



**OFFICE OF THE TOWN MANAGER**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 417-6976

**TO:** Mountain Village Town Council  
**FROM:** Michelle Haynes, Assistant Town Manager  
**FOR:** November 17, 2022  
**DATE:** October 25, 2022  
**RE:** Comprehensive Plan Third Public Comment Period, Public Comments

**OVERVIEW**

The Town of Mountain Village received a substantial amount of public comment regarding the Comprehensive Plan as part of the Comprehensive Plan amendment process. This constitutes the third public review period.

Public comments are being distributed in advance of the November 17, 2022 Town Council meeting, which the item is agendaized for adoption by Resolution, so the Town Council and members of the public have an opportunity to read these public comments in advance of the meeting. Responses to the major topics will be provided as part of the Town Council packet. The Comprehensive Plan Amendment document can be found [here](#).

**ATTACHMENTS**

- Public Comments – **185 responses** between September 26 and October 17

**FIVE MAJOR TOPICS**

We found that most public comments could be organized into the following major topics in descending order:

1. Housing/Staffing
2. Hot beds/Hotel development
3. Density/Rezoning
4. Open Space
5. Access Roads/Transportation/Parking

<p><b><u>PUBLIC REVIEW OVERVIEW</u></b></p> <ul style="list-style-type: none"> <li>• The Town has held two other public comment periods <ul style="list-style-type: none"> <li>○ October 28-November 18 2021 and received over <b>130 responses</b></li> <li>○ January 26-March 20, 2022 and received 80 responses</li> </ul> </li> <li>• The Town held Meadows Resident Advisory Board meetings between March and June and held two public comment periods on the draft Meadows Subarea Plan <ul style="list-style-type: none"> <li>○ May 2-15, 2022 and received <b>12 responses</b></li> <li>○ May 23-June 12 and received <b>26 responses</b></li> </ul> </li> </ul>	<p><b><u>PUBLIC OUTREACH OVERVIEW</u></b></p> <ul style="list-style-type: none"> <li>• 8 Town Council Study Sessions (open to the public)</li> <li>• 2 Design Review Board Sessions (open to the public, 1 joint with Town Council)</li> <li>• 1 Online Survey</li> <li>• 20 Stakeholder Interviews</li> <li>• 1 Public Forum</li> <li>• 1 In-Person Community Open House</li> <li>• 3 Public Review and Comment Periods</li> <li>• 5 MRAB Meetings (Meadows Subarea Plan Update)</li> </ul>
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To: Town Council, Town of Mountain Village

From: Amber Adil

Date: October 17, 2022

Re: Comprehensive Plan Amendment

Dear Town Council,

I was first introduced to the Telluride area in 2004 as a young adult by my parents. I cannot describe the awe with which I first beheld the magical box canyon with fall colors in full bloom as my now-husband began the descent in his small plane to one of the scariest and most incredible runways I had ever seen. From that first visit, we were hooked. We began to visit annually, first in the off-season to see the fall colors and eventually in the summer when I discovered my personal favorite season.

Over the next 16 years we proceeded to have three sons, now 16, 12 and 10, and with each visit we dreamed about how we could make this place our second home. We worked with a realtor for over 6 years, viewing properties on each visit. I wanted a place in Telluride. My husband favored Mountain Village. Finally, while celebrating our anniversary in Telluride in September of 2020, we found our home in See Forever. It was only fitting that it had a view of the runway.

I am writing to you today to express concern over the current Draft Comprehensive Master Plan. As new members of this community, my family and I have a unique view of the plan as both visitors and residents. My number one concern with the increased number of hot beds in the plan is the lack of infrastructure to support such expansion. In the Summer of 2021, my husband was involved in a significant mountain biking accident in the bike park. Two of our sons were riding ahead of him on the trail so they did not realize my husband had crashed. He was discovered unconscious by another rider. After being transported down the mountain by ambulance, he was assessed at the Telluride medical center. He had a clavicle broken in two places, five broken ribs, a concussion, and a punctured lung. As you well know, the medical center is not equipped to care for someone with injuries of this magnitude. He then had to be transported via ambulance to Montrose where he underwent surgery and spent three days in intensive care before being flown home.

As I told our Arizona friends, mountain sports are no joke. Increasing the number of hot beds simply increases the potential for serious injuries in a town with no hospital to care for those injured. Rather than focusing on bringing more visitors into town, why are we not focusing on building the infrastructure needed to accommodate those visitors we already host? While the hospital is being planned, why are we putting the cart before the horse?

In addition, to my concerns about safety on the mountain, I would like to address the health of the mountain itself. Why do we love this community and why did we choose to purchase a home here in lieu of other locations? Certainly, there are areas that are less costly. It is because there is an intrinsic value to our area that cannot be found elsewhere. I was in Mountain Village two weeks ago with my parents and we took an overnight trip to Aspen because my mother wanted to hike the Maroon Bells. While the Bells themselves were stunning, the planning required and the number of people on the trails were in stark contrast to our own community. We had to book tickets on a shuttle just to get to the Bells

because the number of cars and people became so much, they were killing the area's flora. Every shuttle on the day we visited was fully booked. We took the first one and thank goodness we did, because by 10:00 AM that morning the trails were completely overrun with people. There was nothing special about it.

Lastly, where are the employees that will be needed to tend to the increased visitor population as part of this expansion? We all know there is an existing issue with staffing in our community. What service levels will these new projects provide to visitors when they cannot properly staff? How is this helpful in maintaining Mountain Village as a premier skiing destination? What of our friends and neighbors that already own businesses and are facing staffing shortages?

While there may be additional issues of concern in the plan, these are foremost in my mind. Mountain Village is special. Let us work together to keep it that way.

Regards,

Amber Adil

See Forever

**From:** [Ann Lents](#)  
**To:** [cd](#)  
**Subject:** Plan  
**Date:** Monday, October 17, 2022 6:28:48 PM

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Council members:

I am astonished that adding beds to the already massive Peaks is being considered. This can't make economic sense for the town as this hotel is most likely to attract budget shoppers to say the least. Please don't do this. If you seriously think this magnitude of hotbeds is needed and will be productive (doubtful) add them elsewhere where guests will be more likely to support town businesses.

Ann Lents



Sent from my iPhone

**From:** [Bill Miller](#)  
**To:** [cd](#)  
**Subject:** Open Spaces  
**Date:** Sunday, October 16, 2022 8:45:52 AM

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Please do not allow any development on Open Spaces in the Meadows area.

Thanks.

William Miller



**From:** [mvclerk](#)  
**To:** [Marleina Fallenius](#)  
**Subject:** FW: No More Hotel Development  
**Date:** Tuesday, October 18, 2022 10:12:41 AM

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From: Bill Nictakis <bill.nictakis@gmail.com>  
Sent: Monday, October 17, 2022 9:25 AM  
To: mvclerk <mvclerk@mtnvillage.org>; Laila Benitez <LailaBenitez@mtnvillage.org>  
Cc: Bill Nictakis <bill.nictakis@gmail.com>; Dennis Dautel <dd@dautel.org>; Andrew Czekaj <andrew.czekaj@cambridgeus.com>; David Koitz <dkoitz@gmail.com>; Virginia Howard <vrhtelluride@gmail.com>  
Subject: No More Hotel Development

Dear Mayor Benitez and Town Council:

We See Forever Owners love our community. We chose Mountain Village instead of Telluride Town or another ski resort because of the tranquility and open space. However, it seems that the Town is doing everything it can to destroy that ambiance and is intent on turning our unique community into just another crowded ski resort.

In reading the recent 3rd draft of the master plan, we are very surprised and disappointed to see that it now calls for a much larger than originally contemplated expansion by the Peaks, and we also question the status of the proposed 223 car parking garage to be located off of Country Club. This is in addition to the approved Four Seasons project, and the pending Six Senses development. How is the addition of over 400 "hot beds" sitting within a half mile of each other going to enable us to maintain the peaceful and tranquil ambiance of our core community? We understand the Four Seasons project and endorse it...a top notch property will help our community. Six Senses is a lesser known project with an unproven developer, but so long as it stays within the approved zoning guidelines, that seems ok, although it does start making the area crowded. Now you are still considering a third major hotel/expansion..... from 50 rooms to now up to 100 rooms at the Peaks (a pretty wide range), plus a 223 unit parking garage that is identified on the November '21 map. Have you considered traffic congestion and noise pollution? What about safety on Country Club drive.....people regularly walk down that road to get to Jurassic and Boomerang trails. Now we will be dodging cars around the curves? And where are you possibly going to find labor to support all of these projects... heck, the town told us this year that you could not honor your landscaping agreement with See Forever and we had to do it ourselves or find our own landscaper because you did not have sufficient labor.

In earlier council meetings, you acknowledged the extreme pace of expansion. You stated that the Mountain Village residents and owners overwhelmingly wanted to slow development down and that open space was important to the people who live in our town. Now you are seeming to forget what we owners said, and what you read into the March meeting minutes. Why are you no longer representing the desires of the town citizens who elected you, which in the March meeting you acknowledged as your responsibility, and allow no further expansion at this time?

We realize that development is a shiny object. Run the numbers, estimate the additional revenue and tax income, etc. Developers are great at positioning their projects....it all seems good on paper. But think about the congestion, labor issues, gondola and ski lift lines, stress on basic services such as health care, fire protection, and water usage, and the continued construction interference in our community. It seems that we are moving toward a Vail-like community of congestion and traffic and losing the essence of what makes our community so special.

We strongly ask the Town Council to not approve this latest Peaks hotel and parking garage proposal and stick to listening to the owners who are saying "No more development".

Sincerely,

Residents of See Forever:

Bill and Jean Nictakis  
Andrew and Margaret Czekaj  
Ronee Kipnes and Hart Robinovitch  
Fredrik and Daniela Eliason  
George and Amanda Curtis Mattingly  
Dennis Dautel  
John and Lisa McGraw  
Marielena Arizpe,  
Tom Barenberg  
Jodi Earley & Cary Savage  
Gary and Sheryl Wood  
Greg Parr  
Ruston Vickers  
John and Laura Olson  
Jack Roth  
Zach and Kathy Lee

Sent from my iPad



October 17, 2022

***BY EMAIL***

Laila Benitez, Mayor  
Councilmembers  
Town Staff  
Town of Mountain Village, Colorado

**Subject: Town of Mountain Village – Proposed Amendments to Comprehensive Plan (2021)**

Dear Mayor, Councilmembers and Staff:

The Town of Mountain Village has circulated a draft, dated September 26, 2022, of a proposed amendment to its Comprehensive Plan (the “Proposed Amendment”) for public comment. This letter is part of the formal comments and questions of Telluride Ski and Golf Resort (“TSG”) to the Proposed Amendment. This letter contains TSG’s larger concerns about the Proposed Amendment. TSG has submitted to the Town, under separate cover, more detailed comments about the Proposed Amendment.

Both TSG and the Town understand that the Comprehensive Plan is an important framework used by the Town’s elected officials and planning teams, as well as developers and residents, to guide future zoning regulations within the Town in a manner that aligns with the agreed-upon vision of its valued stakeholders. As a guiding document, the Comprehensive Plan should seek to address the unique issues facing our community to best position it to remain a vibrant, culturally unique and economically successful place to live and work.

When the Town initially adopted its Comprehensive Plan in 2011, the process relied on substantial input and involvement of citizens of the Town of Mountain Village over a period of several years. In contrast, the most recently proposed amendments have been introduced and circulated through a much less involved process despite the significance of many of the changes proposed. We recognize that an amendment to the Comprehensive Plan presents an opportunity to adapt the Town’s vision to its evolving needs and that it has been working on this for two years. Unfortunately, the Proposed Amendment contains changes that are internally inconsistent, or in some instances, in direct contradiction to long-standing Town policies relating to proposed impacts on density, identification of target workforce and affordable housing sites (“Workforce Housing”) and identification of target hotbed sites, leaving the Town vulnerable to inconsistent interpretations, legal challenges, and foreseeable Workforce Housing shortages. A more carefully crafted amendment, based upon sound land use planning principles and more meaningful community input, can address and resolve these issues.

The Town and TSG have always shared the common goal of promoting economic prosperity for our community while seeking to maintain the unique character and essence of the



Town of Mountain Village. This shared desire for the future of the Town of Mountain Village requires thoughtful foresight and planning to be able to adapt and respond to the goals and challenges we have jointly identified. The Proposed Amendment should be crafted to address these goals and challenges. In raising its concerns, TSG hopes to start a more detailed and robust discussion of what can and should be accomplished through an amendment to the Comprehensive Plan. TSG desires to continue its long-standing partnership with the Town in our joint efforts to address those issues most affecting our community, through deliberate and thoughtful land use planning.

**Opportunities for Workforce Housing.** The Proposed Amendment indicates that the Town is ignoring – and intends to exacerbate, rather than solve – the known and often-cited problems relating to a shortage of Workforce Housing. This is perhaps the most concerning change in the Proposed Amendment. The Town is relying on a housing study that was prepared in 2018, which does not accurately reflect the current Workforce Housing need. The existing Comprehensive Plan supports the Town’s stated goals for increased Workforce Housing and our true need exceeds what is called out in the current Comprehensive Plan. In contrast to the more viable Workforce Housing elements within the existing Comprehensive Plan, the Proposed Amendment would *reduce* the number of sites available for Workforce Housing and *reduce* the density of Workforce Housing permitted on the sites that would remain. ***For example, TSG-owned Lot 651A is currently allotted 53 Workforce Housing units; however, the Proposed Amendment reduces the allotment to 15 units.*** TSG desires to maintain the existing density, but to do so in connection with a comprehensive, thoughtful plan regarding development of the Meadows Subarea and the remaining subareas within the Town of Mountain Village to ensure satisfaction of the local Workforce Housing needs. A comprehensive plan for development may include conversion of Chair 10 to a gondola, dedication of a park, and other identified public benefits; however, that can only be accomplished in connection with a more thorough evaluation of all elements of the plan with all stakeholders present. ***The Proposed Amendment results in the loss of over 150 Workforce Housing units in the Meadows Subarea alone,*** an area that could accommodate significantly higher density. Any change to the Comprehensive Plan that reduces or eliminates the ability to develop Workforce Housing projects will have a significant adverse impact on the long-term sustainability of the Mountain Village community, and if you need to verify that, just talk to our businesses.

TMVOA conducted a study for the housing needs of the employers in Mountain Village. This study identified a current need of 547 additional Workforce Housing units, or roughly 700 additional bedrooms. In addition, the recent housing study showed that the vast majority of the housing needed is studio to one-bedroom units located within Town limits, near appropriate and accessible transportation. This is in stark contrast to the Town’s current focus of housing outside of the Town in Norwood, Ilium and on Lot 644. To the extent the Town can complete the VCA project, that will be a significant accomplishment and contribute toward satisfying the community’s needs. Earlier this month, the Town Manager indicated that the Town is relying on the 2018 housing study to guide it in setting the Town’s Workforce Housing Strategy. As we are all aware, the 2018 housing study cannot be relied upon to guide our real-world needs. If the Town



doesn't believe the current Comprehensive Plan accurately defines or addresses the Workforce Housing issues and objectives of the Mountain Village community, we respectfully suggest that a new housing study is needed to better understand the Town's current needs prior to adopting the changes in the Proposed Amendment.

**Decreased Density Overall and Updated Land Use Map.** The Proposed Amendment would revise the Future Land Use Map, the Workforce Housing Map and the Target Hotbeds Map in significant ways that eliminate development on certain parcels and reduce the density on others. The existing Comprehensive Plan and the Proposed Amendment both include the same express commitment to expand the supply of Workforce Housing and the identification of additional hotbed sites to be considered for future development. (See Executive Summary, p. 5). Further, the Proposed Amendment states that "[t]he primary development types that should be pursued by and for the Town are hotbeds and Workforce Housing." (See Section 3A: Land Use, subheading "Desired Development", p. 31). Sites previously identified for mixed-use development in the 2011 Comprehensive Plan have been reclassified as open space parcels in the Land Use Map, and this has been done despite inconsistent, detailed descriptions elsewhere in the document regarding proposed hotbed development upon those same sites. In other instances, previously targeted hotbed and Workforce Housing sites have been removed from the list of priority sites or proposed density figures for those sites have been reduced. These changes regarding use and density do not align with the stated objectives in the Comprehensive Plan, and moreover, the internal inconsistency in the Proposed Amendment is problematic for those seeking to interpret the document.

**Reclassification of Open Space Parcels.** The Community Development Code (the "CDC") currently permits certain Open Space parcels to be developed for employee housing and similar vertical development projects under conditional use permits and density transfers. The reclassification of Open Space parcels on the Land Use Map within the Proposed Amendment makes ambiguous whether Workforce Housing can be developed on these sites. Under the Proposed Amendment, residents no longer have notice through the Comprehensive Plan that the Active Open space near where they live could someday include a multi-unit housing project. A more straightforward and transparent approach would be to identify all of the potential Workforce Housing and hotbed sites in the Comprehensive Plan to alert owners and residents to their possible development. This would provide greater certainty for homeowners as to what open space may be used for in future and for developers seeking to identify appropriate parcels for future development. Only with a real, thoughtful housing plan to address Workforce Housing will the Town be able to solve its housing needs.

**Public Communications.** The Town's efforts to inform and communicate with the Community have been inadequate and are cause for concern. The drafting and review of the Proposed Amendment was initially intended to be a fairly simple and relatively short process, involving minor and mainly non-substantive revisions to the Comprehensive Plan. The Town's website still states, "The Town does not anticipate major changes to the Comprehensive Plan with this amendment process, but a simplification of the Comprehensive Plan that reflects changes to



the real economic growth model since 2011.” We can now all agree that the changes being proposed pursuant to the most recent draft of the Proposed Amendment are “major,” and yet, the messaging and overall approach to soliciting public and stakeholder involvement has not changed. Because the Town’s message has not changed and does not treat the proposed revisions as significant, the Proposed Amendment is not getting the necessary amount of public input and review especially related to Workforce Housing.

The messaging to the community from the “Mayor’s Minute” and in-person meetings is misleading. For example, the following comment was made in last week’s Mayor’s Minute email to the community,

“There appears to be a current misconception that the Comprehensive Plan is reducing affordable housing in Mountain Village, and we would like to assure the community that the latest draft sees an expanded density of affordable housing throughout the community overall. Please be sure to read last week’s Mayor’s Minute to learn more about the four affordable housing projects the Town is currently pursuing.”

Without additional context, the above is easily misread as stating that the Proposed Amendment does not decrease density. However, the Proposed Amendment does reduce the target Workforce Housing density by at least 150 units and greatly limits those areas designated as potential development sites for Workforce Housing projects. We reached out to Town Staff for input regarding their interpretation of the Proposed Amendment and the changes to Workforce Housing density therein, and their interpretation is consistent with ours – the Proposed Amendment results in a decrease in Workforce Housing density provided in the current Comprehensive Plan.

There are additional examples of inadequate or ineffective messaging by the Town relating to the Proposed Amendment. A Town official recently stated to the lodging community that “the Comprehensive Plan doesn’t really matter.” But, of course, our Comprehensive Plan does matter. Another town official told the lodging community that the Town has purchased land in Ilium upon which to build Workforce Housing. In reality, we understand that the Town has entered into a contract to purchase land in Ilium, but has not yet completed the purchase, and importantly, has not yet determined that the land is viable for Workforce Housing.

The Meadows Resident Advisory Board (MRAB), established by the Town, has met a total of six times. Half of these meetings were conducted during the Spring 2021 off-season (April 20<sup>th</sup>, May 4<sup>th</sup>, May 5<sup>th</sup>). The MRAB made a list of recommendations to the Town, making clear that there is a need for additional Workforce Housing and that they do not oppose increased Workforce Housing density, provided the approach involves adequate public benefits. Upon further discussions with committee members, they fully support a more comprehensive master planning approach to our housing needs which would provide for the amenities and benefits they desire for the Meadows.

**History of the Current Comprehensive Plan.** The current Comprehensive Plan was undertaken by Bob Delves, then Mayor of Mountain Village some 14 years ago, based on issues surrounding the “remote” nature of Mountain Village and it not being economically sustainable.



Numerous experts were consulted and the Comprehensive Plan relied on these consultants, including Paul Matthews and Ron Allred. The issues were complex and related to the fact that hotels were essential to a resort community. Telluride/Mountain Village had and continues to have the least beds of any similar community.

In contrast, the Proposed Amendment review process did not consult these experts this time around, despite our requests that they do so. Rather, the Town labeled the Proposed Amendment undertaking as something relating to the recession and engaged in surveys and open houses, instead of including the vested stakeholder working groups used during the last review and approval process.

Mountain Village remains vulnerable relative to its future economy. The vacation rental phenomenon has brought much needed energy to the Town, but could be eliminated or reduced at any point, and this further heightens the need to carefully review all hotel sites. This remote community has unique challenges that haven't been explored and are critical to its future. These issues need to be explored with responsible interest and should also involve leaders once again visiting the few other remote resorts in the world that attained a vibrancy that make them great places to live, visit or work.

Nothing is more important than to take the time to understand the complexity and fragility of this Village.

When the first lifts were put in here, leaders from major resorts towns said that a resort community would never work here. Those comments were directed to the potential of a healthy, sustainable economy, not to the ski mountain itself. We simply are very remote from a major city, labor pool and guests. A realistic approach is to review the Comprehensive Plan through that lens and look at how to create the assurance of a healthy, sustainable community on par with the Town of Telluride.

To fail to undertake a thorough reexamination of the underlying issues would potentially be a tragic misjustice to the community, a result which no one wants. Taking the time to properly understand and reset these objectives is critical to the integrity of the plan itself.

It is noteworthy that the core driver in the original Comprehensive Plan was to get hotel beds built, and not one has been built to date. The last hotel was built by Robert Levine with the support of Ron Allred, TMVOA, Telski and the Town, but the approval process involved significant opposition and protest. This development was the Madeline Hotel which today is celebrated in the Community. This is noteworthy given how unpopular the approval process was.

Finally, we have serious concerns that the timing of the Proposed Amendment review and comment process prevents full participation among important stakeholders. Requesting comment during an off-season period, particularly to those changes impacting Workforce Housing density is irresponsible. This creates the appearance among some that the Town purposely seeks to limit comments from the employment community that are not here during this time. Although TSG



realizes that is not the Town's intent, the perception exists. Additionally, at a recent meeting with the largest employers in the Town, each of the employers (including, without limitation, TSG, Madeline, T-Sport, Christie's) confirmed that no person from the Town has contacted them to better understand their Workforce Housing needs. This is the type of involvement desperately needed when crafting amendments to our Workforce Housing. Ultimately, the process must take place at a time and in a way where these important stakeholders can be fully informed and offer their meaningful input.

In its current state, the Proposed Amendment does not clearly and thoughtfully inform land use and planning objectives for the Town of Mountain Village. The Town should take the time that is necessary to allow for a more robust and thoughtful process for the Proposed Amendment and not finish this process just because it's taken longer than planned. We urge the Town to allow for more thoughtful consideration of the proposed changes and for further study of the specific housing needs impacted by the Proposed Amendment, particularly within the Meadows Subarea. The Comprehensive Plan should be the result of careful and thoughtful planning to guide our community over the next 10-20 years.

Sincerely,

Chad Horning  
Telluride Ski and Golf

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**From:** Dale Boden <[DBoden@BFCapitalInc.com](mailto:DBoden@BFCapitalInc.com)>  
**Sent:** Monday, October 17, 2022 8:10 AM  
**To:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>  
**Subject:** To: Town Council, Town of Mountain Village

To: Mountain Village Town Council  
Re: Draft Comprehensive Master Plan

Dear Council Members,

I am writing in opposition to create a new Mountain Village Comprehensive Master Plan.

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Having been a property owner in Telluride and the Mountain Village for 35 years, approximately 20 years in See Forever Village, I am stunned to find ourselves in a position where we are on the cusp of destroying the quality, charm and most importantly the health and safety of this community. The infrastructure to handle the numerous new large hotel and condominium complexes under consideration does not exist. We are currently unable to handle the number of peak season emergencies and serious health problems without the need to medivac to Montrose and Grand Junction.

I remain opposed to the revised PUD to accommodate a new hotel on lot 109R. This proposal increases the number of hot beds by up to 50 percent, which is beyond the capacity of the Mt. Village to absorb when coupled with currently approved and proposed new developments or

expansions such as the Four Seasons and The Peaks.

Currently the gondola is unable to adequately handle the traffic in high season or big festival weekends. The entire region continues to suffer from staffing shortages and the ability to provide housing for workers in the region. Even with the efforts to deal with the lack of housing the proposed density increase will certainly exacerbate those problems.

Taking all of these concerns into account suggests that the increase in the proposed hot beds for the Mt. Village core will negatively impact the quality of life for residents and visitors. Coupled with the risk to health and safety that comes with such expansion should make it easy for Council Members to reconsider the proposed developments. I am in favor of appropriately scaled development in the Village core. I believe the original developers of the Mt. Village master plan had the density and scale correct. What is being proposed is out of scale. We do not need to be the next Vail, CO.

Thank you,

Dale Boden

Dale J Boden  
B F Capital, Inc.  
333 East Main Street  
Suite 310  
Louisville, KY 40202  
(502)587-1860

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**From:** Eric Madden <emadden@reidcollins.com>  
**Date:** October 17, 2022 at 7:40:57 AM PDT  
**To:** council <council@mtnvillage.org>  
**Subject: Draft Comprehensive Master Plan**

Dear Council Members,

We are writing to reiterate our concerns about the third and latest pass at creating a new Mountain Village Comprehensive Master Plan. As members of the See Forever Village community, we have previously expressed our concerns along with nearly all of the other 38 owners in our community about the infrastructure and resource capacity to handle the many large-scale hotel complexes under consideration in Mountain Village. We raised these concerns in our opposition to the revised PUD made by the company seeking to build a new hotel complex on Lot 109R. And we continue to believe these concerns are relevant with respect to the expansive new hot bed initiative envisioned in the current version of the draft plan. This plan—which contemplates as much as a 50% increase in hot bed in Mountain Village—is too simply too aggressive given the infrastructure and resource capacity of the Village.

Health and safety are primary concerns here. Packing more and more people into Mountain Village, especially on narrow, curved roads like Country Club Drive, will lead to more accidents and more emergency health situations. Yet Telluride still does not have a real medical facility to treat these additional patients. Thus, more people will need to be transported by ambulance or helicopter to Montrose or Grand Junction, and any delays in their treatment could be life-threatening.

Another concern involves having only one main access road into Mountain Village. If we add three or four major hotel complexes to the Village, what will traffic be like on that road? And what happens if there's a major accident on that road? Or worse, what happens if there's a major catastrophe at one of the new large-scale hotels? How will Village residents evacuate the area?

Yet another concern relates to the condition and status of the gondola. The gondola lines already swell in high seasons and festival weekends, with the aging gondola suffering increasing breakdowns and stoppages. And a replacement gondola is still in the early planning stages. Are we really prepared to significantly increase gondola traffic to and from the Village?

Finally, there is the concern about staffing and employee housing. Many of the long-time local restaurants and businesses are already suffering staffing shortfalls, which is caused, in part, by the dearth of affordable employee housing in the area. Are we really prepared to add three or four major new hotel complexes to the mix? Even with their (minimal) carve-out for on-site employee housing, how will these new complexes attract and retain a sufficient number of employees, particularly given that these hotels aspire to achieve five-star service for their patrons?

We support further positive development in Mountain Village, but we have serious concerns about its capacity for absorbing three or four large-scale hotel complexes at this time.

Sincerely,

Eric and Emily Madden

[REDACTED]  
[REDACTED]

**From:** [Michelle Haynes](#)  
**To:** [Marleina Fallenius](#)  
**Subject:** FW: Letter to Mountain Village town council, Re... 3rd draft of comprehensive master plan  
**Date:** Monday, October 17, 2022 1:53:45 PM

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Marleina:

Did you receive this one?

Michelle

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**From:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>  
**Sent:** Monday, October 17, 2022 12:39 PM  
**To:** council <[council@mtnvillage.org](mailto:council@mtnvillage.org)>  
**Cc:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>; Paul Wisor <[pwisor@mtnvillage.org](mailto:pwisor@mtnvillage.org)>; Michelle Haynes <[MHaynes@mtnvillage.org](mailto:MHaynes@mtnvillage.org)>; Zoe Dohnal <[ZDohnal@mtnvillage.org](mailto:ZDohnal@mtnvillage.org)>  
**Subject:** FW: Letter to Mountain Village town council, Re... 3rd draft of comprehensive master plan

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**From:** David Koitz <[dkoitz@gmail.com](mailto:dkoitz@gmail.com)>  
**Sent:** Monday, October 17, 2022 12:04 PM  
**To:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>  
**Subject:** Letter to Mountain Village town council, Re... 3rd draft of comprehensive master plan

Dear Council Members....

We are writing to you to express our continuing concerns about the third and latest pass the community is making to create a new Mountain Village Comprehensive Master Plan. As a member of the See Forever Village community, we previously expressed our concerns along with virtually all of the other 38 owners in our community about the infrastructure and resource capacity of Mountain Village to handle the multitude of large new hotel/condo complexes now under consideration. We raised them in our opposition to the revised PUD made by a company seeking to develop a new hotel complex on lot 109R. We continue to believe they are relevant despite the council's own hesitancy in considering that project, and join with other residents of the Village in their initial negative reaction to an expansive new hot bed initiative envisioned in the current version of the draft plan. We feel this third draft ... contemplating as much as a 50 percent increase in hot beds ... is still too aggressive given the overall capacity of the Village to handle more large developments.

While the momentum as expressed by the Mayor in her recent summary letter to the community (email, Oct. 13, 2022) seems to be that it is ok with the community to constrain that hot bed expansion if it is limited to major projects in the Village core, we feel it still largely ignores the capacity of the Village to handle three or four more major complexes, even if limited to vacant land available in the core. They would be the Four Seasons project on lot 161R, the Six Senses proposal for lot 109R, and two (or three) major new wings or appendages to the Peaks.

Health safety is our major concern. The community and town of Telluride are still waiting for a new overnight medical facility. With more people, there will be more accidents and more personal serious emergency health problems. In high seasons, transports already have to be made to the hospitals in Montrose and Grand Junction. We ourselves, as have other members of the community, have personally experienced that. More people will have to be transported by ambulance or helicopter ... more delays in treatment, and more that could be life threatening. Even though it's now being planned, how many years away is our new medical facility?

Our second concern is with having one main access road in the Village. Are we really ok with a major catastrophe with one major road? What if one of our hotel complexes suffers a major incident? We already have three such complexes in the core...The Peaks, The Madeline, and the Franz Klammer, never mind the other multi-unit condo buildings in and around the core. Are we going to add three or four more major ones? How do we handle the congestion of a dozen or more emergency vehicles clogging the vicinity of a major incident while perhaps a throng of occupants try to flee in cars and on foot to vacate the area? No, it's not imminent and hasn't happened, but it can...we are not immune to the unlikely "fifty" or "hundred year" event. Think of the building collapse in Florida or the major fire last year in Boulder (in winter no less) that took nearly a thousand homes. We have one two-lane road, with a single entry and exit to and from The Village, with a seldom used dirt emergency exit road blocked by boulders that would have to be quickly removed. How prepared are we?

The condition of the gondola is another concern. Lines swell now in the high seasons and festival weekends, and breakdowns and stoppages have become routine. While everyone recognizes the life of the gondola is coming to a close, the new replacement gondola is still on the planning boards and not imminent. Its current funding mechanism ends in 2027, and its new funding is yet to be thrashed out. What will come first... three or four new hot bed hotels adding significantly to gondola traffic, or a new gondola?

Then there is the staffing dilemma. Yes, the town is taking notable steps to meet the housing gap for the community's workforce, but what added potential shortfall will three or four new hotels bring, even with a carveout for on-premises employee housing? These new projects aspire to achieve five star service... that will require very high employee to patron ratios.

There may be other infrastructure issues of significance that we haven't touched on, but we feel these major ones raise questions about the readiness of Mountain Village to absorb new major hot bed expansions even if limited to the core. We are proponents of further positive development in The Village, but we feel the consequences of any additional large scale hotel/condo projects need greater consideration.

David and Gretchen Koitz

Sent from my iPad

**From:** [Mike Vaz](#)  
**To:** [cd](#); [liailabenitez@mtnvillage.org](#); [mvclerk](#); [council](#)  
**Cc:** [Mike Vaz](#); [dcanton@mtnvillage.org](#); [Barton Prideaux](#); [Brian Brunner](#); [neal elinoff](#); [John DeGenova](#); [BILLYDIMAS@gmail.com](#)  
**Subject:** Fwd: Crystal- TMV 3rd Draft Comprehensive Plan Comments  
**Date:** Monday, October 17, 2022 12:16:40 PM

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The Town of Mountain Village has requested comments by Monday, October 17<sup>th</sup>, 2022 regarding its 3<sup>rd</sup> draft version of its Comprehensive Plan. The Plan includes medium to high density uses (including hotbeds/hotel rooms) adjacent to our Crystal Homes which is inconsistent with Crystal's existing use. This is an unjustified over-reach by the Town and I believe we should let them know we oppose it. Please email your comments to the Town this weekend or at the latest by Monday.

You should create your own email to the Town with your comments. I suggest, at a minimum, you mention some or all of the following:

## Dear Town of Mountain Village:

**1) The current Draft Plan Map proposed by the Town perpetuates an error. It incorrectly identifies our Crystal Homes as "Orange Color" signifying Medium to High Density Use which ignores the realities on the ground. Crystal is completely developed having 8 individual home owners who have all improved their detached, single-family homes in the last several years. The Town should correctly identify Crystal's use as "Yellow Color" signifying Single Family/Low Density in the Plan and in all their planning. Unless this error is corrected, our use will be mischaracterized as Medium-High Density/Orange, and the Plan's proposed additional Medium to High Density Use (Orange Color) on land adjacent to Crystal will incorrectly appear to be compatible with Crystal's existing use.**

**2) The extension of the existing MV Core beyond Mountain Village Blvd is unjustified and should not occur. The MV Core is located south of Mountain Village Blvd and the Draft Plan's proposal to extend the Core**

into the Single Family Area located between Sunny Ridge Place eastward past the Crystal to the northern and western boundaries of Mountain Village Blvd is unjustified and incompatible with current uses. This is shown by the proposed reclassification of Ridge Lots 89-2A,2B,2C; 3A,B,C,D and 104 from "Single Family" to Multi-Family. This change conflicts with the Plans own objective on page MV34 by inserting Multi-Unit zoning inside clearly established Single Family residential areas:

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

## **SINGLE-FAMILY**

Preserve the character of existing low-density residential areas.

**3) Height Limitations Should Remain at 35 feet. Any *verbiage* within the Plan to increase heights beyond the 35 feet is unfair and affects views and privacy for the existing single family already constructed in compliance with the 35' limitation.**

**Mike Vazquez**

**President**

**Crystal HOA**

**From:** [mvclerk](#)  
**To:** [Paul Wisor](#); [Michelle Haynes](#); [Zoe Dohnal](#); [Marleina Fallenius](#)  
**Cc:** [mvclerk](#)  
**Subject:** FW: comprehensive plan  
**Date:** Monday, October 17, 2022 2:45:55 PM

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This went directly to council.

Kim Schooley  
Deputy Town Clerk

-----Original Message-----

From: Henry Hintermeister <[hjh2839@aol.com](mailto:hjh2839@aol.com)>  
Sent: Monday, October 17, 2022 1:18 PM  
To: council <[council@mtnvillage.org](mailto:council@mtnvillage.org)>  
Subject: comprehensive plan

> Dear Town Council Members,

>

> In what feels to me like Groundhog Day, and must to you also, I am

> once again writing in regard to the latest proposed revisions to the

> Comprehensive Plan.

>

> I was under the impression from Councils discussions in March that

> there was an understanding of what the citizens of Mountain Village

> were telling you about the future plans being discussed. I believed it had basically been decided that hot bed development would be limited

> to Lot 161C-R/Pond Lots and Lot 109 R. When these projects were completed, the need and advisability for additional hot beds could

> be revisited while weighing all relevant information.

> How then did the Peaks North Peninsula become High Priority?

> It feels as if there is a conscious effort to wear public opinion down

> to a nub of reality. Fewer public responses to the Third Amendment

> means the residents must agree with the changes made!

> I believe not. The citizens of Mountain Village have not changed

> their minds.

> Thank you for your service and concern.

>

> Hank Hintermeister

>

October 17, 2022

Mountain Village Town Council -

Thank you for taking the time on the revisions to the 2011 Comprehensive Plan. As a participant on the MRAB Committee, which we all appreciated you appointing, we made recommendations. The input we provided has been included to the extent that the Town Council sees fit. Thank you for hearing our voices.

The following are items I want to pull out for your continued consideration:

- **Quality of Life** was an overarching goal of the 2011 Comp Plan. This should remain the overarching goal. The Meadows needs to be included in this Quality of Life goal, and should help drive the development process. As shown currently, the units platted per lot is suitable. Developers can always submit a development application for greater density along with proposed public benefits.
- **Eliminate short term rentals in the Meadows.** Short term rentals are taking up workforce housing - housing that is already built. Short term rentals are not congruent with our neighborhood. Visitors in a Multi-story building don't think to take their ski boots off when walking around the unit. It also creates parking problems. MV is offering an incentive up to \$200K to put deed restrictions on houses/units. Please include the elimination of short term rentals in the Meadows with these funds. **Implement zoning that will prevent short-term rentals** in the Meadows in the future, it won't be lost through short-sales. There are likely **60-75 bedrooms already built that could house workers.** The units need to be identified in an overall regional housing plan and elimination of VRBO's in the Meadows should be prioritized.
- I agree that a **regional housing study is absolutely necessary**, but it **should not hold up the adoption of the 2022 Revised Comprehensive Plan.** Council, the consultants, and public have all been engaged in this process for many months. It would likely take a year to complete a thorough regional housing study. Holding up adoption of the plan would lose the work everyone has put into it to-date. Working together with all our regional partners, and businesses on a housing study, is necessary and it should be prioritized. Once it is completed, if necessary, MV council can do an addendum to the Comp Plan.
- The **6 Open Space Designations should not be implemented until the housing study is complete.** The housing study should identify other locations for housing on TSG Active Open Space. The 6 designations would likely limit opportunities for TSG to build housing in other suitable locations. After the housing study is complete the 6 Open Space Designations should be implemented.
- The current plan shows **3,200+ hotbeds.** We currently have 700. This number needs to come down to 1400? total. This number should be readdressed 3 years after all of the new hotel projects are operational. The number in this plan is **grossly overstated.**
- **Additional emergency egress** from the Meadows needs to be included in the Comp Plan. We have the majority population in MV living here. One road in and out is not adequate. On this same note, the **Meadows needs gondola operations or other ease**

**of access to MV Core year round** (inline with gondola operations). This can either be a road up to Country Club or through a gondola system.

- **No daycare in the Meadows** It will create much more traffic at the busiest times of the day. It is **not a public benefit to the Meadows**, and it should be removed from the Meadows public benefits list. Daycare needs to be situated near where people work. A daycare is a regional public benefit and should be located in MV core or Market area.
- The **Meadows Parking Lot needs to be addressed now**. The free skier-day-parking is not congruent with our neighborhood; there is not adequate parking as it is. The lack of Big Billies parking needs to be addressed in an **overall Meadows parking plan**. There are some obvious solutions that would be easy to implement today. The **Meadows should not wait** until a double deck, underground parking lot is constructed to solve Meadows current parking struggles.
- TSG and MV small maintenance vehicles should be **incentivized to switch to new electric** vehicles. The current vehicles are extremely disruptive and are not inline with MV green living goals for emissions.
- A plan needs to be put in place for **safe road access off Adams Ranch to 651 & 644**. The current road configuration does not appear safe. Additionally **snow storage** needs to be addressed since this road has been the location for all Meadows snow storage.
- The Town of Mountain Village should **not be the sole entity building housing** for MV operated large businesses. We can't, nor should we be expected to do it alone.
- There were **100+ previous public comments** in the first round of the revisions to the 2011 Comp Plan. These need to still be considered. Many residents have "public comment fatigue", wondering how many times they need to comment. There has been a push from the large businesses to provide greater public comments in this round. Please consider all public comments from all rounds of the Comp Plan revisions.

Thank you very much for your work on Revisions to the 2011 Comprehensive Plan.

Respectfully,

Heather Knox  
327 Adams Ranch Road #402

**From:** [John DeGenova](mailto:John.DeGenova)  
**To:** [cd; lialabenitez@mtnvillage.org](mailto:cd;lialabenitez@mtnvillage.org); [mvclerk](#); [council](#)  
**Subject:** Mountain Village Plans  
**Date:** Monday, October 17, 2022 6:36:22 PM

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Dear Town of Mountain Village,

It has come to our attention that the current Draft Plan Map proposed by the Town is in error. It incorrectly identifies our Crystal Home area on Sunny Ridge Place as Medium to High Density Use, designated by the "Orange Color". This is incorrect, and it needs to be corrected. We recently purchased our home here and our decision was based on the fact that these properties have already been fully developed as single family/low density properties. We have made significant improvements to our property, and would like to have our property properly designated on your Draft Plan Maps. The reality of the situation is that all of the eight properties on Sunny Ridge Place are single family/low density properties. To designate them differently is a gross error.

In addition, it appears on your draft plans, for an extension of the MV Core beyond its' current footprint into an area located in between Sunny Ridge Place eastward past the Crystal Homes to the northern and western boundaries of Mountain Village Boulevard. This cannot happen as it is not compatible with the current homes here.

This is indicated on the proposed reclassification of Ridge Lots 89- 2A,2B,2C; 3A,B,C,D and 104 from "Single Family" to Multi-Family. This change conflicts with the Plans own objective on page MV34 by inserting Multi-Unit zoning inside clearly established Single Family residential areas.

The Town of Mountain Village should promote a balanced approach to land use that responds to the different character of areas throughout the Town.

Lastly, there has been much discussion about granting waivers to our town's height restrictions. There should not be any grants given to the current limitation of 35 feet, as this will affect the beautiful views and privacy for us all, which is the primary reason why we purchased here in the first place. Increasing this height limitation would be unfair to all current homeowners.

Sincerely,

John and Alison DeGenova

210 Sunny Ridge Place,

Unit 20

To: Town Council, Town of Mountain Village  
From: John Horn  
Date: October 15, 2022  
Re: Comprehensive Plan Amendment  
-Comments on 3<sup>rd</sup> Draft

### **Introduction**

Just as the members of Town Council, I and the other members of the Mountain Village community have been anxiously awaiting the release of the current 3<sup>rd</sup> draft of the amendment to the Comp Plan. All of us, including Town Council, have been waiting with the expectation that the 3<sup>rd</sup> draft would reflect the current aspirations of the community as determined pursuant to the exhausting process of the past many, many months. The community has spoken clearly and loudly on many issues, and Town Council has acknowledged they have heard the community and support it; unfortunately, the current 3<sup>rd</sup> draft fails to reflect the positions and aspirations stated by the Town Council and the community. No one is to be criticized for this situation, it is simply part of the “write and review” process that is inherent in any comp plan amendment process such as this one. Everyone is weary and wants this process to end, but the well-being of the future of this community is at stake, and the stakes are enormous. The community and the Council appear to be in agreement, now we need to get the document to reflect that agreement. Together, we can still get this done right; but it is going to take more time and effort.

### **Hotbeds and Quality of Life**

On page 6 of the Comprehensive Plan Community Survey Results it states:

“Year-round residents of Mountain Village are most concerned with increased density (50%), the impact on community character (41%) . . . The most-frequently selected concerns for part-time residents were increased density/more people in town, on the mountain, and on trails (57%); the impact on community character (49%)”.

These survey results were overwhelmingly confirmed in the two tranches of public comments that were submitted on the two previous drafts of the Comp Plan. The fact that the community has not again voiced these concerns in the current comment period is not a reflection of the fact that they have changed their position on the issue, it is a reflection of the fact that they are simply worn out by the process and are no longer engaged. They expect and believe the Town Council will represent the positions they clearly stated earlier in the process, the current draft fails to do that.

Councilperson Duprey summed up one of the community’s key positions at the March 17, 2022 Council meeting:

“It was throughout the public comment last meeting, but it was to maintain the unique community character, and preserve natural areas and protected open space, and development and growth should be done carefully. And I said I think that’s where 90% of the community is. They’re not looking for an economic bonanza. They’re looking for I think small increments of improvement, a little bit better restaurant, things like that, but they don’t want 5,000 more people on the slopes.” (March 17, 2022 meeting time stamp - 4:33.41)

“To me I think this is the hotbed plan and I think the community is really pushing back on it.” (Time stamp - 4:35:03)

Mayor Benitez summed up another of the community's key position at the March 17, 2022 meeting:

"I'm seeing 98% of our residents coming at us with a very clear message. I mean, it would be the height of ego for me to ignore that type of feedback. And they're very clear, they're saying the Pond Lots, 161C-R and 109R. Let's build that out, let's see how our community can sustain it and then, at that point, a future Council in 5 years or 10 years can make a decision. They don't even want to see these other potential hotbeds on there. They know they're there and if a developer comes in, they all have the right at any point to bring an application to Council nothing stops them from that and the community knows that. **But when they think of what their aspirations are, I think they are as clear as can be** . . . we need to be mindful, that our community is saying something to us. Yea, the seven of us were elected but that doesn't make us above their will. They're pretty specific, about what they'd like to see. You know, I've always said the Peaks expansion of the Peninsula should possibly still be on there and I'm wondering you know what, do we just wait, if they're ready do they just come forward with a development application and we take it as they come. **But aspirationally, do we listen to our community?**" (Time stamp - 4:30:10) (Emphasis added).

"And I didn't think I'd be here; I mean it's just a very overwhelming volume of feedback that's gotten me here." (Time stamp - 4:34:45)

Taken together, Councilperson Duprey's and Mayor Benitez's comments accurately sum up two key positions and aspirations of the community:

1. Maintain the unique community character, preserve natural areas, protect open space and development and growth should be done carefully.
2. In terms of hotbed development, the Lot 161C-R/ Pond Lots and Lot 109R projects are acceptable; all the other hotbed projects should be deleted from the Comp Plan.
3. The community is not looking for an economic bonanza.

At different times during the meeting, members of the Council, staff and consultants acknowledged that the Comp Plan should reflect the current aspirations of the community. As noted by Councilperson Duprey's and Mayor Benitez's comments, the community's current aspirations are crystal clear, limit hotbed development to the Lot 161C-R/ Pond Lots and Lot 109R projects. In the discussion it was asserted that the hotbed sites other than the Table 4 High Priority Proposed Hot Bed Sites need to be included somewhere in the Comp Plan so they are not forgotten. All the other sites are clearly set forth in both the original and existing versions of the Comp Plan, those versions will never disappear from the Town's records and, consequently, the other sites will never be forgotten. As Mayor Benitez pointed out, a future Council in 5 years or 10 years can revisit the issue of hotbeds in other locations and, if the community's aspirations have changed, then the future Council can amend the Comp Plan to identify additional hotbed locations; but for now, the Comp Plan should reflect the current aspirations of the community and limit hotbed development in the Comp Plan to the Lot 161C-R/ Pond Lots and Lot 109R projects.

At the March 17, 2022 Council meeting the Peaks Peninsula project was chosen to be included in the Table 4 High Priority Proposed Hot Bed Sites in the body of the Comp Plan. The community was clear that the Peaks Peninsula project should not be included in the Comp Plan. Elevating the Peaks North

Peninsula project to the same high priority level as the three sites endorsed by the community is contrary to the clearly stated position of the community.

Everyone agrees the Comp Plan should reflect the current aspirations of the community. As Mayor Benitez stated at the March 17, 2022 Council meeting, it is the community's current aspiration that the Lot 161C-R/ Pond Lots and Lot 109R projects are the only hotbed projects acceptable to the community that should be included **ANYWHERE** in the Comp Plan; effectively diminishing the role of hotbeds in the community. The reality is that throughout its' text the 3<sup>rd</sup> draft actually elevates the role of hotbeds as a goal of the community rather than reflect the community's stated desire to diminish the role; see Appendix A to this memorandum for examples of the new text. This needs to be corrected by deleting **ALL** locations from the Comp Plan except for the Lot 161C-R/ Pond Lots and Lot 109R projects.

### **General Conformance**

On page 7 of the 3<sup>rd</sup> draft it states:

“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).”

A word search for the term “general conformance” in the Town’s Title 17, Community Development Code, current through Ordinance 2022-07 and passed June 16, 2022, results in 22 appearances of the term; none of the 22 appearances defines the term. Subsections A, B, C and D of Section 17.1.5 appear to encapsulate the meaning of the term “general conformance”:

A. Certain development review processes as set forth in the CDC require a development application be found to be in general conformance with the principles (goals), policies and actions contained in the Town of Mountain Village Comprehensive Plan (“Comprehensive Plan”).

B. When a development review process requires general conformance with the Comprehensive Plan, a finding of general conformance with the Comprehensive Plan shall be made by the review authority taking into consideration the facts, circumstances and other relevant evidence associated with the respective development application under consideration. The review authority shall exercise its discretion in making such finding.

C. The Comprehensive Plan future land use map shall be implemented by:

1. Ensuring all development applications that are required to be in general conformance with the Comprehensive Plan are compliant with the land use plan policies and future land use map of the Comprehensive Plan; and

2. Ensuring that the ski resort operator and golf resort operator’s land will be rezoned in the future to be in general conformance with the land use plan policies and the future land use plan as set forth in the Comprehensive Plan, including but not limited to the public benefit number 9 in the Comprehensive Plan public benefits table, that requires the ski resort operator and golf resort operator’s land to be rezoned to be consistent with the six open space classifications shown on the future land use plan and as set forth in this CDC.

D. In rendering a decision on general conformance of a development application, the review authority's findings shall reference the relevant provisions of the Comprehensive Plan considered to support the basis for the review authority's decision."

Based on subsections A, B, C and D of Section 17.1.5 it appears that if a development application complies "with the principles (goals), policies and actions contained in the Town of Mountain Village Comprehensive Plan" then it should be approved if it meets the other criteria of the CDC. If a hotbed site is included **anywhere** in the Comp Plan, then it must be assumed that it complies "with the principles (goals), policies and actions contained in the Town of Mountain Village Comprehensive Plan". Consequently, the inclusion of a hotbed site **anywhere** in the Comp Plan means it is in general conformance with the Comp Plan. Following similar reasoning, if a hotbed site is included **anywhere** in the Comp Plan, then it must reflect the aspirations of the community; consequently, we need to be extremely careful as to which hotbed site are included **anywhere** in the Comp Plan.

In Appendix A on page 89 of the 3<sup>rd</sup> draft it states:

"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."

If the Mountain Village Center "is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan", then, pursuant to the Mountain Village Center Subarea Plan Map on page 96 which includes **ALL** the hotbed sites that are currently in the Comp Plan, the 3<sup>rd</sup> draft is endorsing **ALL** existing hotbed sites as acceptable hotbed sites. This endorsement is contrary to the community's clearly stated desire to limit the hotbed sites to be included in the Comp Plan to Lot 161C-R, the Pond Lots and Lot 109. Effectively, in the 3<sup>rd</sup> draft nothing has changed in terms of reducing the number of hotbeds in the Comp Plan, as currently written all existing hotbed sites are in general conformance with the Comp Plan and reflect the current aspirations of the community. Locating this information in an "appendix" does not diminish the magnitude of its inclusion in the Comp Plan. This is the reality; this is contrary to the stated aspirations of the community.

As noted earlier, all the other sites are clearly set forth in both the original and existing versions of the Comp Plan, those versions will never disappear from the Town's records and, consequently, the other sites will never be forgotten and there is no need for them to be included in the 3<sup>rd</sup> draft; especially when including them has the legal effect of conferring on the other sites the critical distinction of being in "general conformance" with the Comp Plan and ripe for approval and development.

### **Open Space**

At the March 17, 2022 Council meeting Mayor Benitez stated:

"If I could just say one thing that I want on the record and that I want everyone to hear, we have made no changes to open space. Like we have, everything that was in the Comp Plan in 2011, everything that was in the CDC, there have been zero changes recommended or made by this body. I think there's a lot of just confusion about that fact, and I think it's important that people know their homes are next to active open space, passive open space, it means a lot to people and so I just want to be as clear as possible with that." (Time stamp 4:18:23)

As one member of the community, I thank Mayor Benitez for stating the Council's unequivocal support for the community's profound and overwhelming desire to preserve and protect open space and clearly express that position in the draft Comp Plan. However, as everyone knows, the Comp Plan is not zoning and zoning is what provides certainty in terms of land use. This issue of certainty was identified by the 2011 Town Council when it approved the Public Benefits Table in the current Comp Plan. The Public Benefits Table identifies nine items that are required to occur ***"Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan."*** Two of the items relate to open space:

*"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.*

*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."*

The certainty so profoundly sought by the community will not occur until all TSG open space is rezoned to the *"uses consistent with the six open space classifications shown on the Land Use Plan Map."*

The recently approved major Planned Unit Development application to develop Lot 161C-R and Lots 67, 69R-2, 71R and OS-3Y represents *"the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan"* (i.e., Tract OS-3Y). Despite the clear language of the existing Comp Plan, the Town approved the application without requiring compliance with items 8 and 9 of the Public Benefits Table. Why not? On a related note, the Town did not require compliance with the other seven items identified in the Public Benefits Table, again, why not?

### **Other Issues**

The above Hotbed and Quality of Life, General Conformance and Open Space discussions address the most pressing issues I have with the current 3<sup>rd</sup> draft; however, many other issues exist that I believe should be addressed; those issues are set forth in the attached Appendix A.

### **Meadows Subarea Plan**

I would like to applaud the Meadows Subarea Plan portion of Appendix A because it reflects the recommendations of the Meadows Resident Advisory Board (MRAB) and the Meadows community. The Meadows Subarea Plan reflects the many hours of time and effort devoted by MRAB and the Meadows community and is a model for how the Comp Plan amendment can accurately reflect the aspirations of the community.

### **Conclusion**

The current 3<sup>rd</sup> draft does not reflect the clearly stated aspirations of the community. The community has spoken clearly and loudly on many issues, and Town Council has acknowledged they have heard the community and support it; unfortunately, the current 3<sup>rd</sup> draft fails to reflect the positions stated by the community. If adopted as is, the tragic result will be that if the Mountain Village Center "is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan", then this community is destined to become just another overrun Breckenridge, Whistler or Vail. We can be what we aspire to be, but the 3<sup>rd</sup> draft will not get us there. Everyone is worn out by this process, but that is no reason to approve a document that will seal the future of this community as just another overbuilt ski town. We have come a long way but there is still much work to be done and we owe it to each other and future generations to get it right.

To: Town Council, Town of Mountain Village  
 From: John Horn  
 Date: October 15, 2022  
 Re: Comprehensive Plan Amendment  
 -Comments on 3<sup>rd</sup> Draft  
 -Appendix A

4/7	<p>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.</p>	<p>If it "articulates the community's desires for the future" then why are hotbed sites beyond 161C-R/Pond Lots and 109 still set forth in the draft?</p>
5/9	<p>As of 2021, the Mountain Village is at approximately 61% build out in terms of density and 55% build out in terms of land.</p>	<p>From the current 61% build out, at full build out the population will increase by 64% above what is currently built. What will a 64% increase in population do to all aspects that make up the quality of life of this community? 64% more skiers on the mountain, riding the gondola, on the hiking trails, creating traffic, etc.; Vail, Whistler and Breckenridge here we come.</p> <p>How will adding hotbeds add to the crowding?</p> <p>How will adding hotbeds diminish the quality of life in the community?</p> <p>What is the purpose for approving additional hotbeds, the community deserves an explanation that goes beyond buzzwords such as "economic vitality"?</p> <p>Who really and truly benefits from the additional hotbed projects and "economic vitality"?</p> <p>Who is really and truly injured by the impacts created by additional hotbed projects?</p>
7/13	<p>During the 2021 Comprehensive Plan Amendment process, a number of communication tools and outreach opportunities were utilized to engage with the community and stakeholders</p>	<p>It should be noted there were zero functions in which the Council responded in real time to questions posed by the community.</p>

	including:										
9/16	<b>UNIVERSAL VISION STATEMENT</b> 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.	What is going to happen to the “high quality of life and experiences” when there are 64% more skiers on the mountain, riding the gondola, on the hiking trails, creating traffic, etc.?									
12/22	<b>TRANSPORTATION AND PARKING VISION</b>	Nothing in this section addresses the issues of traffic and how the traffic impacts of all the hotbed developments will be address to maintain the “high quality of life and experiences”. Nothing has been done to evaluate the impacts of the Peaks North Peninsula project and its 223-space parking garage with access located on one of the most dangerous roadway curves in the Mountain Village.									
12/22	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.	How will the Peaks North Peninsula project and its 223-space parking garage possibly avoid “detracting from the community character” of the Seeforever development, the homes located on these curves and the Country Club Dr. neighborhood?									
14/27	<p><b>T</b>he 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.</p>	<p>The following quoted text comes from the 2017 TSG Ski Area Master Plan:  <i>“D. EXISTING CAPACITY ANALYSIS</i>  <i>1. Comfortable Carrying Capacity</i>  <i>The reader is referred to Chapter II, Section D for a detailed discussion of capacity analysis and design, defined as CCC.</i>  <i>A detailed calculation of CCC was completed for this MDP, as shown in Table IV-7. The CCC of TSR was calculated at 6,550 skiers at one time.</i></p> <p><i>D. PLANNED CAPACITY ANALYSIS</i>  <i>1. Comfortable Carrying Capacity</i>  <i>As detailed in Chapter IV, the existing CCC for TSR is calculated at 6,550. Under the Upgrade Plan, the CCC would increase, as detailed in the following table, and has been calculated at 8,240 guests per day.</i></p> <table border="1"> <thead> <tr> <th></th> <th>CCC</th> <th>CCC plus 10%</th> </tr> </thead> <tbody> <tr> <td><i>Current</i></td> <td><i>6,550</i></td> <td><i>7,205</i></td> </tr> <tr> <td><i>Full Buildout</i></td> <td><i>8,240</i></td> <td><i>9,064</i></td> </tr> </tbody> </table> <p><i>Design capacity is commonly expressed as “comfortable carrying capacity,” “skier carrying capacity,” “skiers at one time,” and other ski industry-specific terms. These terms refer to a level of utilization that provides a pleasant recreational experience, without overburdening the resort infrastructure.</i></p>		CCC	CCC plus 10%	<i>Current</i>	<i>6,550</i>	<i>7,205</i>	<i>Full Buildout</i>	<i>8,240</i>	<i>9,064</i>
	CCC	CCC plus 10%									
<i>Current</i>	<i>6,550</i>	<i>7,205</i>									
<i>Full Buildout</i>	<i>8,240</i>	<i>9,064</i>									

		<p><i>Accordingly, the design capacity does not normally indicate a maximum level of visitation, but rather the number of visitors that can be “comfortably” accommodated on a daily basis. Design capacity is typically equated to a resort’s fifth or tenth busiest day, and peak-day visitation at most resorts is at least 10% higher than the design capacity.”</i></p> <p>Has the Town investigated and does it truly understand the Mountain’s capacity? What regulations exist that ensure development is tied to increased Mountain capacity? What was done in this regard with the Lot 161C-R/Pond Lots approval?</p> <p>“[P]reserving the skier experience”, do we mean this or are we simply going to pay lip service to it? Anyone who has been on the mountain on the ski area’s busy days (not only the busiest) over the past two years knows that the skier experience in terms of over-crowded lift lines, slopes and restaurants has badly diminished. Haven’t we already exceeded 9,000 people on the Mountain? Adding people in new hotbeds in addition to the “normal” buildout that will inevitably occur will do nothing but make a bad situation worse. Higher speed and higher capacity lifts will not solve the crowding problem, the ski mountain is terrain limited and nothing, not the ski area nor the Forest Service has the ability to change that. The CCC is not simply a function of man-made items like lifts and restaurants, it is also a function of skiable terrain and no one is going to be able to make any more of it. We must be sure to look at the CCC in its real-world context; for example, Lifts 7 and 8 and their terrains have a calculated capacity that make up part of the CCC, however, Lifts 7 and 8 can only be used to their calculated capacity on a very few number of days each year due to a lack of snow. Consequently, the CCC must be viewed through a real-world lens and not a theoretical lens.</p> <p>And we must not be confused, this is not temporary Covid-induced overcrowding. This is overcrowding from the people staying in current accommodations experiencing a ski mountain that has already reached its physical limitations on far too many days.</p>
14/27	<p>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</p>	<p>While TSG’s statements are encouraging, it appears the Town currently has no regulatory mechanisms to ensure the community will “enjoy short lift lines and uncrowded runs.” What mechanisms does the Town intend to put in place to ensure the community will “enjoy short lift lines and uncrowded runs.”</p> <p>As this section continues, it is apparent its text is dated and needs to be updated.</p>

	area improvements.	
16/30	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.	This quote recognizes the community’s overwhelming desire for certainty regarding future use of open space but the balance of the document fails to provide it. Furthermore, the recent approval of the Lot 161C-R/Pond Lots project ignored the very clear and very specific language of the Public Benefits Table to secure that certainty.
16/31	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.	The community has clearly stated that overdevelopment in the form of too many hotbeds is one of their primary concerns. Consequently, why does the 3 <sup>rd</sup> draft contain language such as this that still categorizes hotbeds as a public benefit?
16/31	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.	On March 17, 2022 Councilperson Duprey correctly stated:  “It was throughout the public comment last meeting, but it was to maintain the unique community character, and preserve natural areas and protected open space, and development and growth should be done carefully. And I said I think that’s where 90% of the community is. They’re not looking for an economic bonanza. They’re looking for I think small increments of improvement, a little bit better restaurant, things like that, but they don’t want 5,000 more people on the slopes.” (March 17, 2022 meeting time stamp - 4:33.41)  Nevertheless, this excerpt ignores the community’s position clearly stated by Councilperson Duprey and elevates the concepts of economics and hotbeds above the community’s primary concern of quality of life.
20/39	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. <b>Expanding the supply</b> of housing is critical to the community, and the <b>Town is committed increasing the supply</b> through a variety of programs, investments, and developments.	There are two sides to the workforce housing equation, <b>supply = demand</b> . Mountain Village, like most communities, focuses on the supply side by focusing their efforts on providing additional housing. However, equally important is a community’s need to focus on the demand side of the equation. By approving projects with densities that exceed existing platted densities, the local government increases the demand which results in a corresponding increase in the amount of supply needed. The recent Lot 161C-R/Pond Lots approval exploded the demand side of the equation by over 200 employees and only addressed a small fraction of the supply. While the Town is committed to increasing supply, it needs to reassess its commitment to increasing demand because the current approach is unsustainable. With respect to future hotbed projects, the Town needs to be sure the approval ensures the supply of housing provided by the developer equals the demand created by its project.

16/31	<p>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.</p>	
20/38	<p>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.</p> <p>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.</p>	
27/53	<p>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.</p>	<p>The community was crystal clear, their primary concern is preserving the existing quality of life. “Providing a targeted capacity that aligns with peer communities” will ultimately change the quality of life of Mountain Village into what is found in the peer communities. Who wants Mountain Village to turn into a Breckenridge, Vail, Whistler or Aspen?</p>

	<p>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.</p>	
28/54	<p>The High Priority Proposed Hot Beds table 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.</p>	<p>The community was also crystal clear on the question of how many hotbeds were acceptable; and that was limited to the Lot 161C-R/Pond Lots and Lot 109 projects. Contrary to the community's desire to limit the number of hotbeds, this excerpt reflects the bias found throughout the 3<sup>rd</sup> draft that puts no real limit on the number of hotbeds and hotbed projects. To the contrary, the 3<sup>rd</sup> draft specifically includes a project rejected by the community and instead labels it a high priority project, the Peaks North Peninsula project, and then the 3<sup>rd</sup> draft gives continuing viability to all the hotbed projects in the current Comp Plan by incorporating the existing Village Center Subarea Plan in Appendix A. This approach is not a step forward in protecting the existing quality of life in the Town, it is a step backwards.</p>
28/55	<p>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.</p>	<p>Based on the Town's current 61% build out in terms of density, the additional 39% build out will generate approximately 253 additional DSTR units (415 x 39% =253). At an average of six people per DSTR unit (based on the weighted average derived from the Bedroom Count of Dispersed Short-Term Rentals in Mountain Village table on page 55), this will generate an additional 1,518 hotbed equivalents; that equates to a tremendous amount of economic vitality which diminishes the need for hotbeds.</p>
32/67	<p>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.</p>	<p>This excerpt encapsulates one of the community's stated three top priorities, ensure "the predictability of what can occur on those lands", not merely "increase the predictability". Unfortunately, the recent approval of the Lot 161C-R/Pond Lots project failed to seize the opportunity offered by the clear language of the existing Comp Plan to achieve this predictability. The language in the 3<sup>rd</sup> draft does nothing to ensure that the desired predictability will be achieved in the future.</p>
34/66	<p>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</p>	<p>If we extrapolate the parking and traffic issues the community experienced in the past few years by the population growth contemplated in the 3<sup>rd</sup> draft, one must seriously question the conclusion "that Mountain Village has more than adequate road and parking infrastructure to support the full buildout of the Comprehensive Plan"; clearly the consultant did not witness the problems of the past few years. It seems a new transportation and parking analysis should be performed before the amended Comp Plan is finally approved.</p>

	<p><i>Town of Mountain Village Transportation Plan</i>, 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.</p>	<p>The “TMV Parking Needs Assessment” dated February 5th, 2021 clearly shows we will not be able to meet the parking demands that will be generated by the increased development contemplated in the 3<sup>rd</sup> draft.</p> <p>The “TMV Parking Needs Assessment” also states “Please note the gondola exceeded their 2022 projections in 2019.” Clearly the demand on the gondola is vastly exceeding projections which can only mean that the projected wait times and associated poor user experience is also vastly understated.</p>
35/68	<p>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.</p>	<p>This appears to be a frightening example of putting the cart before the horse. Shouldn’t this study have been done a long time ago to ensure the Town’s water and sewer systems can accommodate the development contemplated by the 3<sup>rd</sup> draft.</p>
39/76	<p>A. The following Public Benefits Table provides a set of recommended benefits to the community that should be achieved 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.</p> <p>C. 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 amended (2022). 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</p>	<p>Based on the current Town Council’s authority to amend the CDC, it can ensure the items in the Public Benefits Table are achieved, but it has to act.</p>

	realized.	
40/79	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.	It appears the practical effect is Appendix A simply largely incorporates the text from the existing Comp Plan which raises the question of what is the purpose of this entire amendment process if we are simply rubber stamping the existing plan and its too many hotbeds?
45/89	Appendix A 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.	If the Mountain Village Center “is developed and redeveloped in accordance with the Mountain Village Center Subarea Plan”, then, pursuant to the Mountain Village Center Subarea Plan Map on page 49/96 which includes ALL the hotbed sites that are currently in the Comp Plan, the 3 <sup>rd</sup> draft is endorsing ALL existing hotbed sites as acceptable hotbed sites. This endorsement is contrary to the community’s clearly stated desire to limit the hotbed sites to be endorsed by the Comp Plan to Lot 161C-R (Parcel F), the Pond Lots (Parcel D) and Lot 109 (no parcel designation). Effectively, other than elevating the Peaks North Peninsula project to the same priority level as the sites endorsed by the community, nothing has changed. Locating this information in an “appendix” does not diminish the magnitude of this endorsement. This is so concerning.

**From:** [JOLANA VANKOVA](#)  
**To:** [cd](#)  
**Subject:** Comment on Comprehensive Plan  
**Date:** Tuesday, October 18, 2022 7:48:26 AM

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Dear Town Council,

One comment I have on the Comprehensive plan i - keep the style of Mountain Village consistent. Why ?

It is our trademark, it is what draws visitors here. We are different. We have a small-town feel, we have a good quality level of amenities and services. But lately I hear visitors comment how Mountain Village is changing, and not to its benefit.

What is different? Strange very modern houses with flat roofs, lack of parking, and now the SpaceShip hotel is being considered. We could quickly totally destroy what TMV has carefully guided creating if we keep going in that direction.

We don't see Venice trying to place skyscrapers next to its sculpture of David. Just because some like it on Design and Review Board, just because architects say for past 10 years, they are bored with building mountain style homes, it does not mean they are to run away with style that will be out of fashion in few years.

Long term view is really important. Keep the beauty, keep the style. Our town being remote adds much time, and expense to get to Mountain Village. If we look like every other town, there is no reason to come here. There are already people who no longer come due to everything being "so expensive" here. They are going elsewhere. Take away the beauty, and we might no longer be needing extra work force housing. We still remember 2008 financial downturn, when Village Court had 60% occupancy.

Let's stop while we are ahead,

Thank you,  
Jolana Vanek, business owner, resident

**From:** [Julia Schweitzer](#)  
**To:** [cd](#)  
**Subject:** Comprehensive Plan Update  
**Date:** Sunday, October 16, 2022 12:35:01 PM

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Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.
2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.
3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to

modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

I also think you should take a look at the recent Sunnyside lottery, where 172 households applied for 30 spots. Decreasing the amount of housing spots when our community clearly needs more is crazy.

Julia Schweitzer

**From:** [mvclerk](#)  
**To:** [Marleina Fallenius](#); [Michelle Haynes](#)  
**Cc:** [mvclerk](#)  
**Subject:** FW: comprehensive plan re more density on Sunny Ridge Pl and MV Blvd  
**Date:** Tuesday, October 18, 2022 8:04:56 AM

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This came in yesterday afternoon.

Kim Schooley  
Deputy Town Clerk

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**From:** neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)>  
**Sent:** Monday, October 17, 2022 4:16 PM  
**To:** mvclerk <[mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org)>; council <[council@mtnvillage.org](mailto:council@mtnvillage.org)>  
**Cc:** Jim Guidry <[Jim\\_guidry@schumacherclinical.com](mailto:Jim_guidry@schumacherclinical.com)>; Jim Rosson <[Jrosson@lusfiber.net](mailto:Jrosson@lusfiber.net)>; Sonya Tedesco <[sonyatedesco@hotmail.com](mailto:sonyatedesco@hotmail.com)>; 24Crystal-Barton&Jennie Prideaux <[crystal@prideauxinterests.com](mailto:crystal@prideauxinterests.com)>; Kathleen Rosson <[krosson@lusfiber.net](mailto:krosson@lusfiber.net)>; Mike Vaz <[mikevaz32@gmail.com](mailto:mikevaz32@gmail.com)>  
**Subject:** Re: comprehensive plan re more density on Sunny Ridge Pl and MV Blvd

Dear Council and CDC

I just sent an email and this secondary email needs to point out the following incorrect elements of existing uses on the "future Land Use" plat of the comprehensive plan.

The property known as See Forever Village between Country Club Dr & Sunny Ridge Pl is platted as red for Mixed Use Center. This property has already been 100% developed as Mutli Unit (orange), as there is no retail or mixed use, only condominiums and free standing homes. This property is adjacent to the Crystal property which is on the opposing side of Sunny Ridge Pl, mis-color coded as orange and representing 2 lots, the western most lot is Crystal, fully developed single family homes and the larger lot which may NOT be developed to multiunit density per my earlier email.

Thank you for allowing me to clarify this information.

**Neal Elinoff** *president*  
*Elinoff & Co. Gallerists and Jewelers*  
*204 West Colorado Ave.*  
*PO Box 2846*  
*Telluride, CO 81435*  
*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*

On Mon, Oct 17, 2022 at 3:43 PM neal elinoff <[nealelinoff@gmail.com](mailto:nealelinoff@gmail.com)> wrote:

Dear Mayor and Council,

Approximately 3 years ago there was a council meeting to increase the density on the very property you're asking to increase density again. A new owner of the property wanted to increase density and allow for townhomes on Sunny Ridge and MV Blvd, the area between Butler's home on MV Blvd and Crystal, which has been fully developed for over 28 years.

Joe Coleman, Esq represented crystal homeowners and pointed out that the density may not be increased from the existing single family homeowner sites. He explained that he was the original drafter of the MV statutes many years ago and that when there was a question for density changes, the town MUST USE THE LOWER DENSITY FIGURES, if there was a question as to what the density the town must use.

If you don't have that information, please let me know and I'll have him provide it to you so that you're aware of the limitations on increasing density in these lots in Mountain Village,

Sincerely,

Neal & Karla Elinoff,  
homeowners at Crystal, Palmyra & Blue Mesa condos

***Neal Elinoff*** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

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

**From:** [Theresa Koenigs knecht](#)  
**To:** [cd](#)  
**Subject:** Public Comment for Comprehensive Plan  
**Date:** Thursday, September 29, 2022 9:30:48 PM

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Hello please see the following for your November meeting, thank you.

*As a trained historian and 6 year resident who makes a living off of interpreting data and contextualizing those lessons for educational purposes; I want to congratulate you on the huge amount of work that went into this project. At the same time I would please urge you to take a step back and consider two issues that I believe take the TONE of this plan in a disappointing (and perhaps unintended) direction.*

*First, a general note to consider is that there was a lack of diverse representation in the plan that hints at a general dismissiveness of diverse races, cultures, incomes and experiences of our community. I think addressing the diversity of our residents should be put more frankly in this content. I'm speaking about more than tokenism. Including a statement on ways to address inclusivity in the next 30 years should be a minimum requirement. As an example, I hope (and perhaps they have been) that the residents of Big Billie's and Village Court Apartments, specifically including our Latino and low-income residents were included in this process instead of being discussed outside of it. If they were, that does not come across at all in this text and should be explicitly highlighted!*

*Or perhaps I'm missing this data, which if so, says something about its prioritization in the plan. As another example, I am able to easily find a Diversity and Inclusion goal for the Town of Telluride, but not for Mountain Village.*

*As a particular edit suggestion: On page 77 E1 - I think it is irresponsible to say that the next 30 years will "allow" affordable housing to be built outside the incorporated town. This crisis should be a county wide endeavor, yes. However, this phrasing is not an action item, it is not the town taking responsibility. It comes across as arrogant from a town that has more than enough physical space to prioritize housing its workforce within its own boundaries.*

*Finally, and most importantly, I'd encourage you to seriously reconsider listing "hotbed development" as the number one public benefit. It does not align with many of the following goals, ambitions and aspirations. If we can learn from the past it would be a mistake to have this continue to be our number one guiding principle.*

*Development for development's sake negates many of the other claims and priorities the town is aiming to achieve: such as a viable (ie. climate change and snowpack) healthy ski town with manageable crowds and a "Soul" or community work force that can live near their jobs.*

*"Hotbed" is listed 120 times in this plan. "Diversity" and "inclusion" are listed 6 times and only twice in the context of community.*

*Although these may seem like "big idea" themes, I hope you'll consider how they are impacting your message and how they might easily be tweaked to strengthen the goals for our community's future. If the soul of our community is truly valued in this process, these two thoughts may guide you to make some changes to the order of priorities and the language and images used to describe our community. Language matters, I dare us to be brave, more creative, and revalue our ambitions and reassess our number one priority. Thank you for*

*considering the nuances as you come to the end of a long important process.  
Respectfully,*

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Theresa Koenigsknecht

<https://www.linkedin.com/theresakoenigsknecht>



APPENDIX TO TSG COMMENTS TO COMP PLAN AMENDMENT

October 17, 2022

- **Pg. 35 Future Land Use Map, Zoning Descriptions:** To the extent the Town desires to maintain the 6 Open Space categories, it should specify that Workforce Housing (specifically, workforce housing) is a use that is allowed on Full Use Ski Resort Active Open Space, in alignment with the CDC section 17.3.3 Use Schedule.
  
- **Pgs. 36-37 Future Land Use Map.**
  - This map does not thoughtfully consider options for future Workforce Housing, including employee housing, rezone areas. It should identify and target specific areas of open space to be categorized as Full Use Ski Resort, and expressly allow for Workforce Housing on those sites.
  
  - The parcels identified in the Village Center Subarea and Town Hall subarea maps do not align with the Future Land Use Map, providing ambiguous guidance for land use regulations of these parcels.
    - For example, Parcels K and O in the Village Center Subarea are shown as Open Space categories which would not allow development to occur. TSG agrees that Parcel O may be removed as a standalone development parcel; however, Parcels K and O should be combined and their classification should remain Mixed Use. TSG is currently evaluating the development of Parcel K for the new Telluride Ski and Golf Clubhouse.
  
  - This map changes the designated uses of open space parcels that are key to future ski resort operations such as snow making infrastructure etc. Staff from TSG and the Town have met to discuss this and the process of reviewing each site will take time. TSG wants to make sure the Town is aware that some of the reclassifications of open space will significantly impact future operations and should not be done without this review completed so the Town understand these impacts.
  
- **Pgs. 42-43 Workforce Housing Map** – We need an updated housing plan to assess housing needs. Without a well-informed Comprehensive Plan, based upon an accurate housing study, the housing needs of the community will not be served. The proposed changes in the Meadows, which call for reducing housing and density from the current plan, highlight this issue. Spot-reducing density within the Meadows forces relocation of Workforce Housing projects to other areas where transportation isn't available. These areas may be less appropriate for such housing and its anticipated residents, leaving those residents without access to critical transportation and commercial resources.



- **Pg. 53, Table 4.** The status of previously-identified hotbed target sites is left unclear due to inconsistencies between the unedited text of the Proposed Amendment and the revised
- High Priority Proposed Hot Bed Sites Table. Before the Proposed Amendment is approved, the Town should clarify that hotbed development is permitted and should eliminate inconsistencies between the text of the Comprehensive Plan and the Appendix attached thereto:
  - **Parcel G** – This was included in version 2 of the Proposed Amendment on the updated Table 3 (High Priority Target Hot Bed Sites), yet it was removed from the corresponding Table in version 3 of the Proposed Amendment with no explanation. Further, the text of the Proposed Amendment text still discusses the development of this site in conjunction with an integrated plan, coordinated with the owners of nearby sites (pg. 93). What would be the purpose of this decreased transparency in those sites on which hotbed development is expected to occur?
  - **Parcels O/K.** Parcel K has been removed from the Table, yet the text of the Proposed Amendment (pg. 95) discusses development of this site in detail. Parcels O and K should be combined, to be developed as a single parcel within the area identified as Parcel K. The area identified as Parcel O should be removed.
  - **Parcel A-1; Parcel A-4** – Inconsistencies between the Future Land Use Map and the Subarea Maps leave the status of the plan for development of these parcels unclear.
  - **Parcel M.** Originally intended for development in connection with Lot 30, as shown on the Mountain Village Subarea Map, an amendment to the Comprehensive Plan has since separated these parcels (without references to allowed density) to accommodate a plan of development by the parcel owner. The Proposed Amendment depicts these parcels as combined and should be further updated to reflect preservation of the existing flexibility to develop individually, with express reference to the target density provided under the 2011 Comprehensive Plan for clarity. In the event this property is re-entitled for hotel use, the Comprehensive Plan should continue to allow for this.
- **Pg. 54 Target Hot Bed Map** – This information should be updated to include Parcel G, Parcel K, Parcel A-1, Parcel A-4, and Parcel M (Lot 30).
  - The Proposed Amendment includes a significant departure from the long-understood focus on hotbed developments and includes critical inconsistencies relating to which sites are targeted and high priority and the number of hotbed units desired within the Town. Across the board, target density figures have been reduced and several proposed target sites have been eliminated.



- TSG is concerned that the Town’s recent departure from its long-held focus and support of increased hotbed development will result in the Town’s inability to compete against other ski resort destinations that have had the benefit of careful and thoughtful land use planning. Further, the ambiguity is problematic because it does not provide the transparency and notice to nearby residents that certain development parcels could potentially accommodate hotel and hotbed projects. The practical effect of this ambiguity and lack of transparency is that proposed development projects will likely face strong opposition from the community. Consequently, the Comprehensive plan must be internally consistent and clear, with specific information regarding the potential uses of each parcel. Otherwise, this document will not function as an effective guide for future development.
- **Pgs. 71-77 Public Benefits Chapter** – The previous iteration of the Proposed Amendment (version 2) eliminated the Public Benefits Table and replaced it with a more general list of public benefits and desired amenities, consistent with the Proposed Amendment’s stated goal of removing overly-prescriptive language and directives. In contrast, the most recent version of the Proposed Amendment (version 3) re-inserts the Public Benefits Table, without explanation. The legal status of the Public Benefits Table is questionable, and consequently, the table should be removed from the Proposed Amendment. At the very least, the Town should review the Public Benefits Chapter to determine whether such requirements are enforceable in accordance with the stated triggers before including this information in the Comprehensive Plan.
  - There are a number of incongruencies between the Public Benefits Table and the sub area plans. For example, Parcel K has been eliminated from the Tables in the MVC Subarea sections, but is still shown on the Subarea Map, and is also listed on page 77 (item 7) as the development trigger to convey parcel A4 to the Town.
  - The Public Benefits Table purports to require conveyance of parcels and rights by TSG to the Town with no rational basis or nexus between the proposed exactions and the stated triggers. The Public Benefits Table should be removed from the Comprehensive Plan because the items therein are overly prescriptive and the Town cannot justify a list of exactions relating to development projects that are not yet proposed. Such an action lacks the requisite rational basis and nexus to be enforceable. The Town should revisit its approach regarding the Public Benefits Table.
  - The Public Benefits Table was originally part and parcel to a comprehensive development plan that provided a wide range of potential benefits in favor of the Town in connection with a vision for development and density. The benefits under the 2011 Public Benefits Table were viewed as appropriate and proportional potential exactions, provided there was a sufficient nexus between the benefit and



- the particular development applications submitted. Viewed as a standalone item, independent from an overall comprehensive plan of development materially consistent to that approved in 2011 (particularly in light of the proposed decreased density and elimination of target projects in the Proposed Amendment), the Public

Benefits Table has become a baseless and unconstitutional system of exaction from TSG is not appropriate, nor is it enforceable.

- **Pg. 90; Table 5. Mountain Village Center Development Table** - References to Parcels A-1, G and K do not appear in the development table. These parcels are further described under the Principals, Policies, and Actions on pages 91-95, and shown on the Subarea map on pages 96-97. This ambiguity raises questions regarding whether development on the parcels is consistent with the Proposed Amendment. The Proposed Amendment should clearly provide for development upon these parcels in accordance with the 2011 Comprehensive Plan target densities.
- **Pg. 100; Table 6. Town Hall Center Development Table** - No reference to Parcel F within the development table, reference does remain in the principals, policies, and actions on page 101. The Proposed Amendment should expressly maintain the number of target hotbed units consistent with the figures set forth in the 2011 Comprehensive Plan and Table 6 should be updated to include reference to this site, consistent with the references to Parcel F as a hotbed development site on pages 102-103. If the Town is unwilling to allow for this hotbed development, most certainly this site should be considered for Workforce Housing.
- **Page 108 - 113; Meadows Subarea** – The revisions to Table 7: Meadows Development Table (pg. 112), and the principals and policies included in the Meadows Subarea section should be revisited. These proposed changes must be reviewed in the context of the density being proposed on Table 7 (shown below). The policies do not allow for an increase in density beyond the figures set forth in the development table and any rezoning or density transfer is required to be in general conformance with the Comprehensive Plan. The Meadows Subarea originally created in accordance with a master planning strategy. Given the inter-relatedness of the developments both contemplated and existing within this area, any changes to proposed density figures must also be the result of a master planning strategy in order to be effective. Density in the Meadows Subarea should not be reduced and should be considered in light of a master planned process. As currently proposed, the only 28 additional units beyond the platting, and only 99 units beyond current existing buildout are contemplated. This results in a reduction of more than 150 units from the current Comp Plan density in the meadows.
  - The Meadows should be master planned in accordance with an updated housing study demonstrating the current and future housing needs in the Mountain Village.



Only through a comprehensive planning exercise can we realistically begin to consider the public benefits associated with the plan and how TSG can dedicate the requested park area at Lot 640A and provide year-round gondola access to the residents.

- Density on Lot 640A should not be reduced. Although the table references an additional 15 units on Lot 640A, that result is unrealistic given the existing political climate and past experience with proposed development. Instead, the Town should consider to where all the critical density must be relocated before this information is included in the Proposed Amendments and future applications will be forced to comply therewith.
- **Table 7: Meadows Development Table** - The Meadows Subarea Plan expressly requires compliance with the Meadows Development Table in order to seek any rezone, density transfer, subdivision or other application, so ensuring conformance between the table and known development goals for Parcels C, D and G is critical.

Table 7. Meadows Development Table

Parcel Designation	Existing Units <i>(total)</i>	Platted Units <i>(total)</i>	Target Units <i>(total)</i>
Parcel A Prospect Plaza (Lot 648)	7	7 <i>(deed restricted condominiums)</i>	20
Parcel B Town Shops (Lot 650)	0	0	15
Parcel C (Lot 644)	0	41 <i>(deed restricted condominiums)</i>	41
Parcel D (Lot 651-A)	0	15	15
Parcel E Big Billie's Apartments (Lot OS35B)	150	150 <i>(149 employee dormitories and one employee apartment)</i>	150
Parcel G Mountain View Apartments (Lot 640 A)	30	45	45
<b>Total Units</b>	<b>187</b>	<b>258</b>	<b>286</b>
<b>Total Additional Units <i>(beyond plat)</i></b>			<b>28</b>
<b>Total Additional Units <i>(beyond existing)</i></b>			<b>99</b>

- **Pgs. 114 - 117** – The Town should review public benefits as they relate to TSG’s alleged obligations to determine whether a sufficient nexus exists between the stated public benefit and the proposed development to be enforceable.
- **Pgs. 118 - 119** – The Meadows Subarea Map should be updated to reference the original density figures shown in the 2011 Comprehensive Plan.



- **Pgs. 120-121** – The trail map should be updated to accurately depict the re-routed Jurassic trail in its proposed location rather than in its current location.
- **Pg. 125 - Table 9 Other Potential Hotbed Sites** – The Town should revise the stated hotbed densities consistent with the density figures set forth in the 2011 Comprehensive Plan.
- **Pg. 126 - Table 10 Potential Recreation Plan Projects** - Most of these items require TSG participation via land dedications and similar exactions. The Town should provide explanation regarding how these requests align with the development proposals as a nexus for the public benefit requested.
- **Pgs. 128-129** – The Town should re-check the location of the emergency egress, as none is shown from the Meadows and this appears to be the correct location where it should be depicted.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: September 29, 2022 11:18 pm  
Browser: Chrome 105.0.0.0 / OS X  
IP Address: 75.166.124.95  
Unique ID: 1016089937  
Location: 39.7318, -104.9669

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Theresa Koenigsknecht

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

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

As a trained historian and 6 year resident who makes a living off of interpreting data and contextualizing those lessons for educational purposes; I want to congratulate you on the huge amount of work that went into this project. At the same time I would please urge you to take a step back and consider two issues that I believe take the TONE of this plan in a disappointing (and perhaps unintended) direction.

First, a general note to consider is that there was a lack of diverse representation in the plan that hints at a general dismissiveness of diverse races, cultures, incomes and experiences of our community. I think addressing the diversity of our residents should be put more frankly in this content. I'm speaking about more than tokenism. Including a statement on ways to address inclusivity in the next 30 years should be a minimum requirement. As an example, I hope (and perhaps they have been) that the residents of Big Billie's and Village Court Apartments, specifically including our Latino and low-income residents were included in this process instead of being discussed outside of it. If they were, that does not come across at all in this text and should be explicitly highlighted!

Or perhaps I'm missing this data, which if so, says something about it's prioritization in the plan. As another example, I am able to easily find a Diversity and Inclusion goal for the Town of Telluride, but not for Mountain Village.

As a particular edit suggestion: On page 77 E1 - I think it is irresponsible to say that the next 30 years will "allow" affordable housing to be built outside the incorporated town. This crisis should be a county wide endeavor yes. However, this phrasing is not an action item, it is not the town taking responsibility. It comes across as arrogant from a town that has more than enough physical space to prioritize housing its workforce within its own boundaries.

Finally, and most importantly, I'd encourage you to seriously reconsider listing "hotbed development" as the number one public benefit. It does not align with many of the following goals, ambitions and aspirations. If we can learn from the past it would be a mistake to have this continue to be our number one guiding principle.

Development for development's sake negates many of the other claims and priorities the town is aiming to achieve: such as a viable (ie. climate change and snowpack) healthy ski town with manageable crowds and a "Soul" or community work force that can live near their jobs.

"Hotbed" is listed 120 times in this plan. "Diversity" and "inclusion" are listed 6 times and only twice in the context of community.

Although these may seem like "big idea" themes, I hope you'll consider how they are impacting your message and how they might easily be tweaked to strengthen the goals for our community's future. If the soul of our community is truly valued in this process, these two thoughts may guide you to make some changes to the order of priorities and the language and

images used to describe our community. Language matters, I dare us to be brave, more creative, and revalue our ambitions and reassess our number one priority. Thank you for considering the nuances as you come to the end of a long important process.

Respectfully,

Theresa

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 1, 2022 2:00 pm  
Browser: Chrome Mobile 105.0.5195.147 / iOS  
IP Address: 76.89.67.40  
Unique ID: 1016618597  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Lindsey Welter

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**Email** lindseymwelter@gmail.com

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

To whom it may concern,

I am writing to demonstrate my support for developing affordable housing for the workforce. In the 12 years that I have been a part of this community, I have seen the dwindling numbers of available workforce housing. When I first arrived in 2011, I was able to secure a place to live for the winter in Big Billies. Big Billies no longer can afford winter housing to seasonal employees because year round employees are living there. Year round employees need more opportunities. Big Billies should be a jumping point into more secure and livable housing.

Throughout my career in Telluride, I have lived in Mountain Village, Telluride, and Lawson Hill. These areas all offered reasonable commutes (30 minutes or less). With the current limited amount of housing in the nearby area, employees are living in Ridgway, Norwood, Rico, and beyond. These areas create commutes in excess of 1 hour each way. Our employees deserve to live closer. When you consider the work of a ski patroller or lift operator beginning a shift at 6 or 7am to open the mountain, a 1 hour commute starts to become impossible as the season progresses. Employees are left sleeping in their cars in order to get enough rest and at times avoid dangerous road conditions.

In order for our workforce to continue to support the needs of this resort community, we need to develop dormitories, studios, 1+2 bedroom rentals. We additionally need 2-3 bedroom homes for sale. These developments will allow employees to progress from their current housing and allow for more employees to move into the area and support the business needs.

Please know the community will suffer the longer we delay this essential need. We will see limited hours of business, less reservations available because there is no one to clean the room, serve the table, teach the lesson. As a hiring manager, I could hire twice as many people if they had a place to live.

Thank you for your consideration,

Lindsey Welter

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 1, 2022 3:54 pm  
Browser: Chrome 105.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1016640789  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Luke Weidner

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**Email** lweidner@telski.com

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

Please do not reduce the affordable housing density in Mountain Village. Lack of affordable housing is the single greatest crisis facing our community and we need for you all to take this crisis seriously and take aggressive and immediate action to rectify it.

The fact that council is even considering making this problem even worse for our community as we move into the future is beyond my comprehension.

We don't need more parks, we need more housing.

We don't need more hotels, we need more housing.

We don't need more community events, we need more housing.

Our community doesn't need anything more than we need more housing. Please make this a priority.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 3, 2022 11:12 am
Browser:	Chrome 105.0.0.0 / Windows
IP Address:	216.98.198.60
Unique ID:	1017084310
Location:	37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Eric Fey
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<b>Email</b>	efey85@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

I am hoping the original plans with the higher unit numbers will be revisited. The drastic reduction is very concerning for myself, my staff, and the community. Our housing is not secure, and when our place gets sold my wife and I will be scrambling. We both work locally and are a part of the community and would hate to see more people living in their cars or moving. Would love the opportunity to have raise a family here but cannot do it in our studio apartment.

Here is a review of many voiced concerns:

1. Most departments are short staffed since COVID with some down 15-20% in total team members on a year to year basis. This is directly related to housing availability as applications have not decreased year to year. Alternatively, this impacts all levels of service on the mountain.
  2. Team members who may be qualified or even in line for promotions are deciding to leave due to being underhoused.
  3. Some team members choose to live down valley for a number of reasons, but the majority of the TSG team prefer proximity to the Ski Area and would otherwise not choose to work here if they did not have that proximity. Team members feel that those forced to commute are unable to truly be a part of our local community. This impacts the vitality of our community especially in the evening hours and off-season. When team members live in other locations, they are building community in those places rather than where they are spending most of their time.
  4. The majority of mid to lower level team members cannot buy units, and for TSG - renting would be preferable for new housing options.
  5. Preferable housing would be a 3-4 bedroom unit with common kitchen. This would allow for more privacy but still dense living arrangements.
  6. Need to expand dorm style options for new arrivals and entry level team members.
  7. Need options for management such as town houses or single family.
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 3, 2022 2:11 pm  
Browser: Mobile Safari / iOS  
IP Address: 216.237.240.146  
Unique ID: 1017195829  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Marisa Fink

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**Email** marisa1of9@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Keeping mountain town workers living locally is a key to survival for ski towns. If a resort community doesn't house its workforce, you are not demonstrating the caring power of community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 8, 2022 5:52 pm  
Browser: Firefox 105.0 / Windows 7  
IP Address: 168.103.69.240  
Unique ID: 1019336158  
Location: 40.387, -105.0938

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Richard Thorpe

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**Email** rthypno@yahoo.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Your message states "foundations to support Mountain Village's economy" . We are more than an Economy! Where have you addressed "Quality of Life" for the residents in the Comp plan?  
Thanks

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 11, 2022 12:37 pm  
Browser: Chrome 106.0.0.0 / OS X  
IP Address: 216.237.241.89  
Unique ID: 1020267739  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Douglas Ford

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**Email** doug@douglasford.net

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

Please do not downzone the density on any lots that are zoned for deed-restricted housing in Mountain Village. We need every possible housing unit to provide employees for our service businesses. It is important that they be in town because our restaurant kitchens start preparation at 6:30 am and close at 11 pm. Peak sales occur on the weekends and these employees need access to public transportation for 7 days a week. Thank you!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 11, 2022 6:44 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020428153  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Sal Tenorio

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**Email** stenorio@telski.com

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

I think that shorting affordable housing will negatively impact the town, resort and all local businesses. We are well known for our hospitality and friendly locals. Once we can't afford to live here anymore you can %100 expect to see a major decline in services, hospitality and the overall vibe this area delivers. We the working class deserve to live near our place(s) of work and to be able to enjoy the quality of life this area provides. I know that the uber wealthy and the come up rich folks in the meadows don't want to live near the help, maybe out of fear that it'll lower their property value, maybe because they think they're better than us, I can't be certain. One thing that I am certain of is that we play a big part not only in the local economy, but in the overall experience that guests get when they meet the happy go lucky "living the dream" locals on the G, lift, bus, in the local bars and restaurants. Without us you don't have a leg to stand on and I hope your board realizes this before we're all gone and the town(s) change for the worst.

Love Sal

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 11, 2022 6:48 pm  
Browser: Chrome 105.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020429474  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Laura Aleman

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**Email** lauraaleman81@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of

all of our community.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 11, 2022 6:51 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020430207  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Patrick Latcham

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**Email** platcham@telski.com

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

Dear Mountain Village Town Council,

I am writing to express my opposition of the proposed amendments to the comp plan in regards to the reduction of workforce housing density by 182 units in the Meadows. I feel like we need those units today and can only imagine what will be needed during the life span of this comp plan. If you plan on reducing density in the meadows please, at least, propose other areas within Mountain Village to house the density.

Thank you for your support and hard work all of the initiatives you have underway for affordable housing.

Sincerely,  
-Patrick Latcham

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 11, 2022 8:24 pm
Browser:	Mobile Safari 15.6.1 / iOS
IP Address:	216.237.253.197
Unique ID:	1020457647
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Blake Builder
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<b>Email</b>	builderarch@msn.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Im all for more housing but not excessive density in the Meadows. Other avenues should be explored to still provide housing in other areas of Mountain Village. I just don't see why all the working class have to be crammed into one little dead end area. We already have enough stratification and separation between the "haves and and the have nots". TMV should be a leader in unifying all types of classes and their needed housing and not just continue with the norm of class separation. Plenty of space in the village for everyone to live together without completely piling all the locals in one area. Especially an area with only one egress in and out.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 11, 2022 8:27 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.253.197  
Unique ID: 1020458449  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Blake Builder

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**Email** builderarch@msn.com

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

I am strongly opposed to changing active open space to not allow housing.  
Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 12, 2022 11:14 am
Browser:	Mobile Safari / iOS
IP Address:	50.206.155.2
Unique ID:	1020668158
Location:	39.8961, -105.7887

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Devin Kearns
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<b>Email</b>	dkearns@winterparkresort.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Just like all mountain towns, work force housing is in desperate need. The people complaining about "density" most likely own several homes by now. No one living in a high rent apartment would say such a thing. Invest in your work force and good things happen. We are seeing a better trend in work force in winter park due to investments made directly to front line staff. Increasing housing opportunities over the next couple seasons along with increased base wages have turned morale around significantly with still much more work to be done. Invest in work force housing before you don't have employees left

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 11:40 am  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020681069  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** richard grimes

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**Email** schralper005@yahoo.com

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

Dear Mountain Village Town Council,

As an employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Richard Grimes

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 1:50 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020741570  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Lindsey Welter

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**Email** lindseymwelter@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

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I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Thank you,  
Lindsey Welter

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 2:36 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020766208  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Olga Osipova

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**Email** olja.osipova@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. I work for one of the hotels in Mountain Village, many of the departments in our hotel are understaffed, main reason being not having housing for new employees that we could hire. The lack of staff is affecting the business hours and the quality of service we can provide. I currently live in a temporary housing provided by my employer (a room without a kitchen). I would love to stay in MV and Telluride and keep working and contributing to the community, but I do not see it happening if I have no potential for a better housing option. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. This number doesn't seem to be accurate taking to account town housing needs.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for workers a priority and appropriate to service our residents and guests in MV.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. The town cannot offload employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. I support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 12, 2022 2:52 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.240.162
Unique ID:	1020774682
Location:	37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Scott Clements
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<b>Email</b>	sclements@tellurideskiresort.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Dear Committee,

My name is Scott Clements and I was hired as the Ski Patrol Director for Telski in October of 2013. I relocated from Durango at that time and have had the pleasure of living and working in the Mountain Village since then. The rest of the family followed two years later. My wife Kari works for the school district and my sons graduated from Telluride High. In 2017 my wife Kari and I were fortunate enough to be able to purchase a Northstar unit in the Meadows. We love our home and our neighborhood and the lives we live in this amazing place. We are proud to live where the "locals" live in the Mountain Village, knowing that the Meadows was zoned for more affordable housing.

I understand the concerns that many of the residents in my neighborhood have about increased traffic and more density etc., however, this area was zoned for such development. I agree that we can't move forward with poorly planned developments but we must move forward with good affordable housing projects and this must happen as soon as possible. The challenges that Telski faces in hiring and retaining good employees are directly related to the ability to house these workers and make them part of the community. I encourage you to support his community by providing more affordable housing projects, IN MOUNTAIN VILLAGE, and keeping this vibrant community alive and growing. Thanks.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 4:56 pm  
Browser: Mobile Safari / iOS  
IP Address: 172.58.162.242  
Unique ID: 1020845234  
Location: 41.8764, -87.6133

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Rolf Hanning

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**Email** rolf\_hanning@yahoo.com

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

I've lived in Mountain Village for five winters. This summer I stayed for the first time, and this October marks my first contiguous year lived in the area.

Despite having been around the area for almost half a decade, all the while working a job that is absolutely necessary for the societal and economic success of this community, I still struggle deeply to find housing.

I have housed myself in this community in a variety of creative and rugged ways, which I will not elaborate on for fear persecution.

There are many, many, people like me who are constantly moving in between homes. We are stretching space and sharing housing in uncomfortable ways. Some are moving in with partners before the relationship has matured to that point, simply because they need somewhere to sleep.

There are folks sleeping in cars, on couches, or otherwise, and it has become common and acceptable.

Despite a desperate need for new employees in my sector, qualified employees often turn down job offers for two reasons. First and foremost, they simply cannot find anywhere to live. The second is that if they can find housing, the compensation they are offered for these jobs doesn't make a dent in the ballooning cost of renting in the area.

I worked for many years as a river guide and made friends with one of my guests on a five day river trip. He lives in Telluride and discussed my work here and the difficulties of living in the area.

He said that he didn't totally support affordable housing development in Telluride and Mountain Village. He expressed that many folks in Mt. Village and Telluride have worked very, very, hard to afford a lifestyle that allows them to live within this area and wondered why it is that folks feel they're entitled to that lifestyle.

I expressed that it's not about a sense of entitlement to live a lavish and affluent lifestyle. No one is looking to live in any of these incredibly large mansions that can only be afforded by those who have worked very hard and are incredibly successful.

Folks are just looking for somewhere to sleep. Folks are looking for somewhere to live with running water and a kitchen. Folks, in my opinion, are entitled to these simple modest things...

I think it's only fair that we house the people who create the work forces that supplies the amenities and services in this town that make it a top notch.

Otherwise, at some point, there will be no ski resort, there will be no

restaurants, and there will be no one to work in the retail stores.

I believe without affordable housing, and much more of it, all of the folks who worked so hard to own a home here will be very disappointed to watch their town and community disintegrated at their own undoing.

This is my two cents, and I hope it speaks to some of the folks who don't otherwise understand my plight...

Thank you for your time.

Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 12, 2022 5:09 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.252.157
Unique ID:	1020851036
Location:	37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Joanna Smith
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<b>Email</b>	joanna@telluridedistilling.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Dear MV Town Council, as a business owner and resident of Mountain Village, I oppose the proposed amendments to the comprehensive plan. Housing is a significant factor that deeply affects many businesses in Mountain Village. For my own business, in the last year, I have lost my bar manager, production staff as well as quality bartenders because they lost their housing or could not afford the rent increase. In addition, the housing market through COVID made purchasing any type of housing unattainable, including deed restricted properties. They all moved out of the area. I as well live in the Meadows in Parker Ridge, which lies directly next to a deed restricted project. As much as I would hate to see our open space behind our place be built out, I understand that it is necessary and if it can provide a long-term home for a friend or employee, it's a sacrifice that is easily made. The "not in my backyard" attitude is exhausting. Everyone has to give up a little to make our town welcoming to everyone, including the 2nd homeowners. I am asking you to make the decision to delay the Comprehensive Plan, please take the time and complete a proper housing and density study. The current proposed amendments is rushed and not well thought out, based on knee jerk reactions and could inhibit the possibility of any future housing projects that will meet our growth needs. Thank you for taking the time to read my comment.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 5:37 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 172.58.61.236  
Unique ID: 1020862749  
Location: 39.7628, -105.0263

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Carson Taylor

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**Email** wcarsonataylor@gmail.com

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

I lived in the Meadows for 8 years and have recently moved to a new home across the valley, however; per my role in recruiting both full-time, year-round and seasonal staff that services local and destination guests alike I do feel like my feedback is warranted.

When living in the meadows the only progress made in enhancing employee housing options was delivered on by the ski resort re: refurbishing Telluride Apartments to Mountain View and doubling much of the occupancy at Big Billies. This neighborhood, from what I've read and understand in the various versions of the comp plan, has been defined as the ideal location to further expand employee housing options.

Retracting density from local neighborhood(s) and allocating in a different community, down valley and/or elsewhere does not satiate the sought out living scenarios for any new employee and/or existing employees. The study to adjust density seems to have overlooked what employers and folks whom are not established in the community desire, which is local employee housing options.

Local employee housing options would include: waking distance to gondola, chondola and/or community bus routes. The proposed adjustments to the comp plan seem to redefine local employee housing to regional employee housing.

Long story short, to effectively recruit employees in order to meet the ongoing labor shortages efforts should focus on the available land on a proximal basis and fully preclude projects relative to distal developments. Folks don't want to "move" to Telluride/Mountain Village and only work there. There's plenty of land locally. If you build it, they will come.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 6:20 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1020878446  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Matt Principe

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**Email** mprincipe@telski.com

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

Please find a way to make room for affordable housing units. We don't need houses, just small units that people can rent seasonally. Big Billies has its shortcomings but the reality is we need that type of space for people to rent on a seasonal basis to maintain the number of staff needed to make this resort run. I've lost too many friends, both due to economic constraints, and suicide over the last 5 years because it appears that we're surrounded by people with unlimited funds, who don't care about us, and treat us like second class citizens. It can't continue this way. Please step up and make a major fundamental change in mindset as a community Mountain Village.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 12, 2022 10:36 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 76.89.74.80  
Unique ID: 1020960859  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Corinne Cavender

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**Email** cavendercorinne@gmail.com

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

Please consider employees and locals before million and billionaires. I've seen too many hardworking, dedicated people need to leave this town because we've prioritized housing and amenities for the ultra rich. I understand tourism is huge, but how are we going to sustain our tourism without long term employees with stable housing? We are going to lose the ability even run this town if our employees don't have town council support to keep them here.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 13, 2022 12:18 pm
Browser:	Chrome 105.0.0.0 / OS X
IP Address:	206.123.208.226
Unique ID:	1021190269
Location:	38.4687, -107.88

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	David Smith
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<b>Email</b>	david.michael.smith@gmail.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	I feel a lot of people only comment if they want changes or to complain (makes sense), so I just thought I'd leave a comment saying the changes and deliberation you went through all look good to me!  - Knoll Estates Full Time Resident
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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 13, 2022 12:22 pm
Browser:	Chrome 105.0.0.0 / Windows
IP Address:	216.237.240.162
Unique ID:	1021192731
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Ben Solomon
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<b>Email</b>	bensolomon07@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

We're in a desperate time in Telluride. There are so many affordable housing projects "in the works," and I understand these projects take time and have many hurdles to overcome to get approved and break ground. However, this is an extremely urgent issue in Telluride. I have lived here my entire life, and I feel like the core working community of Telluride's way of life is at stake. This is an urgent matter, and reducing the number of units is ludicrous and a move in the opposite direction. I understand the concern of certain homeowners and the infringement new homes may cause on their backyard, but we must all consider the greater good of the community. There is a certain sentiment in Telluride, where everyone agrees there is a problem with housing, but when they "get theirs," the problem no longer exists or applies to them. Everyone wants more affordable units until they're proposed to build in their neighborhood or backyard. Please, consider NOT reducing the number of proposed units, but rather move swiftly and with purpose to build more places for the working class of Telluride to live in and contribute to the community we all love.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 2:57 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021279259  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Samantha Peterson

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**Email** peterson.samantha07@gmail.com

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

I'm all for more affordable housing in the area, both rental and for purchase--the fact that new hotels have been approved for build before we have more potential housing for locals is not helpful. The local economy is already being impacted due to lack of local housing and will continue in this unfortunate trend unless big changes start happening. The lack of ski instructor housing is what I can speak to: having fewer instructors means we can't meet demand...the resort continues to grow in skier visits each year and hotels can attest to guests cancelling their vacations all together because they can't get a ski instructor for their kids on vacation. We've already sold out of ski school lessons during the holidays and that was back in September. We turn more and more people away because the workforce to deliver on these lessons is in dire need. Maybe someone thought the new hotel going in behind the ski school lobby was a good idea, but I disagree.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 3:01 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.247.64  
Unique ID: 1021281018  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Keith Hampton

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**Email** keith@silverstartelluride.com

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

I am writing to express my concern with the direction that Town of Mountain Village appears to be taking with affordable housing in the Comprehensive Plan. As a business owner in the MV, housing is the #1 problem that I have in attracting and keeping staff. I would like to see the Comprehensive lay out a program that includes the following elements: 1) A long term housing program that is based on current data. Unfortunately, the 2018 study is completely out-of-date and not actionable. 2) The priority must be on creating as much housing as possible in the Mountain Village. This should be done using MV land and Ski Company land. Once we have exhausted every possibility to maximize our opportunities to provide housing in the MV community, then we can look at more far-flung options such as Norwood.

I would ask that the MV Town Council take the following actions to achieve the above goals: 1) Initiate a new housing study so that we really understand the needs of the community. In speaking with housing professionals in our community, such as Amy Levek, they make it clear that the 2018 study is grossly out of date and should not be used to set policy. 2) Undertake a more rigorous planning process with regard to the Meadows area. I have read the concerns of the persons living in the that area with regard to density and quality of life. I think they raise legitimate questions that could be answered through a planning process. We should not simply abandon higher density development in the area without fully exploring every conceivable option for building housing in the Meadows. There are lots of great ideas that could address concerns regarding traffic, services, and crowding. We have a great opportunity now to put in place a housing program that could really work !

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 3:44 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021304141  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Robin Wolff

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**Email** martinicowgirl@hotmail.com

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

Dear Mountain Village Town Council -

Please consider the housing needs of our local workforce members prior to the approval of the MV Comprehensive Plan Update.

I recently attended a staff meeting and was made aware that there are local workers living in their vehicles due to unavailable or unaffordable housing options. This is troubling news and I imagine it will continue to grow worse before it gets better. I please request that you consider more options for affordable housing locally to accommodate the needs of local businesses.

Thank you for your time.

Sincerely,  
Robin Wolff

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 3:49 pm  
Browser: Chrome 106.0.0.0 / OS X  
IP Address: 174.29.65.183  
Unique ID: 1021307195  
Location: 39.7351, -105.0269

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Sefra Maples

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**Email** sefram@mac.com

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

Due to the amount of growth that the Telluride region has faced, it is not feasible to fit all of affordable housing for Mountain Village in the Meadows. I believe there needs to be housing professionals hired to do a housing study of the entire Mountain Village, along side with the Town of Telluride and San Miguel County. As a business owner in the Town of Telluride, no one has ever asked me what my employees needs are for housing. This really is a much bigger issue than only in the town of Telluride and Mountain Village and needs to be looked at regionally. I feel like this issue is only partially being looked at and I would like to see Mountain Village work with the County and the town of Telluride to really come up with a plan that includes numbers how much housing is really need and projected into the future.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 5:45 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021367882  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Mary A Cross

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**Email** maryalycex@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.



Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 5:48 pm  
Browser: Mobile Safari 16.0 / iOS  
IP Address: 172.58.60.179  
Unique ID: 1021369481  
Location: 39.7628, -105.0263

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Will Johnston

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**Email** willcj96@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Love the slight progression on housing. Sooner than later! The heart of telluride mountain is ran by mountain ops and half of mountain ops have been pushed out of housing due to x, y and z. We need more employee housing built in this community, not montrose, not norwood but telluride/mv.  
SOONER THAN LATER

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 6:13 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021397670  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Rachel Bowers

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**Email** rachel@rvbowers.com

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

Dear Mountain Village Town Council,

I am writing to express my opposition of the proposed amendments to the comp plan in regards to the reduction of the targeted workforce housing density. First of all, why are we doing this during off season? This is not appropriate. Second, we have a desperate need for more employee housing today and the needs of our employees and business that employ them will not be met with this current plan. The entire community should be master planned to make this Town the best possible place for us and our workers to live and work. The Meadows has the location and transportation to do this and it certainly can with a careful and thoughtful master plan. Reducing our work force housing units without considering all of our community needs is not appropriate.

Why has the town not surveyed the businesses and employees to understand our needs? Is the Town taking the survey done by TMVOA seriously? If so, we need to appropriately plan for this. Why is the Town rushing to complete this when we don't have a housing study, you don't understand my housing needs and those of the other businesses and its off-season. There is no reason why this is being rushed to completion in this way.

I have worked in Mountain Village for the past 15 years and have seen the need for employee housing reach a crisis situation. As a manager, I have experienced great difficulties in finding employees who have adequate housing in the area, and we are very limited with employee options for open positions. This has affected the level of services that we can provide. I'm deeply concerned that Mountain Village has not seriously addressed employee housing needs within our community in the upcoming comprehensive plan.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 6:16 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021403080  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Debra Willits

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**Email** debski79@gmail.com

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

To whom it may concern,  
As you review the comprehensive plan update for the town of Mountain Village I'm asking you to please take into consideration the needs of the working people of the region. I have a condo in the Meadows area where I stay in the winter and concurrently rent to local workers, at an affordable price. I know as a worker myself at the ski resort that it is getting extremely difficult for employees to live close to their place of work and play. I know many young (and older people) doing their best to make a go of it here and can barely find a room, let alone afford to pay the monthly rental fees that are being charged by owners. Who will run the lifts or serve you at restaurants or teach your kids how to ski or how to read when there is no housing for you unless you are wealthy? Please take a close look at how the Mountain Village can contribute in a positive way to alleviating this issue.

Thank you!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 6:42 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021414271  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Madeline Gomez

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**Email** mgomez@telski.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need affordable, low income housing for all the working class people here in Mtn Village. TSG is a big player and doing a lot for the future of this community. I'm against any reduction housing density for the working class community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 6:55 pm  
Browser: Mobile Safari 16.0 / iOS  
IP Address: 70.58.13.213  
Unique ID: 1021419393  
Location: 39.7301, -104.9078

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** John Billingsley

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**Email** jbillingsley@telski.com

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

My name is John Billingsley and I recently moved back to telluride after 3 years in Los Angeles. I moved back to take a position as the director of sales for the telluride conference center. This month a colleague at the peaks left his position as group sales manager. While I am incredibly grateful for this opportunity I have been in this situation before as a ski lift mechanic here. That being said, with one director title and another management title I have been unable to secure employee housing. For the first three months I was back I slept on couches. Luckily I have secured housing for the winter however the spring is still up in the air. I have made many requests to my mv direct report and my telski direct report I've been told to sit tight. The reduction of units simply doesn't make sense to me as employee housing is the only way both entities will be able to excel long term. The reason for this is neither entity will be able to secure proper talent to serve the transient sector. I have been told that the only available unit - at the peaks- is being reserved for a coordinator sales role. While I understand this problem. I have been unable to hire a coordinator due to housing and wage gaps from comparable ski towns. Thank you for your consideration and efforts.

Best,  
John Billingsley  
Director of Conference and Group Sales

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 13, 2022 7:18 pm  
Browser: Chrome 105.0.0.0 / OS X  
IP Address: 216.237.255.6  
Unique ID: 1021427793  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Pete Wagner

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**Email** pete@wagnerskis.com

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

Mountain Village Town Council -

I'm a business owner in the Mountain Village Core and writing to express my opposition to the proposed amendments of the comp plan in regards to the reduction of the targeted workforce housing density.

During the last few years, my company's biggest business challenge has been finding good employees. The root of the problem is the lack of employee housing. Reducing the work force housing units is not smart planning. Please make housing for our workers a priority so that in the future we can offer the appropriate services and amenities to our MV residents and guests.

Please update the Housing Needs Assessment so that you can have accurate information regarding our community needs.

A master plan update that is based on our housing needs is critical. We're in an important phase in the development of the Mountain Village and reducing the potential for future employee housing and deed-restricted units in our community would be short sighted.

Please do not decrease workforce housing density.

Best regards,  
Pete Wagner  
CEO, Wagner Custom Skis

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 12:33 am  
Browser: Chrome 105.0.0.0 / Windows  
IP Address: 76.89.75.180  
Unique ID: 1021510881  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Hali Terrell

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**Email** hterrell@telski.com

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

I have strong opposition to the purposed amendment to reduce the density of the Meadows housing project. If this is being based on the 2018 study than this has zero ground to stand on. We are in a CRISIS and without an alternative solution by the town to provide local housing for employees and residence of this community, the town will be failing us all.

As an employee, manager and mother of children in this community I understand on every level how unstable life in Telluride is. It is an inverted pyramid at this point with the working class families at the bottom. It will tip at some point. We cannot continue to expect the hard working people of this town to commute daily just to keep this town's economy functioning. I believe Telluride is better than other mountain towns facing this same dilemma and I know we are capable of finding solutions. Allow this Meadows project to be one of them.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 14, 2022 10:25 am
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.240.162
Unique ID:	1021634862
Location:	37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Scott Pittenger
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<b>Email</b>	scott@telski.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

The proposed amendments to the Comprehensive Plan are hidden within the document. These amendments need to be simply viewed without the necessity of bouncing back and forth from old to new. To obscure the changes that are being proposed with flowery copy is a disservice to both the community and the work that the MV has put into the project.

Affordable housing is not being suitably addressed. Reducing the ability to build housing in the Town at this point of the housing crisis is a reprehensible action. This is not a community focused approach, it is an elitist, short-sighted, and defeatist attitude. There are options to make large strides in solving our housing needs that do not require pushing the people we rely on to make the Mountain Village function out of town. The town of Telluride is taking these steps, making plans to keep our community whole, where as Mountain Village is posturing itself to be a haven for the wealthy and well-connected. There needs to be a collaborative plan between the towns and the county to preserve and build our community.

A constituency of second-home owners and people that have benefitted from what was at one time affordable housing, now protecting their inflated property values, is not representative of our Community in Mountain Village and while these may be the loudest voices currently being heard, the town council needs to slow down this process. These decisions need to be based on current data and objective facts being synthesized by town planners with experience, not outdated information, conjecture and a planning process driven by emotion rather than objectivity.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 10:39 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 65.38.133.85  
Unique ID: 1021640758  
Location: 37.6911, -108.0349

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Lauren Smith

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**Email** lsmith@thepeaksresort.com

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

I wanted to comment and notify the TOMV that I do not support the comprehensive plan.

My husband grew up in Telluride, his parents were ski instructors, contractors, builders, bar tenders, you name it they probably did it. What made Telluride so important and pushed them to work so hard was the community they were surrounded by. Community is something that makes telluride one of the most special places to live and work. If we removed places for those who work to sustain the business of Telluride, you also lose the community of Telluride. I have lived in the meadows with my husband and what a special place. Families supporting families, kids out on the play ground, newer employees so excited to be able to stay and afford housing. Employee housing is not only critical to all employers, it is also the foundation of keeping Telluride the special place it has always been.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 11:06 am  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 72.249.239.202  
Unique ID: 1021652803  
Location: 38.1878, -108.3897

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** SHERRI REEDER

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**Email** bsreeder@nntcwireless.com

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

Thank you for the opportunity to provide comment on the Mountain Village Comprehensive Plan proposal.

I believe the process to approve the proposed plan should be slowed down. What is the rush to approve a guiding document?

We currently do not have enough housing for needed staffing to support our current businesses and local economy and yet we are planning to reduce the ability to build to accommodate current needs let alone future needs?

The push to have our employees live outside the area only increases the impact on the environment and need for parking. Not to mention the impact on the communities that do not have the same financial resources as Mountain Village. I request that our town leaders look within their boundaries to solve these issues instead of adding them to others.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 11:45 am  
Browser: Safari 15.6.1 / OS X  
IP Address: 73.155.249.189  
Unique ID: 1021669835  
Location: 29.7805, -95.5129

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** James McMorran

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**Email** jdmcmorran57@gmail.com

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

It is disappointing that after the very clear feedback from the 2021 Community Survey and the feedback to the prior two drafts of the Comprehensive Plan, this third draft has a table labeled "High Priority Proposed Hotbed Sites" which increases the number of hotbeds by a whopping 40% - 52% over current levels (from about 800 up to about 1,200). Assuming the plan has a 10-year time horizon, this would be the equivalent of adding a Bear Creek or Franz Klammer Lodge - EVERY YEAR, EACH YEAR, FOR TEN YEARS. Truly, a hotbed explosion!

Does anyone think this is what the community had in mind when they completed the 2021 survey?

As a reminder, full and part time residents top 2 concerns were increased density and impact on community character. In terms of desired land uses, additional hotels of any description did not feature in the top three desires of any of the respondents. The highest score for any hotel (boutique) came in a lowly fourth place from part-time residents. Think about that order - what is fourth on your Christmas wish list?

Town Council members themselves have acknowledged this clear feedback from the community but from the beginning its been clear the Comprehensive Plan Team (MIG, EPS and Mountain Village Staff) have been relentlessly pushing hotbeds as the economic nirvana they assume is wanted.

Well, the survey of the community says its not. THEREFORE, THE TOWN COUNCIL SHOULD NOW REJECT THIS PLAN TEAM BIAS AND REFLECT THE CLEAR FEEDBACK FROM THE COMMUNITY THEY SERVE. We, and the community, have been making these points for two years - its emotionally exhausting - and its time for the Council to provide this direction and allow the community to peacefully enjoy our wonderful town.

One way to do this would be to leave Lot 161C-R and Lot 109R developments in the Plan and then evaluate their impact before progressing further hotbed expansion. Nothing wrong with taking a pause - its prudent to retain control and then make decisions with the most current information on housing, parking, density available. Development of those 2 lots alone would still be a 30% increase from current levels or about 4 Franz Klammers - a very signiflcant increase over current levels.

The defense of including the proposed density in the Plan has been something like, "its not an approval; its only potential and priority locations; still subject to full review and approval; market conditions etc, etc".

However, the reality is the table is labeled "High Priority Proposed Hotbed Sites" (not potential sites) and the community has clearly said they do not want that level of density. Leadership is needed here.

At a minimum, the Peaks' expansion should be demoted from being labeled "High Priority" and preferably deleted from the Comprehensive Plan. It's inconsistent with the Plans own "Critical Actions" of seeking branded hotels, Country Club Drive residents have been clear in their opposition to any expansion as exacerbating the existing road dangers and its inconsistent with the community character and neighborhood. From the survey the community at large don't want this level of development, the local neighborhood definitely does not want it - so what is the compelling reason for including the Peaks' expansion in the Comprehensive Plan?

Finally, before commencing building to add 300 residents to the Meadows, there needs to be clarity on the evacuation route. To do otherwise would be imprudent and a safety hazard.

Thanks for the opportunity to make these comments - again.

James & Cindy McMorran  
256 Country Club Dr.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 12:17 pm  
Browser: Chrome 106.0.0.0 / Windows 7  
IP Address: 70.59.15.221  
Unique ID: 1021683565  
Location: 39.9073, -105.0156

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Elaine and Tom Schroedl

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**Email** falllinecondo@gmail.com

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

Dear TMV Council and Staff,

The ski area and mountain village need employee housing! Telski is the largest employer in our region and the reason we are here. It's not enough to provide housing within new projects. With growth, more people will continue to come here and additional housing is needed to run the government, ski resort, shops, restaurants. service and professionals. Please don't reduce the density for desperately needed employee housing. Lets slow down and seek the guidance and expertise from planners who may have a better solution for our region.

Thank you for your time!

Tom and Elaine Schroedl

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 12:49 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021697658  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** David Ramirez

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**Email** dramirez@thepeaksresort.com

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

for me is very important to have employment housing in town, I'm one of them, who is using housing from the company that I work.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 1:32 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021716439  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Darien Cox

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**Email** dcox@thepeaksresort.com

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

As a director at the Peaks this affects me both personally and work wise. This affects me personally because I commute from Montrose to work here, I also have my 5-year-old enrolled in Telluride School District. It would be much more beneficial for me to have housing available in Telluride. As for being work related, 95% of my staff commute from Montrose and Delta, many of them also work 2 jobs. It is very difficult for me when my staff come to me in need of housing, and I am stuck between a wall and a hard place as there is no housing available. I have lost many employees due to no housing in the area which affects my department and hotel operation. We strive for guest satisfaction as resort workers, but when employees in the area are limited and the ones who commute are burnt out, it is a challenge we face.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 14, 2022 2:02 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.196.186.250
Unique ID:	1021729650
Location:	39.1877, -84.4572

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Douglas Hynden
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<b>Email</b>	dhynden@anchor-prop.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Given the comments received regarding too many hotbeds being designated, I was startled to see that the most recent draft still allocates 50-100 hotbeds to the Peaks North Peninsula parcel (Parcel A-1, Lots 122, 123, 128, OS-1R1). Country Club Drive cannot handle any additional high density development. Acknowledging that the former "Rosewood" parcel will be eventually developed, to develop the Peaks North Peninsula Parcel would be a mistake. Country Club Drive is already a dangerous, windy road. Please remove the hotbed designation from this parcel.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 2:55 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1021752460  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Noah Sheedy

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**Email** NSheedy@telski.com

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

Dear Mountain Village Town Council,

As an employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 4:21 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 216.237.240.163  
Unique ID: 1021789724  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Amy Gramlich

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**Email** agramlich25@gmail.com

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

Hello, I wish I could be at the meeting in person, however seeing as it is scheduled in the middle of off season, I am not able to attend. With that being said, the fact this meeting is scheduled, when a vast amount of people it directly affects, use this time as their vacation time and to go visit family, is my first concern. We work in a resort town, therefore, we work when the rest of the world vacations.

I currently live in Big Billies. I like my accommodations, I don't want to move. With that being said, I am unable to move up beyond where I am without being forced to move. Unfortunately, there are not apartments in my price range to move into. I realize I am not the typical person this problem affects. I am a women in her mid 40s who made the choice 2 years ago to quit my 20 year career and move to a beautiful ski resort town, I choose Telluride/Mountain Village and have not regretted this decision for a second. With that being said, I am not in the position to take on a 30 year mortgage at this point in my life. Especially with what is considered "affordable" here. I noticed a job in the paper last week that would allow me to use my degree and experience, however, it paid less than Telski and did not guarentee 40 hours, so that would not help.

My next concern is for people I have met here that are left with no other option but to leave this beautiful, wonderful place because of housing issues. These people are good workers and people who's dream of living here is cut short because of housing issues. Some of these people tried to make it work by living in their cars. As I'm sure you know, this is not a long term plan, it's hardly a mid term plan.

Lastly, when I first moved here, one of the reasons I really liked it was I noticed the "workers" were not hidden away. We appeared to be part of the community, our worth being noticed. Recently i was notified I may no longer be able to park my car in Meadows parking lot. I do not know the details and have left for off season without knowing where I'm going to park my car. (The rumor I'm hearing is the airport. Just a short hour or so walk depending on snow). This move makes me feel as if you want us here to serve your meals, sell and fix issues with your passes, keep the lifts running, watch your children, etc but don't actually want us around. This makes me sad. This is a community I would like to be and feel a part of. I hope I can continue to feel my worth here.

I apologize for any typing errors, I am submitting this on my phone.

Thank you for taking the time to hear my point of view and I look forward to attending meetings in person in the future.

Amy J. Gramlich

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 14, 2022 4:23 pm
Browser:	Safari 14.1.2 / OS X
IP Address:	98.96.21.180
Unique ID:	1021790321
Location:	30.0529, -95.1783

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Gary Sowyrda
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<b>Email</b>	gjsowyrda@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Thanks to everyone's efforts here...it is obvious you have listened to MV residents, with the three drafts. I have owned our house on Polecat for 11 years and we have never considered renting it out. We are giving up financial gain because we do not want people in our house and potentially "messing it up". I look at the future development off MV the same way...giving up financial gain to keep from getting MV "messed up". I was "for" the Four Seasons and the Sixth Sense but I think we should just step back, take a breath, and revisit any further substantial developments for a few years.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 4:29 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 69.75.66.10  
Unique ID: 1021792755  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Thomas McCann

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**Email** tmccann@thehoteltelluride.com

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

I have not had the opportunity to fully study this, but from a first glance I appreciate the focus on employee housing, protecting the environment, protecting and improving the skiers experience and focusing on improving the biking experience.

I have lived and worked in Vail, Beaver Creek, Tahoe, Aspen and Breckenridge. I have worked in ski towns that have had both independently owned ski resorts and giant ski companies. What you have here in Telluride is so special and my feeling is that the independence of this resort really sets it aside and needs to be preserved. To be preserved, Telski needs to be able to prosper. Mountain Village needs much more life and excitement to really flourish. From what I have seen from this Comprehensive Plan, it is creating a pathway to establishing a community that is self sustaining and vibrant.

Please, please, please stay absolutely focused on the employee housing. In my entire career, I have never come close to this type of employee crisis.

Thank you for allowing me to comment, and I fully enjoy being a member of this community!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 6:29 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 184.62.134.179  
Unique ID: 1021829753  
Location: 35.2763, -89.3957

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Nathan Frerichs

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**Email** n.frerichs@gmail.com

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

Thanks for considering the following suggestions:

- Maximum densities where applicable for workforce housing, and prioritizing any infrastructure needs that would accommodate the current/future density. Don't reduce density to avoid reinvesting in infrastructure, that will be a long-term mistake.
  - Considering how much open space exists around MtV, and with the golf course, ski resort and national forest, it seems silly to de-prioritize housing for open space WITHIN Mountain Village town limits. There's plenty of unbuildable open space within the village footprint. We should be using all of the buildable open space parcels available under the current zoning to mix workforce housing into the development/use patterns of the Mt Village.
  - Resist the urge to export employee housing to other communities, and create more sprawl/traffic impacts. Especially considering the MtV is a dead-end road and will be seeing hundreds more employees once the 2 new hotels are built.
  - Consideration of adding commercial hubs (restaurants/shopping) within the Meadows Area, to eliminate the need to commute out for basic needs like a coffee shop.
  - Consideration of maximizing the open space zoning to allow for housing in any suitable build zone. Again, see the comment above about over-prioritizing open space within the town limits.
  - The kids of Mountain Village deserve a skate park.
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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 14, 2022 6:34 pm
Browser:	Mobile Safari 15.6.1 / iOS
IP Address:	107.77.196.131
Unique ID:	1021830825
Location:	32.7797, -96.8022

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Matthew Hintermeister
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<b>Email</b>	telluridebroker@aol.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	So thrilled to see the completion of the MV Core finally within reach after 35+ years! The critical mass of, hopefully, two new 5+ star branded hotels will allow for significant economic development. The Core will no longer be dead for most of the year. It's very exciting.
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 14, 2022 7:35 pm  
Browser: Safari 16.0 / OS X  
IP Address: 191.80.154.90  
Unique ID: 1021846426  
Location: -41.1333, -71.2917

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Katie McHugh

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**Email** katielmchugh@yahoo.com

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

Dear Council Members,

Firstly, thank you for your tireless and thoughtful efforts working on the comprehensive plan. I am a Meadows resident and would like to comment on Chad Horning's and Telski's thoughts about "losing" community housing density in the Meadows in the Comprehensive Plan. Yes, there continues to be a need for more community housing, hands down. Yet, packing all the employees into the Meadows is not the solution. What are the statistics I've heard? 70% of Mountain Village's population lives in the Meadows? That's a lot! Whether or not a housing study is completed, that does not change!

I agree with the current numbers in the third edition of the Comprehensive Plan, that it reflects the need to spread out Community Housing throughout the village. We cannot all be packed into the Meadows, no matter how convenient Telski thinks it would be.

As a resident of the Meadows and Mountain Village, I chose to live here because of the peace and serenity the neighborhood provides at an affordable price. I'd like to protect that ambience, and since I live in Parker Ridge, this could already be jeopardized with the development of the lot behind me. Please, please, please keep to the proposed numbers in the latest edition of the comprehensive plan, and don't let yourselves be bullied by Telski and employees who do not live in the neighborhood!

Thank you again,  
Sincerely,  
Katie L. McHugh  
Parker Ridge Resident

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 15, 2022 11:53 am
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	98.197.104.67
Unique ID:	1021989600
Location:	29.8595, -95.3847

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Allen Watson
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<b>Email</b>	beerallen@sbcglobal.net
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

1. The plan should represent all comments made throughout the review and comment process. The latest revision expands the hotbed locations well beyond the Lot 161C and Lot 109 projects previously agreed to by MV citizens. The new hotbed locations, including the Peaks, exceeds a nominal growth plan requested by MV citizens.
  2. The plan should not include expansive growth until TSG begins work on their expansion and improvement plan. The mountains infrastructure is currently incapable of absorbing a 35% increase in skiers.
  3. The existing transportation and parking infrastructure is inadequate for hotbed growth beyond the Lots 161C and 109 projects. Mountain Village Blvd's capacity NE of Village Market is extremely limited to additional users, vendors and parking. The proposed hotels on Lots 161C and 109 will add to the daily trips especially from vendors.
  4. Increasing the tax base and user taxes are not defensible reasons to expand the comprehensive development plan beyond MV citizens' desires.
  5. A 'build it and they will come' plan will not align development with citizen concerns. The typical outcome is infrastructure that is inadequate. TSG and TOMV must develop and begin construction on major infrastructure projects prior to additional hotbed projects.
    - Mountain Village Blvd improvements
    - Water supply
    - Wastewater capacity
    - Lift improvements
    - On and off mountain restaurants
    - Open space development and expansion
    - Increase parking (paid and free)
  6. A comprehensive development plans is visionary and directional. It does not have to be 'everything and the kitchen sink' at break neck speed. The TOMV's citizens can accept managed growth thoughtful of the past and history of the community. Setting the direction at a slower pace gives the council and citizens time to assess the outcomes and determine the next plan.
  7. Don't go too far, too fast.
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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 15, 2022 12:52 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.248.74
Unique ID:	1022000974
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Joanne Young
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<b>Email</b>	joanne@telluridespirit.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

We would like the plan to include a pedestrian walkway along San Joaquin Road from MV Blvd tp at least as far as the multi-unit buildings such as Bear Creek Lodge and Tristant. I. have been told that there was a pedestrian walkway planned for San Joaquin Road, but I don't see it. Walking up San Joaquin Road is currently very hazardous with no room for pedestrians to walk. Multi-generational families live along that road and seniors, children, baby carriages and skiers all use that road. Considering the curves and the lack of visibility for vehicles and pedestrians, it is very dangerous. There is a "Jerry-rigged" path between San Joaquin Road and Mountain Village Blvd that is used by most pedestrians to get to the Gondola and Town Hall Center. It is a primitive path with only tree roots to help passage up and down and chains and ropes tied to trees to allow some hand support. It would be very helpful to have regular stairs built for the safety of pedestrians. The other option is to continue the walkway down to the beginning of San Joaquin, but we all know how people prefer shortcuts. Thank you for all of your hard work on this plan.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 1:51 pm  
Browser: Chrome 104.0.0.0 / OS X  
IP Address: 216.237.251.215  
Unique ID: 1022219438  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Aline Arguelles

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**Email** alline@exceptionalstays.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Thanks for all the hard work on this! re-echoing that with more housing in the meadows we really should have another roadway in/out

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 2:34 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 205.220.219.120  
Unique ID: 1022228175  
Location: 38.1417, -107.75

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Julia Schweitzer
<b>Email</b>	jschweitzer727@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.
2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.
3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

I also think you should take a look at the recent Sunnyside lottery, where 172 households applied for 30 spots. Decreasing the amount of housing spots when our community clearly needs more is crazy.

Julia

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 3:32 pm  
Browser: Chrome 105.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022239943  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Chris Neylan

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**Email** cneylan@telski.com

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

Mountain Village Town Council,

My name is Chris Neylan. I was a resident in the Town of Telluride (renter an homeowner), the Town of Mountain Village (renter), as well as in the surrounding areas (Placerville, Ames, etc...), from 1992 to 2008. I was an employee of the Telluride Golf Club, as well as the Telluride Ski Mountain (Telski), from 1992 through 2008. I returned to Telluride in May of 2020, to assume the position of Golf Director at the Telluride Ski and Golf Club. I currently reside at the Mountain View Apartments in the Telluride Mountain Village.

I must be perfectly honest - I am shocked by the lack of viable employee housing options in the Town of Telluride, the surrounding areas, and especially the Telluride Mountain Village. The amazing, first-class area that has been created by the Allred Family (and their numerous shareholders), improved by Joe Morita, and now owned/operated by Chuck Horning, demands to be served by top-notch employees. This is simply not possible when there are unacceptable (too few, too small, outdated) housing options available to current and prospective employees.

We currently have employees that sleep in their cars, crash on couches, commute from Norwood, Ridgway, Cortez, Montrose, etc... This is simply not acceptable, or sustainable, for employees of this amazing community. I would hope that the dire housing circumstances, in Telluride as a whole, was painfully apparent to the Members of the Mountain Village Town Council. I would hope that remedying this situation (with as many employee housing options in the Mountain Village Core as possible) was #1 on the agenda for the Mountain Village Town Council. The Mountain Village is simply the most viable place for current and prospective employees to reside. The infrastructure (Chondola, Gondola, shuttle/bus, affordable restaurants, etc...) is already in place. All that is needed is for the Mountain Village Town Council to do what is necessary.

We have a desperate need TODAY for considerable improvement to the current employee housing situation. Any amendments to the comp plan in regards to reducing proposed employee housing in the Telluride Mountain Village is unacceptable. Please take feedback from people like myself seriously. Please survey business owners and employees - they will all share feedback similar to mine. The TMVOA survey needs to be taken seriously. Simply put, the Telluride Mountain Village needs to be the LEADER in affordable housing options for the region.

Thank you for considering my feedback. I hope to hear that the Mountain Village Town Council understands the dire nature of creating considerable employee housing options. I hope there will be a plan in place very soon that legitimately addresses the neglected employee housing situation. Our community desperately needs the best employees that we can get to live in the region. This is absolutely impossible with the current employee housing situation.

Chris Neylan  
Director of Golf - Telluride Ski and Golf Club

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 3:58 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 107.77.196.161  
Unique ID: 1022245261  
Location: 32.7797, -96.8022

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Mason Meadows

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**Email** mandm4792@gmail.com

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

To decrease low-income housing in Telluride is to ensure that your beloved ski town will no longer be able to operate in the way that you currently love. If you move employees away from the mountain - will you complain when the hill cannot open after a snowy night because employees are unable to make the dangerous commute to work? Will you be upset when there is a 2-hour wait at your favorite restaurant because they're short-staffed? Will you be okay with the fact that your children or grandchildren will not be able to attend ski school because there are no instructors? As it turns out, these are already issues that are prevalent in our community, and they're \*all\* due to lack of employee housing. The ONLY way around low-income housing is to pay employees a livable wage which, compared to cost-of-living for housing/food/services in Telluride, is well over \$30/hour. So, until every single employee is making enough to pay unsubsidized rent - you CANNOT decrease the amount of low-income housing in our community. By pushing employees out of town, you're creating a bubble for yourselves that will surely burst - we all see it coming. When it does, what will you do?

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 16, 2022 4:05 pm
Browser:	Mobile Safari 15.6 / iOS
IP Address:	172.56.23.13
Unique ID:	1022246568
Location:	41.1895, -73.1892

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	John Adams
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<b>Email</b>	adamjohn0404@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Hello, I would love to share some of my thoughts about this plan from the eyes of an employee living in the meadows working for the mountain. To be honest when I first read the email from my employer informing me what the proposed plan was, I laughed at it and thought it was a joke he was playing on us. Its shocking and somewhat comedically the exact opposite of what all the employees need. Last season was the hardest season for Telluride's employee and housing crisis, and to think this is even being considered at the request of second home owners is truly disheartening. These people who are pulling for this change live here for 20 days a year and then go back to California or Texas, and for some reason they are being prioritized over those who make this mountain what it is. Telluride and mountain village have absolutely unbeatable and infinite potential, but if pushing employees out of this town is being prioritized, the repercussions will be fast and irreversible. What is this gorgeous magical place when there is nobody working there? What's a 30 inch powder day when the lifts aren't open because the employees are buried in snow at their new place in Norwood? Will the second home owners then complain about that inconvenience? Has there been any empathetic foresight considering the repercussions if these plans actually were put into place? The head of mountain operations was at the base of lift 4 multiple times last year helping as a ticket checker since the limited number initially hired had dwindled to a bleak number by the closing weeks, and how every other department hurt so bad for employees as well. What's the thought process behind that, do you think that nobody wants to work here or maybe that there was nowhere left for any more employees to live? Another crucial thing that is not being considered is that many other comparable resorts are hiring desperately as well, who prioritize employees much more. How would these second home owners react if the mountain couldn't be run since they successfully pushed all the employees out of town? All of this is merely a heartbreaking lack of consideration and a failure to stand up for what's right and let the greedy gain even more, I do hope that there is deeper thought and consideration about this plan that concludes in a decision that wouldn't be so detrimental and devastating to the community that truly cares about telluride and mountain village and work hard every day to make it what it is.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 16, 2022 4:12 pm
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	98.38.62.102
Unique ID:	1022247921
Location:	39.614, -104.9602

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Jackson Tate
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<b>Email</b>	jacksontate263@gmail.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	It is hard enough just to get into housing. But once you are in it is a tiny space. Everywhere needs employees but you half to have housing in order for that to not be an issue. You over work employees and have sub par housing and I know many people who left so they could have better housing, or just get housing.
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 4:31 pm  
Browser: Safari 15.6.1 / OS X  
IP Address: 96.231.230.236  
Unique ID: 1022252001  
Location: 38.9779, -77.0806

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	David Koitz
<b>Email</b>	dkoitz@gmail.com

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

Letter to Mountain Village Town Council Regarding the Draft Comprehensive Master Plan

Dear Council Members....

We are writing to you to express our continuing concerns about the third and latest pass the community is making to create a new Mountain Village Comprehensive Master Plan. As a member of the See Forever Village community, we previously expressed our concerns along with virtually all of the other 38 owners in our community about the infrastructure and resource capacity of Mountain Village to handle the multitude of large new hotel/condo complexes now under consideration. We raised them in our opposition to the revised PUD made by a company seeking to develop a new hotel complex on lot 109R. We continue to believe they are relevant despite the council's own hesitancy in considering that project, and join with other residents of the Village in their initial negative reaction to an expansive new hot bed initiative envisioned in the current version of the draft plan. We feel this third draft ... contemplating as much as a 50 percent increase in hot beds ... is still too aggressive given the overall capacity of the Village to handle more large developments.

While the momentum as expressed by the Mayor in her recent summary letter to the community (email, Oct. 13, 2022) seems to be that it is ok with the community to constrain that hot bed expansion if it is limited to major projects in the Village core, We feel it still largely ignores the capacity of the Village to handle three or four more major complexes, even if limited to vacant land available in the core. They would be the Four Seasons project on lot 161R, the Six Senses proposal for lot 109R, and two (or three) major new wings or appendages to the Peaks.

Health safety is our major concern. The community and town of Telluride are still waiting for a new overnight medical facility. With more people, there will be more accidents and more personal serious emergency health problems. In high seasons, transports already have to be made to the hospitals in Montrose and Grand Junction. We ourselves, as have other members of the community, have personally experienced that. More people will have to be transported by ambulance or helicopter ... more delays in treatment, and more that could be life threatening. Even though it's now being planned, how many years away is our new medical facility? Our second concern is with having one main access road in the Village. Are we really ok with a major catastrophe with one major road? What if one of our hotel complexes suffers a major incident? We already have three such complexes in the core...The Peaks, The Madeline, and the Franz Klammer, never mind the other multi-unit condo buildings in and around the core. Are we going to add three or four more major ones? How do we handle the congestion of a dozen or more emergency vehicles clogging the vicinity of a major incident while perhaps a throng of occupants try to flee in cars and on foot to vacate the area? No, it's not imminent and hasn't happened, but it can...we are not immune to the unlikely "fifty" or "hundred year" event. Think of the building collapse in Florida or the major fire last year in Boulder (in winter no less) that took

nearly a thousand homes. We have one two-lane road, with a single entry and exit to and from The Village, with a seldom used dirt emergency exit road blocked by boulders that would have to be quickly removed. How prepared are we?

The condition of the gondola is another concern. Lines swell now in the high seasons and festival weekends, and breakdowns and stoppages have become routine. While everyone recognizes the life of the gondola is coming to a close, the new replacement gondola is still on the planning boards and not imminent. Its current funding mechanism ends in 2027, and its new funding is yet to be thrashed out. What will come first... three or four new hot bed hotels adding significantly to gondola traffic, or a new gondola?

Then there is the staffing dilemma. Yes, the town is taking notable steps to meet the housing gap for the community's workforce, but what added potential shortfall will three or four new hotels bring, even with a carveout for on-premises employee housing? These new projects aspire to achieve five star service... that will require very high employee to patron ratios.

There may be other infrastructure issues of significance that we haven't touched on, but we feel these major ones raise questions about the readiness of Mountain Village to absorb new major hot bed expansions even if limited to the core. We are proponents of further positive development in The Village, but we feel the consequences of any additional large scale hotel/condo projects need greater consideration.

David and Gretchen Koitz

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 5:03 pm  
Browser: Mobile Safari / iOS  
IP Address: 216.237.241.46  
Unique ID: 1022269163  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Kaiden Peterson

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**Email** krp813@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** The housing bison looks awesome for locals. It's very unfortunate that this area has missed out on lots of amazing people because of housing. It's one of the biggest issues currently. By improving and expanding employee housing, the more quality employees and people there will be in the telluride area, improving the ski resort and community

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 16, 2022 5:09 pm
Browser:	Mobile Safari / iOS
IP Address:	172.58.59.72
Unique ID:	1022270665
Location:	39.6814, -104.8837

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Makayla Quillin
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<b>Email</b>	makaylaquillin9@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

We need to create more employee housing options or at least more affordable housing in telluride , otherwise telluride is going to lose all of it's needed employees. And it will be nearly impossible to find employees to come work, let alone have those who have worked here already to be able to stay.

Telluride is amazing in a lot of ways, but the housing crisis here in Absolutely ridiculous. I expect more from you telluride. I hope you can make a smart decision. Step it up.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 5:10 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 216.237.251.198  
Unique ID: 1022270723  
Location: 37.9408, -107.8243

**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** David Wernet

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**Email** davidwernet@gmail.com

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

I'm not here to advocate for socialization or rant against mansions or the free market. I get it, there are people that have done well or their family did well or great grandfather or great great great grandfather. Either way, compounding interested is working well in their favor and I've got no problem with that.

So I want to speak from a perspective that I think might land. Over the years I've worked for multiple departments for the ski hill and in that work I've used many different pieces of equipment to help get the job done. From snowcats to hand tools, if we don't take care of our equipment it breaks down on us, it's useful life gets cut short, it puts us out and we can't get much done.

So we take care of our equipment. Every once in awhile we need to pull the snowcats into the garage to let them de-ice. We need to grease the excavator every 10 hours of operation so that it doesn't seize. We need to store the chainsaws clean and dry overnight so that they'll start up the next morning. Power tools need their batteries on the charger for the night and if it gets too cold they don't charge and aren't useful the next day.

We are the tools that build and maintain the resort community you love. And you're not taking care of us. We're overworked or over tired and we aren't getting quality rest every night. We can't recharge with our friends and loved ones because everyone trying to make it work here lives 45 minutes away from the other person. This is not a plea for mercy this is a straight up dollars and sense argument. You can run your car without an oil change for quite a while, but eventually it's going to seize up. it makes smart financial sense to take good care of your equipment.

More and better quality workforce housing is sorely needed in mountain village and will increase the quality of the resort town you know and love.

You can always find people willing to move to a mountain town and fill those entry level positions. However, the people that fix the lifts, fix the vehicles, run the snowcats and make the snow, and many others, all possess tangible job skills that are needed by this community. These are jobs that require long hours and a large physical demand each shift. These workers cannot work remotely from Montrose, and adding a 90 minute commute to each side of their shift makes them look to other ski communities for better work/life balance.

Let me be clear, we are not looking for our own Mansion next to yours, if our life was dedicated to the pursuit of money, we wouldn't be here. We love this place and our blood and sweat are out there on this mountain. We're here year round. We don't need a million dollar view, because we get it everyday doing what we love. We just want a warm safe place to call our own. And it's really hard for me to look around and see all the excess in this area and then hear that it's not possible.

Arguments about density don't make sense to me, since if it's workforce housing, these people are already here. They just don't have to drive so far to get home each night. I've lived in the Meadows for 8 years and never once have I thought to myself, "this place is too crowded." Most of the time it feels like a ghost town and if the ski resort is ever going to upgrade lift ten to a gondola that can run year round we need density at the base for it to make sense.

In conclusion, until we can take care of everyone who contributes to this town, any talk about community rings hollow. Because by definition we won't have a community. If you've lived here long enough, you end up with almost all your friends moving away, because it's the only option to move on to the next stage in life. You also know at least a few people that have taken their own lives due to suicide and I am convinced that a stronger community is the only way to prevent more future suicides and to me this is infinitely more important than density concerns or those of a few wandering elk.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 5:30 pm  
Browser: Mobile Safari / iOS  
IP Address: 174.204.136.56  
Unique ID: 1022275860  
Location: 40.781, -73.9501

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Gabrielle Novak

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**Email** gnovak3399@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Housing is already extremely difficult in Telluride. I understand it's a difficult situation, but how are you going to push for less employee housing? Who's going to operate the mountain if no one can afford to live there?

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 5:43 pm  
Browser: Mobile Safari / iOS  
IP Address: 137.146.126.43  
Unique ID: 1022278594  
Location: 44.5542, -69.6179

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Norah Adler

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**Email** norahadler@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Telluride needs more affordable housing now! Telluride is run by people who can barley afford to work in the area.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 16, 2022 6:28 pm
Browser:	Chrome 101.0.4951.54 / OS X
IP Address:	216.237.240.163
Unique ID:	1022292279
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Andrew Edwards
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<b>Email</b>	ae.17@live.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Hello,

As someone who is fortunate enough to live in Big Billie's Apartments, I understand the incredibly urgent need for more affordable/low-income housing in the area. As a result of a lack of affordable housing, most Telski departments suffer from understaffing throughout the winter season. If we want to pride ourselves in delivering a world-class ski resort experience we need to make affordable housing an absolute priority. If we do not, we are going to continue to lose the incredible hard-working individuals that make the Telluride Ski Resort experience an unforgettable one. Last season it was way too easy to observe the struggles of many departments on the mountain due to understaffing (made for some embarrassing optics for Telski on several occasions). This will get worse if we are not proactive with affordable housing now. Please consider these thoughts. Thank you.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:06 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022300274  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** test test

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**Email** test@test.com

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

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:13 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.255.10  
Unique ID: 1022301598  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Elena Withers

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**Email** elenaw@bootdoctors.com

---

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

Dear Mountain Village Town Council,

As an employee and employer working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Sincerely,

Elena Withers  
Manager, Bootdoctors

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:18 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022302613  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Delanie Rendon

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**Email** drrendon.03@gmail.com

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

I believe that the proposition does not support the needs of Mountain Village. If there are to be more hotels and businesses put up in the area, they will need to be supported by employees. Considering how remote Telluride is, it would support the town so much to have affordable housing for those who work in the area so that they are enticed to stay and work here rather than somewhere where the commute is 10 minutes rather than an hour and a half. Additionally if people can live and work in mountain village they will be more likely to become a part of the community. We need people who have the chance to invest in a life here. This is only possible by providing more affordable housing opportunities, that is accessible to those who can support the businesses in the area.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:23 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022303639  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Daniela Chaves

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**Email** daniela.chaves@aubergeresorts.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I do not agree with the reduction of affordable housing in the Mountain Village. All the employees of the hospitality sector are affected by this decision and people are not having quality of life in Telluride. If we want to give our guests the best of Telluride we should also give our team the best.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:25 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022304018  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Vesna Derviskadic

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**Email** vesna.derviskadic@aubergeresorts.com

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

I do not agree with a proposition. Working in Hospitality I strongly believe that we need more affordable housing options. The image of hotels is having accomodation to sleep and enjoy these beautiful mountains around Telluride. If we are expected to provide service for our guests we need staff to provide it. We always find enough candidates to work but ones they realize there is no housing option for them they leave and find other towns or states that are more accomodating.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:29 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022304631  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Paola Marquez

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**Email** paola.marquez@aubergeresorts.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need more employee housing cause we need people every season and due to the lack of housing its becoming a problem

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:32 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022305182  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Sophie Gilbert

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**Email** sophie.gilbert@aubergeresorts.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I believe that we need to revise the current housing proposal to focus more on creating more options for housing. With the town growing, we need to recognize those who work and live here who keep the town running. I think it is very crucial that more options and transportation is provided to ensure the stability of our tourism industry.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:32 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022305223  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Sonia Lara

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**Email** siomis11@hotmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I think it would be better to get more employee housing because there a lot of jobs and many places need people to work but they don't choose to come here because there's no place for them to live or it is too hard to find something.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:35 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022305830  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Loretta Sutherland

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**Email** Loretta.sutherland@aubergeresorts.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I do not oppose this, we need affordable housing for our workers.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 7:38 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022306408  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Derek Meredith
<b>Email</b>	derqmerq@gmail.com

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

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 8:01 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022311383  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Chase Cushing

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**Email** cbcushing10@gmail.com

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

As someone who works in management with Telluride Ski & Golf, it is vital to our company and our community that we build as many affordable housing units as possible. I realize capacity is limited to a certain extent living in the Box Canyon, but there are several proposed lots and projects that we need to follow through and take action on. People that want to move here and work even if its for just one season won't be inclined to do so if they have to resort to living in a hotel in Norwood or Rico and have to commute 30-45 minutes daily. I've watched many people get displaced from their housing as a result of greedy landlords wanting to cash out on their properties while the market is hot while not taking into consideration that they are effecting our local economy. Employers are so desperate for employees that I've seen hiring incentives offered that were never offered before. These desperation tactics aren't working because we don't have any local housing. I'm at the frustrating point in our winter hiring process where I have to tell applicants that our employee housing is full, and applicants are less appealed to the idea of working here when I tell them they have to live in a hotel for a few months and commute long distances daily. We need local housing and we need it now. If we don't get housing soon it'll ultimately lead to the downfall of our economy and community as we know it.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 16, 2022 8:03 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.240.162
Unique ID:	1022311925
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Chase Cushing
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<b>Email</b>	cbcushing10@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

As someone who works in management with Telluride Ski & Golf, it is vital to our company and our community that we build as many affordable housing units as possible. I realize capacity is limited to a certain extent living in the Box Canyon, but there are several proposed lots and projects that we need to follow through and take action on. People that want to move here and work even if its for just one season won't be inclined to do so if they have to resort to living in a hotel in Norwood or Rico and have to commute 30-45 minutes daily. I've watched many people get displaced from their housing as a result of greedy landlords wanting to cash out on their properties while the market is hot while not taking into consideration that they are effecting our local economy. Employers are so desperate for employees that I've seen hiring incentives offered that were never offered before. These desperation tactics aren't working because we don't have any local housing. I'm at the frustrating point in our winter hiring process where I have to tell applicants that our employee housing is full, and applicants are less appealed to the idea of working here when I tell them they have to live in a hotel for a few months and commute long distances daily. We need local housing and we need it now. If we don't get housing soon it'll ultimately lead to the downfall of our economy and community as we know it.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 8:10 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.3  
Unique ID: 1022313190  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Kristopher Rauscher

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**Email** kgraus@yahoo.com

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

I moved to Norwood in 2019 after college and immediately started working for the resort. I was fortunate enough to find a place to live in the near by area and was told this would probably be the best opportunity to find housing. The easier option would be moving into billys. And after recently graduating college, moving back into a small dorm room with another person seems like a living hell. I didn't realize how much of a housing crisis there was until I moved out here. I've heard stories after stories about people getting kicked out of their house in Telluride and current owners selling their house to people who are turning it into an air bnb. I think there is a problem with those kind of properties in such a small town with a housing crisis. I heard there are plans to build another hotel on the village while there still is an employee housing crisis. After living in Norwood for over 3 years and working for the ski resort, its very frustrating to have to drive a total of 2 hours a day. And even more frustrating that even if I did find a place to stay in Telluride, the rent would be tripled and would have to move out after 6 months or winter/summer season. I'm glad there is a plan slowly moving, but I am just as skeptical as most employees. I've heard year after year this was a problem, I just feel it might be a little late. I can feel my time in the area is coming to a near end if this continues.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 8:11 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022313331  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Liam Friesen

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**Email** liamfriesen007@gmail.com

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

As a resident of mountain village I can clearly see the need for more available housing inside the village. I personally know multipole people who do not have their own transportation and still live on the mountain. housing in Norwood or even telluride it self wouldn't be as useful as housing in mountain village. the gondola's are an essential form of transportation an cannot be properly utilized with housing outside of the village. Housing in Norwood would also further the divided between income classes and cultures on the mountain prioritizing the rich to closer access then the laborer's who take care and provide for it everyday. Thank you for reading my comments I hope you take them to heart.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 8:16 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022314327  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Liam Friesen

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**Email** liamfriesen007@gmail.com

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

As a resident of mountain village I can clearly see the need for more available housing inside the village. I personally know multipole people who do not have their own transportation and still live on the mountain. housing in Norwood or even telluride it self wouldn't be as useful as housing in mountain village. the gondola's are an essential form of transportation an cannot be properly utilized with housing outside of the village. Housing in Norwood would also further the divided between income classes and cultures on the mountain prioritizing the rich to closer access then the laborer's who take care and provide for it everyday. Thank you for reading my comments I hope you take them to heart.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 8:19 pm  
Browser: Mobile Safari / iOS  
IP Address: 174.198.128.169  
Unique ID: 1022314876  
Location: 39.7388, -104.9868

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Zachary Dickson

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**Email** zachdickson94@outlook.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need more employee housing. Too many places are short staff and too many people are driving too far. Do you have enough space planned out for all the employees we need to run the town? The plan looks okay as long as there's enough space for all the employees.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 9:18 pm  
Browser: Safari 15.2 / OS X  
IP Address: 216.237.251.234  
Unique ID: 1022326385  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Tami Huntsman

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**Email** tamihuntsman@mac.com

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

Dear Mayor, Town Officials and Town Council,

Thank you for extending the entire Comprehensive Plan process. There were big changes that needed to be made that take time, community feedback, and continual reflection to make sure that good decisions are being made. The plan, even though it is called a vision, has a huge impact on developers, open space, quality of life, home owners and communities. Thank you also for establishing the MRAB committee. The Meadows community needed a stronger voice and they provided that.

The Town received a record number of community responses to each draft of the comp plan. Too much density in the Meadows was the greatest concern, open space and hot beds garnered many comments also. Both full time and part time Mountain Village residents overwhelmingly stated that increased density and its impact on community character is their biggest concern. I hope this resonated loudly with our Town leaders!

I thank the MRAB committee for their diligence in keeping the Meadow's density to the platted amount. The Meadows is a wonderful community and overdevelopment will destroy the community feel and quality of life.

I don't understand creating more hot beds at a time when the housing supply is very limited. Hot beds demand more workers who need to be housed. The Four Seasons Hotel will have 200+ employees and only a small number will be provided housing by the hotel.

The six definitions of open space need to be retained, no matter what TSG wants!

TSG and their inability to provide enough housing for their employees and short- term rentals are the root of our housing crisis. The Town seems to be in a panic mode to move too quickly with a Comp Plan and development of affordable housing. I live at Northstar and 8 families could be living in the units that recently turned into short term rental units.

Please keep the Meadows from being overdeveloped. Please make sure that open space, quality of life and community feedback is always a priority when making decisions that affect the MV population. And please read our comments and answer our questions.

Sincerely,  
Tami Huntman

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 9:23 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 166.196.61.118  
Unique ID: 1022327500  
Location: 31.8816, -102.0134

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Tyler Oliveri

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**Email** Tylerdmb2004@gmail.com

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

The workers of Mountain Village are desperate for the proper amount of worker housing to live comfortably. This is a major problem within the community, and it needs to be addressed. Personally, I know several people that are living in their vehicles just to be able to work in mountain village. This is beyond absurd, and very frustrating. In addition, some of the current housing is in need of upgrading. I'm currently sharing a studio sized apartment, and I'm in the same room as another person. Soon business won't be able to run properly, because no one will want to work in the Mountain Village/Telluride area, because of how bad the living situation is. In fact this is exactly what's happening right now. Our Businesses are really struggling to find workers, and that's exactly why business are forced to close around town. Change needs to come quick in order to keep the community vibrant.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 9:28 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022328469  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Evelyn Ortiz
<b>Email</b>	evelyn.solis36@icloud.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Evelyn

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 9:42 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.251.198  
Unique ID: 1022330999  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Piper Greenwood

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**Email** piperjayne@gmail.com

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

Hello, I am a resident of Mountain Village. I live in Mtn View. my housing is dependent on my employment with Telski. Let me start by saying I love my house and I love my job. I have been given an opportunity most people in this community won't ever be given. Whilst I love my living situation...I wake up with anxiety regarding it every night. If my roommate falls below a certain amount of hours he will be kicked out and I will be randomly assigned another. Possibly someone I have never met or get along with. I am trying to grow in my career and in my family life but it feels that the options for me are limited. How do I grow a family? How do I create a life that feels like I am in control of? I understand that the housing needs are dire so beds to heads are a necessity. But what about those of us who are trying to create long term lives here? Will I ever be able to have a child? Will I ever be able to have a living situation without feeling like I'm back in college? Life here is hard. That's why we love it. But truly, it is devastating that there is not enough housing for the people who dedicate their lives to this town to be able to grow in this community. We need more housing to allow understaffing issues to be obsolete. We also need housing that creates an environment suitable for retention rates to soar. I am a woman with a great job in this community. I love it, I bring in money, I actively work towards bettering the towns of Mountain Village and Telluride. I demand better housing opportunities for me, my future family and all of those who are lucky enough to call this place home.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 10:01 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 75.64.139.222  
Unique ID: 1022334530  
Location: 32.2604, -90.0897

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Robert Oliveri
<b>Email</b>	rto394@comcast.net
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	<p>I am an owner in Mtn Village and support additional housing for the workers. Any town that thinks it can provide essential services for visitors without workers is greatly mistaken.</p> <p>My family supports additional housing projects</p>

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 10:07 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.241.89  
Unique ID: 1022335432  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Elizabeth Adler

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**Email** eaatride@hotmail.com

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

Dear Town of Mountain Village,

I lived and worked in Mountain Village for over 20 years. I am lucky and have been fortunate to have housing.

I believe you should not rush the comprehensive plan at this point in time. I believe we should not lose employee housing density. Our entire community is in desperate need of housing for families and workers. WE have a serious labor shortage. Our community is fading away. Long time locals have had to move away. We cannot sustain our economy or tourism with our current situation. The need for housing is DIRE.

Please consider this as you move forward and take some more time to evaluate.

Sincerely,

Elizabeth Adler

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 16, 2022 10:12 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 75.143.87.39  
Unique ID: 1022336314  
Location: 32.5484, -85.4682

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Logan Hill

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**Email** lhill@charterco.net

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

I have lived in big Billie's for the last 5 years and am yet to be able to find somewhere else to live. If you guys do not account for us essential workers for the resort having anywhere to live then who is going to be opening up the lifts for you skiing every? Checking tickets? Running lifts? Ski lessons? The reality is that without us, there is no resort. And I don't think you realize that. You think you do but you don't. We love telluride. We came here because we love it. With having less employee housing, you are kicking all of us who love this town out. Without us resort workers, you have no resort.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 12:23 am
Browser:	Chrome Mobile 106.0.0.0 / Android
IP Address:	174.205.103.135
Unique ID:	1022360336
Location:	36.2227, -115.2554

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Brian Widergren
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<b>Email</b>	brianwid@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Parking at Meadows is an issue. I have been told that Billies residents will need to park at the airport this winter. This is ridiculous. When the parking garage is built, will this still be the case. There are proposals for deed-restricted condos. This is a ridiculous solution for housing when the starting wage at Telski is \$18.50. I have a 35 year old assistant manager who is going to be forced to share a bunk bed at Billies with whomever gets assigned to him. This is ridiculous. Last year the CFO of Telski was a ticket checker several times because there wasn't enough housing for the appropriate number of staff. Last year the head of Telski Risk management was working at Goronno's and ticket Checking because there wasn't enough housing for the appropriate number of staff. Last year there were several days that lifts were potentially going to close because there wasn't enough housing for the appropriate number of staff, with several lift operators working 20+ days in a row. These are \$18.50 an hour jobs that for most people are only a season or two jobs. The solution of \$400,000+ condos is ridiculous. So no realistic parking and no realistic housing. Unless everyone wants to stop using lifts, stop going to restaurants, and have all their goods delivered through Amazon, a very immediate and realistic solution to the majority of staff concerns needs to be figured out and implemented quickly.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 12:29 am  
Browser: Chrome Mobile 99.0.4844.88 / Android  
IP Address: 216.237.240.163  
Unique ID: 1022361124  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Jessy Brown

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**Email** j63401@gmail.com

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

As a telski employee I've seen 1st hand how businesses struggle to maintain a workforce due to housing availability. Can we please take the time to complete this study thoroughly and accurately. This a beautiful community and if someone is forced to leave it when they just want to contribute, that's just a crying shame.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 1:40 am  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 3.138.124.69  
Unique ID: 1022370521  
Location: 39.9625, -83.0061

**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Alan Safdi
<b>Email</b>	alansafdi@gmail.com

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

Are we going to approve this pan and ignore the wishes of the community?In response to the first two drafts of the amended Comp Plan, the community clearly and overwhelmingly stated that (i) maintaining the quality of life is our number one priority and (ii) limiting the number of hotbeds is the key to maintaining the quality of life. 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. Having the Peaks Hotel exapnd into a single family neighborhood is riiduloius and dangerous. It will make Country Clug drive even more dangerous than it is currently. That street can not even support the traffic it has around the extremely tight S turns. There will a degradation in the quality of life for all the people that use that street and the residents of that street. With VRBO and AirBNB and the two new hotel projects there is absolutely no logical reason to support expanding the Peaks or approving any more hotbeds.

We hope the town council will take into consideration the wishes of the community and think long and hard about the long term implications of approving a futhere exapnsion in hotbeds beyond the two new hotel projects. We want a community for the residents as well as visitors. The commuity has spoken clearly on this issue and I hope everyone will listen.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 2:03 am
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	3.138.124.69
Unique ID:	1022373415
Location:	39.9625, -83.0061

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Stephanie Ugander
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<b>Email</b>	gialan@aol.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Further expansion of the hotbeds by over 40 percent is absurd. The Peaks expansion should be deleted from this plan since the community has spoken clearly that we do not want a significant expansion in hotbeds. The Peaks location on an already very dangerous street should never be considered for a hotbed expansion site. The street is a close knit single family street and a Peaks expansion on this street would be extremely deleterious to all residents on this street and others that use this street for commuting daily. Why are we ignoring the wishes of the full and part time residents and trying to expand hotbeds beyond the two new hotel projects. The community has been clear that we do not want this type of increase in density in Mountain Village. We do not want another Vail! We want to preserve a reasonable quality of life for the residents and a good experience for visitors.

Please reject this plan since it is at odds from the wishes expressed by the majority of people in the prior survey and will irreparably damage our community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 8:27 am  
Browser: Firefox 105.0 / OS X  
IP Address: 99.9.161.166  
Unique ID: 1022446912  
Location: 33.5637, -83.1702

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Rick Greubel

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**Email** richardgreubel@gmail.com

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

Dear Town Council,

The continued focus on increasing hot beds in the 3rd draft of the Comp Plan is frustrating and deeply dissapointing. The MV residents were very clear in our priorities for the revised Comp Plan and hot-beds are contrary to all of them. The Four Seasons and Six Senses projects were supported but after that we need to pause. Construction traffic, guest traffic, lack of workforce are all major issues that will challenge both of those projects which will overlap. The addition of a Peaks expansion is not supported by a single MV resident I know (other thank Telski ownership). It should not be included in the Comp Plan.

I fully support all the affordable housing efforts the Council is currently working on and the Illium project is particularity interesting given the scale. Well done here.

If the 3rd Comp Plan is approved with the Peaks expansion project included you should not be surprised if their is significant resident disapproval.

Sincerely,  
Rick Greubel  
Full time MV resident  
528 Benchmark DR.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 9:32 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 64.44.87.126  
Unique ID: 1022472006  
Location: 39.6124, -104.8804

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Mike Sanders

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**Email** msanders0423@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Please adhere to residents' wishes and don't go beyond the Four Seasons and Six Senses lots for additional hot beds.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 9:33 am
Browser:	Safari 15.6.1 / OS X
IP Address:	98.197.103.99
Unique ID:	1022472434
Location:	29.6925, -95.363

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	James Royer
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<b>Email</b>	jamesroyer@gmail.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	The massive expansion of the Peaks Hotel in the latest draft of the Comp Plan is unacceptable and should be removed from the Comp Plan. Any proposed expansion of the Peaks should be a stand alone subject presented for public comment.
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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 11:39 am
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.255.44
Unique ID:	1022534747
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Max Kaye
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<b>Email</b>	mbkaye16@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Dear Mountain Village Town Council,

I am writing to express my opposition of the proposed amendments to the comp plan in regards to the reduction of the targeted workforce housing density. First of all, why are we doing this during off season? This is not appropriate. Second, we have a desperate need for more employee housing today and the needs of our employees and business that employ them will not be met with this current plan. The entire community should be master planned to make this Town the best possible place for us and our workers to live and work. The Meadows has the location and transportation to do this and it certainly can with a careful and thoughtful master plan. Reducing our work force housing units without considering all of our community needs is not appropriate.

Why has the town not surveyed the businesses and employees to understand our needs? Is the Town taking the survey done by TMVOA seriously? If so, we need to appropriately plan for this. Why is the Town rushing to complete this when we don't have a housing study, you don't understand my housing needs and those of the other businesses and its off-season. There is no reason why this is being rushed to completion in this way.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 11:43 am
Browser:	Mobile Safari / iOS
IP Address:	216.237.255.44
Unique ID:	1022537468
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Emma Troy
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<b>Email</b>	emmatroy77@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Dear Mountain Village Town Council,

I am writing to express my opposition of the proposed amendments to the comp plan in regards to the reduction of the targeted workforce housing density. First of all, why are we doing this during off season? This is not appropriate. Second, we have a desperate need for more employee housing today and the needs of our employees and business that employ them will not be met with this current plan. The entire community should be master planned to make this Town the best possible place for us and our workers to live and work. The Meadows has the location and transportation to do this and it certainly can with a careful and thoughtful master plan. Reducing our work force housing units without considering all of our community needs is not appropriate.

-Emma

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 12:23 pm  
Browser: Mobile Safari / iOS  
IP Address: 107.77.198.190  
Unique ID: 1022560186  
Location: 32.7797, -96.8022

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Jessica Krauser

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**Email** jkrauser@tellurideski resort.com

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

I ask all members of TMV and Telluride Councils, Staff and Consultants to please SLOW DOWN the reactive planning mode proposed in amendments to this community's vital Comprehensive Plan. Remember the Five "P"s: Proper Prior Planning Prevents Poor Performance. And anything done, especially when imperative to the future prosperity of our home and local business community, should be DONE WELL. Our aim to be the premiere mountain town destination and ski resort is reliant on those committed people that drive extensive miles to work each and every day. These people don't just need a home. They need a Comprehensive Plan of homes. Please take the TIME to VALUE these people and what they do for our community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 12:34 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022566683  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Vena Barrett

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**Email** vbarrett@thepeaksresort.com

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

Dear Mountain Village Town Council,

As a resident of the area and an employee working in Mountain Village, Even though I am not in need of housing myself there are a lot of employees that are. I feel that it is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. Since there is land available to build on I feel that should be used 1st before considering other communities where employees need to commute to work. Not that commuting is a bad thing but we will get more employees and keep them with good affordable housing close to work.

Sincerely,

Verna Barrett

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 12:47 pm  
Browser: Chrome 103.0.0.0 / OS X  
IP Address: 76.89.85.92  
Unique ID: 1022574149  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Cara Booz

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**Email** Cbooz@Tellurideskiresort.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.
2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community. Thank you for your time.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 12:50 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022575851  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Kathryn Vajda

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**Email** katvajda7@gmail.com

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

I think this plan does not take into account the needs of the many people who want to live here and work here. The few employee housing options are very limited and undesirable. Rooms at buildings like Big Billie's Apartments are extremely cramped, just a tiny room and bathroom with no kitchen and minifridge shared between two people. At best, this would be a temporary situation. It is hard to get serious, qualified employees when these are the only housing options. It is hard for locals and workers to stay here when these are the best options available to them. Many people have to commute from far away, which is not ideal in the winter months. Most of these people would love to live closer and be a part of the bigger community. It is impossible to find local housing options outside of employee housing-- the few open spots are either far away or astronomically unaffordable. I wish the plan would do a survey of the many local businesses and their employees, something broader that can fully view the need for housing in Telluride and Mountain Village. Many workers and locals leave for off season, so it is important that an expansive survey happen afterwards so we can get an accurate picture.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 1:02 pm  
Browser: Chrome 103.0.0.0 / OS X  
IP Address: 76.89.85.92  
Unique ID: 1022582419  
Location: 37.9408, -107.8243

**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Kory Booz

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**Email** korybooz@gmail.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 1:09 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 12.187.225.82  
Unique ID: 1022586770  
Location: 33.1452, -97.0699

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Winston Kelly

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**Email** winstonkelly@gmail.com

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

In the Mountain Village Subarea Plan of the Village Center, I agree that the Parcel C-3: 89 lots should remain transitional condos and we should see the unzoning of those three lots (89-2b, 89-2C, 104) from single family to multi-family in the near future.

In that same theme, I would like to see Parcel C-1 the 89 Hotbeds lots be more aligned with transitional condos rather than a hotel hotbed. I do not think a Hotel Hotbed belongs on that side on Mountain Village Blvd, and any such hotel development would be met with great resistance from the existing neighborhood.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 1:26 pm
Browser:	Safari 16.0 / OS X
IP Address:	98.201.96.159
Unique ID:	1022597219
Location:	29.7438, -95.4422

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Nick Swyka
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<b>Email</b>	nswyka@gmail.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	My wife Shannon and I would be opposed to expanding the number of "Hot Beds" beyond those anticipated in the two new hotels and in particular would be opposed to an expansion of the already large, old and unsightly Peaks hotel. It seems clear that the MV residents are on balance opposed to the Peaks expansion.
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 1:35 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022602019  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Leah Gower

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**Email** lgower@thepeaksresort.com

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

I am the Spa Director at The Peaks Resort & Spa. We are in dire need of additional housing options for our current and all potential new employees. The housing that is available simply isn't enough. Current housing options also do not meet any professionally minded person's expectations of an acceptable long term living situation. We need more affordable housing for employees as well as a variety of housing options. We strive to offer high levels of service to our guests and members (most of which are local or 2nd home owners). It's a challenge to provide this level of service and be of value to the community when staffing levels always fall short due to lack of housing. The need for affordable housing in this community for all businesses is huge and increases year after year. We must spend the time to properly identify affordable housing for all current local business needs as well as taking into account planned growth.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 2:08 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	50.30.19.152
Unique ID:	1022623463
Location:	38.7369, -108.0651

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Banks Brown
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<b>Email</b>	banks@rmi.net
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Any revisions on Parcel A-1 will have to A-1 will need to be modest especially if asking for any height variance. All the owners of See Forever carefully analyzed the zoned height with regard to their views and invested accordingly. Vehicular access will also be a concern as already voiced by the Country Club Drive community. Development is expected but height change is anon-starter.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 2:15 pm  
Browser: Mobile Safari 15.6 / iOS  
IP Address: 166.205.107.53  
Unique ID: 1022628445  
Location: 34.0486, -118.1796

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Casey Rosen

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**Email** caseycrosen@yahoo.com

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

Thank you again for the opportunity to review the comprehensive plan again. My first comment is the same as I have made two times before which is that the format for viewing changes and making comments is unbelievably difficult to use/follow.

Beyond this, the primary issue with the current iteration of the plan is the fact that despite public opinion being heavily against the addition of too many new hotel rooms, too many new hotel rooms are contemplated. In addition to issues like the potential failure of one or more of these developments based on economic conditions (like has occurred in the past during recessions and otherwise) if any of them do get built, they will sap the supply of employees to the detriment of existing hotel properties and the area in general. The lack of sufficient embedded employee housing within the hotel projects as a requirement is the primary flaw.

I also concur with the comments of John Horne and James McMorran.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 2:38 pm  
Browser: Chrome 83.0.4103.116 / OS X  
IP Address: 76.173.1.232  
Unique ID: 1022642701  
Location: 19.6531, -155.9798

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Graham Zug

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**Email** grahamfzug@gmail.com

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

As more and more ski areas turn into small cities ie Steamboat Springs, Vail etc., the Telluride and Mountain Village communities become more unique. The current MV Comp Plan in my opinion provides for too many hot beds We believe the additional hot beds should be limited to the development . of Lot 161-CR, the Pond Lots and Lot 109-R. In the future one can add more if absolutely necessary but once developed there is no turning back.

Many thanks,

Graham and Elizabeth Zug  
317 Fairway Drive

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 2:43 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022646301  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Chase Cushing
<b>Email</b>	ccushing@telski.com

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

Dear Mountain Village Town Council,

As a resident and employee working in the Mountain Village, I am writing to express strong opposition to the Town of Mountain Village Comprehensive Plan Update as currently drafted. Our town and region face a housing affordability crisis, and we believe that the most important actions we as residents can take to address that crisis are as follows:

1. Mountain Village or regional partnering municipalities should update the 2018 Housing Needs Assessment to better understand our current housing needs and if those needs can be accommodated locally. This should be a key component of the master planning process and without this all changes to residential density targets in the meadows is uniformed. The Town Manager said at a TMVOA meeting recently that he was using the 2018 plan as his guidance and that was for less than 50 housing units. We all know this number is not even close to accurate.

2. Undertake a master planning project based on the above needs study to determine where density can realistically be placed in the Mountain Village to meet our current and future needs. This should be done with the goal of making the housing for our workers a priority and appropriate to service our residents and guests in MV.

3. Maintain existing open space categories (Active and Passive Open Space), so that employee housing can be continue to be provided on Active Open Space via a conditional use permit application. This has been used in the past for multiple housing developments in the Mountain Village and it would be short sighted to remove this tool from our community tool belt without a full workforce housing master plan.

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century. Bold, forward-thinking measures to increase affordable housing in our community are imperative to living our shared values. We strongly urge Town Council to consider the impacts and oppose the current plan as drafted. We support amendments to modify this plan based off of an updated community housing needs survey capturing the changing housing dynamics of our community post COVID-19. If the Comprehensive Plan remains unchanged, it will compromise our community's commitment to advancing housing opportunities for rental and ownership.

I look forward to continuing to contribute my voice and learning more as the conversation about community housing develops in the coming months. In the meantime, I wanted you to know how important this issue is to me, and I hope we can work together to adopt a strong plan that meets the needs of all of our community.

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 3:33 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 24.55.43.32  
Unique ID: 1022677681  
Location: 30.2971, -97.7862

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Barton and Jennie Prideaux

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**Email** barton@prideauxinterests.com

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

We fully support all the points included in Mike Vasquez's comments re the Plan delivered to the Town today (10/17/22) on behalf of the Crystal HOA and have two additional considerations we believe are important at this critical planning stage:

1) The Plan Draft should change Lots 89-1B, 1C, and 1D to "Yellow" single family/low density. Our neighborhood's character is single family and the Plan should support and confirm this established character. Lots 89-1B, 1C, and 1D's classification as medium/high density happened over a decade ago and should be modified, at least to a more compatible low-density use.

2) The Draft Plan's Subarea Plan M.3.ii recommends protecting the lots located east of development :

"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". While this statement is important and warranted, any development on these lots should likewise also be stepped on the development's western side to mitigate negative privacy, view and noise impacts to Lot 89-1A. The impact on both sides of future development should be considered and mitigated.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 3:59 pm  
Browser: Mobile Safari / iOS  
IP Address: 172.56.152.88  
Unique ID: 1022693014  
Location: 45.5192, -122.6901

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Anna Mattingly

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**Email** anna.mattingly@yahoo.com

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

I disagree with less employee housing, there's a housing crisis in Telluride and it's difficult to run a business with no staff because there's no where for them to live. Please provide as much employee housing as possible instead of keep taking it away. How can serve the growing population when there's no one to work and serve our current population. .

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 5:10 pm
Browser:	Mobile Safari 15.6.1 / iOS
IP Address:	172.58.61.169
Unique ID:	1022741146
Location:	39.7388, -104.9868

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Kathleen Howell
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<b>Email</b>	howell.kathleen.e@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

As a family who lives and works locally full time, we strongly oppose the renewed proposal to expand The Peaks as a viable hot bed expansion opportunity. We were communicated to earlier this year and assured that the other two large developments in the immediate vicinity would be sufficient but seeing this expansion back on the table is incredibly concerning. We were lucky enough to purchase a deed restricted property in See Forever Village and know firsthand how defeating, heartbreaking, and difficult the current housing crisis for local workers is. Had the owners of this property not accepted our offer, we would have likely met the fate of many other dedicated, hardworking, involved local families who would have to leave Telluride due to no opportunities to rent or own. Aside from the concerns expressed by ourselves and our neighbors this spring in regards to this development (including traffic, density concerns, pollution, hiking/walking safety, congestion, diminished property value, etc.), our largest concern comes in with yet another large development that addresses short term income opportunities over the health and capacity of our current local workforce. How is this community to support a third large hotel development in the immediate area without workers to staff? Where will they live? And why do we continue to spread ourselves too thin? We are a part of this beautiful community because we believed that the town values quality over quantity but we're afraid of what this means for our future. As an example, See Forever was told just months ago that previous landscaping agreements with the town could not be upheld because of insufficient staffing. If that's the current state for previous agreements, what does this development hold for what's to come given how it will impact our already crippling local worker housing and staffing issues? We implore you to reconsider this new Peaks development proposal as an immediately viable development opportunity. Please be the voice for our local workforce, we need you.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 5:35 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.253.93  
Unique ID: 1022755295  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** WILLIAM GOLDBERG

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**Email** williamgoldberg54@gmail.com

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

The 3rd draft of the Comprehensive Plan Amendment goes against the will of the majority of the residents of Mountain Village. We have lived here for 10 years, and have developed a rather large community of friends. We know of no one who approves of these changes. Please listen to the community. Adding the hotbeds for Four Seasons (Lot 161CR/Pond Lots) and Lot 109R (Six Senses) are reasonable, although still add a large number of hotbeds and increases congestion in the village, as well as stress the already inadequate housing for these employees. All other hotbed projects will ruin the community we love so much.

The community has spoken loudly and clearly on these issues, and the Town Council has acknowledged they have heard the community and support it. This 3rd draft undermines this support. Do we really want to be just another overbuilt ski town??

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 5:36 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.253.93  
Unique ID: 1022755519  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Elena Dorie

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**Email** elenatoyota@yahoo.com

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

The 3rd draft of the Comprehensive Plan Amendment goes against the will of the majority of the residents of Mountain Village. We have lived here for 10 years, and have developed a rather large community of friends. We know of no one who approves of these changes. Please listen to the community. Adding the hotbeds for Four Seasons (Lot 161CR/Pond Lots) and Lot 109R (Six Senses) are reasonable, although still add a large number of hotbeds and increases congestion in the village, as well as stress the already inadequate housing for these employees. All other hotbed projects will ruin the community we love so much.

The community has spoken loudly and clearly on these issues, and the Town Council has acknowledged they have heard the community and support it. This 3rd draft undermines this support. Do we really want to be just another overbuilt ski town??

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 5:43 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	216.237.240.130
Unique ID:	1022759254
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Kierstin Strand
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<b>Email</b>	kierstin.strand@aubergeresorts.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

It is important that Mountain Village be a leader in affordable housing and work to ensure that employees of all income levels can afford to live in the Mountain Village if they choose to do so. My concerns are that as written, the effect of this Comprehensive Plan would be an overall reduction in potential future deed-restricted employee housing units in our community when we really need more and we have the land. We cannot offload our employee housing needs to other communities where people have to commute when we have the land we need to treat our employees properly right here. We find this reduction unacceptable and urge you to reconsider this density reduction in the context of the full needs of our community not only now but into mid-century.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 5:55 pm  
Browser: Chrome Mobile 105.0.5195.147 / iOS  
IP Address: 216.237.240.162  
Unique ID: 1022766941  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Matt Tarkington

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**Email** tarkingtonmatt@gmail.com

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

It shouldn't be an issue that there isn't enough housing for the people that work here. We don't need mansions, but our current situation is abysmal. One high density apartment complex would solve all staffing issues, and making the housing density less is not going to help. Town homes and condos also won't solve our problem.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 5:55 pm
Browser:	Mobile Safari 15.6.1 / iOS
IP Address:	172.58.62.76
Unique ID:	1022766951
Location:	39.7388, -104.9868

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Rachel Money
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<b>Email</b>	rrachelmoney@gmail.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	Telluride Ski Resort and the town of mountain village depend on employees to be successful. If employees are pushed further and further out of town, they will stop working in telluride. Employees in this area need to be supported by the businesses and residents here. Telluride will not operate without us. We deserve to be here as well.
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:00 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 174.207.225.48  
Unique ID: 1022769389  
Location: 39.8378, -84.1111

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Matty Ward

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**Email** matthew.ward18@hotmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Please approve the company housing! This town is falling apart without quality employees!!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:02 pm  
Browser: Mobile Safari 15.5 / iOS  
IP Address: 172.58.160.80  
Unique ID: 1022770189  
Location: 41.8874, -87.6318

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Sean McElwee

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**Email** seanmac99420@yahoo.com

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

Housing has and always will be an issue in telluride which is a shame. There are so many untouched parcels of land which we could utilize for employees. We should not be hiring people to work at the ski resort and have to tell them we have no housing. That has always been part of the deal with resort work. Without us, this mountain cannot run properly. If at all. We are begging to be able to bring in more smiling, professional people to our little piece of heaven. Please consider. 15 units. We can build up, not out. Keep this in mind. WE NEED HOUSING

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:08 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022772726  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Tom Richards

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**Email** jtomrichards@gmail.com

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

My name is Tom Richards, and I have lived in the Telluride region since 1999 and have been a homeowner in the Mountain Village core for the last 6 years. As someone who's ultimately responsible for a staff of about 20 full-time year-round employees, and a staff of about 70 seasonal folks, I can't communicate strongly enough about the struggle we face with employee housing. Every season we receive an influx of qualified candidates, tremendous resumes, and motivated people that want to be part of our community. Most of them fall away because they are unable to obtain adequate housing. Before we make any major changes to the Comprehensive Plan we need to consider our housing needs now, and in the future. My primary ask is that we not rush the process and allow plenty of time for community input. Kind Regards.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:10 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 174.234.7.196  
Unique ID: 1022773355  
Location: 38.9694, -94.6266

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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<b>Name</b>	Lela Martin
<b>Email</b>	Lelajmartin@yahoo.com
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	It is extremely important to include more workforce housing in the Comprehensive Plan for Mountain Village. We have to be able to offer the best ski town experience to live and work!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:12 pm  
Browser: Mobile Safari 16.0 / iOS  
IP Address: 104.28.48.81  
Unique ID: 1022774173  
Location: 38.8374, -104.8225

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Sebastian Recalde

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**Email** sebastianrecalde333@gmail.com

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

Please allow for the 53 unit structure to be built. We have had a major shortage of employee housing and many great people have actually been moving away from Telluride due to the housing shortage. It makes it so much harder to entice skilled labor the Telluride is there is no employee housing. Big Billies has been the only major employee housing structure and it is also in need of some renovation. Thanks for your consideration.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:17 pm  
Browser: Mobile Safari 15.4 / iOS  
IP Address: 174.215.23.105  
Unique ID: 1022776242  
Location: 39.7321, -104.9555

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Angie HazelswRt

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**Email** angie3508@yahoo.com

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

Please do not reduce the number of potential workforce housing units. It is hard for workers to find affordable housing close to work.  
It adds balance to the community to have some of the workforce living locally. Having options to live close to work is a benefit to employers and creates a happier workforce.  
Less chance of employees not making it to work when weather conditions are bad or mudslides.  
Please consider trying to continue to grow the local workforce housing not reducing it.  
Thank you,  
Angie Hazelswart

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:21 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 63.228.85.162  
Unique ID: 1022778082  
Location: 37.2523, -107.0385

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Tim Olwell

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**Email** timolwell@yahoo.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Reducing opportunity to create And maximize employee housing is dumb and short sighted. Businesses cannot afford to pay enough for workers to live near their jobs. Creating affordable employee housing is vital to having goods and services for owners and paying guests to have recreational, dining and shopping experiences vital to a thriving mountain economy. I urge you not to lower unit density and speed up permitting. Thank you

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:26 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 66.74.177.211  
Unique ID: 1022779795  
Location: 33.707, -117.9519

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Louis Alaia

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**Email** lcalaiamd@gmail.com

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

I should have brought this up at the first Town Council meeting for the proposed Lot 161 development, but an interval reading of the Community Development Code has been an emphatic reminder . . . . THE OVERAL ARCHITECTURAL DESIGN FOR THAT PROPOSED DEVELOPMENT IS NOT CONSISTENT WITH PRE-EXISTING DEVELOPMENT AND WITH THE ARCHITECTURAL CHARACTER OF THE VILLAGE CENTER AS IS STILL DEFINED IN THE CDC.

The same is true, but even more so, for the proposed and approved Lot 109 developments, which have been ram-rodged through despite the obvious inconsistencies.

On the other hand, the DRB, with its alleged "streamlined" process for development approval was able to stall the Avventura/Lot 30 project for four months in the CRITICAL period for that project of the summer of 2021 over a few alleged "stucco" panels that were never represented by our architects or us as a DESIGN REQUIREMENT at all.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:30 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.250.205  
Unique ID: 1022781363  
Location: 32.9616, -96.6019

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** yvette rauff

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**Email** yvette.rauff@gmail.com

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

Just to once again voice my support of MV Town Council and the process they have taken to collect the opinions of the people who live in Mountain Village. I very much appreciated Laila Benitez's email and the article in the Telluride Daily Planet on October 16. In those writings she took pains to point out the false narrative being perpetuated in the community about affordable housing.

I believe the majority of residents of Mountain Village want to maintain open spaces, take good care of the environment, as well as have a controlled, thoughtful plan for addressing the affordable housing crisis. Building massive hotels and over developing the town will do just the opposite.

Thank you to the Council and please stand firm....and don't allow special interest groups to turn this beautiful place into another overcrowded and overbuilt ski town.

Why people chose to come here is because we are unique, let's keep it this way;

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 6:30 pm
Browser:	Safari 15.6.1 / OS X
IP Address:	98.197.103.99
Unique ID:	1022781472
Location:	29.6925, -95.363

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Carol Royer
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<b>Email</b>	cbroyer@me.com
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<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	Please do not expand the Peaks Hotel. It is already our pink elephant!
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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:34 pm  
Browser: Chrome Mobile 106.0.5249.92 / iOS  
IP Address: 174.197.198.168  
Unique ID: 1022782989  
Location: 42.723, -73.8177

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** David Bertelli

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**Email** bertd50@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** My personal experience is that more affordable options are needed for the workers of the area. Even with the high worth of land if you do not allow for affordable housing for the support of the town and village services will suffer and eventually the quality and experience of living in this wonderful place will suffer as well. David Bertelli

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:37 pm  
Browser: Chrome 106.0.0.0 / OS X  
IP Address: 216.237.253.129  
Unique ID: 1022784137  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Joan May

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**Email** joan@joanmay.org

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

Thank you for the opportunity to comment on this round of the Mountain Village Comprehensive Plan amendments.

A few comments:

- Thank you for amending the Meadows sub-area plan by not adding new density to the Meadows. The fact that the Meadows already houses 60% of the population on about 3% of the land should be verified and when confirmed mentioned in the plan.
- Thank you for considering and adopting recommendations of the Meadows Resident Advisory Board.
- Addressing parking in the Meadows lot must happen before the Comp Plan amendments are adopted, please.
- It's imperative that the Comp Plan reflect the six categories of open space! Open space is of extremely high importance to the residents of Mt Village and to the character of the town. This must be reflected in the Comp Plan.
- Mountain Village residents have stated very clearly and explicitly that they don't want more hotels and hotbeds, yet the current version of the Comp Plan still includes not only unpopular Peaks addition, but also no apparent decrease in hotbed numbers from the first draft of the Plan amendment. Rough estimates indicate that Mt Village now has about 700 hotbeds; if all that are in the comp plan were built, there would be somewhere in the neighborhood of 3900 hotbeds. . Each new hotel requires hundreds of new employees, when our region falls far short of enough housing for even our current workers (see the want ads every day in the Planet.) Additionally, the ski area in winter and roads and events and trails in the summer simply can't accommodate so many more visitors. No more hotbeds!!
- Thank you for addressing short term rentals "Explore regulations for short-term rentals in the Meadows and provide resources to HOA's to manage related impacts." (Action Plan Priority 5 Principle I) Although this should have specific goals other than "explore," and it should also have a deadline. And why only in the Meadows?
- This plan still seems to be based on the 2011 mentality that we need economic stimulus in our region, when in fact, what we need is to slow down growth so that the workforce housing that is being built might have a chance of satisfying current shortages.
- The workforce housing mitigation strategies
- I hope you will read again and take into consideration the hundreds of comments that were submitted throughout this process, including the very first amendment draft, and consider that lack of new input from past commenters likely indicates that their priorities and comments, submitted once, should be respected. Lack of comments doesn't necessarily imply agreement with new direction. I ask again that the Mt Village take time to address concerns brought up through this process such as open space, density, hotbeds, STRs, etc.
- Thanks again for your hard work. The Plat Map that was drawn in the late 80s/early 90s lacked vision and lacked on the ground validation. This plan, however, will create an irrefutable blueprint for how much density the town will hold. I hope you will take time to carefully consider the intent that

residents across Mountain Village have stated clearly about supporting the quality of life and open space in Mt Village vs a vision for commercial growth that the current draft would memorialize into a guarantee for a very different character than is the jewel of Mt Village right now.

Thank you!

Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:38 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.253.29  
Unique ID: 1022784533  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Holly Cooper

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**Email** holcooper18@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Please please please build more housing for employees!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:40 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.253.29  
Unique ID: 1022785267  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** David Cooper

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**Email** davecoop1111@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** The housing is awful and way to hard to find for employees! If you expect and good environment and experience for locals and visitors there need to be a change. It would be a great decision for everyone involved in this beautiful community!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:42 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 4.4.153.50  
Unique ID: 1022786141  
Location: 39.7501, -104.9957

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Landon Ogilvie

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**Email** leo@ogilviefc.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** This is an important issue that requires a "measure twice" and cut once approach. I don't believe there has been enough done to understand how to meet short term need with the long term impact.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:43 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.253.29  
Unique ID: 1022786294  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Angela Kamer

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**Email** akamer22@gmail.com

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

Providing adequate housing for employees is without a doubt one of the most important and forward thinking items a town can address with the current rate of real estate within Telluride and nationwide. This proposal does not even come close to addressing this monumental issue and statistically speaking with lead to the demise of such a great resort town. It is important to attract quality employees and offer housing that shows them they are valued.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 6:44 pm
Browser:	Chrome 105.0.0.0 / OS X
IP Address:	83.136.182.108
Unique ID:	1022786748
Location:	39.7501, -104.9957

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Jeffrey Combs
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<b>Email</b>	jeffcombs86@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

It would be an excellent decision to treat locals like real working adults. We need live-able housing for our employees. Mountain Village makes a lot of money from their relationship with Telski. Mountain Village needs to make this a two way relationship and improve living conditions for the work force. Telluride won't be an elite destination with no one to work in their venues. It is almost impossible to attract real talent in these visitor facing venues when their one housing option is to live like a college kid in a tiny dormitory style room that borders on unlivable.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:47 pm  
Browser: Mobile Safari 15.6.1 / OS X  
IP Address: 104.28.48.77  
Unique ID: 1022787927  
Location: 39.7388, -104.9868

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Mike Ste Marie

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**Email** mikestemarie@hotmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Please allow this comprehensive plan to pass!  
Thanks for your consideration,  
Mike Ste Marie

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:50 pm  
Browser: Mobile Safari 14.1.2 / iOS  
IP Address: 216.237.255.22  
Unique ID: 1022788736  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Michael Gorman

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**Email** mjgorman1@gmail.com

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

Hello,

Please, housing is a crisis that needs immediate attention and action. We can plan and have meetings and create boards and delay and discuss for the next ten years, while no housing is being built. What we need now is adequate housing. Any project, no matter how long and much we plan will not be perfect, someone will be pissed off. Breaking ground now on any housing is a net benefit for the community. We are literally losing our community, my friends, my son's friends, my co-workers, good people that makeup this a great community. A community without people is not a community and to have people we MUST have housing. Please do not reduce the housing density in mountain village and please break ground on something soon.

Thank you,

Michael Gorman  
Meadows Resident  
306 Adams Ranch Rd

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:50 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 76.89.64.110  
Unique ID: 1022788854  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Tracy Remelius

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**Email** tracyremelius@gmail.com

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

Please do not reduce the amount of employee housing in Mountain village. Housing is already a struggle. As someone who is working in Mountain Village, I only have temporary housing at the moment. At any point t I can lose my housing. I was recruited.by Auberge to come work here and the only reason I would leave my job is housing. We struggle each season with empty jobs and this already puts additional stress in our workforce. A 75% reduction in employee housing is unconscionable.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:56 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.248.216  
Unique ID: 1022790670  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Monica Cortez

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**Email** monica0119@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I vote for More Housing in Mountain Village, because is needed by the community of workers

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 6:58 pm  
Browser: Chrome Mobile 106.0.0.0 / Android  
IP Address: 174.231.85.48  
Unique ID: 1022791601  
Location: 39.7321, -104.9555

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Erik A Peterson

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**Email** eapeterson87@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Workers need more housing. The town is playing catch up to help the issues of understaffed and overworked workforce that is struggling to meet the needs of the demand. As many units as possible!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 7:09 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.254.220  
Unique ID: 1022795397  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Keith Brown

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**Email** keithtelluride@gmail.com

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

It would be helpful to owners and buyers if condominium zoning terms and use restrictions were stated at least in the Glossary. Also helpful to know the specific condominium parking space requirement. To paraphrase:

HOTEL ROOM - should state the Efficiency Lodge Zoning name, with stated use restrictions of short term rental / no more than 30 days continuous stay, no more than 60(?) days per year owner stay, 0.5 parking space, no full kitchen, no conversion to residential condo zoning, by application and approval to rezone to Lodge with conditions.

LODGE - should state the Lodge has unrestricted (short/long term) rental and occupancy use, requires 0.5 parking space, can have a full kitchen, no conversion to residential condo zoning.

Parking - should state requirements for each zoning category, with an explanation of parking payment in lieu (fee payment in place of a physical parking space during rezoning)

Thank you, Keith Brown, Realtor, Owner and Manager of short and long term rentals in Mountain Village.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 7:09 pm
Browser:	Chrome 106.0.0.0 / Windows
IP Address:	69.146.52.238
Unique ID:	1022795496
Location:	38.4687, -107.88

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Donna Murray
<b>Email</b>	dmurray@kmpainting.net
<b>Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)</b>	Reduction of employee housing in Mountain Village will cut the throat of the viable businesses in MV. They simply cannot function without employees. Reducing the Telski owned property at the Meadows from 53 to 15 housing units is a perfect example of what will be the downfall, in a short time, for MV.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 7:20 pm  
Browser: Chrome Mobile 105.0.0.0 / Android  
IP Address: 97.118.95.195  
Unique ID: 1022799195  
Location: 39.7861, -104.8296

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Bailey Mallette

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**Email** jamesmallette@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I believe cutting the number of units available for an affordable housing project is counter-productive.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 7:20 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 174.215.17.42  
Unique ID: 1022799213  
Location: 39.7321, -104.9555

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Steve Swenson

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**Email** steveswenson.telluride@gmail.com

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

The staff housing is a crisis for Mountain Village. The revised comprehensive plan is too restrictive. Mountain Village represents itself as a high end year round resort/community. Locals and guests want to experience a high level of service, which means the need for more staff housing. Please do not lower initial projections that were in comprehensive plan. Make a positive statement and be aggressive in making sure there are housing options so Mountain Village can even offer a higher level of service and a quality housing experience to all current and future staff. Be a true leader!

Thank you  
Steve Swenson  
970-708-2204

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 17, 2022 7:29 pm
Browser:	Mobile Safari 16.0 / iOS
IP Address:	172.225.198.123
Unique ID:	1022802282
Location:	39.7388, -104.9868

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Paul Sparacia
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<b>Email</b>	paul.sparacia@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

Hi,

I'm sure you all have heard it a thousand times so I won't beat a dead horse talking about how lowering the amount of employee housing will impact Telski and how the mountain operates. But hopefully there is some desire to preserve and provide the opportunity for workers and lower income individuals to experience and work in such a special place. Hopefully housing doesn't have to be an all or nothing conversation, hopefully we can find a middle ground of employee housing and space for visitors/tourists.

Incase the people making decisions about my housing are too far removed and don't understand what it is like to live in employee housing, I'll be the first to say it is far from ideal. I'm not complaining at all. Would just like to say that sharing a hotel room, aka a billies room, with two twin size beds, a sink and a counter, and a 4x4 shower with another person is tough. It's exhausting and requires you to adapt, if Telluride is the place you want to call home. But, we do. A lot of us do it because these mountains are an awesome backyard. An unreal backyard. The motivation to be outside as much as possible vs spending time in our hotel rooms is strong. We love this town and want be a part of it. Please don't make it harder for people who are willing to work for this mountain.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 7:43 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022806646  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Tori Hale

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**Email** thale@telski.com

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

Dear Mountain Village Town Council,  
I am writing to express my opposition to the proposed amendments to the comp plan in regard to the reduction of the targeted workforce housing density. First of all, why are we doing this during the off-season? This is not appropriate. Second, we have a desperate need for more employee housing today and the needs of our employees and the businesses that employ them will not be met with this current plan. The entire community should be master planned to make this Town the best possible place for us and our workers to live and work. The Meadows has the location and transportation to do this and it certainly can with a careful and thoughtful master plan. Reducing our workforce housing units without considering all of our community needs is not appropriate.

Why has the town not surveyed the businesses and employees to understand our needs? Is the Town taking the survey done by TMVOA seriously? If so, we need to appropriately plan for this. Why is the Town rushing to complete this when we don't have a housing study, you don't understand the housing needs of the community, and it's off-season. There is no reason why this is being rushed to completion in this way.

Tori Hale

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 7:48 pm  
Browser: Mobile Safari / iOS  
IP Address: 216.237.240.163  
Unique ID: 1022808430  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Rachelle Douro

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**Email** shellydouro@live.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need more affordable housing for workers not less!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 8:21 pm  
Browser: Safari 15.6.1 / OS X  
IP Address: 71.79.169.143  
Unique ID: 1022818730  
Location: 41.4459, -81.4212

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Joslyn Kowalski

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**Email** kowalsjm@miamioh.edu

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** I do not think the the housing should be lowered in mountain village. If anything there should be more housing added to the community. Telluride ski resorts brings an enormous amount of tourism and revenue to the town. And without employees to help this happen, the town can not thrive as it has been. Thank you.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 8:29 pm  
Browser: Chrome 106.0.0.0 / Windows  
IP Address: 216.237.240.162  
Unique ID: 1022820959  
Location: 37.9408, -107.8243

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Ken King

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**Email** kking@tellurideskiresort.com

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

Dear Mountain Village Town Council,

I am writing to express my opposition of the proposed amendments to the comp plan in regards to the reduction of the targeted workforce housing density. First of all why are we doing this during the off season? This is not appropriate. Second we have a desperate need for more employee housing today and the needs of our employees and businesses that employ them will not be met with this current plan. The entire community should be master planned to make this Town the Best possible place for us and our workers to live and work. The Meadows has the location and transportation to do this and it certainly can with a careful and thoughtful master plan. Reducing our work force housing units without considering all of our community needs is not appropriate.

Why has the town not surveyed the businesses and employees to understand our needs? Is the town taking the survey done by TMVOA seriously? If so, we need to appropriately plan for this. Why is the town rushing to complete this when we don't understand our housing need and those of the other businesses and its off- season. There is no reason why this is being rushed to completion in this way.

The Meadows area in particular is one of the best most efficient areas for workers to be and a good place in which expand meaningful projects going forward do not miss the opportunity.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 8:49 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 76.89.67.15  
Unique ID: 1022826675  
Location: 37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Jennifer Hubbard

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**Email** jen\_donaldson@hotmail.com

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

As the manager at Starbucks, I rely on affordable housing for my employees. They are dependent on housing from Telski and Starbucks is a 2nd job to afford living here. It is imperative that the Town of Mtn Village address teh housing shortage, or we won't have services that the community values and depends on. Please include significant employee housing in your plan. Real estate without employees to serve high end clients is not Real Estate worth considering.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 9:29 pm  
Browser: Mobile Safari / iOS  
IP Address: 206.124.18.9  
Unique ID: 1022837678  
Location: 38.0175, -108.0556

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Cheryl Miller

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**Email** cmiller@telluride.k12.co.us

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

I purpose that mitigation to the school district be part of the public amenities. As our community grows we can expect the student population to also grow. Our buildings were built with full build out population in mind and we are now close to capacity, in some grades beyond. Any PUD that increases density and student population should include mitigation to the school district. Possible mitigation could be school dedicated housing but when discussion the issue regionally ask jointly acquired school site. If our student population grows by 400 students as some estimate for developments in the three governmental areas, currently we have less than 900 students K-12, we would need a new building. If a school suite is not identified we would be forced to build into our last field.

Sincerely,  
Cheryl Carstens Miller  
Telluride School Board President

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 9:47 pm  
Browser: Firefox 105.0 / Windows  
IP Address: 70.57.29.63  
Unique ID: 1022842498  
Location: 39.6562, -104.7866

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Pamela Specker

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**Email** pamspecker@hotmail.com

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

Hello,  
It has come to my attention that a Telski owned parcel planned for 53 units of workforce housing is being changed to 15 units. That is a substantial cut in units. What is the reason for such a decrease when our workforce is limited due to housing. The meadows is a perfect place for workforce housing. Please reconsider this poor decision.  
Thank you.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 9:50 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 174.230.204.37  
Unique ID: 1022843269  
Location: 37.751, -97.822

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Roan Duffy

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**Email** roan.m.duffy314@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need as much housing and parking that the area can hold. And I hope that you can create something that will benefit the 9-5 working people of the area.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 9:59 pm  
Browser: Mobile Safari 15.6 / iOS  
IP Address: 107.77.196.83  
Unique ID: 1022845389  
Location: 32.7797, -96.8022

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Caley Nicholson

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**Email** caley.nicholson@coloradocollege.edu

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

I'm writing to express my deep dissatisfaction with Mountain Village's efforts to minimize employee housing in the community. We all now that there is a serious housing crisis in this county. Mountain Village needs to support the people who work here and actually live here year around. The current plan doesn't come even close to addressing the housing crisis. It's not okay to force the people that actually make this town and ski mountain run to live out of town (often commuting a hour to work). It appears that mountain village town council cares more about the wealthy home owners (mostly second homes too) and their agendas than the actual people that make this place what it is. I'm deeply disappointed with the current situation and it seems like there is only fake support for affordable housing in mountain village with a all too common "not in my backyard attitude." Please show this community that you care about it's working class.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 10:23 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 166.137.115.14  
Unique ID: 1022850912  
Location: 32.7797, -96.8022

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Larry Forsythe

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**Email** larryjrco@gmail.com

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

Thank you,

I like your statements about the meadows run parking lot. My interpretation of 6.A from the implementation guide verifies resident parking is the priority. Second to that, it seems like the GPG would need to be built to maximum, then after it's use, a study would be conducted to asses any additional need in the meadows.?.?

What happened to the idea of building housing on the second level of a new meadows parking structure?

I would like to suggest that if there is a garage built there, that it have electrical radiant heat and a solar roof built to the top deck in order to eliminate snow plowing. Other methods such as boilers, could be too noisy in that area.

Thanks for hearing my thoughts,  
Larry Forsythe  
Meadows resident since 2013

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 10:50 pm  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 205.220.219.236  
Unique ID: 1022857003  
Location: 38.1417, -107.75

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Pamela Simms

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**Email** pamelasimms27@gmail.com

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

I am curious as to what Mountain Village is proposing to relieve some of the stress of employee housing in the village. I am also curious about employee parking as this is causing more stress to current employees who are already experiencing problems with parking available to employees in the village.

Thank You for your consideration,  
Pamela Simms

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 11:00 pm  
Browser: Chrome Mobile 106.0.5249.92 / iOS  
IP Address: 216.237.240.163  
Unique ID: 1022859236  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Alexis Gastelum

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**Email** alexis23959@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need more tooms for housing

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 17, 2022 11:34 pm  
Browser: Mobile Safari 15.4 / iOS  
IP Address: 216.237.240.163  
Unique ID: 1022866152  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** John Disab

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**Email** disab20@icloud.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** We need more housing this town is going to non existent if you we don't find room for more employe housing people leaving because of it....no employees =no ski resort = economic downfall for telluride!

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 12:08 am  
Browser: Safari 15.6.1 / OS X  
IP Address: 97.118.246.128  
Unique ID: 1022872495  
Location: 39.696, -105.0346

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Casey Norton

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**Email** cmtnorton@gmail.com

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

Thank you for the opportunity to comment. It was disappointing that a red-line version was not provided for this version. It makes it difficult to comment on changes when changes are not easy to identify. The Mayor's Minute was helpful, but late in the comment period. A summary of changes should've been provided when the review period started.

I do not support the reduction of community/affordable housing in the Meadows subarea. I understand the desire to not just shove everyone down in the Meadows, but it is a location that makes a lot of sense given the ease of access to the ski area and transportation (especially should enhancements come to the chondola and chair 10 - which more local housing in the meadows would further support these improvements and projects). All of the political back and forth with TSG and TMV in the wording of what actually happened to the density allocation from version 2 to 3 is just frustrating and makes both entities look silly (TSG - stop asking for a 2 year process to be slowed down. It's laughable. TMV - be more transparent about the changes).

The way I see it - in version 2, target units for Prospect Plaza was 68, town shops at 70, 644 at 53 and 651a at 53 and the 3rd draft has only 20, 15, 41, 15 (respectively). That is a huge decrease!! And why - because a small group of residents not educated in long-term city planning have that much as in making such a significant change! The residents should certainly have a very loud opinion, but to reduce the target units that drastically seems significant.

The comp plan is supposed to be a guide, not stranglehold the town into not being responsive to the future. There are certainly elements that still seem very specific and inflexible.

It's odd that one of the goals is to expand the conference center, but the conference center is currently going through a review process to determine feasibility and future use. What if that study comes back and says a conference center isn't needed and its use could be better suited as something else?

Thank you for the excellent trails plan. Very supportive of the trail development and goals of TMV. As an outdoor enthusiast and avid recreationist in MV, it is awesome to see TMV with a plan, unlike TSG.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 18, 2022 12:25 am
Browser:	Mobile Safari 16.0 / iOS
IP Address:	172.58.60.41
Unique ID:	1022875366
Location:	39.7388, -104.9868

## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Lance Medeck
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<b>Email</b>	Lancerak@gmail.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

It can't be stressed enough the importance of workforce housing. The Big Billy's units are so tiny, that it is ridiculous to put two people in one of those units. If you are looking at quality of life for employees, this needs to be addressed. But besides those units, it is so immensely important that more units for the workforce are built. Having enough people to provide the amenities that are to be expected by visitors is a Key ingredient to the success and escalation of superior quality experiences for tourism here. If there is no where for locals to live here, they will move away and get jobs elsewhere as simple as that. Telluride and Mountain Village already fall short and are behind in this aspect. If there is quality housing available, We will have quality employees that will up-the-scale of service and amenities available in the area. I think right now You are seeing what a lack of this most important part to the piece of the puzzle is doing to a barely functioning resort/community.

Before money is spent on building other businesses/ hotels Think about who is going to be working at these future places. Housing first for the locals should be the number one priority at this point. We make things work, remember that when in the near future and right now, there is no one to work these places. Cheers on the future plans, I hope there is foresight into planning this accordingly in a logical sense, Lance Medeck

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 12:25 am  
Browser: Safari 16.0 / OS X  
IP Address: 216.237.248.176  
Unique ID: 1022875401  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Kevin Younger

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**Email** acetomato@aol.com

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

Our community has a desperate need for more affordable LOCAL housing than this plan allots for. That doesn't mean in Norwood, Ridgway, Montrose, etc. or anywhere else that you can think to push these needs off to so that they're not near the second (3rd, 4th) homeowner's mansions that get used a month out of the year.

There's nothing wrong with those other communities, but the people that make Telluride and Mountain Village survive and thrive should not be made to feel like they are not good enough to live in their home. If they wish to own larger plots of land for larger families or other desires, there's nothing wrong with choosing to live in the outlying areas. But our solution to the current housing crisis should not entail forcing the the lowest paid and often hardest working members of our community to drive an extra 2 -3 hours each day to work (unpaid, by the way) in often dangerous conditions. That is unacceptable. Many of these people already work 2 (sometimes 3) jobs just to be able to survive here. They're not expecting to get rich. They're not expecting a large house. But they do ask for a decent place to live in their home. That's how you build a community. People that actually work and live in this place. People that will be here year round, not just for a month or two a year.

We have the land, locally in our area. We have zones such as the Meadows that have public transportation routes established, areas that are designed to have density and can easily handle it. We need to use these options before we tell people that they can be bussed in to work here and then we want them to leave so that apartments "aren't in my backyard".

Mountain Village Town Council needs to slow down their approval of this comprehensive plan until they have taken the time to do proper research with local businesses to find out the ACTUAL needs of our community for affordable housing.

At the same time, we should seriously evaluate what we're accepting for short term rentals. The initial intent of that concept was good- make some extra income during the times when you're not in your home. But without proper regulation it has become a business venture that has led to a loss in local housing. In big cities, it can possibly be absorbed due to larger housing volume but in a small community, such as ours, it has played a large role in devastating the housing market for actual locals. Hotels pay higher taxes due to the strain that they put on public resources. If we are going to continue to allow short term rentals to act as they have here, then they need to be taxed and regulated as the businesses that they have become.

\*An additional point- all of the Green initiatives that we have been striving for as a community don't mean much at all if our solution to this situation is to tell hundreds (maybe thousands) of people that they should drive 2-3 hours every day into our region.

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Form Name:	Comprehensive Plan Amendment Contact Form
Submission Time:	October 18, 2022 12:28 am
Browser:	Mobile Safari 16.0 / iOS
IP Address:	216.237.240.154
Unique ID:	1022875847
Location:	37.9408, -107.8243

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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<b>Name</b>	Chris Paulk
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<b>Email</b>	cmpaulk@outlook.com
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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)**

It is inconceivable that this conversation is even taking place. The number one through five concerns of our employees, employers, residents, potential and future residents, and those that decide to make this their travel destination, whether they know or not, is employee housing. When I departed from here during my first two year tenure in Mountain Village in 2002, the landscape of housing for the employee base has basically not changed whatsoever when I came back in 2020. This was completely unfathomable understanding the amount of new businesses and growth to have taken place in the area. Just this year, the Town Council has approved two more resorts probably needing in the range of 400 new employees. But not asking for even 1/10 of the housing to come with those resorts compounds the problem. Yet this conversation of diminishing housing takes place? This is not an algebra or trigonometry equation, it is simple math. Lessening any plans for housing in Mountain Village is not feasible without dire consequences to our community. The conversation should not be fighting for keeping the existing housing that has been planned, but fighting for additional places to put housing on top of the plan. The perception is allowing a few rich homeowners and lawyers in the area to have an opinion over what is best for the community is outrageous. I hope the Town Council and those in charge of making these decisions understand the gravity of every potential housing unit you pluck out of the community.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 1:06 am  
Browser: Safari 15.6.1 / OS X  
IP Address: 87.251.39.24  
Unique ID: 1022881694  
Location: 52.3824, 4.8995

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** shari Mitchell

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**Email** sharimitchell01@gmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** It is shocking how the Town continues to ignore the very strongly expressed sentiments of the residents. By including the provisions regarding the expansion of the Peaks, they are doing this. I appreciate the comments by Laila where she says the council should represent the will of the residents., not individual business interests.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 1:24 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 216.237.251.198  
Unique ID: 1022884458  
Location: 37.9408, -107.8243

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Alexander Laney

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**Email** alexander\_laney@yahoo.com

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

The idea that the density of employee housing is being limited in Mountain Village is absurd. The only argument that I continue to hear that has any bit of honesty to it is, "my property value will go down." I ask, what will your property be worth when there are no employees to run the businesses you depend on?

We cannot staff our businesses fully and services are being cut largely due to a lack of housing that our employees can afford. So what is reducing this density going to do to solve that problem? The answer is nothing. My business would be fully staffed if we had beds to put heads in. The problem lies with the fact that every attempt to build employee housing, affordable housing or whatever other euphemism you want to apply to it, gets denied. Yet, at the same time, there are no fewer than 12 homes under construction now (in Mountain Village), that will sit empty for the vast majority of the year. Some of those have been under construction for years...years of construction! That makes no sense!

Continuing to approve these building permits and reducing those for employees is insane. Stop being so short-sighted. And stop calling housing anything other than, it's housing. When you call it employee housing or affordable housing you devalue the individuals that live there. It makes it sound as though, they are somehow lower forms of humans than those that can afford mansions. It also makes it easier for those that are against it to fight it. And for those reading this that are elected officials think about how much favor you might have with an increased constituency that you actually stood up for, instead of marginalizing.

Please think long term on this subject. In a world in which most businesses are struggling because they can't get applicants, we struggle because we can't house the numerous applications we get. How do you make this place better? Have enough employees to serve those who live and visit here. It's pretty simple actually. Again, when people stop coming here, make no mistake, property values will go down.

As for living in Rico, Norwood, Ridgeway, or even Montrose, think again. These locations are becoming just as expensive to rent as Telluride and Mountain Village. In what world would anyone making those types of rent payments also spend the money to commute from that distance? Would anyone making these decisions make that commute at that cost for what these employees are making? I think not. And shared ride public transit is a joke from those locations. Nearly nonexistent.

I respectfully ask that you seriously reconsider this position. And if you don't change course, don't be surprised when service levels fall further, availability of services go away and your enjoyment goes by the wayside.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 1:29 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 209.206.91.138  
Unique ID: 1022885157  
Location: 38.4687, -107.88

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Christine McRoy

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**Email** jcheatranch@gmail.com

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

I have been in the ski school since 2007. I am constantly saddened when we loose such great caring fellow instructors due to housing. I am also sad that Telluride is rated number two behind Jackson Hole for limited housing. To see Mountain Village actually decrease future housing, is especially sad since so many people buy in Mountain Village because of the wonderful skiing, available only with a housed workforce.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 1:39 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 98.127.4.21  
Unique ID: 1022886553  
Location: 38.4687, -107.88

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** David King

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**Email** nature-bear@hotmail.com

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**Comments / Questions regarding the proposed amendments to the Comprehensive Plan. (Comments will be shared with council, staff and our consultants)** Family units. For hardworking parents. Self employed business owners and ski industry workers.  
Who will work for the wealthy? Money trickles down.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 1:48 am  
Browser: Mobile Safari 15.6.1 / iOS  
IP Address: 81.60.83.201  
Unique ID: 1022887944  
Location: 28.4719, -16.2541

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**Please share your feedback regarding the proposed amendments to the Comprehensive Plan**

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**Name** Sophie Iglar

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**Email** sophie.iglar@gmail.com

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

The comprehensive plan will take away employee housing locally in Mountain Village - these employees are the heart of what makes Telluride possible, and denying that opportunity to live affordably will irrevocably change this wonderful resort town. I am a young college graduate from across the country in Wisconsin who is so looking forward to moving and working at Telluride this winter but just will not be able to if there isn't available and affordable workforce housing. It is as simple as that.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 2:20 am  
Browser: Mobile Safari 14.1.2 / iOS  
IP Address: 73.94.217.240  
Unique ID: 1022892661  
Location: 45.1713, -93.3872

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Izzy Wilson

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**Email** izzywilson230@gmail.com

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

I hope the town of mountain village is working to find housing solutions for this community. My partner & I have been working in this town for a few years now & have yet to live somewhere that has a shower! We understand that living here is not cheap. We aren't even looking for somewhere cheap, we are just looking for some secure housing.

My hope is that some proposed project are not supplied by employers as I don't believe that to be truly secure housing. I hope more units can be built in the village as there are potential spaces. I also hope that an ADU housing system can be considered. I want to live & work & contribute to this community but it is getting harder every year. Please prioritize the people who help this town run.

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Form Name: Comprehensive Plan Amendment Contact Form  
Submission Time: October 18, 2022 10:48 am  
Browser: Safari 15.6.1 / OS X  
IP Address: 64.92.149.162  
Unique ID: 1023036195  
Location: 38.9141, -107.9241

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## Please share your feedback regarding the proposed amendments to the Comprehensive Plan

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**Name** Rhonda Doyle

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**Email** dboomdog2000@yaho.com

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

I've lived in colorado since 1991. I got pushed out of Avon 25 years ago for a better life. I could not afford a home in Telluride then, unless it was a condo. So I bought a home in Ridgway. When the prices tripled from what I paid I sold my house in ridgway, and bought in Delta county and now have a substantial sum in the bank. I still want to be employed in telluride. We need more housing and also consideration of bunkhouses, where commuters can crash a few nights, then go home on days off to offer bed to others.

Shared housing should lead the way it is smart and innovative, the problem will not solve itself. Quit dissing second home owners this problem is not their fault. Those type of rentals are out of most workers price range and they should be able to choose what price and who they rent to instead of being forced to lower prices to suit the worker demand which is not directly their fault either.

Please innovate!!

Rhonda F Doyle

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