows deserves as much respect as any other area in Mountain Village. This area is targeted for too much density because it is the path of least resistance. A majority of people that live here are busy with families and jobs and rely on the Town and their community to look out for their best interests. It is okay to put community housing in the Meadows but ‘not next to me,’ in the vast majority of Mountain Village. Quality of life and property values affect us in the Meadows as much as anywhere in the MV. It is as viable to build in Hood Park or other areas appropriate for development (rezone open space) as it is in the Meadows.”

“The recent revision of the Comprehensive Plan has reduced planned density in the Meadows but it continues to lack clarity as to the potential density that might be reached if the maximum planned housing units are developed. What is the present population of the Meadows? Based on the number of units planned how many more people will it add to this subarea? I have been unable to correlate units described in the CP and the CDC units/people per unit to determine this number.”

“The recent revision of the Comprehensive Plan has reduced planned density in the Meadows but it continues to lack clarity as to the potential density that might be reached if the maximum planned housing units are developed. What is the present population of the Meadows? Based on the number of units planned how many more people will it add to this subarea? I have been unable to correlate units described in the CP and the CDC units/people per unit to determine this number.”

“Commercial development in the Meadows should consider the year round needs of this community. Has there been consideration of a co-op market and restaurant that could offer potential local employment and profit return to the participants?”

“Where the plan becomes detrimental, is mainly around economic development. It calls out increased visitation, more hot beds, enhanced marketing, and branded hotels. We should all be asking ourselves, “why?” Why does the town need to continue building and expanding as opposed to addressing the current situation in town? When do preservation and sustainability make their way to the forefront?”

“Thank you for all the time and effort put in to this document. My greatest concern is the density proposed for Parcel C Lot 644, and Parcel D lot 651-A. At 53 units a piece, this does not match the current density of any established condominium complexes in the neighborhood. Its almost the equivalent of putting a Village Court or Shandoka in the Meadows. I understand the need for community housing, yet a more appropriate density that matches the rest of the neighborhood should be considered. This is just too big! And once again, it makes the already densest neighborhood in all of Mountain Village, more dense! Realistically, that would be at least 200 more cars coming down Adams Ranch Rd. Please consider lowering the density on those two parcels by 50%.”

“Development of 30 - 70 units on lot 644 does not meet the guiding principle of “development fitting in with the character of the community” All condominium complexes in the Meadows are between 20-25 units or in some cases even less. Lot 644 is 1.6 acres. North Star, for example, is 3+ acres. On a lot that is half of the size of many of the Meadows lots, why would the Town of Mountain Village double or triple density for a condominium development on lot 644?”

“Hi, I live in the Meadows and am concerned that buildout of deed restricted housing in Parcels C & D would have a negative impact to: density/traffic (there’s only one road in/out of meadows and adding a lot of people to an already dense area seems like a bad idea for noise and traffic), open space ((the hill/path behind outlaws/Parker ridge is one of the few open areas to walk in and losing this piece of nature would be sad), potential valuations (my bldg is not deed restricted and it’s possible that adding more deed restricted units could negatively impact value, wondering if that has been explored). Thank you for the opportunity to comment and considering my concerns .”

“I am in support of the lowering the density in the Meadows. The lack of access by cars or trails in essentially a boxed environment.. We have visitors and homeowners regularly. It would be a nice additive to see duplexes for families to be able to live and sustain a lifestyle here. It would mean less impact on the roads verses a community building. The meadows has always been a home base for the workers in and around Telluride. I would like to see it maintain with real open space for children and gatherings. 106 new units on lots 651 and 644, which are adjacent and directly behind Parker Ridge This will impact the already existing problem with the water pipes under the fragile slope we have. Please heed the water flow when snow making season is on; I would vote no for that 106 units on this site”

“Schedule C - This hotbed page is not supported by the community. I believe we should support the

development of 161 CR and the pond lots for a flagship hotel and lot 109 with a flagship hotel and reevaluate further expansion and ensure that the enablers above (5 bullets) are completed. To me this will likely take 7 years.”

“Schedule E – This page fails to recognize this new form of lodging. Airbnb grew 78% in 2021 in the middle of Covid. I believe there is a growing group of travelers who want a more relaxed stay environment that can easily access the amenities the area has to offer. We have ~75 new homes in various stages of development some of which will likely go into the DSTR pool. Even the proposed Four Seasons has 60% of the rooms as owner condos (warm beds). I agree, we need to ensure the guest has a good experience, so we need to police this through customer experience ratings or working with the VRBO’s / Airbnb’s of the world.”

“While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.”

“Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows. We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.”

“The traffic within The Meadows has increased in the number of vehicles as well as the hours that the people are coming and going. This is at a manageable level now, what will it become with the increase in density? We did not intend to live in an environment the density of the Core. As it is, more and more units are able to short term rent or long term rent rooms or portions of their homes and the density has increased without measurable new structures being built.”

“Please continue to improve The Meadows for yearround residents. Consider a ban/prohibition on short-term rentals to maintain the neighborhood/local resident integrity. There are plenty of other places for short-term visitors to stay, and they do not need to stay in the Meadows.”

“It is important to build housing for locals; the Meadows is a great place to live and offers quick access to so many trails and to the highway. It really is a gem that more local people should be able to experience with the addition of affordable housing units.”

“In my opinion there should be no more additional units built in the meadows area. It is already too densely populated. It is increasingly difficult to find areas to even walk my dog. The traffic increase with just the 30 telluride apartments now being occupied is dramatic. Adding any additional housing to this area is a mistake.”

“Specifically, I support residential development in the meadows at the existing parking lot that develops OWNER OCCUPIED residences. I feel like that is the best way to enhance the existing community, create management level housing, and limit the density, congestion, noise and light pollution created by larger developments.”

“While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View. Please remove these from the Comp Plan. Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.”

“Given all of these factors, it is frustrating to be told that “Lot 651C-R was “always envisioned as a luxury hotel site”, and “Lot 644 was always envisioned as a large scale deed-restricted housing development”. It was envisioned in 2011, but that does not mean the 644 vision is suitable today. It certainly should not trump community input gained from the MV survey, as well as 100+ public comments submitted in the first revision to the Comprehensive Plan.”

“I was relieved, in the January council meeting, to hear overwhelming support by council for the requests from residents to the Comp Plan revision. I particularly appreciated Mayor Benitez’s remarks that additional Meadows development of lot 640, the Meadows Parking lot, and the shops area for housing, and Big Billie’s for a hotel, should be taken off the table. Unfortunately, with the exception of Big Billie’s, that direction doesn’t seem to be reflected in the current version of the Comp Plan revision, and I ask that you correct the Plan to reflect that direction. Specifically, please remove the 70 housing units envisioned for the shops area, the 10- 20 units for the Meadows Parking Lot, new units at Prospect Plaza, and the 15 additional units at Mountain View, and please reserve the field/park at Mountain View as a park, as it is the only field in Mountain Village and is treasured as such. Meadows Residents deserve certainty in what to expect in the future. Thank you!”

“My neighbors and I were shocked to see, after the 2011 Comp Plan was adopted, that the density on lots 644/651A was changed, from 59 to 108 units. (41 units on 644 and 17 units on 651A.) This change was made sometime after the public sessions ended but appeared in the final Comprehensive Plan.”

“106 new units on Lots 644 and Lot 651A is way too much density vs the surrounding Meadows community. Impacts will be severe and negative for nearby residents and trails. It makes more sense for workforce housing to be part of new hotels vs forced into existing neighborhoods”

“Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single-family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single-family neighborhood and a mixed-use commercial development on Lot 126 does not

respect or preserve this single-family well-established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.”

“The comp draft plan still shows bigger density amounts in the Meadows area than seems reasonable. When Meadows residents mentioned that the proposed density is the equivalent of five Parker Ridges, that is alarming. That is a lot of cars, noise, dogs, kids and the whole charcuterie of a bunch of people/families crammed into a relatively small area. It would be a bit more palatable if there was a deliberate requirement for significantly increased cable car transportation there. Even then, less density is appropriate. While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. Please remove or seriously reduce the following from the Comp Plan: 70 housing units envisioned for the shops area, 10- 20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View.”

“However, I feel like the input from the Meadows residents has not been heard. Why is all of the affordable housing being put into the Meadows? The Meadows is already dense and border line overpopulated. When the Chondola is not running the bus is beyond capacity. There is not enough parking as is. There are already a ton of dogs. While there has been some reduction in planned housing, there are still way to many units proposed. What about the existing quality of life in the Meadows? When the additional units at the Telski apartments came online that was a palpable change in the dynamics of the Meadows.”

“Where are the improvements for the current residents? The proposed relocation of the Chondola to Chair 10 is a great idea but does very little to improve the actual living standards. Regardless of any expansion in the Meadows, this year road Chondola should be installed.”

8. Emergency Access

“EMERGENCY ACCESS AND EVACUATION; Fire season is now a year round risk in Colorado. The recent Marshall Fire has demonstrated the risk of conflagration within high density communities such as the Meadows. Both the Meadows and Village Core have only one paved access at this time! In the event of a wildfire blocking Adams Ranch Road before Double Eagle there is no alternative evacuation route or access for emergency vehicles. Likewise for the Village Core and other areas if Mountain Village Road is blocked. This is another justification for a paved connection between Adams Ranch and Country Club Drive. Is the Town not possibly liable for loss of life and property for not addressing this issue? My residence is at risk for this.”

“Seeing footage of the recent wildfire in Boulder makes it imperative that we plan for fire or other natural disasters. We need to develop an Emergency Plan and communicate it to all residents.

Here are some things I would like to see:

- A wild fire risk assessment study needs to be completed. It should address fuels and fire behavior in our landscape. It should also identify fire breaks and safety zones, such as portions of the golf course, where residents can reasonably take cover.
- The Meadows is a dense population center. Besides Adams Ranch Road, the Meadows needs an alternate egress route. The egress route I suggest is up the Golf maintenance road, and then connect with Russel drive. It is close to our major population center, and it provides an easy connection to MV Boulevard.
- The Emergency Plan should address ways that immediate evacuation is communicated to all residents, and which roads fire trucks will be using to access the Meadows neighborhood. Is there a way to widen Adams to provide 2 right lanes, if needed, during an emergency?
- Overall there is not enough parking in the Meadows, so many residents have to park in the fire lanes. Parking was not prioritized in previous plans/developments. On busy weekends I see visitor's vehicles spill out of our parking lot, and park up the fire lane up Adams Ranch. We need to figure out additional parking solutions."

9. Climate Change

"While the document speaks to the impact of climate change in several sub-sections, I believe this needs more attention in future planning and a separate section of the document. Climate change is threatening our winters, increasing our fire risk, and diminishing our access to water. Water is a major concern given the mega-drought and the impending re-negotiation of Colorado River rights. Is the community's water allocation independent of Telluride Ski and Golf? What steps are being taken in this community to institute best practice water conservation, xeriscaping, and gray water reuse? Along the lines of wildfire risk there is a need for addressing external construction materials and their flammability risk. There is a need for more emergency escape routes, public knowledge of evacuation plans, and community practice drills."

10. Misc

"COMMUNITY 2010 CENSUS POPULATION* SQUARE MILES NEAREST METROPOLITAN AREA SKIER VISITS OCCUPANCY % (WINTER/ SUMMER) PILLOWS* Mountain Village, CO 1,429 3.3 Denver (330 miles) 420,000 54/30 3,800 08/09 4,500 09/10 Telluride, CO 2,348 0.7 Albuquerque (330 miles). *Given that TMV and Telluride are at the same distance from Denver and Albuquerque, why was Albuquerque designated the nearest metropolitan area?*"

"Page 25: High quality medical, recreational, cultural, educational facilities and early childhood educational facilities meet the needs of Mountain Village and maintain the quality of life for full-time and part-time residents and visitors of Mountain Village. *I would suggest clarifying that TMV has access to High quality medical, recreational, cultural....."*

"I think a skatepark would Benefit the local community most if it was close to the neighborhoods people live in full time removed from the hype of the village core. Elks Pond would be a great

location as it is close to transportation, restrooms, fire department, market, etc. Wherever there is a sliver of town owned land it could be built there!! The footprint of a concrete skate park can be designed to fit anywhere and be aesthetically pleasing as well. I'll put together a mock up on a signature/support sheet and run it by you. Thanks!"

"The comprehensive plan makes assumptions about future revenues, occupancy, etc. by extrapolating trends from the past. But in the last few years our world has radically changed. 1. The sudden increase in new home building is "off trend" and will surely increase the number of people spending time in MV; 2. The ease in renting one's home (due to on-line sites) has been increased and is surely "off trend" with the same above result; 3. Point #1 coupled with #2 exponentially increases the number of people spending time in MV; 4. The ability to work remotely will result in increased days for residents and non-residents to spend in MV. If forecasts are trended on a changing base, and each change results in under estimating the people/traffic/days etc. the future projections have less credibility. And then the resulting actions regarding hot beds, parking, employee housing needs, water needs, electrical generation, sewer capacities, etc. etc. are wrong and all in the same direction. And there are only so many trails to ski or hike."

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 1:47:57 PM



**Formstack Submission For: Comprehensive Plan
 Amendment Contact Form**
 Submitted at 03/09/22 3:47 PM

Name: Louis Alaia

Email: lcalaiamd@gmail.com

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

While I, as a developer, have not agreed with the CMP's past emphasis on a plethora of "hotbeds" in Mountain Village because I have believed that the numbers are grandiose given the cost(s) of operating hotel facilities year-round when the resort is essentially a bi-seasonal one, I don't agree with the need for so many more--perhaps a medium between the prior vision of some 2000 of them to closer to 14-1500. The family accommodations that I am building (as exemplified by Avventura and by Tramontana in 2007) are, in my opinion, an essential bridge to both visitor and community housing growth with an emphasis on the FAMILY rental accommodations that a condotel or its kind can effectively provide at any time of year with the effective rental management programs that are plentiful, easily flex with seasonal variation and bring in whole families at a time--the real future of TMV.

I also must add that serious consideration needs to be given to the road and traffic impact that A PROJECT LIKE 161 & POND LOTS* or similar will have on the daily ambience of the Village Center in general and MV Blvd. in particular over a

consultants):

long period of time unless materials and supply transit can be diverted away from the only main artery to a major degree by establishing alternate route(s) for materiel and machinery, even if only temporarily. Even the Peaks extension will cause major problems unless a trans-Meadows summer route is feasible and the fact that the idea of a tunnel under Misty Maiden had already been considered for development of Lot G reveals concern other than mine in this regard and that is NOT a good solution.

** The development presented to DRB on 2/17/22 is too MASSIVE and out of character for the VC.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 7:10:44 PM



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

Submitted at 03/09/22 9:10 PM

Name: Rhonda Barkan

Email: gialan@aol.com

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

If we add this many hotbeds to the village we will increase congestion on the roads, trails, and gondola. These are already over taxed in our village. The addition of that many hotbeds will mean we could add over 3000 visitors in these accommodations. If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). The vast majority of citizens who wrote previously, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows. The Meadows and Country Club Drive residents lives truly will be degraded significantly with decreased quality life if you continue to expand into both those areas. The prior survey data was extremely clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

From: [bmbdds](#)
To: [cd](#)
Subject: CP Revision Comments
Date: Wednesday, March 9, 2022 10:52:35 AM

Thank-you all for listening to our community's concerns relating to the proposed revisions to our Comprehensive Plan. You all are our representatives and our community has effectively communicated our priorities to you:

1. Preservation of open space
2. Maintaining our unique community character
3. Careful consideration of new development

After reading the new proposed language revisions we feel compelled to communicate our concerns.

1. Open Spaces

The new language leaves open the question of future development of designated open space, i.e: to "allow rezoning of CERTAIN active open space in areas that are APPROPRIATE for development." Any language about future open space revision needs to be specific: which open spaces and why some open spaces may be appropriate for development while others are not. Property owners next to open spaces deserve to know if the adjacent open space can be developed and how that decision will be made. And what kind of development? There is language alluding to rezoning these open spaces into 5 types which should be clarified now. What guidelines will be used in the rezoning process? Everyone who invested in property here deserves that clarification.

New language also includes to "consider incentives for community housing development such as TALLER buildings, REDUCED parking, and LIMITING public benefit requirements." While we support providing additional workforce housing our support does come without limitations. Workforce or community housing should be developed on lots currently zoned for that kind of development and should be built to existing height, parking and density requirements.

We do not support rezoning open spaces for either community housing or hotbed developments. And what exactly does "limiting public benefit requirements" mean? Who will decide what that means? This language is much too vague.

2. Hot Beds

We are confused as to just how many total hot beds are being considered for future development in the new revision. One section refers to 466-552 hot beds in the Village Core which includes development of the pond area. Finishing out that section makes sense. And we are not opposed to expansion of the conference center. Increasing the economic viability of the village core makes sense but we are opposed to language which makes continual hot bed development a priority.

Another section refers to over 900 hot beds. Where will those beds be built? Please clarify if the number of hot beds is 466-552? 900? 1452?

3. Employee Housing

We are currently in a crisis due to lack of affordable housing. However, it is not the responsibility of Mt Village homeowners to subsidize employee housing indefinitely. If a developer builds a new hotel then it is up to that developer/hotel owner to provide adequate housing alternatives for his/her employees. It is not the responsibility of Mt Village homeowners.

Previous council discussion focused on only 40% of housing needs being the responsibility of the developer. What

are the plans for covering the remaining 60%?Future development requires workforce housing to support it. Our community deserves to know who will pay for it and where it will be built.

Our Comprehensive Plan needs clear, precise language. Please do not allow vague language that subverts the community's loud and clear communication of our main concerns: preserving open space and our unique community character. It is these two things above all else that make Mt Village a desirable place to live and a very special place to visit. Preservation of both will assure our success as a community in the future.

Again, thank-you for your time. We look forward to having our concerns clarified.

Respectfully,
Bonnie Beamer and Richard Young

Sent from my iPad

To the Town Council
re Comprehensive Plan Review

3/10/2022

Gondola Lot

Other than the peaks, the development on parcel G will probably be the most visible in the Core. The Town Council and DRB should maintain the character of the Town of Mountain Village especially in the Core. Any proposal should be allowed only with a minimum of minor variances. We do not want flat roofs, excessive heights or rectangular boxes in the town of Mountain Village. The inclusion of hotbeds and maintaining the existing development standards can both be accomplished as shown by the excellent projects already completed.



Stuart Dingham
741 Mtn Village Blvd

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 4:43:21 PM



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

Submitted at 03/09/22 6:43 PM

Name: Jack Chernus

Email: Jack.Chernus@gmail.com

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

I believe the Town of Mountain Village has the obligation to preserve natural areas and protected open spaces and should only grant variances/modifications in very select cases. It is distressing to witness the rush to approve multiple hotbed sites without fully understanding the effects on traffic, workforce housing, etc.

Our ski facilities, restaurants and transportation are already strained on peak holiday weeks. Adding a significant new amount of hotbeds will only diminish the quality of life in Mountain Village. Despite my concerns, I am in favor of adding one high-end hotel with proper review. Why not see how one large high-end facility is absorbed in the community before making potential irreversible zoning mistakes.

We moved here for the quality of life and I highly recommend a go slow approach.

From: [Jim Cisarik](#)
To: [cd](#)
Subject: Comments to 2nd Draft of Comprehensive Plan Amendment
Date: Monday, March 7, 2022 4:16:21 PM

Dear Town Council & Design Review Board: Please accept the following as my comments to the second draft of the proposed Mountain Village Comprehensive Plan Amendment filed as a Public Review Draft on January 26, 2022. Since my wife and I are second homeowners, we do not have the day-to-day breadth to respond to all of the proposed amendments (I will trust the full-time residents with those details), but instead I will focus on a few concerns which are outlined below.

The first draft proposed major rezoning changes as well as a requirement for ~5000 new hotbeds. Though both of these changes were rejected using the public comments from the 2021 Comprehensive Plan Community Survey, the second draft still allows for (i) rezoning of certain open space for development and (ii) an additional 466 to 552 future *High Priority Hotbeds* (my calculations indicate that this would be similar to ~3 new Peaks Hotels), and 306 future *Other Potential Hotbeds* (similar to almost 2 additional Peaks Hotels). I do not believe we need this vast amount of new hotbeds beyond development of one, new Five-Star hotel. I worry that adding hotbeds beyond a new Five-Star hotel will significantly add people/visitors at the already overcrowded peak times (instead of filling in during non-peak) and increase lines at the gondola, ski lifts, and make it impossible to get restaurant reservations and enjoy safe skiing on the mountain. Moreover, any new hotbed development should only be constructed in areas currently zoned for hotbeds and must include contemporaneous plans for housing workforce, sufficient parking, traffic mitigation, and utility infrastructure, all of which need to accommodate and respect existing neighbors in the area to maintain the unique community character we have in Mountain Village.

My wife and I purchased our home in 2012 and have been enjoying the uniqueness of Telluride as part-time residents ever since. In my 40 years of traveling to alpine resorts, I have spent extended time in high-end resorts like Vail, Aspen, Snowmass, Deer Valley, Park City and Big Sky. However, we chose to make a major investment in Mountain Village; it is unlike any other mountain recreational community I have ever been to, with attributes having no parallel. Bad decision making in this Comprehensive Plan amendment process could very well make us look like another Vail or the other similarly overcrowded alpine areas. That is not what Telluride is or who we want to ever resemble.

In closing, I believe it is critical to listen to all public comments so that we as a community preserve all of the essential attributes of Mountain Village as an appropriately-scaled, unique, mountain community.

Sincerely,

James A. Cisarik
115 Rocky Road

COLEMAN & QUIGLEY, LLC
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March 10, 2022

Via Email: *council@mtnvillage.org*
Town Council Members, Town of Mountain Village

Via Email: *cd@mtnvillage.org*
Design Review Board Members, Town of Mountain Village

Re: Lot Owner Comments re: "January 26, 2022 Comprehensive Plan Amendment"

Dear Council and Board Members:

Thank you for accepting and considering comments (from owners of homes and lots located in the Town) concerning the Comprehensive Plan Amendment (the "CPA"). Such a process is an essential step in achieving the difficult but necessary task of implementing amendments that both supplement omissions in the current Plan while also recognizing the success the Town has achieved and taking care not to allow changes that harm prior successes. Finally, the consideration of community input is essential if the Community is to support the CPA.

Because of my unique history with the Town, I was retained by 4 Town lot owners (Lot 102, Lot 104, Lot 89 2B, and Lot 89 2C) to review the CPA. I was requested to present their concerns to you with the hope that their concerns would be considered before any final Comprehensive Plan Amendment was finalized.

My history with the Town predates the Town (and even the Mountain Village Metro District). In 1976, I represented the ski company (Telco) when it was owned by Joe Zoline and the company year-round employees numbered in the single digit. The "Town of Mountain Village" was a wonderful dream that was at best outlined on paper. I later had the good fortune of working for the real founding fathers of the Town of Mountain Village, Ron Allred and Jim Wells. They, with the aid of many dedicated employees, turned a dream into a spectacular reality. First the Metro District and later the Town of Mountain Village grew into a Town worthy of its world renown reputation. This transition was not by chance; it was planned; the early and then later buyers learned they could rely on zoning to first create and then preserve neighborhood and location for residential density and commercial activity. Stability of uses not only preserved value for all its greatly multiplied the values. I lived through and can see the wisdom of planning, both the exclusion of developments that did not fit the Town planning (and appearance) and the stability of zoning that has fostered many multiples of past residential lot values.

The Town has achieved spectacular success. However, preserving and expanding that success is not more difficult. You currently face the reality (and near impossible task) of being expected to always please the Town's residential population, the Town's large ski and tourist visitors, diverse commercial interests and large and often demanding "never stop growing" developers. You owe the owners of land within the Town a fiduciary duty to act in their best interest, even where you face conflicting interests. The best possible CPA provides you guideposts to follow and thus "cover" from third-party (often self-interest motivated) criticism where you are simply implementing the CPA. Adopting the best possible CPA at this time will result in the 2050 Council and Board Members looking back and appreciating your 2022 services as much as you owe a debt of gratitude to those who planned the Town during those early days in the 1980's.

The Town's current spectacular success was achieved by respecting the promises and certainty of zoning districts that protected neighborhoods. Now, mass and size of new developments must be considered where higher density adjoins single-family zoning. Owners of single-family residential lots, that have for decades been adjacent to open space or relied on planning and zoning to provide a reasonable "transmission" to higher density now need more clarity as to the appropriate "size and mass" of new projects and if a project respects the particular unique community that was planned for the area (concerns identified in the May 20, 2021 Community Survey Comprehensive Plan Survey Results). Open space, single family residences are building blocks of the current Town of Mountain Village, characteristics that most towns wish for but will never attain and which the CPA can and should preserve and improve on by only changing the land planning for issues that in 1980 were not pressing or identified.

No one who has a right to vote for Council members has a right to impose their will onto you; to expect you to violate your fiduciary duty. Similarly, you must not let your personal preferences (or even the wishes of the ski company) and clearly not the financial interests of non-resident developers control your decisions on any CPA issue. Rather, you owe a fiduciary duty to act in the best interest of the Town voters, whether they voted for you or not. You have a difficult job which the CPA can make more manageable, if it contains actual parameters that can guide your decision. For this reason, the lot owners I represent request that I submit the following issues on their behalf.

I. Summary Comment to Comp Plan Amendment: The Town is what it is, and the Town will remain a world class ski/resort community, because earlier Council and Board members followed and hopefully this board will include in the CPA the following guiding zoning and planning concepts.

The Town should and must grow. The Comp Plan, in the past, and the CPA into the future, provide guidance to developers and protection to existing residential lot owners. Owners of single family lots relied on existing zoning when purchasing their lots. Future development must respect existing neighborhoods that the earlier Comp Plan authorized. Planned Single family neighborhoods are the foundation of the Town. Such neighborhoods have the right to build out consistent with the zoning. Adjacent areas with different

zoning need to transition to the different use by placing abutting structures that are of similar size and mass as residences so as not to 'wall in the resident' or destroy views or residential privacy.

Zoning has a beneficial purpose, preserves value and should only be changed when long-standing circumstances prove that the existing zoning is now inappropriate.

II. Specific Comp Plan Amendment Comments

A. Short Term Rentals (“STR”) vs “hotbeds”. The Comp Plan Amendment proves an opportunity to clarify the Town’s position on the comparatively new STR arrangements. The current draft of the Amendment potentially leaves confusion between STR and hotbeds

Travelers understand what a hotel provides, e.g., regular maid, cleaning services, change of sheets and towels, 24-hour desk services, and various other amenities, depending on the branding and classification of the hotel. Guests generally stay a day or a few days. Hotels provide what is understood as “hotbeds.”

STRs are condos or house rentals where the owners rent entire homes for a few days or longer to one or upwards of a large group of renters. However, the owners provided few “guest services” and do not offer (or are expected to provide) standard hotel services. Rather STRs provide full sleeping and kitchen facilities of a home and the renter provides his own service and thus STRs do not afford restaurants or bars the level of business a hotel would generate. Condo and house STRs do not replace hotels; STRs usually command a higher daily rate than hotels because they include full kitchen, often laundry facilities, and allow occupancy greater than hotel occupancy limits. They should not be equated to “hotbeds”. This conclusion is demonstrated by the opening of a new (and first) general hotel in Copper Mountain. For years, Copper Mountain offered condo and home rentals and that practice continues as STRs. If STRs and hotbeds were synonymous lodging options, the large STR offerings at Copper would have limited the demand for hotbed hotel rooms. However, when a hotel did open this ski season at Copper, the occupancy rate has been great. STR’s did not fill the need for hotel hotbeds. Certain people want hotels because they either need or want amenities beyond what a STR offers.

Yes, true hotbeds can aid the ski company and other businesses; a good thing (to the degree the other businesses can locate staff to serve the added customers). Whether the CPA is correct in planning for 466 to 552 additional hotbeds is beyond the scope of this comment letter. However, the lot owners who authorized this letter seek CPA clarity that recognizes that STRs (or units deed restricted to STRs) are not substitutes or for hotbeds. Conversely, if condo and home STRs are considered hotbeds, an accounting of such STRs is needed and the 466 to 552 of planned hotbeds should be reduced accordingly. Finally, because both hotels and STRs are “here to stay”, if the CPA is to rely on STRS, they need to be deed restricted for STR use so the Town is not left with all owner occupied STRs over holiday, resulting in inadequate hotbeds to meet the demand precisely when the demand is known to be the highest.

B. Future Development Must Fit In With the Surrounding Neighborhood.

My clients are lot owners and applaud the CPA, sheet 45, quoted in part below.
8. APPROPRIATENESS AND FIT OF LAND USES. Land uses envisioned by the Comprehensive Plan are designed to ‘fit’ into the surrounding neighborhood to **ensure appropriate scale and context to the surrounding natural and built environments.**

Enforcement of this provision is a great start at insuring, for example, that single-family home is not “dwarfed” or majestic views are not blocked by a developer consumed by a desire for extra profits by building a massive structure, at the cost of a neighbor losing privacy and views. Commendably, the CPA directs consideration of the “appropriate scale and context” of a new development to the “surrounding natural and build environments”. Unless clearly advised before-hand, developers will seek to maximize profits by maximizing lot coverage, mass and height, arguing that the projects “fit” the neighborhood. Conversely, the existing neighborhood will oppose anything but a “mirror image” of the neighborhood, claiming the proposed development does not “fit”. Ambiguity leads to disputes which lead to protracted hearing and ultimately risk litigation. Reasonable CPA guidelines (not mandates) as to what “fit”, “appropriate scale” and “context” means (and what would be an “acceptable”) will forestall many disputed hearing and risk of costly delays that litigation would cause. Better to address such issues not, rather than some court stepping in to define such terms. What would be an unacceptable deviation from the neighborhood is a serious omission from the CPA.

The CPA should seek to eliminate ambiguity wherever possible. Parameters for the concepts “fit”, “scale” and “context” need only be guidelines but, as written, the CPA provides no guidelines to help the homeowner or the developer. With no standards the Town staff may devise its own standards and as staff changes the standards could change. Such issues are best left to Council in the first instance.

My residential lot owner clients believe that quantifiable standards governing “fit”, “mass”, and “scale” are some of the most important provisions needed for a viable CPA. As others have noted, even the necessary and admirable supplying of workforce housing must satisfy the “fit” the “scale” and context of “surrounding natural and built environments”. The current CPA should include such clarification.

C. Workforce Housing.

Despite past good intentions, workforce housing is inadequate, and the problem continues to grow as the Town prospers. Absent a clear mandate in the CPA that requires each commercial development include workforce housing for ALL workers needed for operating the development, the existing workforce problems will increase. The CPA should stop pretending the problem will go away; the problem only gets worse with each new commercial development that fails to house its entire workforce. This problem cannot be allowed to continue for the next 30 years. Why should a developer be able to complete a development, reap a current profit, (usually) take the profits out of the community, and leave the community without adequate housing for the development’s workers? The CPA must clearly state, no development will be considered without a viable plan for housing the entire workforce needed to service the development (or for

projects and adequate cash payment to a workforce housing fund). It is unfair to take Town funds to help uncooperative developments.

If workforce housing is proposed outside of the Town limits, the developer should be required to include a mass transit plan, so the commuting workforce does not overwhelm an already existing lack of adequate parking spaces for cars (e.g., consider parking at the Peaks). Properly handled, a workforce community will evolve, containing both owner occupied and rentals homes (and at least essential needs close by supplies). Your predecessors planned and oversaw the construction of a world class ski/resort Town; the CPA affords you the opportunity and imposes a duty that your final CPA implement a successful, nationally recognized workforce housing community.

III. Conclusion

The Council and Board took on a difficult task that requires consideration of why certain problems (and need for change) exist and how to achieve the near impossible resolution of competing interests to the satisfaction of all parties. While total success often in an unattainable goal, the comments in this letter provide suggestions for bettering the current CPA. The more Council and the Board consider the community comments, the more community support the final CPA will have. Such support is essential to the success of the CPA and the long-term success of the Town.

Neither you, nor especially me, as a representative of 4 lot owners, have all the answers. However, consideration of the issues raised in this letter create an opportunity to make the CPA and your job function better.

I wish you the best of luck in completing the CPA and thank you and the staff for your time in considering the contents of this letter.

Sincerely,
COLEMAN & QUIGLEY, LLC



Joseph Coleman
joe@cqlawfirm.net

xc: Owners of Lots 102, 104, 89 2B, and 89 2C

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Saturday, March 5, 2022 11:19:45 AM



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

Submitted at 03/05/22 1:19 PM

Name: Rosalea Davis

Email: Rosalea_Davis@hotmail.com

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

I am in support of the lowering the density in the Meadows. The lack of access by cars or trails in essentially a boxed environment.. We have visitors and homeowners regularly. It would be a nice additive to see duplexes for families to be able to live and sustain a lifestyle here. It would mean less impact on the roads verses a community building. The meadows has always been a home base for the workers in and around Telluride. I would like to see it maintain with real open space for children and gatherings.

106 new units on lots 651 and 644, which are adjacent and directly behind Parker Ridge This will impact the already existing problem with the water pipes under the fragile slope we have. Please heed the water flow when

snow making season is on;

I would vote no for that 106 units
on this site.

Thank you
Rosa Lea Davis

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 3:56:34 PM



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

Submitted at 03/10/22 5:56 PM

Name:	William and Cari Davis
Email:	billdavishome@hotmail.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>Thanks for the opportunity to comment. Ours are as follows: Page 57, Parcel J: Given the growing popularity of pickleball and the increasing number of residents in MV, we'd like to see at least four courts on this parcel. Page 56: To stay in character with the surrounding structures, we would hope that the maximum height of the proposed hotel would not exceed the height that is allowed for the Gondola Station. Page 52: We would hope to limit the maximum building height for Lot 161CR to the same as the Gondola Station. Regards, Bill Davis</p>

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 6:38:54 AM



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

Submitted at 03/09/22 8:38 AM

Name: Dave Doemland

Email: dave@doemland.com

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

In my opinion there should be no more additional units built in the meadows area. It is already too densely populated. It is increasingly difficult to find areas to even walk my dog. The traffic increase with just the 30 telluride apartments now being occupied is dramatic. Adding any additional housing to this area is a mistake.

There are plenty of other areas in Mountain Village which could handle more housing. I've lived here 21 years now and enjoyed the meadows and my neighbors. Packing in more people to this area will make this a unpleasant place to live and that would be a tragedy. Property values will decline with increased density. This is also a major concern for me. I didn't spend the past 21 years paying for my house just to have the town rezone to their liking and make my property worth less. This is just not right.

Build additional housing somewhere else! How many times do we have to say it?

Comments on the Comp Plan

General Comment – This plan is so focused on hotbeds we seemed to have lost our way. With an occupancy rate of 38% no one has been able to explain why we need more hotbeds. To me, our focus should be how do we fill the beds we have, with better targeted business development.

Page 4 Executive Summary

I believe the Executive summary should outline the 3 main takeaways that came out of the May 2021 Survey results:

- Maintain unique community character
- Preserve natural areas and protected open space
- Development and growth should be done carefully

These 3 bullets, I believe summarize the vast majority of the residents of TMV and should be highlighted in greater detail than hotbeds which most people including myself, still don't understand why hotbeds are so important to this plan.

I believe the plan should discuss the phasing of certain aspects that are imperative to the success of the plan. They are:

- Development of affordable housing of approximately 300 units
- Broadening of the economy to shorten the off season through targeted marketing, expanding, and improving the Conference Center, and developing a new recreation center for residents and guests.
- Development of a globally recognized five-star hotel which will enhance the marketing of the resort.
- Expansion of the Gondola, in order to increase capacity, reduce wait times, and improve the guest experience
- Expand parking capacity to accommodate the increase in visits.

Page 16 doesn't reflect the 3 bullets noted above

I don't understand the purpose of 4-5 pages entitled **Universal Vision Statement**. Why don't we agree on one vision statement?

Page 28 Hotbeds – I believe we are trying to talk ourselves into believing this. We need 1-2 flagship hotels. But more importantly, we need to diversify the economy to have activity 12 months a year.

Schedule C – This hotbed page is not supported by the community. I believe we should support the development of 161 CR and the pond lots for a flagship hotel and lot 109 with a flagship hotel and re-evaluate further expansion and ensure that the enablers above (5 bullets) are completed. To me this will likely take 7 years.

Schedule E – This page fails to recognize this new form of lodging. Airbnb grew 78% in 2021 in the middle of Covid. I believe there is a growing group of travelers who want a more relaxed stay environment that can easily access the amenities the area has to offer. We have ~75 new homes in

various stages of development some of which will likely go into the DSTR pool. Even the proposed Four Seasons has 60% of the rooms as owner condos (warm beds). I agree, we need to ensure the guest has a good experience, so we need to police this through customer experience ratings or working with the VRBO's / Airbnb's of the world.

Affordable Housing

I believe it will be a positive to outline the current thinking on our affordable housing plans

VCA IV	Apartments	42	Town	2023
Lot 644	Condos / Townhomes	40 – 45	PPP	2024
Norwood	Single family homes	~ 100	PPP	2024 – 26
Parcel B	Apartments / Townhomes	~40	PPP	2024 - 25

Open Space

Through this process, there have been some pretty unconventional proposals, such as a hotel on Gorrano's. There have been a lot of comments by the residents about preserving open space. As part of this revision, we should highlight what open space could be developed and which cannot, so that there is no question going forward. There is little land left to develop so open space is the next alternative. We are getting close to our 60% threshold, so this needs to be managed carefully.

From: [Sally Field](#)
To: [cd](#)
Subject: Comments on Comprehensive Plan
Date: Monday, March 7, 2022 11:21:25 AM

Town Council-

Below please find a few changes to the Comprehensive Plan I feel would be beneficial for the town of Mountain Village going forward:

* Regarding the "Active Open Space" the intent of this designation was to lay out where the activities of skiing and golf activities could occur and the maintenance thereof. Pursuant to the recorded "Consent Decree" the implementation of the Wetland Mitigation Plan was based on this type of use. To change the use of "Active Open Space" by allowing mixed use development on it would be a serious environmental hazard to the community. Hydrologists, soils experts and the EPA can explain this in great detail. Lots in Comprehensive Plan such as Magic Carpet, Parcel O, Gondola Station possibly Parcel D should not be viable lots for mixed use development and removed from Plan.

* With Lot 161CR and "Pond Lots" (next to mitigation pond and if developed) are uniquely situated where they are directly contiguous with residential property. The residential properties overlook Lot 161CR and Pond Lots rather than being behind them. Given this, it would appear keeping elevation of any mixed use on Lot 161CR or Pond Lots at lowest possible height as it transitions directly into residential neighborhood. Excessive mass, scale, height in this type of transition area could be quite ugly, have negative impacts on the residential areas, affect views/light from the Plaza areas and nearby condominium complexes.

Thank you for your attention to my input and for your time.
Sally Field

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 3:30:25 PM



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

Submitted at 03/10/22 5:30 PM

Name: Nancy Fishering

Email: nancyfishering@gmail.com

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

Thanks for the improvements to the plan made to-date. Many of my questions and concerns have been addressed. My remaining comment is the attention needed to the safety and wildfire risks present in that 60% of open space so important in the MV. Many HOAs have conducted wildfire risk assessments (Site Visit Summary Reports conducted by the West Region Wildfire council- WRWC)) and find that much of the risk to our properties comes from surrounding open space. I am aware of the Upper San Miguel River Watershed effort, San Miguel Power wildfire risk mitigation, and other efforts by the WRWC. I know that we have a TMV forester, and emergency managers for San Miguel county, but believe that the Comp plan could have laid the groundwork and supported the social license needed to cut trees and remove excess woody biomass. Please raise the connections between this risk and communities like ours that is built in this forested ecosystem. Further, climate change is a big topic these days, but has the MV identified the risks and forest condition that affects the water supplies for TMV? I asked this question in a public meeting and heard that AFTER the plan is adopted then the water engineers would review. At least a cursory

staff and our consultants):

evaluation and mention that mountain towns have unique risks should be part of updating visions and community expectations. We own a property budgeting and investing to replace a shake shingle roof, I would very much like to be assured that the MV is seriously considering the costly effects that a mega fire could have in San Miguel County and particularly in TMV. Thus efforts to strategize and implement defensible space principles in the plan should be loud and clear somewhere in the document. We need to support the emergency manager by identifying this risk to mountain property.

Thanks again for all the opportunities for public input and the receptiveness to adapt to these ideas.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 9:23:50 AM



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

Submitted at 03/10/22 11:23 AM

Name:	Larry Forsythe
Email:	lforsythe@mtnvillage.org
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>Thank you for hearing my opinions on these matters of our community's future. I support most of the the changes, and the grand scope of the mountain village.</p> <p>Specifically, I support residential development in the meadows at the existing parking lot that develops OWNER OCCUPIED residences. I feel like that is the best way to enhance the existing community, create management level housing, and limit the density, congestion, noise and light pollution created by larger developments.</p> <p>I support the development of hotels in the Mtn village core under lift 4 and the additions to The Peaks Hotel.</p> <p>I am concerned about evacuation routes from the meadows which is why I DO NOT support the 100+ new units above Parker Ridge. I would be in favor of less than 40.</p>

Thank you again,

Larry Forsythe

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 8:03:18 PM



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

Submitted at 03/10/22 10:03 PM

Name: Baker Gentry

Email: bakergentry@gmail.com

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

Page 52- Reduce Target Maximum Building Height for Lot 161CR to 68 feet, same as Parcel G Gondola Station. Given the higher elevation of parts of Lot 161CR, a building taller than this will not be in character with the other buildings in the Mountain Village Core, and will block views, cast shadows, and otherwise negatively impact surrounding properties.

Page 56- To stay in character with the buildings in the Mountain Village Center and minimize negative impact on surrounding properties, ensure that the maximum roof ridge height of buildings on Lot 161CR does not exceed an elevation of 9,610, the same height as is prescribed on neighboring Parcel G Gondola Station.

Page 57, Parcel J - Provide at least 4 pickleball courts to accommodate growing demand and interest.

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



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

Submitted at 03/04/22 2:03 PM

Name: William Goldberg

Email: williamgoldberg54@gmail.com

Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelmingly support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea - not in the Meadows. We ask the Town Council to value and follow the

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

direction that the survey along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.

Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.

Please make known when and where you will publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village.

Sincerely,

Bill Goldberg and Elena Dorie
114 Palmyra Drive
Mountain Village, CO 81435
908-229-3377

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Monday, March 7, 2022 10:52:28 AM



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

Submitted at 03/07/22 12:52 PM

Name: Ruth Hensen

Email: hensen0056@hotmail.com

To: Town Council, Town of Mountain Village
Design Review Board, Town of Mountain Village
From: Ruth Hensen
Date: March 6, 2022
Re: Comprehensive Plan Amendment

I am writing my letter in response to the plans to dramatically increase the density of The Meadows neighborhood. We have been working in the Telluride region since 1996 and purchased property in The Meadows in 1998. In 2001 our first home in the Spring Creek subdivision was completed and we moved our family into the community. In 2001, when we moved into our home, we appreciated the soft sounds of Prospect Creek, the nice buffer of aspen trees between our home and the homes on the other side of the Creek and the quiet neighborhood where our children grew up. Now, we no longer hear the Creek as the beavers have destroyed the flow of the water, (and created a mosquito problem because of the standing water), the tree buffer is all but gone due to snowplows pushing snow off the road and into the trees and the beavers taking down most of the remaining trees. The neighborhood has been neglected in so far as

**Comments /
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(Comments
will be shared
with council,
staff and our
consultants):**

keeping up with the infrastructure, especially during peak seasons. Our water pressure has been diminished, internet is inadequate, cell phone service is unreliable, and parking is unavailable, (We were told that Big Billie's residents obtained over 75 parking permits). There are not enough mailboxes for the current residents. When we sold our home and moved into a rental in the same subdivision, we were told we could not have a mailbox as no more were available and we had to rent a box in Telluride.

1

Today we moved our two vehicles from our outside parking spaces into The Meadows parking lot so our snowplow crew could clear our parking spaces. At about 11:30 am we moved the vehicles back to our home spaces. The two spaces we vacated were immediately taken by vehicles waiting to park, there were no other empty spaces in the lot. Most of the vehicles parked in the lot were there long term, the tell-tale sign was the snow piled up on and around the vehicles from several days of snowfall.

The traffic within The Meadows has increased in the number of vehicles as well as the hours that the people are coming and going. This is at a manageable level now, what will it become with the increase in density? We did not intend to live in an environment the density of the Core. As it is, more and more units are able to short term rent or long term rent rooms or portions of their homes and the density has increased without measurable new structures being built.

The other problem with living in this fast growing community is that we are forced to find healthcare outside of the Telluride region. I was in need of a blood test last week and was told that the Med Center could not get me in for at least a week. How will basic healthcare needs of the current residents be met if we add 100's more employees and 100-'s more visitors? We need to address the desires of the current residents as stated in the survey. No more density in The Meadows, preserve open space and upgrade what we have before we add more density. If we continue to add more density (anywhere in the Village) before we upgrade our infrastructure to support it, we will end up with an undesirable environment to live in and invest in. If we only take care of the large developers and not the residents,

what kind of community will be have?

It seems like the prudent course of action is to maintain and increase/upgrade the infrastructure for the Mt. Village. Increase parking so that residents and visitors don't have to park illegally on the roads and find alternative locations for deed restricted housing other than piling everyone into The Meadows. We're full to the brim already.

I agree with everything John Horn has said in his 21page response and simply want to reiterate that we are emotionally and financially invested in the Mtn. Village and ask you to be ethical and honor the opinions of your constituents before considering the desires of hotbed developers. Please don't add any more density to The Meadows, add deed restricted density to the Core and the Town Hall Subarea. Take care of our community and its residents. We moved here for a reason, don't take that away for the benefit of out-of-town developers.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 8:33:24 AM



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

Submitted at 03/10/22 10:33 AM

Name: Frank Hensen

Email: hensen0056@hotmail.com

TO: Town of Mountain Village Town Council and Town Staff
RE: MV Comp Plan Comments from a Spring Creek resident

Note: This is not a form letter, please read all the important points listed below.

The vast majority of citizens who wrote, requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelmingly support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea - not in the Meadows. The Town Council needs to value and follow the direction the survey results and follow the desires of the residents. No more density in the Meadows. Just take a walk

through the meadows parking lot and you will see that over 95% of the parking spaces are filled with cars that have been parked overnight and have many days of snow on them demonstrating they have not been moved since the last plow day. This is not because of visitors in hot beds. This is because we are already at maximum capacity for density and parking is one of the indicators.

While Council gave verbal support to removing much of the density in the Meadows at the December (or January?) council meeting, inappropriate density still exists in the draft plan, and we ask that you remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, the total of 45 units at Prospect Plaza, and the 15 additional units at Mountain View.

Of particular concern to us, is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows.

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

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for Infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development. It should be the responsibility of the Town Council to insure the infrastructure is in place before any new density is added. In particular this applies to the new housing planned for Lot 644. Currently, we experience low water pressure barley suitable for taking a shower during holidays and festivals when the MV is crowded. We experience the same with internet and cable service. Furthermore, the new high speed fiber optic lines installed in the last 2 years have failed on Friday nights on more weekends than any paying customer should experience. You need to fix the current problems and install infrastructure for the future before adding any more density to the town, and especially the Meadows.

As the Town of Mountain Village looks to increase “hot beds” the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn’t have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you’re in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village. This includes posting in a public forum all the comments of the public related to the Comp Plan so we can hold your feet to the fire. IF you are unable to listen to the people that elected you, then it is time for a change in the leadership to get a council that will act per the wishes of the voters.

Sincerely,
Frank Hensen
13 Spring Creek Drive
Mountain Village, CO 81435

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

March 1, 2022

Dear Mountain Village Council Members,

Thank you for this opportunity to provide more feedback on the Comp plan. As fellow residents we appreciate your taking a hard look at balancing the pressures of the future with successes of the past.

I feel like you have been responsive to the many voices you heard in regards to the first Comp Plan revision. I appreciate your more realistic projection on the number of hotbeds and the elimination of them in the Meadows area.

You listened to the plea of Country Club Dr. residents to maintain our neighborhood as residential, not allowing a huge project be approved at the end of the road. Hopefully this new Comp Plan will continue to be instrumental in allowing residential neighborhoods to remain places people want to live.

My last comment addresses employ housing. With some development of more hotbeds inevitable, there needs to be close consideration of where additional employees will be housed. Ideally no new hotbeds should be built without the assurance that there is housing for additional workers. I can't imagine that a developer would even consider building a multi-million dollar hotel without knowing where their employees will live.

Thank you again for all the time and energy you have all put in to this revised Comp Plan which will help guide us in to the future. And thank you for listening to your constituency, who call our beautiful place home.

Sincerely,

Carlotta Horn

From: [Paul Wisor](#)
To: [Samuel Quinn-Jacobs](#)
Cc: [mvclerk](#)
Subject: FW: Comprehensive Plan
Date: Thursday, March 10, 2022 10:41:29 PM
Attachments: [image001.png](#)

Sam,

See public comment below.

Thanks,

Paul

From: Paul Wisor
Sent: Thursday, March 10, 2022 5:06 PM
To: Horning, Chuck <chuck@telski.com>; Laila Benitez <LailaBenitez@mtnvillage.org>; Dan Caton <DCaton@mtnvillage.org>; Patrick Berry <PBerry@mtnvillage.org>; Pete Duprey <pduprey@mtnvillage.org>; Jack Gilbride <JGilbride@mtnvillage.org>; Harvey Mogenson <hmogenson@mtnvillage.org>; Marti Prohaska <mprohaska@mtnvillage.org>
Subject: RE: Comprehensive Plan

Mr. Horning,

Thank you for your communication. This email confirms Town Council has received your email and will review it, along with all other public comment on this topic.

Thanks,

Paul

Paul F. Wisor
Town Manager
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
C :: 970.729.2654



From: Horning, Chuck <chuck@telski.com>

Sent: Thursday, March 10, 2022 5:00 PM

To: Paul Wisor <pwisor@mtnvillage.org>; Laila Benitez <LailaBenitez@mtnvillage.org>; Dan Caton <DCaton@mtnvillage.org>; Patrick Berry <PBerry@mtnvillage.org>; Pete Duprey <pduprey@mtnvillage.org>; Jack Gilbride <JGilbride@mtnvillage.org>; Harvey Mogenson <hmogenson@mtnvillage.org>; Marti Prohaska <mprohaska@mtnvillage.org>

Subject: Comprehensive Plan

Thank you for the opportunity to provide this input.

The ski company is concerned that the Town's process to amend its Comprehensive Plan, the advisory road map for our long-term future, really needs a community education undertaking, following a thorough review of the studies and efforts that informed the original Comprehensive Plan. That plan was driven by the recognition that the challenges of being a remote ski community with extreme scarcity and unique challenges relating to the nature of us being a PUD, which is more of a real estate development than a normal town. This is not a small technical difference, and the risks and challenges were and are very real and very complex.

The original Plan, unanimously adopted by the then-Town Council, was the product of a years-long intensive process guided by comprehensive studies and recommendations involving top industry consultants. A task force consisting of fifteen community and business leaders including Ron Allred, John Horn, Chris Laukenmann, Tom Kennedy, Scott Brown, former Chairman of the County Board of Supervisors, and others, was appointed, dozens of public hearings were held. Millions of dollars were expended to understand and quantify the challenges we would face as a remote resort community and what needed to be done, opening up and considering issues that weren't visible to the rest of us. To Ron Allred and many others at the time, the hotels issue was very significant.

This is far too complicated to simply survey the public, including us, without first understanding and communicating the underlying issues.

We're accepting of whatever an informed public wants to do. However, let's educate ourselves and the public before we engage in surveys. Suffice to say, our plan for improving the mountain, including snowmaking, is dependent on a certain level of vibrancy on the community, as is any other business. A key goal is to have adequate housing for the full-time employees providing services to this community.

What today is the Town of Mountain Village was approved by San Miguel County in 1981 as the Mountain Village Planned Unit Development. A "PUD" is essentially a real estate development. Despite our incorporation as a town in 1995, we have always remained a PUD, subject to the constraints of Colorado law governing PUDs and the original development agreement with the County.

PUDs contain specific limitations on land usage and growth. An ordinary town or city can vote to expand its boundaries as needed or desired to meet community needs, including affordable housing and guest accommodations. Mountain Village cannot. We're limited to the boundaries of the PUD.

Once we're fully built out, and we're almost there (we were almost there in 2011 which was the primary reason the Comprehensive Plan was drafted and adopted), we're done. The reference to being a remote community has to do with our extreme distance from large airports and population centers and limited air access during the ski season. Being a remote community presents challenges that were attempted to be understood and intensely reviewed by the original Comprehensive Plan and should be again today as part of this process. Things may have changed.

Today, we don't understand some of the changes and evolution going on in our Country, and how the challenges considered in the initial 30-year vision were developed. Clearly things have changed since the Comp Plan/30-year vision was developed by Mayor Delves and the community at that time.

Many will recall the enormous community opposition to the development of Lots 50 and 51. "NO ON 50/51" hats and t-shirts circulated. Lawsuits were filed. Today everyone loves what is now the Madeline. Had that project's fate been decided based on community surveys, it almost certainly would not have happened. Yes, it was a disruptive. In hindsight, it was a vital piece of the village core's buildout.

The Town Council in 2011 understood this. They also knew getting hotels built would require immense support from the Town. Building hotels is not profitable. Building homes and condos (what the resort industry calls "cold beds") is where the money is.

The approximately \$140 million loan for the construction of the Peaks (originally Doral) was foreclosed by the lender shortly after the project opened, ultimately selling for about \$28 million. Ron Allred gave the developer the land free and provided other incentives to get that project built. A similar outcome happened with the Capella (Madeline) shortly after it was completed. The construction loan of about \$146 million was foreclosed and the project sold for less than \$50 million.

EcoSign, probably the foremost experts on remote ski areas and the purveyor of studies and conclusions that helped guide the Comp Plan, still maintains the need for us to set aside our even scarcer land today for hotel accommodations and housing to ensure our economic vitality long-term. They also dispute the notion that a few hundred airbnb- and Vrbo-type vacation rentals are adequate surrogates for dedicated, pedestrian-friendly, guest lodging. These vacation rental platforms might be phased out by referendum or votes of future town councils as we've seen happen throughout the country. We recently saw this almost happen in Telluride.

The experts we talk to, specialists dealing with remote ski communities, say the need for more guest accommodations has not meaningfully changed since 2011. Let's at least talk to those who did all that work and make sure we aren't making a major and irreversible mistake planning what to do with our little remaining land.

The ski company's plans, including major capital improvements on the Mountain, were *expressly* intended to go hand-in-hand with the Town's Comprehensive Plan. If our community is informed and still wants to constrain the number of visitors to our area at the expense of tourism, that's fine.

The ski company will adapt and scale down its operations and capital improvement ambitions to whatever these new realities will support.

Our plans, including major capital improvements on the Mountain, were, and remain, *expressly* tied to the fundamental understandings in the Town's Comprehensive Plan. It has been suggested that the original 30-year vision was tied to a recession and perhaps is not applicable today. We don't think that was the case. It is healthy to review the considerations created in the initial Delves Plan, but the matters are complex beyond simply polling preferences. We suggest and support a deeper preview of the initial assumptions and considerations of the initial vision, and allowing the public to see this information, before providing further input or making changes to the plan.

We request that the Town allow time to gather the information and educate the community, and to work more directly with the stakeholders to fully understand the impacts of the major changes being considered. This will also provide the ski company time to reevaluate its capital plans for the ski area, determine the impact of these changes to the ski area, and communicate this to the Town and the Community as part of this process.

We have found dozens of large binders, scores of files, filled with the work product associated with the original Comprehensive. We are happy to forward to you a summary of the notes we have from reviewing the studies and work from the original plan. We think this is important to understanding the significance of that plan which was clearly related to the goal of long-term economic sustainability for the Town. That undertaking is a work in progress.

We're prepared to discuss with you and share the research we're coming up with as to the unique factors which gave rise to that original plan. Many of which are applicable today.

Thank you for your consideration.

[DICTATED WITHOUT PROOF READING]

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From: [Cath Jett](#)
To: [cd](#)
Subject: Comprehensive Plan Comments
Date: Thursday, March 10, 2022 9:54:10 AM

Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

This could result in a population increase of upwards of 700 people in The Meadows. This number is based on using the current condominium and employee apartment [density graphic](#) found on the town's website.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our

community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Sincerely,

--

Cath Jett
Climate Reality Leadership 2020
m: 970.708.0830
h: 970.728.9899
Pronouns: she/her/hers



From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 6:13:19 PM



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

Submitted at 03/10/22 8:13 PM

Name:	KC Kaissi
Email:	kckaissi@aol.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>Subject: Lot 161 CR Four Seasons Hotel Development</p> <p>Dear Council,</p> <p>Thank you for all your efforts to develop the Four Season's Hotel/Residences which will bring Telluride national and international exposure. The following are some of our concerns that we urge you to take into consideration in your decision-making process:</p> <ul style="list-style-type: none">• First things first, the completion of the affordable housing development plan should take priority before any development is made on the Four Seasons Hotel.• We bought our house in Dec 2020 on the basis that we will have walking access to the Gondola, the new hotel design should have access like the Madeline, and the Franz Klammer.• The architectural design of the Four Seasons Hotel must conform to the current Mountain Village European architectural "CHARM" that the council have strived to keep over the past years. Iconic design does not mean placing Miami style buildings in the middle of a charming ski resort, Mountain Village is not a museum like the Louvre Museum where an iconic glass pyramid structure was built,

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

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

Please take the above into consideration.

Sincerely yours

KC Kaissi

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 4:53:29 PM



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

Submitted at 03/10/22 6:53 PM

Name: Winston Kelly

Email: winstonkelly@gmail.com

Hello,

My concerns are that the majority of these changes and redlined items are not for the benefit of the community, instead it seems that TSG has the red pen and is manipulating the comprehensive plan in their own favor for development of their own interests. Since I believe this to be the case, outside investigation will be continued for conflicts by TSG if this comprehensive plan is approved as redlined.

I find that the comprehensive plan update is in complete favorable agreement to the current development application on lots 161CR and the pond lots. This should not and will be tolerated.

I do agree with the reduction in hotbeds across the board. Mountain Village has proven to be successful without additional hotbeds. Since more home rentals have come on the market, Mountain Village has seen a major increase of visitor capacity. Hotbeds are only beneficial to the owners of TSG, not the greater community or residents.

We are in a crisis, a housing crisis, and this needs to

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

be number one on everyone's list. If the housing crisis is not solved first, then we do not need to waste our time with any further plans for development. Housing needs to be Tier 1.

I believe consideration needs to be focused on parcel C-3, which are single family lots. These single family lots do not need to be transitional, as the pushed the problem up the hill, where will it stop?. The transition should be on the pond lots with maximum height not exceeding current average village height at 48', maximum 60'. It is important protect current home owners and neighborhoods from obtrusive development.

Page 48 Public Benefit Table: Point 12, 13, 14, 16, 17, etc - I find that public benefits are being diminished and being lets up to future councils in a grey area without direction.

I do not see a reason for TSG to cut off pedestrian access and vehicle easements to the gondola plaza or village center. That would be a permanent hindrance to all.

Page 50: Who and Why has suggested the removal of a recreation center? This is downright offensive.

Page 54, 55: I disagree that the pond lot development should not coincide with the Chamonix or Westmere. Any and all future development should try to adhere to current development.

As I read more and learn more about what has been redlined in this amendment, I cannot see the good in the majority of it. Mountain Village has the potential to remain a world class destination and with the post covid world we now live in things have changed. More people now call this wonderful place home. We no longer need to prove ourselves by building major hotel developments and adding hotbeds. We need to come together and focus on our new community and residents. We need to foster on building a healthy, sustainable community, where residents and home owners come first, not outside developers or TSG. The visitors will continue to come as they always have, and visitors will appreciate the environment of a real functioning

community.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 2:54:29 PM



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

Submitted at 03/10/22 4:54 PM

Name:	Karen Kirby
Email:	kmk604@comcast.net
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>My husband, Jeff and I have been homeowners in Mountain Village since 2005. We love Telluride (and MV). In the section “How Mountain Village Stacks Up”...I feel comparing us to Breckinridge, Vail, Aspen, Park City, etc...is not what we should be doing. I think most of us are here because it’s not “Breckinridge, Vail, Aspen...etc.” We are a very special town and resort. We chose not to go to those other places. I completely support being a sustainable mountain community, but hope we never try to be like those other resorts. We have a community feeling here...let’s not lose that.</p> <p>Respectfully, Karen Kirby</p>

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

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

Sent from my iPad

To the honorable Mountain Village Town Council,

Let's create a Comprehensive plan that we look back on and say:

"Wow! We planned well for our future!"

- We have neighborhoods that our residents are happy to live in, and, in turn, take care of our public spaces.
- Our infrastructure planning will meet our needs over the next 2 years, 5 years, 10 years, and beyond.
- Our Comprehensive plan values our residents' feedback provided through both the Mountain Village survey, and by listening to the input through public comment letters.

Mountain Village has many stated goals. Let us focus on working towards current goals such as: safety, green living, and supporting multi modal transit. Additionally, I would like to see revitalization of certain MV facilities, and most importantly **smart** development.

Emergency Preparation

Seeing footage of the recent wildfire in Boulder makes it imperative that we plan for fire or other natural disasters. We need to develop an Emergency Plan and communicate it to all residents. Here are some things I would like to see:

- A wild fire risk assessment study needs to be completed. It should address fuels and fire behavior in our landscape. It should also identify fire breaks and safety zones, such as portions of the golf course, where residents can reasonably take cover.
- The Meadows is a dense population center. Besides Adams Ranch Road, the Meadows needs an alternate egress route. The egress route I suggest is up the Golf maintenance road, and then connect with Russel drive. It is close to our major population center, and it provides an easy connection to MV Boulevard.
- The Emergency Plan should address ways that immediate evacuation is communicated to all residents, and which roads fire trucks will be using to access the Meadows neighborhood. Is there a way to widen Adams to provide 2 right lanes, if needed, during an emergency?
- Overall there is not enough parking in the Meadows, so many residents have to park in the fire lanes. Parking was not prioritized in previous plans/developments. On busy weekends I see visitor's vehicles spill out of our parking lot, and park up the fire lane up Adams Ranch. We need to figure out additional parking solutions.

Green Living

Mountain Village has a Zero Waste goal; let's actively work toward this goal!

- Our year round population center in the Meadows, would likely commit to a Composting system if it was available in a central location. Purchase equipment to make central composting easy for residents.

- Offer Plastic Film recycling in the Meadows as well as at another location in the Town Hall subarea.
- Provide access to proper disposal of large items (monthly?)
- Please provide incentives for golf maintenance, and other small vehicles and equipment to **switch to electric**, in order to reduce emissions, with the added benefit of quiet engines.
- Ensure all businesses have access to recycling and are using it! I know a number of businesses in MV buildings are not able to recycle because the HOA does not pay for recycling services, or the HOA doesn't provide space for recycled material to be collected. Our largest hotel only recycles cardboard, even though they have recycling bins in the rooms and throughout the public spaces. The recycling gets thrown in the trash, because it is considered to be too much of a hassle to actually have it recycled. Actively work with businesses to ensure access to recycling and compliance.
- Require hotels and new developments to provide 100% of housing on site. New developments should not expect the town of Mountain Village to build housing, nor should they rely on employees commuting long distances; it increases emissions, and is dangerous for the employees.
- Mountain Village is going through a huge construction boom; please consider methods for construction recycling.
- Prioritize green development, and sustainability in building, through the use of recycled materials and engineered lumber created from dead standing pine. Additionally, continue to incentivize use of solar, as Mountain Village has been a leader in this effort.

Multimodal transit/safety:

Much of this has been discussed, but I'd like to reaffirm priorities:

- Chondola improvements, and continuing our free public transportation system.
- Value existing trails, which are widely used, and beautiful. Rerouting trails should not be taken lightly! Trails need to continue to provide solitude and natural beauty.
- Create biking/walking lanes the full length on Adams Ranch and Country Club Drive.
- Strive for sidewalk development - many of our residents are 60-75. These folks need safe, paved places to walk.

Rebranding the Telluride Conference Center

Perhaps it is due to Covid and the ease of Zoom meetings, but large scale conferences and trade shows have diminished. Our Telluride Conference Center is now used primarily for festivals and events: Mountain Film, Bluegrass late night, Ride late night, Blues and Brews late night, Telluride Film Festival, Telluride AIDS Benefit, etc. Let's embrace this and grow it!

~~Telluride Conference Center~~ = **Mountain Village Arts & Events Center**

Do not pigeon hole this valuable town asset as just a Conference Center. Build new and existing partnerships: TCAH to bring arts and music events, possibly partner with the Nugget to bring first run movies up to Mountain Village, be open to new ideas to have this facility used as often as possible and not left standing empty. Surrounding hotels have their own conference spaces, and they typically require use of their conference space/food and beverage, as part of a group room rate. Are large scale conferences dead, like Block Buster Video stores? Time will

tell, but we want to figure out new uses of our valuable town owned facility. We will continue to have the equipment and assets to hold conferences, but that should not be the name/focus of the facility.

New Development

Slow down! There are three major projects that will dramatically affect the future of Mountain Village, all happening simultaneously:

- Revisions to the Comprehensive Plan
- RFP for development of Lot 644
- DRB application for a gargantuan, luxury hotel on lot 161-CR

These projects should not be happening simultaneously. The Comprehensive Plan should be completed, and it should direct all future development. If not, why are we bothering to update the Comprehensive Plan?

Mountain Village conducted a survey intended to direct the Revisions to the Comprehensive Plan. The results were released in June, 2021. The survey showed what our residents value: high quality of life, preserving open space, natural beauty, trail access, lack of crowds. It also pinpointed where residents want to see future development: Mountain Village Core, and the Town Hall subarea. Please respect what our community wants. If our residents' desires are not valued, why did Mountain Village spend money and time conducting the survey?

Please remember that the 2011 Comprehensive plan was in process beginning in 2009, and developed over 2 years. These were years that MV was slowly climbing out of the Great Recession. Prior, and continuing through 2011 (and beyond), Mountain Village's economy was based on real estate. Showing as much density available for the real estate market seemed reasonable and beneficial for the MV economy. There was also limited population in the Mountain Village at that time, so residents likely did not have a grasp on the densities shown, and therefore were not actively involved in the process.

Given all of these factors, it is frustrating to be told that "Lot 651C-R was "always envisioned as a luxury hotel site", and "Lot 644 was always envisioned as a large scale deed-restricted housing development". It was envisioned in 2011, but that does not mean the 644 vision is suitable today. It certainly should not trump community input gained from the MV survey, as well as 100+ public comments submitted in the first revision to the Comprehensive Plan.

Telluride Ski and Golf will be proposing a housing development on 651-A in the Meadows. It is essential for TSG to build housing for their employees. 651-A has significant density, and likely variances will be requested to increase the density. The Town of MV should see the 651-A application moving ahead before development of 644, so we know what the buildout of these two lots looks like together, before decisions are made on 644. 644 is the last Town of MV owned lot in the Meadows. We want to make sure that development here makes sense, and honors the character of the community.

And let's talk about the elephant in the room: Currently TSG is an independently owned ski area. There are no assurances that will be the case in a year, 2 or 3 years from now. A giant luxury hotel makes Telluride more desirable to purchase by a ski conglomerate. Do we actually want/need another giant hotel that won't be able to be staffed because there is no housing for their employees? The vision of a luxury hotel in 2011 on lot 161C-R did not grasp the difficulties we now face: lack of employees, and lack of housing. If this hotel moves forward, the hotel needs to have a combination of housing for their employees, and additional community housing to off-set the strain on our schools, transit, and medical center. Following the results from the survey, development should be focused in the MV Core or Town Hall subarea - this includes community housing. Residents did not show the Meadows as a place they wanted additional development. The Meadows cannot be the dumping ground to house employees for all companies. The residents have spoken. Why is it being ignored?

Lot 161C-R was recently purchased by TMVOA. I recognize that the town "wants to work well with our partners" but TMVOA and TSG should not be able to twist the arm of the town at the expense of our residents' needs and values.

Of course a new property on 161C-R is desirable to any developer because they can sell penthouses, and all of the hotel rooms that owners can use when they visit, but keep in the rental pool when they are not occupying the unit. Why would our town prioritize a rich developer getting richer at the expense of our community?

The Comprehensive Plan should drive development, and not the other way around. The Comprehensive Plan needs to be well thought out for the future of Mountain Village. Please slow down, and listen to your residents to keep Mountain Village on a positive path for the next 10 years and beyond.

Thank you,

Heather Knox
327 Adams Ranch Road #402
(970) 729-3362
Hknox9500@gmail.com

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Friday, March 4, 2022 1:19:42 PM



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

Submitted at 03/04/22 3:19 PM

Name:	Sarah Landeryou
Email:	slanderyou@telluridelibrary.org
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	Hi, Speaking as the Director of the Wilkinson Public Library, I'd like to discuss possibilities of outreach and access to Public Library Services in Mountain Village. I see that there are mentions of a library throughout the Plan document. Thank you! Sarah 970-728-4519 ext. 111 slanderyou@telluridelibrary.org

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Friday, March 4, 2022 1:17:33 PM



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

Submitted at 03/04/22 3:17 PM

Name: Sarah Landeryou

Email: salanderyou@gmail.com

Please continue to improve The Meadows for year-round residents. Consider a ban/prohibition on short-term rentals to maintain the neighborhood/local resident integrity. There are plenty of other places for short-term visitors to stay, and they do not need to stay in the Meadows.

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

In all, I agree with the following: *Improve connection to Mountain Village Center and/or Town Hall Center Subareas with a year-round chondola and/or pulse gondola; *Provide a paved trail for pedestrians and cyclists from the Meadows Subarea to the Mountain Village Center Subarea. • *Provide multifamily residential dwellings, protected as deed restricted units, for year-round residents. *Provide an amenity for the neighborhood, such as a day care and/or public Library. • *Eliminate light industrial uses at Prospect Plaza and replace with deed restricted housing.

It is important to build housing for locals; the Meadows is a great place to live and offers quick access to so many trails and to the highway. It really is a gem that more local people should be able to experience with the addition of affordable housing units.

Also, please protect the natural beaver habitat, as these animals are an important part of the ecosystem and bring a lot of value to the Meadows. I understand some people do not like the beavers, but I think that they are vital to maintaining a true mountain living experience. The natural wetland they have created is amazing.

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Tuesday, March 8, 2022 12:54:15 PM



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

Submitted at 03/08/22 2:54 PM

Name: Jim Lord

Email: jim@jameswlord.com

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

Thank you for requesting additional comments on the towns comprehensive plan. I believe the key takeaway's from the May 20 community survey of 1) preserve natural areas and protect open space 2) Maintain unique community character and 3) development and growth should be done carefully should drive all future development. Unfortunately, when I look at the most recent draft of the MV Comprehensive Plan I see huge areas of development that ignore community input. I especially believe that new hotel development projections are substantially overblown and can't imagine how they plan on staffing these projects other than stealing staff from existing properties. I think there is a place for a higher end project near the gondola but the current size, scope, and initial design of the Four Season Project seems overblown and not in the character and design of the local community. Telluride and Mountain Villiage are very special communities that are desirable because they haven't been over built. It seems the first part of any plan needs to address the shortage of employees and local housing before moving into any major development. Ignoring this reality will only continue to exacerbate issues that are growing in our

community and likely lead to lower quality of life
and lowering the overall value of existing properties.

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 8:24:20 AM



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

Submitted at 03/10/22 10:24 AM

Name: Joan May

Email: joan@joanmay.org

Dear Mountain Village Town Council, March 10, 2022

Thank you for your hard work on this important Comp Plan revision and for extending the comment period and encouraging more public input.

I was relieved, in the January council meeting, to hear overwhelming support by council for the requests from residents to the Comp Plan revision. I particularly appreciated Mayor Benitez's remarks that additional Meadows development of lot 640, the Meadows Parking lot, and the shops area for housing, and Big Billie's for a hotel, should be taken off the table. Unfortunately, with the exception of Big Billie's, that direction doesn't seem to be reflected in the current version of the Comp Plan revision, and I ask that you correct the Plan to reflect that direction. Specifically, please remove the 70 housing units envisioned for the shops area, the 10-20 units for the Meadows Parking Lot, new units at Prospect Plaza, and the 15 additional units at Mountain View, and please reserve the field/park at Mountain View as a park, as it is the only field in Mountain Village and is treasured as such. Meadows

Residents deserve certainty in what to expect in the future. Thank you!

I applaud Councilmember Berry's commitment to improved infrastructure before more development occurs.

I also very much appreciated Councilmember Prohaska's observation that since the original Comprehensive Plan was adopted 11 years ago, no new hotels have been built, yet by every measure of economic vitality, Mt. Village's economics are excellent. Maybe we don't need a new hotel!

If a new hotel is considered, please heed the requests by many of your constituents that a location for housing for the 200+ new employees such a project would create, be determined and secured before any such project is approved, and that employee housing must be included in the hotel project and dispersed throughout the Mountain Village, not just in the Meadows, after a full public discussion. We are all well aware that there is not enough housing for workers for the many existing businesses. So let's not add to that problem. Maybe one of the hotel sites would be appropriately rezoned for deed restricted housing. Each hotel site should include onsite employee housing.

The original Comprehensive Plan, created from 2009-2011 and adopted in 2011 was written during the worst recession since the Great Depression and reflects the desperation felt at the time for new-visitor economic stimulation. That is no longer our situation and the revised Comp Plan should reflect current-day reality.

The densities proposed in the original Comp Plan seemed astronomical to citizens in 2011, but we were assured that density increases envisioned in the Comp Plan were the outside limits of capacity: the idea was to put everything possible in the Plan, with the knowledge (restated in this current Amendment process, and again at the December Council Meeting) that a Plan is not zoning—it's conceptual and each new proposal will be thoroughly vetted for appropriateness and specifics.

My neighbors and I were shocked to see, after the 2011 Comp Plan was adopted, that the density on

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

lots 644/651A was changed, from 59 to 108 units. (41 units on 644 and 17 units on 651A.) This change was made sometime after the public sessions ended but appeared in the final Comprehensive Plan.

Public comments to the 2021 version of the comp plan were overwhelmingly in support of rethinking and revisiting Mt Village's 2011 post-recession Comp Plan. We are no longer in that time period, and residents have clearly asked that the revised Comp Plan emphasize maintaining what Mt. Village is, rather than continuing the growth-mode that we were in for the first 25 years of Mt Village's existence.

In 2015 during the citizen's-initiated ballot measure discussions, Mt Village Planners assured Meadows residents that Lot 644 would never be built because the rocky hillside wouldn't be feasible for construction. Now the 108-density number for the hillside is presented as "this has always been the plan." (These are the words of the Planners at the Jan 20 Council meeting.) This is simply not so! It was not as such in the original Plat and it was not in the discussions during the 2011 Comp Plan, and even in the final Comp Plan it was inferred as an outside limit of density.

I am also troubled that there is quite a bit of development already in the works at the same time as you are revising the Comp Plan. A new hotel that might add hundreds of new employees, an RFP for Lot 644 that was released with no public vote or public discussion by council, consideration of ADU'S with no deed restriction requirement. All of these should be considered within the scope of your Comprehensive Plan Amendment process.

Personally, I have benefitted greatly from Mt Village's Deed Restricted Housing program, as have my neighbors. I have worked hard in our region for deed restricted housing and will continue to do so, and I've supported every new development in the Meadows, even the ones that weren't in the initial Plat Map (including The Boulders) because it helps the overall housing shortage. But there are limits to everything, and there have to be solutions in addition to the Meadows for affordable housing. Any new development of the Meadows should be at the scale of what the Meadows has grown into over

the last 30 years. The current proposed densities for Lots 644 and 651A would radically and negatively change the character of the Meadows.

Any new development must be preceded by adequately improved infrastructure, including improved transit, parking, walkways, recreation trails, internet, and noise and light mitigation.

I hope the new Meadows Committee will discuss whether appropriate density in the Meadows has already been met, or what infrastructure would be needed to comfortably accommodate growth, before moving forward with any development in the Meadows. I hope that any new hotel will have dedicated housing for all its new employees. Most of all, I hope that there will be thorough public discussion in a public forum of the pros and cons of these projects.

I do hope that those who are commenting will have an opportunity to have specific questions answered in a public meeting with Council and staff. Town Council specifically solicited comments and questions on this, however, to date Town Council has not addressed or detailed how public comments are reviewed, analyzed and taken into consideration in this Comp Plan amendment process.

Thank you for your hard work and dedication to our community, and for taking constituent views into consideration in planning the future and Quality of Life in Mountain Village.

Sincerely,

Joan May | 308 Adams Ranch Road #12

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

3/9/2022

We'd first like to recognize and commend the Town Council for listening to the feedback in the Comprehensive Community Plan Survey and the public comments on the first draft of the Comprehensive Plan.

In response to this feedback, the Town Council commendably and appropriately reduced the number of hotbeds, decreased density and maintained open space designations. Well done!

My comments on the revised draft are as follows:

1. Omissions/Misrepresentations

The revised draft of the Comprehensive Plan does nothing to memorialize the feedback from the recent survey or the public comments to the first draft of the Comprehensive Plan. That feedback clearly indicated residents' primary concerns were the increased density, more people in the town, impact on the mountain and trails and negative impact of density on community character. This sentiment was also reflected in the public comments to the Comprehensive Plan, where fully 131 of the 136 comments expressed concern about increased density in one form or another. The Town Council clearly took this feedback into account in making its decision to reduce the number of hotbeds – yet there is no reference whatsoever to this overwhelming feedback in the current draft. Bizarrely however, the current draft does reference the 2010 survey!

This omission is significant because the Town Council took it into account in making its reductions. Additionally, on page 4 of the current draft it states, "Most importantly, the citizens of Mountain Village shaped the Comprehensive Plan by attending public meetings and sharing constructive, helpful thoughtful perspectives on the various issues". However, there is no reference or inclusion

of this very clear input in the current draft, yet on page 27 it states the “Comprehensive Plan... represent(s) how the community wants to move forward.” No it doesn’t! And it would be misleading and misrepresenting the residents to say that it does.

As a stand-alone document, without the benefit of the feedback citizens took an extraordinary amount of time and thought to provide, the plan revision reads like its title should be “The Comprehensive Hotbed Plan” (just count the number of pages on hotbeds, or the number of times the word hotbed occurs, or the pages dedicated to the adverse impact of hotbeds on the community).

And, as it “provides a policy guide for the Town Council, DRB and staff” (page 27), the guidance it is clearly providing them is YOUR JOB TO FACILTATE BUILDING MORE HOTBEDS. Yet the community has clearly expressed its concerns, the Town Council has reacted to that, but there is almost no mention of these concerns in the current draft.

2. Economic Case for Hotbeds

There may a good economic case for hotbeds, but it’s not reflected in this current draft. Certainly, through the verbal comments the consultants MIG provided to the Town Council, MIG are hotbed-true-believers. Perhaps they don’t believe they need to make a convincing case?

For example, page 34 of the revised draft contains the very good question, “why should we plan for more hotbeds when we have so many rooms to fill?”. The answer to this very specific question could not be more vague; “lies in historic trends and in the long-term picture.” No details on trends or description of the long-term picture are provided.

Indeed, using the data that is provided (page 10) would lead to a different conclusion and policy priorities than to build new hotbeds. The occupancy provided for Mountain Village relative to the average summer and winter occupancy of other communities reflects that while MV's winter occupancy of 54% is 80% of the average of other communities, MV's summer occupancy of only 30% is about half that of the other communities. (Seven out of ten hotel beds are vacant for the entire summer and the proposal is to have a primary policy of building new hotbeds – this does not make any sense.)

The data provided would lead to the conclusion that the biggest opportunity for “economic lift” is not building new hotbeds, but concentrating on increasing summer traffic. This would lead to policy statements on things like marketing (I've seen many winter advertisements for Telluride/MV but none for summer), concerts, festivals, transportation, conferences, improved medical and encouragement to refurbish existing, under-utilized accommodations so they are attractive to visitors. Why would you have a policy of encouraging new hotbeds with its negative implications on workforce housing, density, spoiling existing communities, etc. where there is much more opportunity and far less negative impact in improving what already exists?

Perhaps because true-believers don't adapt their cookie cutter solutions to the specific issues Mountain Village faces? The economic case provided is not only wholly inadequate, it's dangerous; it would lead Town Councils, DRBs and staff to focus on encouraging new hotbeds, whereas there is a far bigger gain and far less downside and exposure if their attention was spent on increasing summer traffic with attractions and refurbished accommodations. Saying the safety net is that the free market won't develop new hotbeds unless it makes economic sense should be true (but not always – for example, La Montagne) but meantime there are large, more easily captured economic opportunities being missed.

3. No Peaceful Enjoyment

With the aforementioned omissions of surveys and public comment, wrong-headed economic analysis and encouragement of hotbeds by policy, this document as currently written is clearly detrimental to residents. Not only does it encourage Town Council, DRB and staff to develop hotbeds and increase density contrary to what residents expressly said they do not want, it omits the very arguments the current Town Council leaned on to reduce the number of hotbeds.

If residents are not able to rely on the Comprehensive Plan to provide any guidance on quality of life as was clearly stated in the survey and public comments, they will always have to be vigilant about any development proposal; what extreme densities are being proposed in existing neighborhoods, what open land is being destroyed, what building codes are being waived, what access roads are being developed, what safety hazards are being created, etc., etc., etc.?

We want the Comprehensive Plan to provide guidance and policy on the peaceful enjoyment of my property, neighborhood and community. We don't want to be in the position of constantly monitoring the implications of a wrong-headed hotbed policy.

4. Requests to Council

- Include a summary of the recent Comprehensive Community Plan Survey and public comments in the revised comprehensive plan. Future Town Councils, DRBs and staff should benefit from residents' feedback and residents should be able to refer to this feedback in the Comprehensive Plan when commenting on future developments.
- Challenge the MIG-provided case for hotbeds before making this the primary focus of economic development. There probably is a case for some new hotbeds, but by risking all the policy eggs in this one basket while there is so much more opportunity elsewhere (without all the downsides of increased density) seems like a giant policy commitment and distraction in

the wrong direction and significant exposure to another failed development.

Finally, the Town Council showed good, strong leadership and, indeed, courage in reducing the number of hotbeds. But this was a course correction which will be forgotten with the passage of time. Please take the next step and include the public feedback in the Comprehensive Plan. Without that, the many residents who made their comments will not be able to enjoy their property, neighborhoods and community in peace.

James & Cindy McMorran
256 Country Club Drive
Mountain Village

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Tuesday, March 8, 2022 11:07:41 AM



**Formstack Submission For: Comprehensive Plan
Amendment Contact Form**
Submitted at 03/08/22 1:07 PM

Name:	Nancy Wagner
Email:	lnancy.wagner@gmail.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>I am NOT in favor of adding the number of hotbeds as proposed beyond that of the pond and gondola lots, 161CR & 109R. Any new hotbed development should only be done in areas currently zoned for hotbeds and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans.</p> <p>It is paramount that the 2021 Comp Plan Community Survey results be respected.</p>

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 8:51:49 AM



Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)
Submitted at 03/10/22 10:51 AM

Name:	Amy Olivier
Email:	mtnlouise@gmail.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	Thank you for making the changes and keeping the Meadows for long term residents. Please help us get rid of the random open market unit in Parker Ridge. Too much unnecessary conflict between tourist and working locals. Thank you for listening.

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Friday, March 4, 2022 2:11:41 PM



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

Submitted at 03/04/22 4:11 PM

Name: Robert and Susan St.Onge

Email: sstonge1@hotmail.com

Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared

We have strong concerns about the overpopulation and sustainability of our Telluride/Mt Village/Down Valley region.

Specifically we are concerned that changes to the well-thought out Comprehensive Plan for 30 years will be changed to increase density, allow less infrastructure and Mt. Village amenities for the neighborhoods. Please consider that the plan was created to "both encourage future development while controlling unbridled growth under the guidance of the Comprehensive Plan". Exactly. Leave it as is. It was 'planned' for 30 years for this very reason! The 'prescriptions' you want to dissolve were there for good reason: to guide the Town to provide niceties and necessities and to control the growth. Instead of removing the prescriptions for town amenities-prescribe them. Keep the density down within the Mountain Village TO ENHANCE QUALITY OF LIFE, AND TO PREVENT OVERPOPULATION, OVERCROWDING AND INFRASTRUCTURE STRAINS. Please remember this and remember the survey responses that requested less density.

We are 49 year residents in the Telluride region; and we feel the density construction impacts in all area

**with council,
staff and our
consultants):**

towns, on our roads and within our trails and town systems. I am on the San Miguel County Open Space Commission and the Town of Telluride Open Space Commission and I urge you to add as much Open Space as you can to enhance quality of Life in the future. Specifically please do not add density to one neighborhood like Meadows. Lesson the numbers you are considering. Create more Open Spaces in each neighborhood and fewer houses or apts. Do not increase the #s of density. Less is more and Quality of Life is more valuable than any density that may make developers or realtors happy. We all know this in our hearts; please act with integrity and foresight for a better future for Mountain Village and our region. Thank you for considering our thoughts and for acting on public opinion of the survey.
Susan and Robert St.Onge

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To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 9:07:36 AM



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

Submitted at 03/10/22 11:07 AM

Name:	Frost Prioleau
Email:	frost@prioleau.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>Page 52- Reduce Target Maximum Building Height for Lot 161CR to 68 feet, same as Parcel G Gondola Station. Given the higher elevation of parts of Lot 161CR, a building taller than this will not be in character with the other buildings in the Mountain Village Core, and will block views, cast shadows, and otherwise negatively impact surrounding properties.</p> <p>Page 56- To stay in character with the buildings in the Mountain Village Center and minimize negative impact on surrounding properties, ensure that the maximum roof ridge height of buildings on Lot 161CR does not exceed an elevation of 9,610, the same height as is prescribed on neighboring Parcel G Gondola Station.</p> <p>Page 57, Parcel J - Provide at least 4 pickleball courts to accommodate growing demand and interest.</p>

COLEMAN & QUIGLEY, LLC
Attorneys at Law

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March 10, 2022

Via Email: *council@mtnvillage.org*
Town Council Members, Town of Mountain Village

Via Email: *cd@mtnvillage.org*
Design Review Board Members, Town of Mountain Village

Re: Lot Owner Comments re: “January 26, 2022 Comprehensive Plan Amendment”

Dear Council and Board Members:

Thank you for accepting and considering comments (from owners of homes and lots located in the Town) concerning the Comprehensive Plan Amendment (the “CPA”). Such a process is an essential step in achieving the difficult but necessary task of implementing amendments that both supplement omissions in the current Plan while also recognizing the success the Town has achieved and taking care not to allow changes that harm prior successes. Finally, the consideration of community input is essential if the Community is to support the CPA.

Because of my unique history with the Town, I was retained by 4 Town lot owners (Lot 102, Lot 104, Lot 89 2B, and Lot 89 2C) to review the CPA. I was requested to present their concerns to you with the hope that their concerns would be considered before any final Comprehensive Plan Amendment was finalized.

My history with the Town predates the Town (and even the Mountain Village Metro District). In 1976, I represented the ski company (Telco) when it was owned by Joe Zoline and the company year-round employees numbered in the single digit. The “Town of Mountain Village” was a wonderful dream that was at best outlined on paper. I later had the good fortune of working for the real founding fathers of the Town of Mountain Village, Ron Allred and Jim Wells. They, with the aid of many dedicated employees, turned a dream into a spectacular reality. First the Metro District and later the Town of Mountain Village grew into a Town worthy of its world renown reputation. This transition was not by chance; it was planned; the early and then later buyers learned they could rely on zoning to first create and then preserve neighborhood and location for residential density and commercial activity. Stability of uses not only preserved value for all its greatly multiplied the values. I lived through and can see the wisdom of planning, both the exclusion of developments that did not fit the Town planning (and appearance) and the stability of zoning that has fostered many multiples of past residential lot values.

The Town has achieved spectacular success. However, preserving and expanding that success is not more difficult. You currently face the reality (and near impossible task) of being expected to always please the Town's residential population, the Town's large ski and tourist visitors, diverse commercial interests and large and often demanding "never stop growing" developers. You owe the owners of land within the Town a fiduciary duty to act in their best interest, even where you face conflicting interests. The best possible CPA provides you guideposts to follow and thus "cover" from third-party (often self-interest motivated) criticism where you are simply implementing the CPA. Adopting the best possible CPA at this time will result in the 2050 Council and Board Members looking back and appreciating your 2022 services as much as you owe a debt of gratitude to those who planned the Town during those early days in the 1980's.

The Town's current spectacular success was achieved by respecting the promises and certainty of zoning districts that protected neighborhoods. Now, mass and size of new developments must be considered where higher density adjoins single-family zoning. Owners of single-family residential lots, that have for decades been adjacent to open space or relied on planning and zoning to provide a reasonable "transmission" to higher density now need more clarity as to the appropriate "size and mass" of new projects and if a project respects the particular unique community that was planned for the area (concerns identified in the May 20, 2021 Community Survey Comprehensive Plan Survey Results). Open space, single family residences are building blocks of the current Town of Mountain Village, characteristics that most towns wish for but will never attain and which the CPA can and should preserve and improve on by only changing the land planning for issues that in 1980 were not pressing or identified.

No one who has a right to vote for Council members has a right to impose their will onto you; to expect you to violate your fiduciary duty. Similarly, you must not let your personal preferences (or even the wishes of the ski company) and clearly not the financial interests of non-resident developers control your decisions on any CPA issue. Rather, you owe a fiduciary duty to act in the best interest of the Town voters, whether they voted for you or not. You have a difficult job which the CPA can make more manageable, if it contains actual parameters that can guide your decision. For this reason, the lot owners I represent request that I submit the following issues on their behalf.

I. Summary Comment to Comp Plan Amendment: The Town is what it is, and the Town will remain a world class ski/resort community, because earlier Council and Board members followed and hopefully this board will include in the CPA the following guiding zoning and planning concepts.

The Town should and must grow. The Comp Plan, in the past, and the CPA into the future, provide guidance to developers and protection to existing residential lot owners. Owners of single family lots relied on existing zoning when purchasing their lots. Future development must respect existing neighborhoods that the earlier Comp Plan authorized. Planned Single family neighborhoods are the foundation of the Town. Such neighborhoods have the right to build out consistent with the zoning. Adjacent areas with different

zoning need to transition to the different use by placing abutting structures that are of similar size and mass as residences so as not to ‘wall in the resident’ or destroy views or residential privacy.

Zoning has a beneficial purpose, preserves value and should only be changed when long-standing circumstances prove that the existing zoning is now inappropriate.

II. Specific Comp Plan Amendment Comments

A. Short Term Rentals (“STR”) vs “hotbeds”. The Comp Plan Amendment proves an opportunity to clarify the Town’s position on the comparatively new STR arrangements. The current draft of the Amendment potentially leaves confusion between STR and hotbeds

Travelers understand what a hotel provides, e.g., regular maid, cleaning services, change of sheets and towels, 24-hour desk services, and various other amenities, depending on the branding and classification of the hotel. Guests generally stay a day or a few days. Hotels provide what is understood as “hotbeds.”

STRs are condos or house rentals where the owners rent entire homes for a few days or longer to one or upwards of a large group of renters. However, the owners provided few “guest services” and do not offer (or are expected to provide) standard hotel services. Rather STRs provide full sleeping and kitchen facilities of a home and the renter provides his own service and thus STRs do not afford restaurants or bars the level of business a hotel would generate. Condo and house STRs do not replace hotels; STRs usually command a higher daily rate than hotels because they include full kitchen, often laundry facilities, and allow occupancy greater than hotel occupancy limits. They should not be equated to “hotbeds”. This conclusion is demonstrated by the opening of a new (and first) general hotel in Copper Mountain. For years, Copper Mountain offered condo and home rentals and that practice continues as STRs. If STRs and hotbeds were synonymous lodging options, the large STR offerings at Copper would have limited the demand for hotbed hotel rooms. However, when a hotel did open this ski season at Copper, the occupancy rate has been great. STR’s did not fill the need for hotel hotbeds. Certain people want hotels because they either need or want amenities beyond what a STR offers.

Yes, true hotbeds can aid the ski company and other businesses; a good thing (to the degree the other businesses can locate staff to serve the added customers). Whether the CPA is correct in planning for 466 to 552 additional hotbeds is beyond the scope of this comment letter. However, the lot owners who authorized this letter seek CPA clarity that recognizes that STRs (or units deed restricted to STRs) are not substitutes or for hotbeds. Conversely, if condo and home STRs are considered hotbeds, an accounting of such STRs is needed and the 466 to 552 of planned hotbeds should be reduced accordingly. Finally, because both hotels and STRs are “here to stay”, if the CPA is to rely on STRS, they need to be deed restricted for STR use so the Town is not left with all owner occupied STRs over holiday, resulting in inadequate hotbeds to meet the demand precisely when the demand is known to be the highest.

B. Future Development Must Fit In With the Surrounding Neighborhood.

My clients are lot owners and applaud the CPA, sheet 45, quoted in part below.
8. APPROPRIATENESS AND FIT OF LAND USES. Land uses envisioned by the Comprehensive Plan are designed to ‘fit’ into the surrounding neighborhood to **ensure appropriate scale and context to the surrounding natural and built environments.**

Enforcement of this provision is a great start at insuring, for example, that single-family home is not “dwarfed” or majestic views are not blocked by a developer consumed by a desire for extra profits by building a massive structure, at the cost of a neighbor losing privacy and views. Commendably, the CPA directs consideration of the “appropriate scale and context” of a new development to the “surrounding natural and build environments”. Unless clearly advised before-hand, developers will seek to maximize profits by maximizing lot coverage, mass and height, arguing that the projects “fit” the neighborhood. Conversely, the existing neighborhood will oppose anything but a “mirror image” of the neighborhood, claiming the proposed development does not “fit”. Ambiguity leads to disputes which lead to protracted hearing and ultimately risk litigation. Reasonable CPA guidelines (not mandates) as to what “fit”, “appropriate scale” and “context” means (and what would be an “acceptable”) will forestall many disputed hearing and risk of costly delays that litigation would cause. Better to address such issues not, rather than some court stepping in to define such terms. What would be an unacceptable deviation from the neighborhood is a serious omission from the CPA.

The CPA should seek to eliminate ambiguity wherever possible. Parameters for the concepts “fit”, “scale” and “context” need only be guidelines but, as written, the CPA provides no guidelines to help the homeowner or the developer. With no standards the Town staff may devise its own standards and as staff changes the standards could change. Such issues are best left to Council in the first instance.

My residential lot owner clients believe that quantifiable standards governing “fit”, “mass”, and “scale” are some of the most important provisions needed for a viable CPA. As others have noted, even the necessary and admirable supplying of workforce housing must satisfy the “fit” the “scale” and context of “surrounding natural and built environments”. The current CPA should include such clarification.

C. Workforce Housing.

Despite past good intentions, workforce housing is inadequate, and the problem continues to grow as the Town prospers. Absent a clear mandate in the CPA that requires each commercial development include workforce housing for ALL workers needed for operating the development, the existing workforce problems will increase. The CPA should stop pretending the problem will go away; the problem only gets worse with each new commercial development that fails to house its entire workforce. This problem cannot be allowed to continue for the next 30 years. Why should a developer be able to complete a development, reap a current profit, (usually) take the profits out of the community, and leave the community without adequate housing for the development’s workers? The CPA must clearly state, no development will be considered without a viable plan for housing the entire workforce needed to service the development (or for

projects and adequate cash payment to a workforce housing fund). It is unfair to take Town funds to help uncooperative developments.

If workforce housing is proposed outside of the Town limits, the developer should be required to include a mass transit plan, so the commuting workforce does not overwhelm an already existing lack of adequate parking spaces for cars (e.g., consider parking at the Peaks). Properly handled, a workforce community will evolve, containing both owner occupied and rentals homes (and at least essential needs close by supplies). Your predecessors planned and oversaw the construction of a world class ski/resort Town; the CPA affords you the opportunity and imposes a duty that your final CPA implement a successful, nationally recognized workforce housing community.

III. Conclusion

The Council and Board took on a difficult task that requires consideration of why certain problems (and need for change) exist and how to achieve the near impossible resolution of competing interests to the satisfaction of all parties. While total success often in an unattainable goal, the comments in this letter provide suggestions for bettering the current CPA. The more Council and the Board consider the community comments, the more community support the final CPA will have. Such support is essential to the success of the CPA and the long-term success of the Town.

Neither you, nor especially me, as a representative of 4 lot owners, have all the answers. However, consideration of the issues raised in this letter create an opportunity to make the CPA and your job function better.

I wish you the best of luck in completing the CPA and thank you and the staff for your time in considering the contents of this letter.

Sincerely,
COLEMAN & QUIGLEY, LLC



Joseph Coleman
joe@cqlawfirm.net

xc: Owners of Lots 102, 104, 89 2B, and 89 2C

From: [yvette.rauff](#)
To: [cd](#)
Subject: comprehensive plan amendment comment round 2
Date: Friday, March 4, 2022 10:25:36 AM

Hello,

My comments are similar to the ones I made the first time around.

I think it is critical to the survival of the Telluride/MV community to concentrate on maintaining open space, and protecting the environment, rather than overdevelopment.

Although I was happy to see that the number of proposed hotbeds has been reduced, I believe it is still too high.

I think it is faulty reasoning to think that increasing the number of hotbeds will increase the financial gain of businesses. Maybe short term (but there is too much short term thinking going on in the world these days). The allure of Telluride is in its remoteness, "uncrowdedness" and the beautiful scenery. By overdevelopment to draw more and more visitors to the area you may very well have the reverse effect. Why bother coming here when you can go to many other ski resorts that focus on high volume of skiers and have the same experience of crowded ski slopes and too many buildings?

Also, may I suggest that TSG concentrate on improving the ski resort infrastructure before they even think of building any more hotbeds. I understand that there have been improvements made (snow making, glading etc), however the lift system, one of the important upgrades necessary for a successful ski resort (with happy customers which does not translate necessarily as MORE customers), have been largely ignored and desperately need attention.

I am especially opposed to the proposed expansion of the Peaks and the proposed building of a hotel/TSG club between the gondola and lift 4. The proposed widening of Lost Creek Lane and the construction of a tunnel under the ski run seems truly ridiculous.

I think the wording of the comp plan is so loose that it invites the rezoning of open space whenever the owner of the developments wants to make a little more money.

I ask the people of this community to recall the coal mines of old when the owner of the coal mine owned the mine, the town, the local government and the people. Whatever changes were made were not done to benefit the people of the community and certainly not the environment. I am concerned that we may be heading in that direction: TSG has already managed to gain control of the TMVOA Board. What happens when they similarly gain control of the Town Council and Design Review Board? Any "discussions" about rezoning open spaces, building, etc then will be moot - TSG will own everything and do whatever they choose to do.....and I'm throwing out there for consideration that choices most likely won't be made to keep Telluride/MV the special place that it is now, but rather to increase the wealth of the the owners of TSG.....in the short term, before they bail and leave us with an overdeveloped place where we can only talk about how we wish we would have done more to save the open space when we had the chance.

Sincerely
Yvette Rauff

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 1:05:30 PM



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

Submitted at 03/09/22 3:05 PM

Name:	Deanna Rhodes-Tanner
Email:	deanna@foodpartners.net
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>Points I like are (1) encouraging alternate forms of transportation; not driving a car everywhere you need to be, and (2) focusing on deed restricted housing. Item #2 needs specific attention in my opinion; hotels moving into the area should provide solutions on where to house their staff as part of the “package.” The issue of affordable housing for those who support the tourism industry in Mountain Village is not going away. I believe this issue requires as much attention as the items which enhance the lives of owners and vacationers who can easily afford to invest in Mountain Village, Telluride and the surrounding communities.</p> <p>Lastly, I think viable retail should be more creative than souvenir shops; we can do better.</p>

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 9:23:17 AM



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

Submitted at 03/10/22 11:23 AM

Name: Casey Rosen

Email: caseycrosen@yahoo.com

I will try to be succinct.

1) Still too much rabid focus on growth/hot beds vs preserving and improving what we have. For example, the Peaks (including its units) should be renovated and upgraded before more hotel rooms can be built.

2) 106 new units on Lots 644 and Lot 651A is way too much density vs the surrounding Meadows community. Impacts will be severe and negative for nearby residents and trails. It makes more sense for workforce housing to be part of new hotels vs forced into existing neighborhoods.

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

3) Page 50 includes language "the rezoning of certain active open space in areas that are appropriate for development, while prioritizing preservation of valuable open space." This idea is elsewhere in the Plan and is a disaster waiting to happen. One cannot know if they will be next to an active open space that suddenly gets rezoned for development. Impacts = random and grossly unfair erosion of property values since people can't know its coming and loss of piece of mind. There must be

certainty on this issue.

4) Growth without sufficient capacity - the plan provides for a large increase in the number of hotel rooms and other housing units without a corresponding increase in the capacity of the ski mountain, employees to service everything and infrastructure such as parking. Growth without capacity to handle the traffic will cause the opposite of what people want - over crowded slopes with long lines, parking problems, insufficient staff to service the new hotels, restaurants, etc.

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

From: [Diane Klemick](#)
To: [cd](#)
Subject: Guiding Principles
Date: Thursday, March 10, 2022 3:44:50 PM
Importance: High

The statement below was written by Jim Royer. We are very much in agreement with Jim's three guiding principles.

Regards,
Diane and Herman Klemick,
Aspen Ridge, #23

I recommend 3 guiding principles when ever the Town Council and DRB are considering modifications or implementation of the Mountian Village Comprehensive Plan:

There should be no project or program which changes the uniqueness or character of Mountian Village. The property owners in Mountian Village invested in this community for what is, not for what any special interest thinks it should be.

Rezoning of any Open Space should be done with extreme care and public review and comment. The Open Spaces of our community are community property and any noticeable change should require maximum public scrutiny and the impacted neighborhood approval. A procedure that assures this scrutiny should be incorporated in the Comp Plan and CDC.

All forms of hot and gray bed development and permitting should be done incrementally so that a project's impact is realized and reviewed before additional permits are issued to assure that our village continues to be in "balance"; considering resort facilities, resident and visitor experience, traffic impacts, economic activity and the community's tranquility.

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Tuesday, March 8, 2022 11:01:38 AM



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

Submitted at 03/08/22 1:01 PM

Name:	Stephen Wagner
Email:	steve.wags@sbcglobal.net
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	<p>I think we need to be very careful about how we approach any zoning changes and hotbed approvals going forward to ensure we don't lose quality of life in MV we all have come to love. Any new hotbed development should only be done in areas currently hotbed zoned and must include: fit with existing neighbors, additional workforce housing, parking and traffic mitigation plans. I am not convinced we need significant new hotbeds beyond development of a 5 star hotel on the Pond Lots/Lot 161CR/Gondola Station and Lot 109R. We can not let MV become another Aspen or Crested. Overdeveloped resulting in loss of a community feeling.</p> <p>It is paramount that the 2021 Comp Plan Community Survey results be respected.</p>

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 6:54:34 PM



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

Submitted at 03/09/22 8:54 PM

Name: Alan Safdi

Email: alansafdi@gmail.com

We came to Mountain Village in the 80s and immediately fell in love. Back then we needed to embrace the growth at any cost philosophy. That time in our history is now gone. We are going to continue taxing our trails, gondola, Ski Mountain, and our neighborhoods by continuing to expand relentlessly. We no longer need growth and significant expansion to keep our community vital. We have to maintain our residential neighborhoods, tranquility, views, and lifestyle we all cherish. We do not want another large resort community with a primary focus on tourists and forget the residents. Nothing in this report addresses the real problem of increasing visits during the off season however if we adopt some of these changes, we will exacerbate the overcrowding in the Village during Peak seasons. We need to protect all neighborhoods in the village and expand and protect our open space. There are already a lot of ski areas similar to Vail and do we want to be another one?

Comments / Questions regarding the proposed amendments to

The dramatic increase in hotbeds into already crowded areas is going to have a long-term negative impact on the entire village. The land use decisions you make will have far reaching consequences that can never be undone if we continue to expand. The

**the
Comprehensive
Plan.
(Comments
will be shared
with council,
staff and our
consultants):**

Meadows is already a very dense area if one looks at the number of units. Adding more units to this area will be deleterious to their quality of life. Adding very large and dense units to this area is totally wrong if we are going to maintain the tranquility and views of the Meadows. Lots 644/651C are immediately adjacent to Country Club Dr. which is a neighborhood of single-family homes (and 2 duplexes) and it needs to be consistent with that neighborhood. Lot 126 lies in a single-family neighborhood and a mixed-use commercial development on Lot 126 does not respect or preserve this single-family well-established neighborhood. The survey data is clear that full time and part time residents all want continued growth to be centered around the Mountain Village Center but not in our neighborhoods or reducing or encroaching on our open spaces.

If you look at the survey boards, that I attended, well less than 28 percent of the community wanted additional hotbeds (as defined by boutique hotels, large hotels and Airbnb units). Almost no one wanted to see more Airbnb units
We want a community for the residents and not a community focused on just adding more tourists to the region.

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

From: msanders0423@gmail.com
To: [cd](#)
Subject: Comprehensive Plan Comment
Date: Friday, March 4, 2022 1:08:27 PM

I am a full time resident, along with my wife, of Mountain Village. We live on Snowfield Drive. We have come to appreciate the open nature of Mountain Village, its access to a lot of recreational amenities beyond skiing and the overall relaxed lifestyle of our community. As the Town Council considers the amended Comprehensive Plan I would ask that much more consideration be given to the needs of current and future residents, beyond the commercial considerations of TSG. I can appreciate their desire to maximize their opportunities but considering a doubling of the hotbed base seems excessive. I can read from the existing plan that they are asking for less than what was envisioned in the prior plan but the prior plan also didn't envision the addition of 400+ short term rental beds plus the accompanying issues of employee housing, parking/traffic issues that exist with today's infrastructure (parking at the Village Market, anyone?) much less what the impact would be with a doubling of beds.

Wouldn't it seem appropriate to take a more incremental approach since we haven't solved the issues of employee housing, environmental impact and preservation of open spaces that are so important to Mountain Village lifestyle? The prior plan lasted for 13 years and was predictably off on so many fronts. It feels like this plan is a commitment to potential over development without having resolved some meaningful issues. I note that the term "land use" appears 196 times in the second draft so how the land is used MUST be important. A lot of ink is also spilled comparing our shortfall of hotbeds vs Vail, Aspen and Breckenridge (Breck, really?). As a resident, I can't think of many things more aspirational than having fewer hotel beds than those resorts.

I would ask that the Town Council consider a more measured plan that allows for assessment of impact to current and future residents. Why not plan and build out the necessary infrastructure for 33%-50% of what is asked for? TSG isn't going to immediately plan and fund all they desire. Why not hold them accountable and see if they deserve to build out the full plan so we aren't on the hook in years 5-15 of this current plan for something that may be less than optimal?

Regards,
Mike Sanders

J. Michael Sanders
msanders0423@gmail.com
781.760.2783

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 4:53:07 PM



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

Submitted at 03/09/22 6:53 PM

Name: Mike Shimkonis

Email: shimmytelluride@gmail.com

Dear Mountain Village Town Council,

Thank you for taking the concept of a hotel at Big Billie's out of the draft Comp Plan. The vast majority of citizens who wrote requested that Mountain Village prioritize the high quality of life, open space, and limiting additional density, particularly in the Meadows.

Recent Mountain Village surveys showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development increases focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. The comp draft plan still shows bigger density amounts in the Meadows area than seems reasonable. When Meadows residents mentioned that the proposed density is the equivalent of five Parker Ridges, that is alarming. That is a lot of cars, noise, dogs, kids and the whole charcuterie of a bunch of people/families crammed into a relatively small area. It would be a bit more palatable if there was a deliberate requirement for significantly increased cable car transportation there. Even then, less

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

density is appropriate.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. Please remove or seriously reduce the following from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15 additional units at Mountain View.

It is also critical that significant infrastructure improvements are made prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase “hotbeds” the Meadows cannot be expected to be the only area within Mountain Village to house the hundreds of new employees needed for such projects. Our community doesn’t have enough housing for our existing employees. Thank you for taking our collective community comments to heart, to date.

Sincerely,

Mike Shimkonis
111 Double Eagle Way
Mountain Village, CO 81435

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From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Wednesday, March 9, 2022 7:29:55 PM



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

Submitted at 03/09/22 9:29 PM

Name: Emory Smith

Email: edwardemorysmith@gmail.com

Thank you for this process. I am in general support of all the Town Hall Center planning.

However, I feel like the input from the Meadows residents has not been heard. Why is all of the affordable housing being put into the Meadows? The Meadows is already dense and border line overpopulated. When the Chondola is not running the bus is beyond capacity. There is not enough parking as is. There are already a ton of dogs. While there has been some reduction in planned housing, there are still way to many units proposed. What about the existing quality of life in the Meadows? When the additional units at the Telski apartments came online that was a palpable change in the dynamics of the Meadows.

Where are the improvements for the current residents? The proposed relocation of the Chondola to Chair 10 is a great idea but does very little to improve the actual living standards. Regardless of any expansion in the Meadows, this year road Chondola should be installed. It seems like there is actually very little public benefit to the Meadows. I have seen many proposed improvements to the

Meadows in the last ten years; zero have come to fruition! The open space needs to be maintained at they very minimum and should be expanded. Note the only location to expand is the Post Office parking lot which in turn gets rid of the parking. I highly doubt that Mountain Village would really every pursue underground or above grade parking with a green space above, that is just too much money to be realistic.

I am in full support of all the comments in the form letter below. The comments from the public have been completed ignored.

"Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 MV Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

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

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, 15

additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain Village. "

I end this letter asking why the existing residents of the Meadows must bare the full burden of the lack of foresight from Mountain Village.

Thank you for this process ~ Emory Smith

From: [Gary Sowyrda](#)
To: [cd](#)
Subject: Public Review...Comprehensive Plan
Date: Sunday, March 6, 2022 6:31:31 AM

I am Gary Sowyrda and we have owned a home in MV since 2011. My wife and I have 3 married children and 6 grandchildren. We bought in MV because of what the area was already...not hoping/expecting it would materially change (i.e. to be more urban, more crowded, or have more shops and restaurants). I have read and re-read the various drafts, talked with a number of other residents, and was fortunate to have John Horn's "treatise" shared with me. A very thoughtful and extremely well written communication that I COMPLETELY agree with. One comment that particularly stands out to me is "What has already been "built" in our community must dictate what and where future development can occur". In the beginning it was the developer's property but it is now "our" community.

I want to add a few comments from a different perspective. I am an engineer by education and practice and to that end "numbers and trends" are important to me. The comprehensive plan makes assumptions about future revenues, occupancy, etc. by extrapolating trends from the past. But in the last few years our world has radically changed.

1. The sudden increase in new home building is "off trend" and will surely increase the number of people spending time in MV;
2. The ease in renting one's home (due to on-line sites) has been increased and is surely "off trend" with the same above result;
3. Point #1 coupled with #2 exponentially increases the number of people spending time in MV;
4. The ability to work remotely will result in increased days for residents and non-residents to spend in MV.

If forecasts are trended on a changing base, and each change results in under estimating the people/traffic/days etc. the future projections have less credibility. And then the resulting actions regarding hot beds, parking, employee housing needs, water needs, electrical generation, sewer capacities, etc. etc. are wrong and all in the same direction. And there are only so many trails to ski or hike.

Thank you for your time and effort in trying to do what is in the best interests of the community.

gary & susan sowyrda

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 11:47:25 AM



Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)
Submitted at 03/10/22 1:47 PM

Name:	Rosamond Strong
Email:	rosamond56@gmail.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	Dear Neighbors, Please excuse any typos on my previous submission. Thank you for your time and service. Rosamond (Roz) Strong Prospect Creek unit #1401 Mountain Village, CO

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 11:37:06 AM



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

Submitted at 03/10/22 1:37 PM

Name: Rosamond Strong

Email: rosamond56@gmail.com

Dear Neighbors:

The current version of the Comprehensive Plan addresses some of the Meadows residents concerns, including removing the Big Billie's Hotel concept off the table. Thank you very much. I suggest building a round about at the entrance to Big Billie's for skier drop off and access.

I am still very concerned about the overall density that is still on the books for the Meadows area of Town of Mountain Village.

At this time, my greatest concern is the targeted lot 651 and 644 developments. While I do support community housing, please think long and hard about an additional 106 units being built on the proposed hillside above Parker Ridge. Parker Ridge has 21 units. Parker Ridge has 21 units and the proposed development for lots 651 and 644 above Parker Ridge is 5 times that size. That would be like constructing a building the size of the PEAKS on the hillside in the Meadows subarea. Can you imagine the impact of an additional 351 people, 299 cars and 106 dogs? This is a serious issue and deserves great consideration and thought.

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

What would you say if The Town of Mountain Village asked to build a building of this size in your back yard?

Adams Ranch Rd was once a lonely dirt road and now it is a busy street. As we have all seen, many of the once empty 2nd homes in Mountain Village are now occupied on a fuller time basis. This is creating more traffic of all kinds; pedestrian, dog, bike, car, delivery vehicles, etc. At this time there are no sidewalks on Adams Ranch Rd and Russell Drive. Please ask the public transportation drivers what it is like on those roads in the busier seasons. My travel experience is scary sometimes on those curvy roads full of blind corners. Sidewalks would be a great addition to those roads. The Town of Mountain Village encourages outdoor activity because it helps support the economy. Safety needs to be a priority issue.

Is anyone aware of all the bicycle riders who come flying down through the Meadows from the Mountain Village core-lost tourists and avid riders. What will happen to the Jurassic trail and the Meadows trail that are used daily, all year round, as transportation links?

Please listen to all the Town of Mountain Village residents concerns about the proposed density for lot 651 and 644. Many residents spoke up when there was an attempt to drastically increase the density of the Telluride Apartments. These same folks, and probably more, are expressing their concerns again.

Thank you for your time and service. I write this with great appreciation for living in a democratic society.

Rosamond (Roz) Strong
Prospect Creek unit #1401
Mountain Village, CO

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 3:19:53 PM



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

Submitted at 03/10/22 5:19 PM

Name: Rosamond Strong

Email: rosamond56@gmail.com

Dear Mountain Village Town Council,

Thank you for addressing some of the concerns expressed in the 130+ comments on the Mountain Village Comp Plan amendment that were submitted prior to the December 9, 2021 Mt Village Comprehensive Plan Town Council Worksession. We appreciate that you took the concept of a hotel at Big Billie's out of the Comp Plan.

The vast majority of citizens who wrote requested that Mountain Village prioritize high quality of life, open space, and limiting additional density, particularly in the Meadows.

Additionally, in March, 2021, Mountain Village conducted a community survey aimed to direct revisions to the Comprehensive Plan. The results from the survey were released in June, 2021, and showed overwhelming support for the preservation of open space, trail access, maintaining a high quality of life for residents, as well as future development focused in the Mountain Village Core, and the Town Hall subarea -- not in the Meadows. We ask the Town Council to value and follow the

direction the survey results along with the initial and current Comp Plan Amendment comments.

While Council gave verbal support to removing much of the density in the Meadows at the December council meeting, inappropriate density still exists in the draft plan. We ask that you reflect Council's intention that the following be removed from the Comp Plan: 70 housing units envisioned for the shops area, 10-20 units for the Meadows Parking Lot, a total of 45 units at Prospect Plaza, and 15 additional units at Mountain View. Please remove these from the Comp Plan.

Of particular concern to us is the consideration of 106 new units envisioned on Lots 644 and Lot 651A, which could heavily and negatively impact all of the Meadows and Mountain Village.

We ask that you honor the public comment letters of Mountain Village Meadows residents who communicated the need for infrastructure improvements prior to any further development. Meadows residents need and deserve what all Mountain Village residents are asking for: open space, access to trails, sidewalks and safe walkways, improved transportation links, safe and accessible emergency access/evacuation routes, solutions to parking that overflows into fire lanes, internet improvements, and water and sewer systems capable of handling future development.

As the Town of Mountain Village looks to increase "hot beds" the Meadows cannot be expected to house the hundreds of new employees needed for such a project. Our community doesn't have enough housing for our existing employees. We are in a hole, and as they say, the first rule of holes is if you're in one, stop digging.

Please make known when and where you will take and answer questions and publicly address the issues that have been submitted by Mountain Village residents through the December Comp Plan revision process, and those submitted in this current phase of Comp Plan Revision.

Finally, we encourage you to finalize the Comp Plan revision with full public participation, before considering any new development in Mountain

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

Village.

Sincerely,

Cristina Candido 327 Adams Ranch Rd.
Julie Pinson 302 Adams Ranch Rd #14
Darren Miller 327 Adams Ranch Rd #301
Gary Rodriguez 302 Adams Ranch Rd #22
Natalie Sanders 127 Snowfield
Lynn Holbert 1 Spring Creek Drive
Erica Jurecki 11 Spring Creek Drive
Katie McHugh 327 Adams Ranch Rd #302
Carlotta Horn 261 Country Club
Virginia Hinshaw 136 San Joaquin Road B301
Jay Crowell Carol Hiatt 4 Spring Creek
Tami Huntsman 302 Adams Ranch Road unit 16
Karen Valaika 245 Country Club drive Unit D
Roz Strong 319 Adams Ranch Rd #1401
Margi White 7 Boulders Way
Brittney Olds 319 Adams Ranch Rd. #1502
Henry Hintermeister 224 Country Club Drive
Carol Hintermeister 224 Country Club Drive
Allen C. Holmes 122 Lost Creek Lane, #K
Joan May 308 Adams Ranch Road #12
Dwight & Jeanine Janzen 302 Adams Ranch Road,
Unit 24
Dave Doemland 302 Adams Ranch Road #15
James Boyd 327 Adams Ranch Rd unit 201
John Vise 302 Adams Ranch Road, Unit 21
Chris Reap 323 Adams Ranch Rd #2B
Jennifer Shimkonis 111 Double Eagle Way
Richard Child 106 Polecat Lane
Billy Warlock 302 Adams Ranch rd #14
William Miller 3 Spring Creek Drive
Tony Jakob 327 Adams Ranch Road
Zoe Rommel 327 Adams Ranch Road #402
Hawkeye Johnson 327 Adams Ranch Rd. #703
Darren Miller 327 Adams Ranch Road 301
James and Judy Schwengel 319 Adams Ranch Rd.
#1101
Rosalea Davis 327 Adams Ranch Rd.
Richard Idler 101 Lupine Lane
Erika Builder 308 Adams Ranch Rd. #18
Blake Builder 308 Adams Ranch Rd. #18
Melissa Tuohy 308 Adams Ranch Road Unit 16
Heather Knox 327 Adams Ranch Rd
RosaLea Davis 327 Adams Ranch Rd.

From: [JOLANA VANKOVA](#)
To: [cd](#)
Subject: Comprehensive plan comment
Date: Thursday, March 10, 2022 11:04:51 AM

Dear Town Council,

Thank you for extending the comment period, it is very important that we do not rush this. We have one chance to make this right by not overbuilding. Many places overbuilt, and I meet their former visitors quite often. I hear why they no longer travel to Beaver Creek, Veil and Aspen.

I fully endorse Meadows community letter, John Horn's points of view. Touching here only on a couple of issues:

Ideas such as housing on a parking lot, that was designed to park skier cars, and overflow of other vehicles, not good for more than one reason. We even have a sign "Meadows Parking Lot", and skiers from out of town regularly park for the day. Parking is a huge issue, adding more units, many more people - where are they all going to park ?

100 plus units behind Parker Ridge on a steep unstable incline...My structural engineer father would say:"Parker Ridge is in trouble.
There would be substantial land shifting".

"Ghetto in the Meadow" was not laid out with access to amenities. Many cars daily make a trip to our grocery store. Adding many more cars would only add to traffic on slick winding roads.

At the moment we feel pressing need for more housing, but only 9 years ago we had 60% occupancy in Village Court. Adding the approved section of Village Court seems an easy way to start alleviating our situation. Make maximum 2 bedrooms, fit more people into the square footage. Make some studios again
...

New large projects for tourists - how many employees would they require, and where would all of those employees live?

Let us not put the cart way in front of a horse.

Proposed hotel on Lot 161 seems strangely reminding one of an airport Hilton, how is that as first impression of our Mountain Village, as Gondola cars descend to Core?

Thank you for not rushing to fast conclusions, we will have a much better product,

Warmly,

Jolana Vanek, resident

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 10:18:13 AM



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

Submitted at 03/10/22 12:18 PM

Name: Donald Whitacre

Email: dawhitacre1@outlook.com

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

I would like to see the following: Significant decrease in hot beds. Reduction in density of the Meadows neighborhood. Maintaining open space designations as they exist in the current comprehensive plan. Elimination of reference to duplex development in the single-family zone district. Enhanced emphasis on deed restricted housing. Design criteria/regulations to the village core area to be similar to the existing European style. Current 4 Seasons flagship adjacent to the gondola not consistent with Mountain Village Core European style; it is too tall and boxy and should be denied. Decrease in property tax. Do not try to compare Mountain Village with Vail, Aspen etc. That is not what we want. Thank you, a current Mountain Village Homeowner.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 5:35:30 PM



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

Submitted at 03/10/22 7:35 PM

Name: Vicki Whitacre

Email: vickiwhitacre62@gmail.com

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

I would like to see the following:
Significant decrease in hot beds. Reduction in density of the Meadows neighborhood. Maintaining open space designations as they exist in the current comprehensive plan. Elimination of reference to duplex development in the single family zone district. Enhanced emphasis on deed restricted housing. Design criteria/regulations to the village core area to be similar to the existing European style. Current Four Seasons flagship adjacent to the gondola not consistent with Mountain Village Core; it is too tall and boxy and should be denied.
Decrease in property tax. Do not try to compare Mountain Village with Vail, Aspen and other resorts. That is NOT what we want. Thank you. A concerned Homeowner in Mountain Village/Meadows.

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

From: [Town of Mountain Village](#)
To: [Kathrine Warren](#); [Michelle Haynes](#); [Paul Wisor](#); [Laila Benitez](#); [Dan Caton](#); cbryant@epsdenver.com; aknudtsen@epsdenver.com; arutz@migcom.com; jayr@migcom.com; ebrophy@migcom.com; [Zoe Dohnal](#); [Samuel Quinn-Jacobs](#)
Subject: Thank you for submitting your feedback
Date: Thursday, March 10, 2022 8:53:22 AM



Formstack Submission For: [Comprehensive Plan Amendment Contact Form](#)
Submitted at 03/10/22 10:53 AM

Name:	Julie Zahniser
Email:	juliezahniser@gmail.com
Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants):	While I think the changes made since the last draft are good, I am still concerned about the emphasis on so many additional hotbeds. We need more restaurants, not more hot beds.

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