

**TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, JULY 18, 2019, 8:30 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA **REVISED****

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	10			Administration of Oath of Office to Newly Elected Council Members
3.	8:40	10	Reed	Action	Election of Mayor and Mayor Pro-Tem
4.	8:50	10	Kennefick	Action	Consideration of Adoption of Rules of Conduct for Meetings and General Business
5.	9:00	30	Reed Mahoney	Legal	Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
6.	9:30	5			Break
7.	9:35	5			Public Comment on Non-Agenda Items
8.	9:40	15	Council Members & Staff	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition-Starr b. Colorado Flights Alliance -Jansen c. Transportation & Parking – MacIntire/Benitez d. Budget & Finance Committee –Caton/Gilbride e. Gondola Committee – Caton/Berry f. Colorado Communities for Climate Action – Berry g. San Miguel Authority for Regional Transportation (SMART)- Benitez/Caton h. Eco Action Partners – Berry i. Telluride Historical Museum- Berry j. Telluride Conference Center –MacIntire/Gilbride k. Alliance for Inclusion – Benitez l. Green Team Committee- Berry/MacIntire m. Mayor’s Update – Benitez
9.	9:55	30		Work Session Action	Council Boards and Commissions Appointments: a. San Miguel Watershed Coalition-(One Council Member or Staff) b. Transportation & Parking – (Two Council Members) c. Budget & Finance Committee –(Two Council Members) d. Gondola Committee (Two Council Members) e. Colorado Communities for Climate Action –(One Council Member) f. San Miguel Authority for Regional Transportation (SMART)- (Three Council Members – Two Regular and One Alternate Seat) g. Eco Action Partners – (Two Council Members - One Regular and One Alternate Seat) h. Telluride Historical Museum- (One Council Member) i. Telluride Conference Center – (Two Council Members) j. Alliance for Inclusion – (One Council Member) k. Green Team Committee- (Two Council Members) l. Ethics Commission- (Two Council Members) m. Mountain Village Condominium Association (One Council Member) n. Grant Committee (Two Council Members) o. Colorado Flights Alliance (One Council Member)
10.	10:25	10	Kennefick	Action	Consideration of Telluride Regional Airport Authority (TRAA) Appointments: a. One Regular Seat to Replace Jon Dwight’s Vacated Seat Which Expires August 2022 b. One Regular Seat for a Four Year Term c. One Alternate Seat for a Four Year Term
11.	10:35	5	Johnston	Action	Consideration of Approval of the June 13, 2019 Regular Town Council Meeting Minutes
12.	10:40	5	Johnston	Action Quasi-Judicial	Liquor Licensing Authority: a. Consideration of an Application for a Special Event Liquor Permit for the Telluride Art & Architecture for Events at Five Locations on July 21, 2019 from 10:00 a.m. to 7:00 p.m.
13.	10:45	15	Swain	Informational Action	Finance: a. Presentation of the June 30, 2019 Business & Government Activity Report (BAGAR) b. Consideration of the May 31, 2019 Financials

14.	11:00	10	Jett	Informational	Green Team Quarterly Report
15.	11:10	10	Dohnal	Action	Consideration of a Resolution Adopting an Initiative for Voluntary Single Use Plastics Reduction
16.	11:20	20	Miller	Action Quasi-Judicial	First Reading, Setting of a Public Hearing, and Council Vote on an Ordinance Approving a Density Transfer and Rezone for Lot 1001R, 415 Mountain Village Blvd, Village Court Apartments
17.	11:40	20	Miller	Action Quasi-Judicial Public Hearing	Consideration of a Resolution Approving a Variance to the Community Development Code Requirements for Lot 1001R to Allow Deviations from the Maximum Building Height, 415 Mountain Village Blvd, Village Court Apartments
	12:00	30			Lunch
18.	12:30	10	Soukup	Action	Consideration of Approval of the Contractor for Fiber Construction Phase 1
19.	12:40	10	Soukup	Action	Consideration of Approval of the Technology Subcommittee Recommendation to add a Staff Position of <i>Technician-Broadband Systems</i> Including Allocation of Funds for the Position
20.	12:50	5	Soukup	Action	Consideration of Authorization for Town Staff to Draft a Contract with Telluride Ski Ranches Association Regarding Fiber Construction and Service
21.	12:55	15	Miller	Action Quasi-Judicial	Consideration of a Resolution Approving a Class 5 Development Application to Develop Skier Access to Ski Area by the General Easement Through an Intervening Lot, Lot 374R, 539 Benchmark Drive
22.	1:10	60	Miller	Work Session	Conceptual Work Session for a Proposed PUD Rescission and Density Transfer / Rezone to Reduce Density on Lots 126R and 152R (Historically Referred to as the Rosewood PUD) and Preliminary Design Review for the Proposed Lot 152R Development
23.	2:10	20	Kjome Umbhau	Informational	Presentation of the Town of Mountain Village Maintenance Building Renovation Proposal
24.	2:30	15	Kjome Dahm/Frownfelter	Action	Consideration of Adding a Phosphate Blend to the Town's Drinking Water System to Reduce Copper Levels at the Telluride Regional Wastewater Treatment Plant
25.	2:45	45	Loebe	Informational	Presentation of the Draft Trails Master Plan by Alta Planning + Design <ul style="list-style-type: none"> Telluride Connector Trail Discussion
26.	3:30	5	Loebe	Action	Consideration of Approval to Adopt the Town's Updated Title VI Plan for Transit Grants
27.	3:35	10	Caton Kight	Informational	Report on June Colorado Municipal League Conference
28.	3:45	20	Soukup Kight Montgomery	Informational	Staff Reports <ol style="list-style-type: none"> Technology and Broadband Services <ol style="list-style-type: none"> 2019 Budget Discussion Marketing & Business Development <ol style="list-style-type: none"> 2019 Budget Discussion Town Manager
29.	4:05	10	Soukup	Action	Consideration of Authorizing the Mayor to Execute a Contract with a Cyber Security Firm Recommended and Selected by the Technical Committee
30.	4:15	5			Other Business
31.	4:20				Adjourn

Please note that times are approximate and subject to change.

jk
07/08/19

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6406 or email: mvclerk@mtnvillage.org. A minimum notice of 48 hours is required so arrangements can be made to locate requested auxiliary aid(s)

Public Comment Policy:

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

MOUNTAIN VILLAGE TOWN COUNCIL
Rules for the Conduct of Meetings and General Business
Revised July 2019 DRAFT

I. Conduct

- Council is expected to uphold a high standard of civility toward each other and to abide by the Town's Code of Ethics.
- Civility is expected between Council and the public, and among members of the public while in meetings; rude behavior will not be tolerated.
- All participants in Council meetings are to refrain from profanity.
- Robert's Rules of Order shall govern the conduct of meetings.
- Council is to strive for brevity and to avoid redundancy and will encourage the same of the public.
- The Mayor is charged with the primary role of enforcing Council's rules of conduct. Council is also encouraged to courteously ask each other to refrain from inappropriate behavior if it occurs (that is, Council can "call" each other on inappropriate behavior to reinforce the ethic of the group as a whole or to support the Mayor's efforts to achieve the same effect).
- Council members are encouraged to speak with staff, or each other, if they have questions or objections to recommendations coming before the body.
- Cell phones should be turned off during meetings and only if absolutely necessary left on in silenced mode. In a quasi-judicial hearing, cell phones must remain off.
- Council is expected to refrain from sidebar conversations to the extent possible so as not to detract from another speaker

II. Setting the Town Council Agenda

- The Mayor sets the agenda.
- Council members wishing to add an item to the agenda should contact the Mayor by the agenda deadline which is noon two weeks prior to the meeting date. Council members desiring to amend the agenda during the meeting for the purpose of adding an item shall first consult with the Town's legal counsel to determine the appropriateness of the proposed amendment. If deemed appropriate by legal counsel, the Council member desiring to amend may do so after being recognized by the Mayor and then offering the motion to amend the agenda. The Council member so moving shall briefly explain the appropriateness of the amendment but may not substantively address the item until such time as the Council has considered the motion and approved it. Motions to amend the agenda require a 2/3 vote of the quorum present. If the motion to amend the agenda is approved, the item shall then be considered, and action taken, if appropriate. If the motion to amend fails, the issue dies without further discussion.

III. Public Hearings on Action Items

- Mayor opens public hearing
- Mayor introduces item (reading the item from the agenda and making any prefatory remarks)
- Staff provides report, including brief relevant history of and context for the item
- Council poses questions to staff
- Public Comment is opened
 - The Mayor reads the Public Comment Policy
 - Each member of the public is asked to speak only once.
 - The public is asked to refrain from duplicating the comments of others if possible.
 - The public is asked to avoid engaging in dialogue with each other but instead to address the Council and the audience in general.
 - If a large audience is present, the Mayor may set a time limit (i.e. 2-3 minutes) for each speaker
- Public comment is closed, and the matter brought to Council
- Council motion is placed on floor and acted on consistent with Robert's Rules of Order for making and entertaining motions.

IV. Work sessions

- Work sessions are designed to permit less formal discussion among Council members and the public on issues of importance to the community. No formal action by Council shall be taken in a work session.
- The Mayor, in his/her discretion may entertain commentary from the public either in the form of a public hearing or in a more interactive format depending on the topic, number of speakers present and time constraints.
- While no formal action may be taken at work sessions, Council may provide direction to staff for further work or other related matters.

V. Public Discussion

- Public Discussion shall not last more than forty-five (45) minutes per council meeting unless otherwise directed by the Mayor.
- Any member of the public wishing to address the Council during public discussion shall first approach the podium and state his/her name and address as well as their relation to the topic of discussion for the record and then proceed to make his/her comments. If any member of the public claims to represent one or more persons, / he/she shall, after making his/her introduction and prior to making his/her comments, disclose who /he/she represents and state the name and address of the person or persons so represented.
- Public comment by members of the public is not designed for interactive dialogue between the Council and the public but is designed for members of the public to make a public statement of position. Consequently, members of the public shall make their statement of position known to the Council without an expectation of a response from Council.
- Members of the public will be asked to speak only once on the topic unless additional comments are approved by the Mayor and/or Council. If a member of the public would like to ask a question of Council, he/she must first request permission of the Mayor to do so. If the Mayor consents, members of the public shall be allowed a five (5) minute maximum for questions and Council's response unless otherwise directed by the Mayor. If more than five (5) minutes is necessary, an appointment with a Council member or staff should be scheduled.
- No personal attacks or arguments.
- No grandstanding for the audience.
- People speaking on the same issue will be asked to refrain from redundancy.

VI. Flow of Information

- Information requests from Town Council to staff:
- For minor or readily available information from Town Hall (i.e. a copy of an ordinance or minutes to a meeting), Council should ask the Town Manager for assistance and will be provided the item without further ado.
- Council should refrain from making individual requests for information from staff other than through the Town Manager.
- Council, except through the Mayor or Town Manager, should refrain from instructing or requesting an individual staff member to perform any task.
- For items that require substantial research, analysis or compilation of information not readily available, requests should be made to the Town Manager. Staff, at the Town Manager's direction, will undertake the task and provide the information requested if it is reasonable in terms of time. Information so provided will be copied to all Council members. If the Town Manager believes the request for research or analysis is too onerous to be coming from one member of Council or has concerns regarding its appropriateness, she will bring the matter before the full Council to determine if there is agreement that the task should be undertaken.

Information going to Council:

- Mail addressed to individual Council members is held by the Town Clerk and given to Council members on meeting days.
- Mail that is time sensitive or emails received by staff will be forwarded via email to Council.

VII. Appointments to Boards and Commissions

- See Attached Policy

VIII. Telluride – County – Mountain Village Joint Quarterly Work sessions

The purpose of these gatherings is to provide a forum for informal dialogue between local governments. If items are not controversial and can be administratively implemented the relevant parties may simply take action as a result of discussion. If an issue has more of a policy or legislative nature the elected officials use this forum to gather input for subsequent consideration through their respective public hearing decision-making processes.

- San Miguel County, Town of Telluride, Town of Mountain Village and Ophir staff take turns preparing a draft agenda for comment.
- Town staff will circulate the draft agenda to Council members.
- Council members wishing to add items to these agendas should contact the Town Clerk, who will in turn advise the appropriate entity.
- Council members are encouraged to use this forum more proactively to discuss issues and ideas with the other entities.

IX. REMOTE ATTENDANCE OF MEETINGS POLICY IMPLEMENTED APRIL 2011 AND REVISED OCTOBER 2011

- Council members attending a meeting remotely will be allowed to participate and vote on non-quasi-judicial matters
- Participation and voting of remote Council members on quasi-judicial matters is prohibited

- Council members may attend an Executive Session remotely only through a secure phone line and only after reading the Council affirmation below into the record.
Council Members who miss a meeting have a responsibility to "catch up" by either listening to the audio recording or viewing the video recording of the meeting.
- Questions may be sent in advance to staff or to the Town Attorney by email during a meeting

COUNCILMEMBER'S AFFIRMATION REGARDING REMOTE ATTENDANCE AT AN EXECUTIVE SESSION

I, _____, a member of the Mountain Village Town Council hereby states and acknowledge that I am attending this executive session of the Mountain Village Town Council this ___ day of _____ 20__ at a remote location away from the Town of Mountain Village and therefore I am not physically present at this executive session.

I understand and acknowledge that I am bound by all the rules of confidentiality of an executive session as if I were physically present at this meeting.

I hereby affirm that I am alone at this remote location and that the proceedings of this executive session may not be overheard by any third party outside of the room in which I am located.



POLICY FOR BOARD/COMMITTEE/COMMISSIONS AND OTHER TOWN COUNCIL APPOINTED POSITIONS

For all positions appointed and filled by Town Council the following policy shall be followed:

1. Clerk's Office - Review the board and commission spreadsheet for any term expirations.
2. At the Council meeting at least 30 days prior to the expiration of any member's term, the term expiration will be agendaized on the Town Council agenda to announce the pending expiration, thus keeping Council informed and allowing them to help to spread the word regarding the need for candidates.
3. Designated staff as set forth below will notify current members via phone call and written correspondence of the end of their term immediately following the Council meeting where the term expiration was discussed. Included in this correspondence should be a thank you from the Town for their service and an invitation to submit their name for candidacy for an additional term if applicable.
 - a. Ethics Commission – Town Clerk
 - b. Design Review Board – Planning and Development Services
 - c. Town Council – Town Clerk
 - d. TRAA – Town Clerk
 - e. CFA – Town Clerk
 - f. Board of Appeals – Planning and Development Services
 - g. Town Hall Subarea Task Force – Planning and Development Services
 - h. Grant Committee – Town Clerk
 - i. Green Team Committee – Community Engagement Coordinator/Town Clerk
4. Once notification of the incumbents is complete, advertise the open positions by posting on the website until the deadline for letters of interest and send out an e-mail blast. E- mail changes and vacancies to the Marketing and Communication Coordinator for the website posting and email blast.
5. **Require candidates to provide a letter of interest and a bio, both of which must be submitted no later than the day prior to the Council packet deadline at 5:00 p.m. for the meeting at which appointments will be made.**
6. When a letter of interest is received for any seat the Clerk or designee will check their qualifications to ensure they are eligible for that seat.
7. Appointments are placed on the Council agenda after the advertised deadline has expired. If fewer than two applicants are received a re-advertisement of the vacancy may be recommended.
8. Notify candidates that Council appointments will take place at the Council meeting following the above deadline.

All departments must notify the Town Clerk of designated terms for members as well as titles (such as Chairman, Secretary, etc.) to include in the overall schedule maintained by the Clerk.

The exception to this policy is for Town Council members and staff serving on advisory committees (i.e. finance committee, transportation committee, etc.) which appointments are made in the course of Town Council meetings by Council action.

AFTER THE TOWN COUNCIL MEETING AND SEAT APPOINTMENTS ARE MADE

- 1) Notify applicants of appointments by e-mail. Verify the new term dates.
- 2) If the applicant has not served on a commission before, send them a copy of the current ethics code.
- 3) Update board and commission spreadsheet. Email the staff person of the board with contact information of the new board member. Redistribute the spreadsheet to staff as necessary.

ADDITIONAL COUNCIL OPTIONS

- 1) The Mayor may elect to re-advertise a position if he/ she believes the applicant pool is too limiting for Council.
- 2) Council members may "move to direct staff to re-advertise the vacancy" in lieu of making an appointment if they believe the field is too limited or the public interest would be better served through re-advertisement.
- 3) Late applications will be brought to Council's attention by staff to afford Council the opportunity to postpone the appointment and extend the deadline if it is believed that postponement would be in the public interest. Walk-in candidates may be given similar consideration at Council's discretion. Late or walk-in applicants may not be appointed at that Council meeting; they may only be considered at a subsequent meeting. Council is under no obligation to consider late or walk-in applicants.

TOWN OF MOUNTAIN VILLAGE ~ BOARDS & COMMISSIONS

ETHICS COMMISSION: Term: Two years. Vacancies: Appointment by Town Council for full term staggered so that approximately 1/2 of the terms expire each year. Member requirements: Qualified elector.

TOWN OF MOUNTAIN VILLAGE ~ BOARDS & COMMISSIONS	Position	Appointed	Term Exp.	E-mail
Richard Child	Regular	Jul-17	Jul-19	richard@childmail.net
Angela Pashayan	Regular	Jul-18	Jul-20	yogaofdevotion@gmail.com
Dan Jansen	Regular Council	Jul-17	Jul-19	djansen@mtnvillage.org
Jack Gilbride	Regular Council	Jul-17	Jul-19	jgilbride@mtnvillage.org
Shari Mitchell	Alternate	Aug-17	Jul-19	shsyuma@cox.net

BUDGET & FINANCE COMMITTEE: Meet with auditors annually to review and revise the financial statements and make recommendations to Town Council for approval of audited financial statements. Available for periodic discussions of financial matters and oversight of EPS model. Two Council members, Finance Director and Town Manager. No term applies. Reappoint as necessary.

Members	Position	Appointed	Term Exp.	E-mail
Dan Caton	Town Council	Jul-17	Jul-19	dcaton@mtnvillage.org
Jack Gilbride	Town Council	Jul-17	Jul-19	jgilbride@mtnvillage.org
Staff - Kevin Swain	Finance Director			kswain@mtnvillage.org
Staff - Kim Montgomery	Town Manager			kmontgomery@mtnvillage.org

DESIGN REVIEW BOARD (DRB): Provide a clear, consistent, predictable and efficient land Development Review Process; promote public health, safety and welfare; preserve Open Space and protect the environment; enhance the natural beauty of the town's surroundings; foster a sense of community; promote the economic vitality of the town; promote the resort nature and tourism trade of the town; ensure that uses and structures enhance their sites and area compatible with the natural beauty of the town's setting and its critical natural resources; protect property values within the town; promote good civic design and develop, create and preserve an attractive and functional community. Two year alternating terms appointed by Town Council. Prefer Mountain Village residents and maintain a balance of qualified architects/builders amongst other board members.

Members	Position	Appointed	Term Exp.	E-Mail
David Craige	Regular	Mar-18	Apr-20	dcraige@mtnvillage.org
Liz Caton	Regular	Mar-19	Apr-21	lcaton@mtnvillage.org
David Eckman	Regular	Mar-19	Apr-21	deckman@mtnvillage.org
Banks Brown	Regular	Mar-18	Apr-20	bbrown@mtnvillage.org
Keith Brown	Regular	Mar-18	Apr-20	kbrown@mtnvillage.org
Greer Garner	Regular	Mar-19	Apr-21	ggarner@mtnvillage.org
Ellen Kramer	Alternate	Mar-19	Apr-21	ekramer@mtnvillage.org
Cath Jett	Regular	Mar-18	Apr-20	cjett@mtnvillage.org
Adam Miller	Alternate	Mar-19	Apr-21	amiller@mtnvillage.org
Staff - Michelle Haynes	Director Planning & Development Services			mhaynes@mtnvillage.org
Staff - John Miller	Senior Planner			dbangert@mtnvillage.org
Staff -Sam Starr	Planner			

MOUNTAIN VILLAGE CONDOMINIUM ASSOCIATION

Members	Position	Appointed	Term Exp.	E-mail
---------	----------	-----------	-----------	--------

Bruce Maclintire	Member	N/A	bmacintire@mtnvillage.org
Staff - Kevin Swain	Finance Director	N/A	kswain@mtnvillage.org

BUILDING BOARD OF APPEALS established July 17, 2014 to hear and decide appeals of administrative orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Building Regulations. No terms - members serve until they resign or are replaced by Council

Members	Position	Appointed	Term Exp.	E-mail
Adam Miller	Regular	Jul-14		amiller@mtnvillage.org
Eric Robinson	Regular	Sep-15		erobinson@mtnvillage.org
David Eckman	Regular	Jul-14		deckman@mtnvillage.org
Richard Buckendorf	Regular	Jul-14		rbuckendorf@mtnvillage.org
Don Jones	Regular	Jul-14		djones@mtnvillage.org
Ryan Deppen	Alternate	Jan-18		rdeppen@mtnvillage.org
Dennis Overly	Alternate	Jul-14		doverly@mtnvillage.org

TOWN COUNCIL/REGIONAL AUTHORITIES

MOUNTAIN VILLAGE TOWN COUNCIL: Town Council also operates as the Mountain Village Housing Authority, Liquor License Authority and Budget Committee. Four year alternating terms elected by the public.

Members	Position	Elected/ Appointed	Term Exp.	E-mail
Patrick Berry	Regular	Jun-17	Jun-21	pberry@mtnvillage.org
Peter Duprey	Regular	Jun-19	Jun-23	pduprey@mtnvillage.org
Natalie Binder	Regular	Sep-17	Jun-21	nbinder@mtnvillage.org
Laila Benitez	Regular	Jun-19	Jun-23	lailabenitez@mtnvillage.org
Jack Gilbride	Regular	Jun-17	Jun-21	jgilbride@mtnvillage.org
Martinique Davis Prohaska	Regular	Jun-19	Jun-23	mprohaska@mtnvillage.org
Dan Caton	Regular	Jun-19	Jun-23	dcaton@mtnvillage.org

TELLURIDE REGIONAL AIRPORT AUTHORITY (TRAA): Board of Commissioners - three regular members and one alternate appointed Town of Telluride, San Miguel County and Mountain Village and three regular members and one alternate member appointed by TRAA from the public at large. Four year terms and must be tax-paying electors and at the time of appointment in the municipality or county from which appointed.

Members	Position	Appointed	Term Exp.	E-mail
Gary Bash	Regular	Aug-16	Aug-20	gary.bash@fairmont.com
Lawrence Crosby	Regular	Nov-15	Aug-19	lawrence.a.crosby@gmail.com
Jon Dwight (resigned July 2019)	Regular	Aug-18	Aug-22	jon@wilderproperty.com
Richard Child	Alternate	Nov-15	Aug-19	richard@childmail.net

COLORADO FLIGHTS ALLIANCE (CFA) FORMERLY TMRAO CHANGED May-13

Members	Position	Appointed	Term Exp.	E-mail
Dan Jansen	Regular	Jul-17	Jul-19	djansen@mtnvillage.org

SAN MIGUEL REGIONAL HOUSING AUTHORITY REPRESENTATIVE

Members	Position	Appointed	Term Exp.	E-mail
Kim Montgomery	Vice Chair	N/A		kmontgomery@mtnvillage.org

ECO ACTION PARTNERS (EAP) Formerly The New Community Coalition (TNCC)

Members	Position	Appointed	Term Exp.	E-mail
Patrick Berry	Town Council	Jul-17	Jul-19	pberry@mtnvillage.org

TELLURIDE HISTORICAL MUSEUM BOARD

Members	Position	Appointed	Term Exp.	E-mail
Patrick Berry	Town Council	Jul-17	Jul-19	pberry@mtnvillage.org

SAN MIGUEL WATERSHED COALITION: Attend twice-annual meetings with representatives of other towns in the watershed, County, USFS, BLM, The Nature Conservancy, CDOW, USGS and others to discuss ongoing environmental matters in the Watershed.

Members	Position	Appointed	Term Exp.	E-mail
Sam Starr	Planner	Jul-17	Jul-19	sstarr@mtnvillage.org

TRANSPORTATION, PARKING & VEHICLE COMMITTEE: To assist the Transportation Department and Town Manager in setting strategic and operational policies related to the Gondola, DAR and Parking and advise and make recommendations to Town Council. Two Town Council members and two staff members. Review and approve proposed vehicle purchases for the town fleet annually considering efficiency and being green.

Members	Position	Appointed	Term Exp.	E-mail
Bruce MacIntire	Council member	Jul-17	Jul-19	bmacintire@mtnvillage.org
Laila Benitez	Council member	Jul-17	Jul-19	lailabenitez@mtnvillage.org
Staff - Kim Montgomery	Town Manager	Aug-09	N/A	kmontgomery@mtnvillage.org
Staff - Chris Broady	Police Chief	Aug-09	N/A	cbroady@mtnvillage.org
Staff - Finn Kjome	Public Works Director	Aug-09	N/A	fkjome@mtnvillage.org
Staff- Jim Loebe	Transportation/Parking Director	Aug-09	N/A	jloebe@mtnvillage.org

REGION 10

Bill Kight	Mountain Village Rep	Mar-17		bkight@mtnvillage.org
Jim Loebe	Staff - Primary Gunnison Valley Transportation Planning Region	Jan-12		jloebe@mtnvillage.org
Kim Montgomery	Staff - Primary			kmontgomery@mtnvillage.org

Telluride Mountain Village Owners Association Gondola Committee:

Members	Position	Appointed	Term Exp.	Email Address
Patrick Berry	Town Council/Staff	Jul-17	Jul-19	pberry@mtnvillage.org
Dan Caton	Town Council/Staff	Jul-17	Jul-19	dcaton@mtnvillage.org

Town Hall Subarea Planning Committee:		The committee is tasked with hiring a consultant to propose a public outreach process utilizing all forms of communication.		
--	--	---	--	--

Members	Position	Appointed		Email Address
Natalie Binder	Town Council	Oct-17		nbinder@mtnvillage.org
Bruce MacIntire	Town Council	Feb-16		bmacintire@mtnvillage.org
Anton Benitez	Executive Director TMVOA	Feb-16	N/A	anton@tmvoa.org
Jim Royer	TMVOA	Feb-16	N/A	jamesroyer@gmail.com
	TMVOA		N/A	
Bill Jensen	TSG	Feb-16	N/A	bjenson@tellurideskiresort.com
Jeff Proteau	TSG	Feb-16	N/A	jproteau@tellurideskiresort.com

Michelle Haynes	Staff	Feb-16	N/A	mhaynes@mtnvillage.org
	Facilitator	Feb-16	N/A	
Colorado Communities for Climate Action:				
Members	Position			
Patrick Berry	Town Council	Jul-17	Jul-19	pberry@mtnvillage.org
Mountain Village Community Grant Committee:	The Committee shall be active as long as the Grant Program shall exist. The term of each Committee member shall initially be one year for one member of each category and 2 years for the other member of each category. Thereafter, each Committee member appointed by Town Council shall be for 2 year terms.			
Members	Position	Appointed		Email Address
Laila Benitez	Town Council	Jul-17	Jul-19	lailabenitez@mtnvillage.org
Natalie Binder	Town Council	Jul-17	Jul-19	nbinder@mtnvillage.org
Jackie Kennefick	Town Staff	Mar-17		jkennefick@mtnvillage.org
Kim Montgomery	Town Staff	Mar-17		kmontgomery@mtnvillage.org
Liz Caton	Mountain Village Resident	Jul-17	Jul-19	lizcaton@yahoo.com
Jonathan Greenspan	Mountain Village Resident	Jul-18	Jul-20	jg@sunrisetelluride.com
Telluride Conference Center Committee:				
Members	Position	Appointed		Email Address
Jack Gilbride	Town Council	Aug-17	Aug-19	jgilbride@mtnvillage.org
Bruce MacIntire	Town Council	Jul-17	Jul-19	bmacintire@mtnvillage.org
Kevin Swain	Staff	Dec-16		kswain@mtnvillage.org
Kim Montgomery	Staff	Dec-16		kmontgomery@mtnvillage.org
SMART San Miguel Authority for Regional Transportation Board of Directors:				

Members		Position	Appointed		Email Address
Laila Benitez	Town Council		Jul-17	Jul-19	lailabenitez@mtnvillage.org
Dan Caton	Town Council		Jul-17	Jul-19	dcaton@mtnvillage.org
	Alternate				
Alliance for Inclusion - formerly Multicultural Advisory Committee					
Members		Position	Appointed		Email Address
Laila Benitez	Mountain Village Representative		Jul-17	Jul-19	lailabenitez@mtnvillage.org
The Green Team		Committee members shall serve for two years and three years as follows: (1) One Council member, one at large member, one resident shall serve two year terms (2) One Council member, one resident, the TSG representative and the TMVOA representatives shall serve three year terms			
Members		Position	Appointed		Email Address
Bruce MacIntire	Town Council		Sep-17	Sep-19	bmacintire@mtnvillage.org
Patrick Berry	Town Council		Sep-17	Sep-20	pberry@mtnvillage.org
Jonathan Greenspan	Vice Chair	Resident	Sep-17	Sep-20	ig@sunrisetelluride.com
Cath Jett	Chair	Resident	Oct-18	Sep-19	martiniquedavis@gmail.com
Jeff Proteau	TSG		Sep-17	Sep-20	jproteau@tellurideski resort.com
Heidi Stenhammer	TMVOA		Oct-18	Sep-20	heidi@tmvoa.org
Savanna Wagner	At Large		Sep-17	Sep-19	savvylwagner@yahoo.com
Christina Lambert	Staff - support				
Zoe Dohnal	Staff - support				
Plaza Vending Committee		The intent and purpose of the Committee shall be to approve and assign the location, design, and use of plaza vending, and to evaluate that such activities contribute to the vibrancy of our Village Center plazas. The Committee shall also adopt plaza vending rules and regulations for Town Council consideration and approval.	1. One Council member shall serve three-year terms. 2. All Town staff shall serve three-year terms. 3. TMVOA representative shall serve three-year terms.		
Members		Position	Appointed		Email Address
Natalie Binder	Town Council-Chair		Apr-19	Mar-22	nbinder@mtnvillage.org

Zoe Dohnal	Staff	Apr-19	Mar-22	zdonhal@mtnvillage.org
JD Wise	Plaza Services Staff	Apr-19	Mar-22	jwise@mtnvillage.org
Michelle Haynes	Building & Planning Staff	Apr-19	Mar-22	mhaynes@mtnvillage.org
Ann Barker	TMVOA Representative	Apr-19	Mar-22	ann@tmvoa.org
Mountain Village Business Development Advisory Committee	BDAC shall advise and make recommendations to Town Council on matters related to economic development which include but are not limited to economic development incentives through state and town resources, current business climate, business attraction and retention, marketing opportunities, and other initiatives that may promote economic development.	• One Council member and one merchant shall serve one-year terms. • One Council member, TSG representative and the TMVOA representatives shall serve two-year terms. All Town staff shall serve two-year terms.		
Members	Position	MVOA representatives shall serve th		Email Address
Dan Caton	Town Council	Apr-19	Mar-20	dcaton@mtnvillage.org
Laila Benitez	Town Council	Apr-19	Mar-21	lailabenitez@mtnvillage.org
Bill Kight	Staff	Apr-19	Mar-20	bkight@mtnvillage.org
John Miller	Staff	Apr-19	Mar-20	johnmiller@mtnvillage.org
Penelope Gleason	Mountain Village Merchant			
Sherri Reeder	TSG Representative			
	TMVOA			

To
Town Council

From
Town Clerk
Jackie Kennefick

Re
TRAA Board Appointments

From the TRAA Bylaws:

The Telluride Regional Airport Authority Board is comprised of nine voting members, representing the county and municipalities which combined to create the Telluride Regional Airport Authority. Members of the Telluride Regional Airport Authority Board of Commissioners shall be appointed by resolution of the governing boards of each of the following: San Miguel County, Town of Telluride and Town of Mountain Village. Each of the governing boards of San Miguel County, Town of Telluride and Town of Mountain Village shall appoint three regular voting members to the Board of Commissioners of TRAA. In addition, each such governing board may, in its sole discretion, appoint an alternate member of the TRAA Board of Commissioners, who shall be entitled to vote at properly scheduled meeting of the Board of Commissioners of TRAA in the absence of a regular voting member from the town or county from which said alternate member was appointed.

All members of the TRAA Board of Commissioners shall be taxpaying electors, registered to vote, who reside in the town or county from which appointed for not less than thirty days, or who own taxable real or personal property situated within the boundaries of the town or county from which said member was appointed. A change of residence of a member of the Board to a place outside the municipality or county which he or she represents automatically creates a vacancy on the Board as to that municipality or county. The terms of all members of the TRAA Board of Commissioners shall be four years. At the expiration of the term of any commissioner, a new appointment shall be made by the appropriate governing board; any member may be appointed to succeed him or herself, except as otherwise stated herein.

These are the current representatives for Mountain Village:

Members	Position	Appointed	Term Exp.
Gary Bash	Regular	Aug-16	Aug-20
Lawrence Crosby	Regular	Nov-15	Aug-19
Jon Dwight (resigned July 2019)	Regular	Aug-18	Aug-22
Richard Child	Alternate	Nov-15	Aug-19

Scheduled for appointment at the July 18 Council meeting are two regular seats and one alternate. Current members Lawrence Crosby and Richard Child have submitted letters of interest along with Tom Richards. Letters are attached.

Suggested Motions:

Motion to appoint _____ to the TRAA Board to fill the regular seat vacated by Jon Dwight expiring in August 2022.

Motion to appoint _____ to a regular seat on the TRAA Board for a four year term expiring in August 2023.

Motion to appoint _____ to an alternate seat on the TRAA Board for a four year term expiring in August 2023

From: [Jackie Kennefick](#)
To: [mvclerk](#)
Subject: FW: TRAA
Date: Wednesday, July 10, 2019 12:03:42 PM

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

From: Richard Child <richard@childmail.net>
Sent: Monday, June 24, 2019 2:35 PM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: TRAA

Dear Jackie,

By means of this communication I would like to express my interest in continuing to serve on the board of the Telluride Regional Airport Authority .
If you require any further information, please let me know.

Cordially,
Richard

Richard Child
M - (970)-519-1303

From: Richard Child <richard@childmail.net>
Date: July 11, 2019 at 1:21:53 PM EDT
To: Laila Benitez <LailaBenitez@mtnvillage.org>
Subject: TRAA Board Position

Dear Laila,

With reference to next week's town council meeting, I would like to confirm my interest in serving as a regular member of the TRAA in representation of the town, after already serving two years as an alternate.

If you have any questions or would like to discuss the matter with me, please let me know.

Best regards,
Richard

Richard Child
tel 970.728.8278
fax 970.512.7614
mobile 970.519.1303
e-mail richard@childmail.net

July 9, 2019

Dear Town Council Board Members

I would like to formally submit my request to join the Telluride Regional Airport Authority Board. I have been a member of the Telluride community for 20 years, and have been employed with Telluride Ski & Golf for 19 years, serving as the CFO for the last 7 years. The Telluride Regional Airport is an important part of the economic viability of our region, and I would love to be involved with the Board, assisting with the continued success of the airport.

My background is in hospitality with Westin Hotels and Resorts and I am a graduate of the University of Denver with a business degree in the School of Hotel and Restaurant Management. In addition to Westin Hotels, I've held management positions with Breckenridge, Snowmass and Booth Creek Ski Holdings. After working in the Hotel and Ski industry, I took some time to pursue my MBA/MS Finance from the University of Colorado, and moved to Telluride shortly after. In my free time, I like to ski, bike, travel and collect/play guitars.

Sincerely,

A handwritten signature in black ink that reads "Tom Richards". The signature is written in a cursive style with a large, sweeping initial "T".

Tom Richards
CFO, Telluride Ski & Golf
Tom@Telski.com
970-728-7342

LETTER OF INTEREST

TO: MAYOR & TOWN COUNCIL OF MOUNTAIN VILLAGE

FROM: LAWRENCE (LARRY) A. CROSBY

SUBJECT: REAPPOINTMENT TO THE TRAA BOARD

DATE: JULY 7, 2019

CC: JACKIE KENNEFICK, CMC

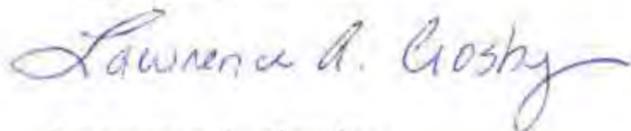
It has been my distinct pleasure to serve on the Telluride Regional Airport Authority (TRAA) Board, as a Mountain Village representative, for the last 4 years. I am currently the Vice Chair of the Board. My term expires this August. It is my desire to continue serving on the Board and contributing to the vitality of the Town, airport, surrounding communities, and county.

I am proud to say that a lot has been accomplished over those 4 years, and it was an honor to have played a part in those positive developments. A few examples include a new Master Plan for the airport, hiring a top-notch Airport Manager (Kenneth Maenpa) to replace the retiring Rich Nuttall, a beautiful remodel of the FBO, and the return of commercial service (now including jet service).

As a Mountain Village representative to the TRAA, I wear "two hats". Job #1 is to make sure that developments at the airport are aligned with the interests of the Town. Following closely on the heels, Job #2 is to ensure a secure future for the airport both strategically and financially. Fortunately, these tasks are closely interwoven and seldom in conflict. The community (including full and part-time residents, local businesses, the resort, et.al.) and our visitors all benefit from a vibrant airport that is safely and economically run.

Please find below my bio that highlights some of my qualifications for this position. Probably worth noting is that I am a pilot based at KTEX and previously served as the representative of Oklahoma State University to the Stillwater, OK airport authority board (a much larger and towered airport).

Respectfully submitted,



Lawrence A. Crosby

BIO

Lawrence (Larry) Crosby is the Chief Data Scientist of the KH Moon Center for a Functioning Society, within the Drucker Institute. In that capacity, Crosby developed the Drucker Model which underlies the Management Top 250 published by the Wall Street Journal. He is also President of L.A. Crosby & Associates, a research and consulting firm focused on marketing and organizational effectiveness. From 2013-15, Crosby was the Henry Y. Hwang Dean of the Peter F. Drucker and Masatoshi Ito Graduate School of Management, at the Claremont Graduate University. From 2010 to 2013, he served as Dean of the Spears School of Business at Oklahoma State University. Professionally, Crosby is a recognized expert on customer engagement and loyalty, writing a quarterly column on that topic for the AMA publication Marketing News. Prior to becoming Dean at OSU, he was the chief loyalty architect of the Customer Experience Practice at global market research company Synovate Ltd. (now part of Ipsos). Before that, he co-founded and served as chairman/CEO of Symmetrics Marketing Corporation, a customer loyalty research and consulting firm. His background also includes being CEO of Walker CSM Worldwide and serving on the faculties of Arizona State University, the University of Michigan and the University of Nebraska. Dr. Crosby holds PhD, MBA and bachelor's degrees from the University of Michigan.

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE JUNE 13, 2019
REGULAR TOWN COUNCIL MEETING **DRAFT****

AGENDA ITEM # 11

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:31 a.m. on Thursday, June 13, 2019 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Bruce MacIntire
Jack Gilbride
Natalie Binder

The following Town Council members were absent:

Dan Jansen
Patrick Berry

Also in attendance were:

Kim Montgomery, Town Manager
Jackie Kenefick, Town Clerk
Susan Johnston, Deputy Clerk
Christina Lambert, Deputy Clerk
David Reed, Town Attorney
Sue Kunz, Director of Human Resources
Chris Broady, Chief of Police
Kevin Swain, Finance Director
Julie Vergari, Chief Accountant
Bill Kight, Director of Communications & Business Development
Zoe Dohnal, Community Engagement Coordinator
Kathrine Warren, Marketing & Communications Coordinator
John Miller, Senior Planner
Jim Soukup, Chief Technology Officer
Sam Starr, Planner
Drew Harrington, Chief Building Official
Matt Gonzales, Building Inspector

Bill Jensen
Dan Hagen
Tim Johnson
Robert Stenhammer
Ann Barker
Julia Caulfield
Dan Agan
Jeff Proteau

Public Comment on Non-Agenda Items (4)

Public comment was received by Dan Agan and Ann Barker.

Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e (2)

On a **MOTION** by Jack Gilbride and seconded by Dan Caton, Council voted unanimously to enter into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. 24-6-402(4)(b), and for the purpose of negotiations pursuant to C.R.S. 24-6-402(4)e at 8:39 a.m.

Council returned to regular session at 8:59 a.m.

Council took a break from 8:59 a.m. to 9:04 a.m.

Introduction of New Building Inspector Matt Gonzales (5)

Chief Building Official Drew Harrington introduced the Town's new Building Inspector Matt Gonzales.

Consideration of Approval of the May 16, 2019 Regular Town Council Meeting Minutes (6)

Deputy Clerk Susan Johnston presented. On a **MOTION** by Bruce MacIntire and seconded by Dan Caton, Council voted unanimously to approve the May 16, 2019 Regular Town Council meeting minutes as presented.

Liquor Licensing Authority: (7)

- a. **Consideration of an Application for Special Event Liquor Permits for the Telluride Reserve on Behalf of Telluride Mountain Village Owners Association for Events at Six Private Homes in Mountain Village on August 16 - 17, 2019 from 10:00 a.m. to 3:00 p.m.**

Susan Johnston presented. Dan Caton recused himself because he owns one of the homes being used for the event. On a **MOTION** by Natalie Binder and seconded by Jack Gilbride, Council voted unanimously to approve an application for two Special Event Liquor Permits for the Telluride Reserve on behalf of TMVOA for events at six private homes in Mountain Village on August 16-17, 2019 from 10:00 a.m. to 3:00 p.m.

- b. **Consideration of an Application by Telski Food & Beverage Services dba Tomboy Tavern for an Addition of an Optional Premise of The Pick to the Existing License**

Susan Johnston presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Bruce MacIntire, Council voted unanimously to approve an application by Telski Food & Beverage Services dba Tomboy Tavern for an addition of an Optional Premise of The Pick to the existing license.

- c. **Consideration of an Application by Telski Food & Beverage Services, LLC for a Temporary Modification of Premises on the Hotel & Restaurant Liquor License with Optional Premises to Expand the Boundaries for Allred's Restaurant to Include the Ridge Club for a Private Wedding Reception on August 25, 2019**

Susan Johnston presented. Council discussion ensued regarding amending the Municipal Code to allow staff to approve certain liquor applications such as this one. The Town Clerk will work with the Town Attorney and follow up with Council at a future meeting. On a **MOTION** by Bruce MacIntire and seconded by Natalie Binder, Council voted unanimously to approve an application by Telski Food & Beverage Services, LLC for a temporary Modification of Premises on the Hotel & Restaurant liquor license with Optional Premises to expand the boundaries for Allred's Restaurant to include the Ridge Club for a private wedding reception on August 25, 2019.

- d. **Consideration of an Application by Telski Food & Beverage Services, LLC for a Temporary Modification of Premises on the Hotel & Restaurant Liquor License with Optional Premises to Expand the Boundaries for Allred's Restaurant to Include the Ridge Club for a Private Wedding Reception on September 6, 2019**

Susan Johnston presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve an application by Telski Food & Beverage Services, LLC for a temporary Modification of Premises on the Hotel & Restaurant liquor license with Optional Premises to expand the boundaries for Allred's Restaurant to include the Ridge Club for a private wedding reception on September 6, 2019.

- e. **Consideration of an Application by Telski Food & Beverage Services, LLC for a Temporary Modification of Premises on the Hotel & Restaurant Liquor License with Optional Premises to Expand the Boundaries for Allred's Restaurant to Include the Ridge Club for Telluride Reserve Wine Tastings on August 15-17, 2019**

On a **MOTION** by Bruce MacIntire and seconded by Jack Gilbride, Council voted unanimously to approve an application by Telski Food & Beverage Services, LLC for a temporary Modification of Premises on the Hotel & Restaurant liquor license with Optional Premises to expand the boundaries for Allred's Restaurant to include the Ridge Club for Telluride Reserve Wine Tastings on August 15-17, 2019.

Council moved to agenda item 16.

Finance: (8)

Director of Finance Kevin Swain presented. Council discussion ensued.

- a. **Presentation of the May 31, 2019 Business & Government Activity Report (BAGAR)**

Council directed staff to provide a break down of the alarm calls that the Police Department receives and how the courtesy service impacts budgeting.

b. Consideration of the April 30, 2019 Financials

Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve the April 30, 2019 Financials as presented.

c. Finance Department Budget

Kevin Swain presented. Council discussion ensued.

Consideration of a Resolution Authorizing the Sale of Cassidy Ridge Unit D (9)

Town Manager Kim Montgomery presented. On a **MOTION** by Jack Gilbride and seconded by Dan Caton, Council voted unanimously to adopt a Resolution authorizing the sale of Cassidy Ridge Unit D.

Consideration of a Resolution Authorizing the Sale of Castellina Unit E (10)

Kim Montgomery presented. On a **MOTION** by Natalie Binder and seconded by Bruce MacIntire, Council voted unanimously to adopt a Resolution Authorizing the Sale of Castellina Unit E.

Council moved to agenda Item 16.

Second Reading, Public Hearing and Council Vote on an Ordinance Amending the Community Development Code Sections 17.15.12 – Lighting Regulations, 17.5.15 – Commercial, Ground Level and Plaza Area Design Regulations, and 17.8 – Definitions (11)

Senior Planner John Miller presented. Council discussion ensued. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted 5-0 (with Dan Jansen and Patrick Berry absent) to adopt an Ordinance amending the Community Development Code Chapter 17.5 Design Regulations, Sections 17.15.12 – Lighting Regulations, 17.5.15 – Commercial, Ground Level and Plaza Area Design Regulations; and Chapter 17.8 – Definitions.

Second Reading, Public Hearing and Council Vote on an Amendment to the Community Development Code (CDC) to Allow for Staff Level Review of Synthetic Roof Materials at Section 17.5.6.C.3. Roof Material and Other Clarifying Amendments (12)

Planner Sam Starr presented. Council discussion ensued. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing. On a **MOTION** by Natalie Binder and seconded by Jack Gilbride, Council voted 5-0 (with Dan Jansen and Patrick Berry absent) to adopt an Ordinance approving an amendment to the Community Development Code to allow for staff level review of synthetic roof materials at Section 17.5.6.C.3 roof material and other clarifying amendments.

Council moved to agenda item 15.

Quarterly Update from Telluride Ski & Golf (13)

Telluride Ski & Golf CEO Bill Jensen presented.

Consideration of a Resolution to Approve a Conditional Use Permit to Allow for the Development and Installation of a Platform Tower and Platform to be Associated with an Aerial Canopy Tour. The Tower is Located on Lot OSP-48 within Active Open Space (14)

John Miller presented. Telluride Ski & Golf Vice President of Mountain Operations and Planning Jeff Proteau addressed Council as the applicant. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted unanimously to adopt a Resolution approving a Conditional Use Permit to allow for the development and installation of a platform tower and platform to be associated with an aerial canopy tour. The tower is located on Lot OSP-48 within Active Open Space.

Staff Reports: (15)

a. Town Manager

Kim Montgomery presented her report. Council consensus was to renew agreements with San Miguel Regional Housing Authority and Marketing Telluride Inc.

Council moved back to agenda item 13.

b. Town Manager Budget

Kim Montgomery presented her budget.

Council Boards and Commissions Updates: (16)

- a. San Miguel Watershed Coalition-Starr
- b. Colorado Flights Alliance-Jansen

Council returned to agenda item 8.

- c. Transportation & Parking-MacIntire/Benitez
- d. Budget & Finance Committee-Caton/Gilbride
- e. Gondola Committee-Caton/Berry
- f. Colorado Communities for Climate Action-Berry
- g. San Miguel Authority for Regional Transportation -Benitez/Caton/Binder
- h. Eco Action Partners-Berry
- i. Telluride Historical Museum-Berry
- j. Telluride Conference Center-MacIntire
- k. Alliance for Inclusion-Berry/Benitez
- l. Green Team Committee- Berry/MacIntire
- m. Telluride Tourism Board-Jansen
- n. Community Grant Committee-Benitez/Binder
- o. Mayor's Update- Benitez

Council returned to agenda item 11.

Other Business: (17)

Presentation of Service Award to Outgoing Council Member Bruce MacIntire (18)

Mayor Benitez presented Bruce MacIntire with an award for his four years of public service and thanked him for his efforts on many important issues and committees.

There being no further business, on a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to adjourn the meeting at 11:21 a.m.

Respectfully prepared,

Susan Johnston
Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick
Town Clerk

To: Town Council Acting as the Local Liquor Licensing Authority (LLA)

From: Deputy Clerk Susan Johnston

Date: 7/10/2019

Re: Consideration of Liquor License Application

Consideration of an Application for a Special Event Liquor Permit for the Telluride Art & Architecture for Events at Five Locations on July 21, 2019 from 10:00 a.m. to 7:00 p.m.

All required documentation and fees have been received and applicant meets all special event qualifications. The packet has been reviewed by the following departments: Clerk, Legal and Police with no adverse findings. The required notices were posted, and no comments were filed.

Staff recommendation: Motion to approve the application for a Special Event liquor permit for the Telluride Art & Architecture for events at five locations on July 21, 2019 from 10:00 a.m. to 7:00 p.m.



May 28, 2019

Town of Mountain Village
Telluride, Colorado 81435
Dear Jackie,

Telluride Arts is a 501(c)3 non-profit organization established in 1971, and incorporated in 1974. Our mission is to sustain, promote and expand a culture of the arts in the Telluride Arts District, which includes Mountain Village.

The Telluride Art + Architecture weekend will celebrate its 9th year of residential tours, fine art exhibitions, tastings, special guest presentations and free events to the public the week of July 15th, 2019. The annual Weekend Tour, July 20-21, 2019 converges property and local business owners, architects, interior designers, with fine and performing artists and chefs of distinction, bringing significant national visibility to the Telluride Arts District. After expanding the tour to Mountain Village for the first time in 2018, Art + Architecture seeks to generate organizational integration and community vitality further in 2019.

On Sunday, July 21st, 2019 the Art + Architecture Tour will take place in Mountain Village from 1130am - 5pm. 400 pass holders will view all aspects of art in our mountain community. The tour includes four private residences and one "alternative venue". Alternative venues are not a home, but a creative space for artists to fulfill unique projects. This year, we hope to use the Village Core as our alternative venue.

In addition to a team of artists, homeowners, and designers, every venue is equipped with 2-4 qualified volunteers: TIPS certified bartenders to manage, monitor, and move alcohol, and docents to check for wristbands and greet people through the entrance/exit.

This year, we are adding a new volunteer position: bus leader. This role ensures only pass holders utilize the bus service chartered through Telluride Express to go from venue to venue. Our hired car service is the only means of transportation for anyone involved and/or participating in the event. Tesla will be chartering patrons and special guests for the Sunday Tour in five of their models.

Thank you for your continuous support of our event. We look forward to working with you to make this year a great success.

Best,

Elodie Jacobson, Event Director
Telluride Art + Architecture



VENUE	DATE	TIME
117 Yellow Brick Road	June 21, 2019	10am-6pm
7 Stonegate Drive	June 21, 2019	10am-6pm
176 Adams Ranch Road	June 21, 2019	10am-6pm
101 Autumn Lane	June 21, 2019	10am-6pm
Heritage Plaza	June 21, 2019	10am-6pm



TOWN OF MOUNTAIN VILLAGE SPECIAL EVENT LIQUOR PERMIT APPLICATION

This application must be filed with Office of the Town Clerk, Town of Mountain Village, 455 Mountain Village Blvd., Mountain Village, Colorado 81435. Applicant must be a non-profit organization on file with the Colorado Secretary of State.

In order to qualify for a Special Events Permit, you must be a nonprofit and one of the following:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Social | <input checked="" type="checkbox"/> Municipality Owning Arts Facilities |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Religious Institution |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Political | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Athletic | <input type="checkbox"/> Chartered Branch, Lodge or Chapter of a National Organization/Society |

Type of Special Event applicant is applying for:
 Fermented Malt Beverage (3.2%) | \$100/day Beer, Wine & Liquor | \$100/day

1. Name of Applicant Organization or Political Candidate Telluride Arst	State Sales Tax Number (required) 84-0712952
---	--

2. Mailing Address of Organization or Political Candidate PO Box 152, Telluride, CO, 81435	3. Address of Place Special Event to be held Multiple addresses, see attached document
--	--

4. President/Secretary of Organization or Political Candidate			
Name	Date of Birth	Home Address	Phone Number
Kate Jones	[REDACTED]	[REDACTED]	[REDACTED]

5. Event Manager Name	Date of Birth	Home Address	Phone Number
Elodie Jacobson	[REDACTED]	[REDACTED]	[REDACTED]

6. Has applicant organization or political candidate been issued a special event permit this calendar year?
 Yes No **How many days?** 3

7. Are premises now licensed under state liquor or beer code?
 Yes No **To whom?**

8. Does the applicant have possession or written permission for the use of the premises to be licensed?
 Yes No

List Below the Exact Date(s) for Which Application Is Being Made For Permit					
Date(s)	July 21, 2019	to	July 21, 2019	Date(s)	
Hours	10am	to	6pm	Hours	
Date(s)		to		Date(s)	
Hours		to		Hours	

REPORT AND APPROVAL OF TOWN OF MOUNTAIN VILLAGE LOCAL LICENSING AUTHORITY

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended. **THEREFORE, THIS APPLICATION IS APPROVED.**

SIGNATURE	TITLE	DATE



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR PERMIT APPLICATION
APPLICATION INFORMATION AND CHECKLIST

THE FOLLOWING SUPPORTING DOCUMENTS MUST BE ATTACHED TO THIS APPLICATION FOR A PERMIT TO BE ISSUED:

- Appropriate fee - CHECK PAYABLE TO THE TOWN OF MOUNTAIN VILLAGE
- Diagram of the area to be licensed (not larger than 8 ½" x 11" reflecting bars, walls, partitions, ingress, egress and dimensions
Note: if the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- Copy of deed, lease, or written permission of owner for use of the premises
- Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years;
or
- If not incorporated, a NONPROFIT charter; or
- If a political candidate, attach copies of reports and statements that were filed with the Secretary of State.

- Application must be submitted to the Town of Mountain Village at least thirty (30) days prior to the event.
- The premises to be licensed must be posted at least ten (10) days before a hearing can be held. (12-48-106 C.R.S.)

(12-48-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 46 and 47 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being nonprofit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the secretary of state pursuant to Article 45 of Title 1, C.R.S. a Special Event Permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

If an event is cancelled, the application fees and the day(s) are forfeited.



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
ADDENDUM *Please answer all of the following questions.*

Describe the event and the target market.

Art + Architecture showcases local and visiting talent in the fields of architecture, fine art, performing art, culinary art and design. The target market are artists, second homeowners, tourists and locals.

How many people are you expecting per day? 400

Will you be serving alcoholic beverages? yes

Are alcoholic beverages included in the event price? yes

Will alcohol be sold by the drink? no

What type of alcoholic beverages are you planning on selling/serving?

Beer, liquor & spirits.

Will you be selling/serving food items? yes

What type of food items will be sold or served?

Decadent light bites will be prepared ahead of time + served at the event - included in ticket price.

Will you be cooking food and if cooking food, will you use propane?

Food will be prepared ahead of time - no propane.



**TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
ADDENDUM** *Please answer all of the following questions.*

DJ in Heritage Plaza from noon-5pm, other times acoustic music

Will you have amplified sound or live music inside or outside? _____

Will there be tents/awnings? Yes.

Describe your security plans for this event.

Every venue is equipped with a team of 2-3 team managers as well as a TIPS certified bar manager. Staff is placed at each entrance to ensure alcohol neither enters nor leaves the venue. Our partner, Telluride Express, is to transport every attendee on the tour. There is no personal transportation. If an attendee brings their own car, they will be asked to leave by management immediately.

Describe the type of training security personnel will have prior to the event.

All staff is briefed before the event. This briefing includes: the event emergency plan and event management. Event management includes: venue boundaries, transportation regulations, contact information, emergency contacts and specific notes related to particular venues.

How will you insure compliance with beer/liquor laws, such as: no service to minors or visibly intoxicated persons, no service outside of designated premises, no service before or after hours designated for the event, etc.

All bartenders are TIPS certified. All attendees wear a wristband. The (few) attendees under 21 years of age are to wear a different color wristband to indicate their inability to be served. Event wristbands are distributed at Ticket Pickup. Bartenders are to check for wristband, and to ID at their discretion. Bartenders are to cut off visibly intoxicated persons at their discretion. Alcohol is to be loaded in the morning of the event and loaded out and returned to Telluride Arts Headquarters immediately following the event.

Do you have an emergency plan for the event? If yes, please describe in detail.

Supervisors designated to every property are instructed ahead of time to call 911 in the event of emergency. This includes, but is not limited to: medical/healthcare emergency, security issue, in case of fire.



TOWN OF MOUNTAIN VILLAGE
SPECIAL EVENT LIQUOR LICENSE PERMIT APPLICATION
OATH OF APPLICANT *Please initial each of the following statements.*

I understand that as the promoter of the event, that both the non-profit and the server can be charged criminally for alcohol violations under permit. I also understand that the non-profit can be held responsible for any tax liabilities generated by the alcohol permitted event.

I understand that I must allow open access to all town personnel (i.e., Police, Fire, Community Development, etc.) at this event, even if it is deemed a private function. Further, due to health and safety concerns, I understand that other town departments, as a result of circulation of this city application, may have additional requirements resulting in other costs for my special event.

I understand that if this permit is denied, the Town of Mountain Village assumes no liability for expenses incurred by the applicant.

I understand that if during the course of the event, the town determines there is a public safety hazard or if there is a violation of any permit condition, the event will be terminated immediately. The Town of Mountain Village is not responsible for any expenses incurred by the permit holder. Failure to meet the requirements of this permit may provide basis for denial of future permits for a given event, event manager or sponsor.

I understand that only non-profit entities that are properly formulated with the State of Colorado may apply for special event liquor permits, and they may only apply if the permit application and all attachments are filed at least 30 days before the event per state law. In addition, non-profits are required to have: i) state sales tax number from Colorado Department of Revenue, ii) Certificate of Good Standing for their non-profit from Colorado Secretary of State's office, and iii) Town of Mountain Village business license and sales tax number from Mountain Village Finance Department.

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor and Beer Code and Regulations and all Town of Mountain Village rules, regulations, ordinances and codes that affect my license.

Elodie Jacobson
Authorized Signature

May 28, 2019
Date

Elodie Jacobson
Print Name

Event Director
Title

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Wayne W. Williams, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

TELLURIDE COUNCIL FOR THE ARTS AND HUMANITIES

is a

Nonprofit Corporation

formed or registered on 04/01/1974 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871270359 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/18/2018 that have been posted, and by documents delivered to this office electronically through 05/21/2018 @ 14:30:55 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/21/2018 @ 14:30:55 in accordance with applicable law. This certificate is assigned Confirmation Number 10912014 .



A handwritten signature in blue ink that reads "Wayne W. Williams".

Secretary of State of the State of Colorado

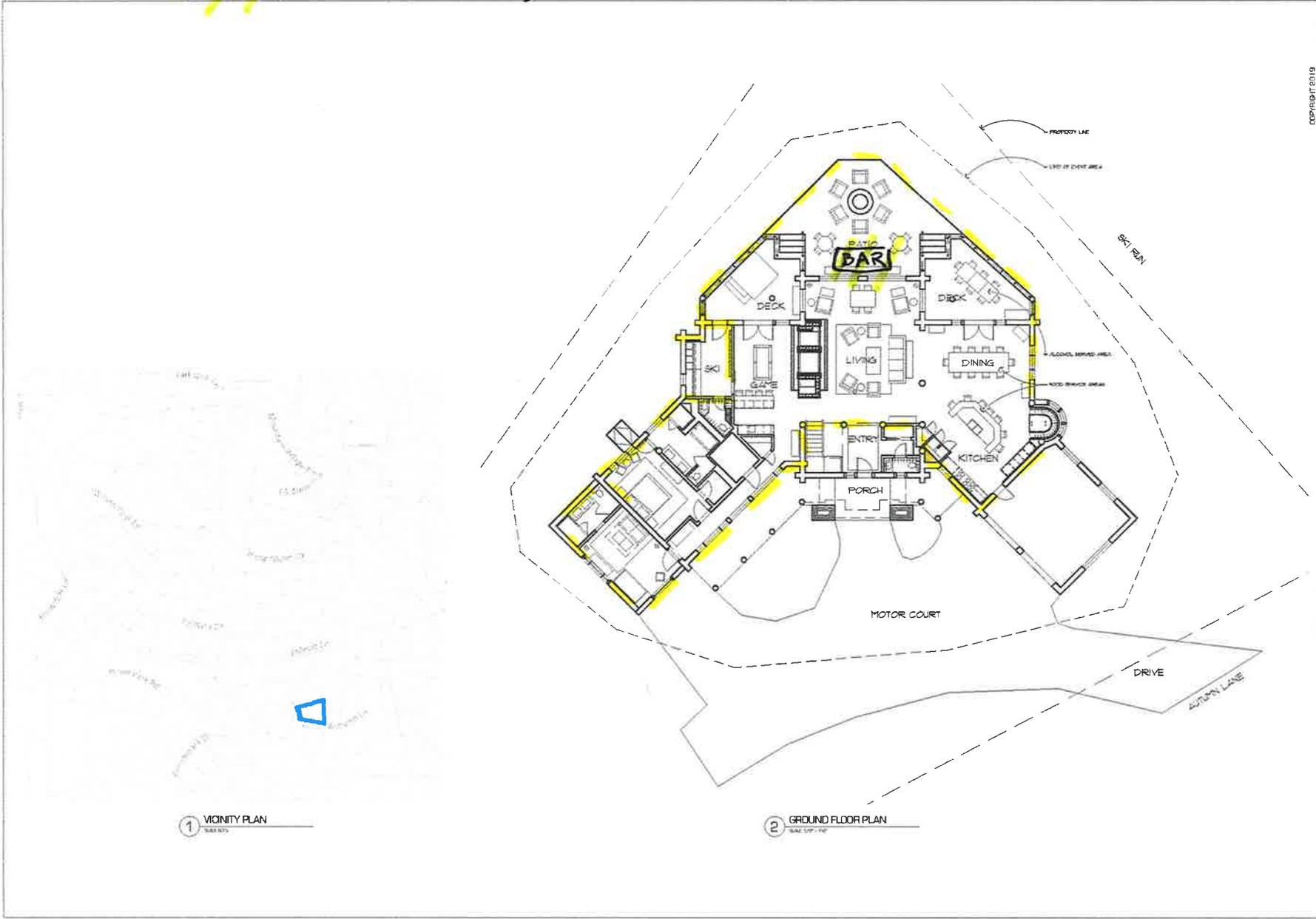
*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Bar

= Perimeter

= Bar serving area



1 VICINITY PLAN
SCALE: 1/8" = 1'-0"

2 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

COPYRIGHT 2019

REVISIONS:

ART & ARCHITECTURE TOUR 2019

PROJECT: #1501

DATE ISSUED FOR: JUNE 3, 2019
REVIEW SET

LOCATION:

SHEET NUMBER: A1-D
PLANS

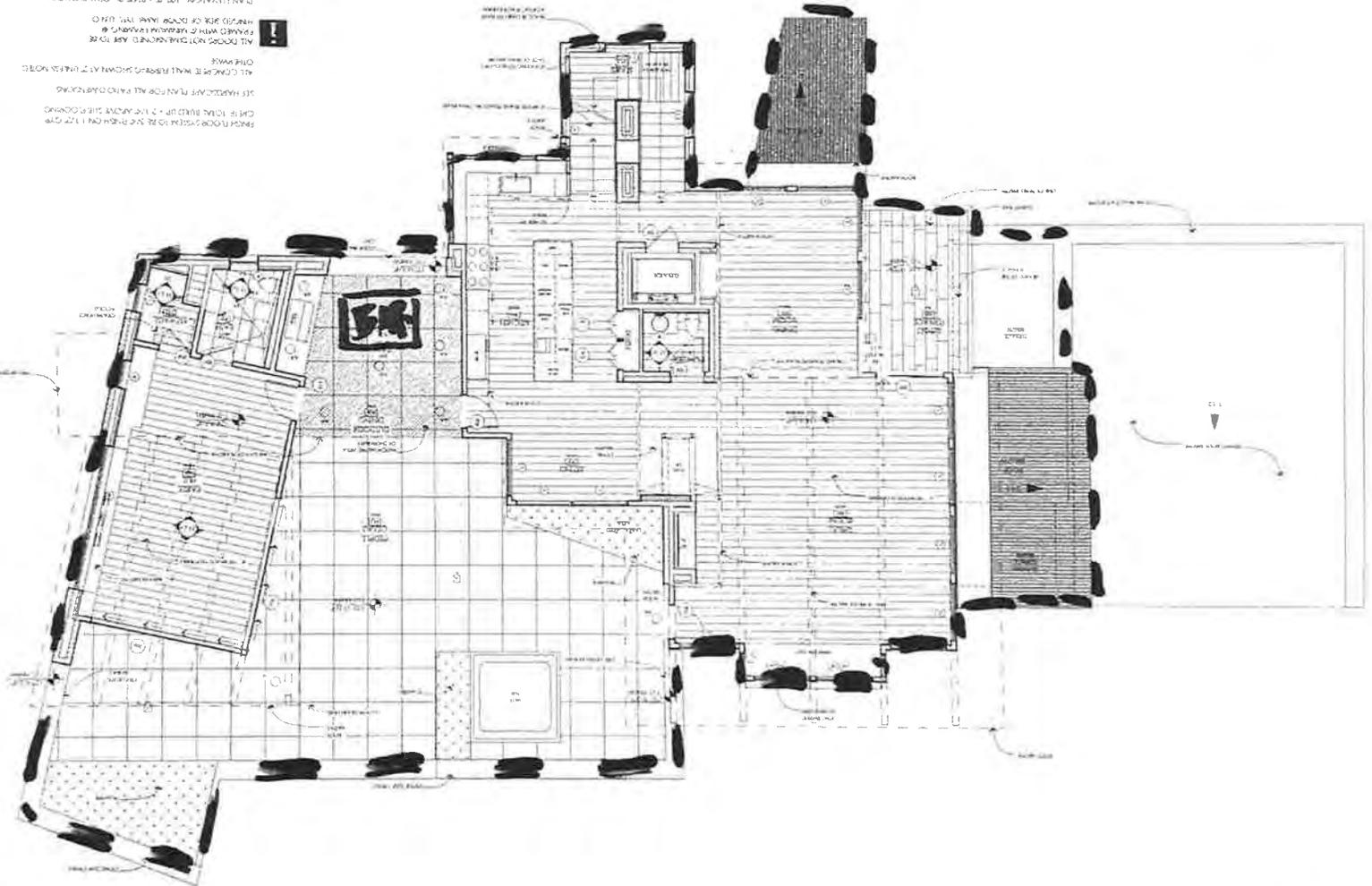
101 AUTUMN LANE TOWN OF MOUNTAIN VILLAGE SAN MIGUEL COUNTY

Key: = perimeter
 = bar area

A3.3F
 Main Level Finish
 1/16/11

1 Main Level Finish Plan

1
 ALL FINISHES SHOWN ARE TO BE
 FINISHED WITH 2" RECESSED JOINTS @
 4' ON CENTER UNLESS NOTED OTHERWISE.
 ALL FINISHES SHALL BE TO THE
 FACE UNLESS NOTED OTHERWISE.
 ALL FINISHES SHALL BE TO THE
 FACE UNLESS NOTED OTHERWISE.
 ALL FINISHES SHALL BE TO THE
 FACE UNLESS NOTED OTHERWISE.

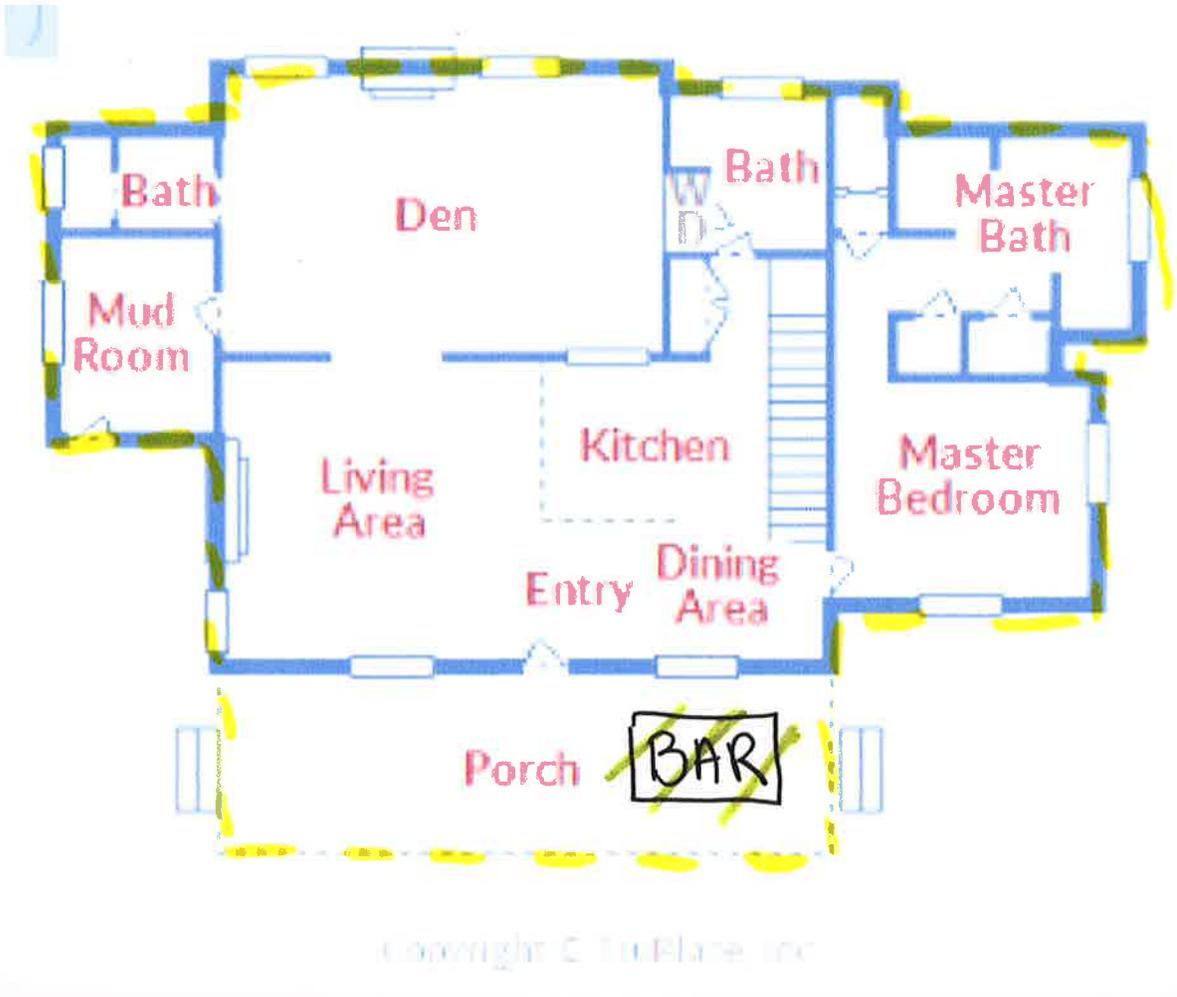


McKinley Country Club



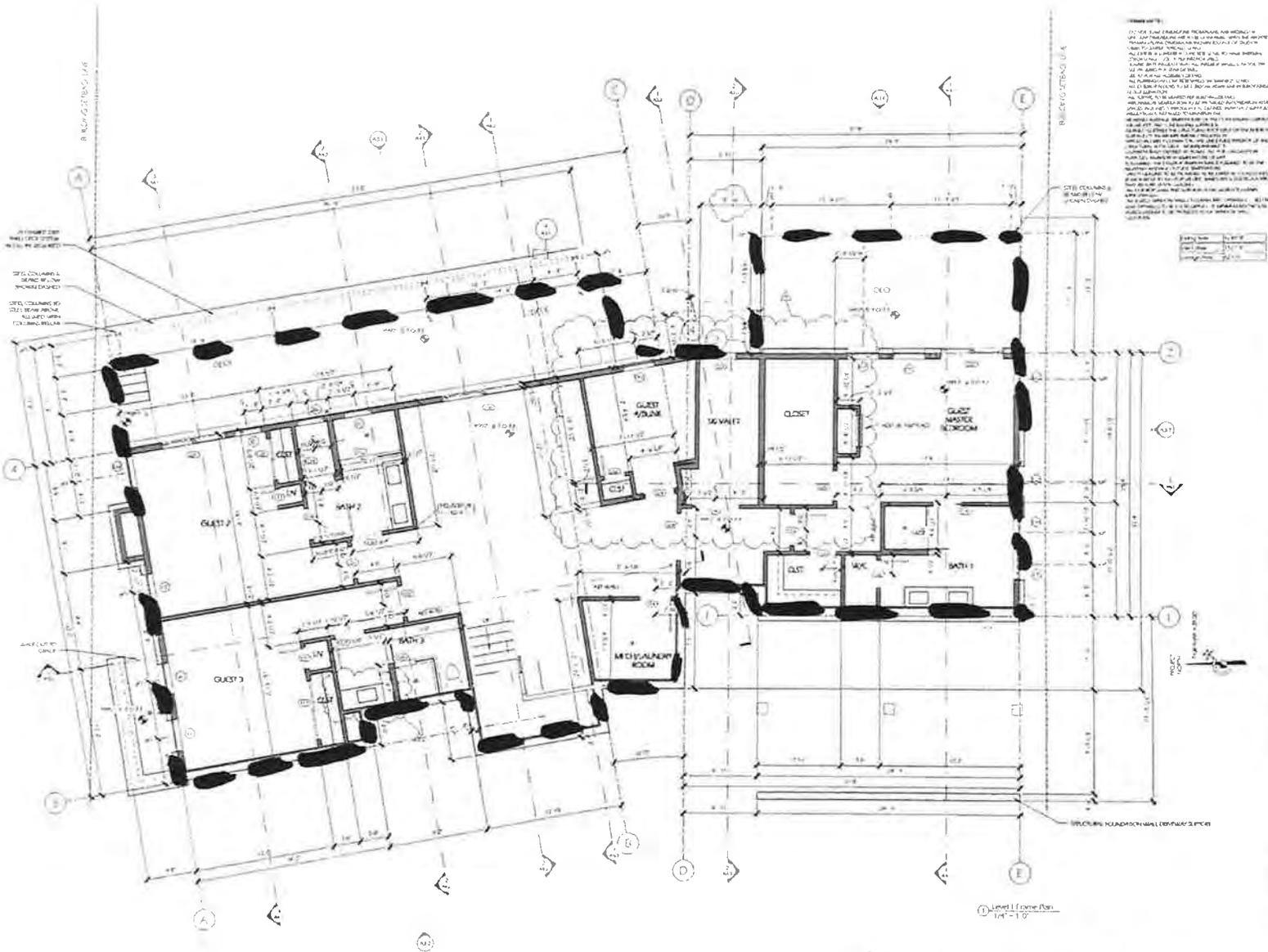
176 Adams Ranch
 Road

 = perimeter
 = bar serving area



117 Yellow Brick Rd.

7 Stonegate



NOTES TO THE CONTRACTOR:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL CEILING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 5. ALL ROOF ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR WALLS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 7. ALL EXTERIOR DOORS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 8. ALL EXTERIOR WINDOWS ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 9. ALL EXTERIOR FINISHES ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 10. ALL EXTERIOR PAINT ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 11. ALL EXTERIOR LIGHTING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 12. ALL EXTERIOR VENTILATION ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 13. ALL EXTERIOR SECURITY ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 14. ALL EXTERIOR FENCES ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 15. ALL EXTERIOR GATES ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 16. ALL EXTERIOR SIGNAGE ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 17. ALL EXTERIOR LANDSCAPING ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 18. ALL EXTERIOR UTILITIES ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 19. ALL EXTERIOR STRUCTURES ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.
 20. ALL EXTERIOR EQUIPMENT ARE TO BE CONCRETE UNLESS NOTED OTHERWISE.



Dallas Peak Residence
 PO Box 1000, The Woodlands, TX 77380
 Phone: 281.338.4747
 www.dallaspeakresidence.com

PROJECT TEAM

Contractor: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

Architect: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

Interior Designer: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

General Contractor: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

Project Completion: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

Project Design/Construction: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

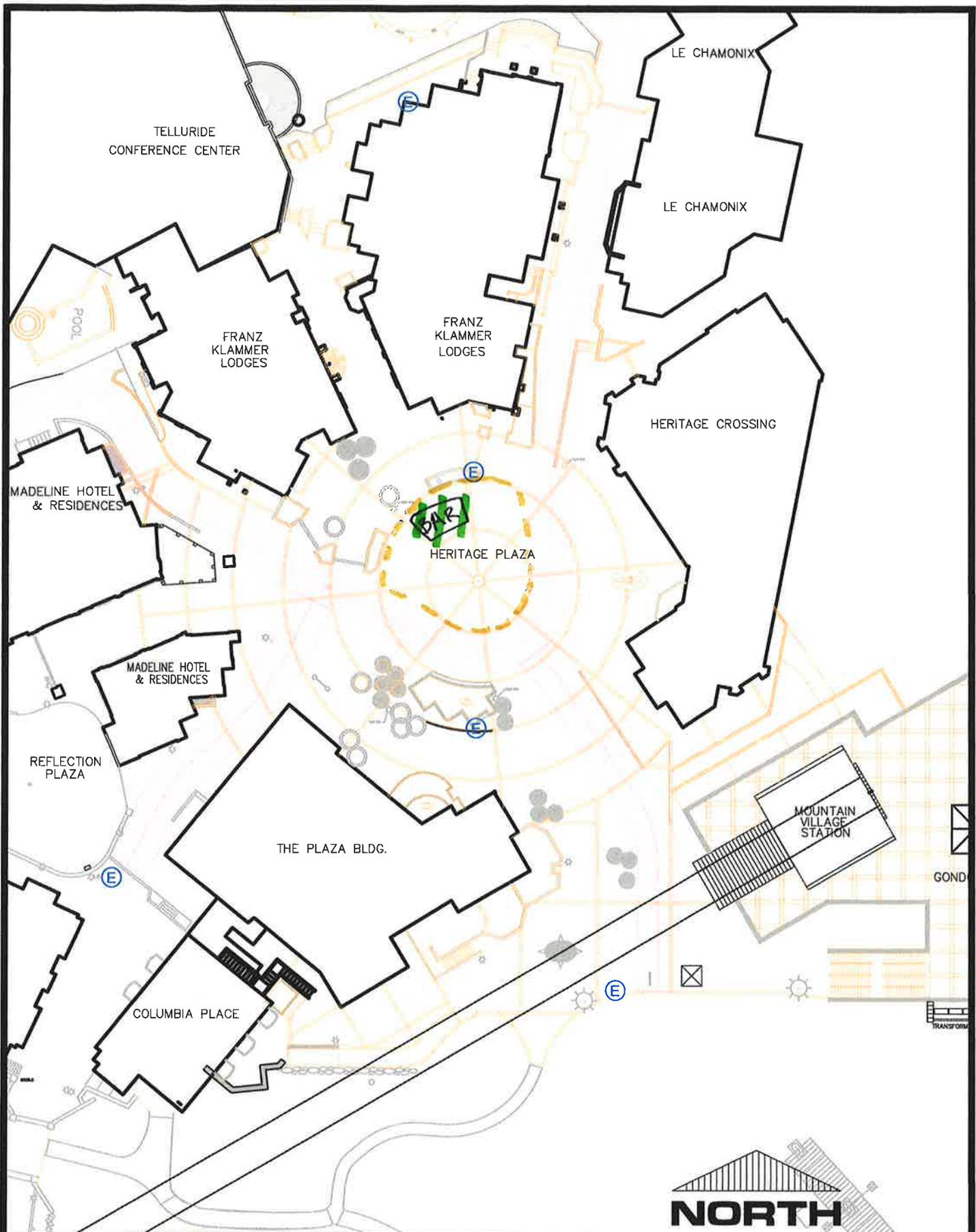
Project Legal/Construction: **Perimeter Construction**
 Address: 111 Lakewood, The Woodlands, TX 77380
 Phone: 281.338.4747
 Fax: 281.338.4747
 www.perimeterconstruction.com

NO.	DESCRIPTION	DATE
1	Issue for Bid	11/20/11
2	Permit Application	12/15/11
3	Permit Issued	1/10/12
4	Construction Start	1/15/12
5	Construction Complete	1/15/12
6	Final Inspection	1/15/12
7	Final Approval	1/15/12
8	Final Payment	1/15/12
9	Final Closeout	1/15/12
10	Final Handover	1/15/12
11	Final Inspection	1/15/12
12	Final Approval	1/15/12
13	Final Payment	1/15/12
14	Final Closeout	1/15/12
15	Final Handover	1/15/12

Dallas Peak Residence
 Stonegate - Lot 166A2.B
Frame Plans

Scale: 1/4" = 1'-0"

Key:  = perimeter

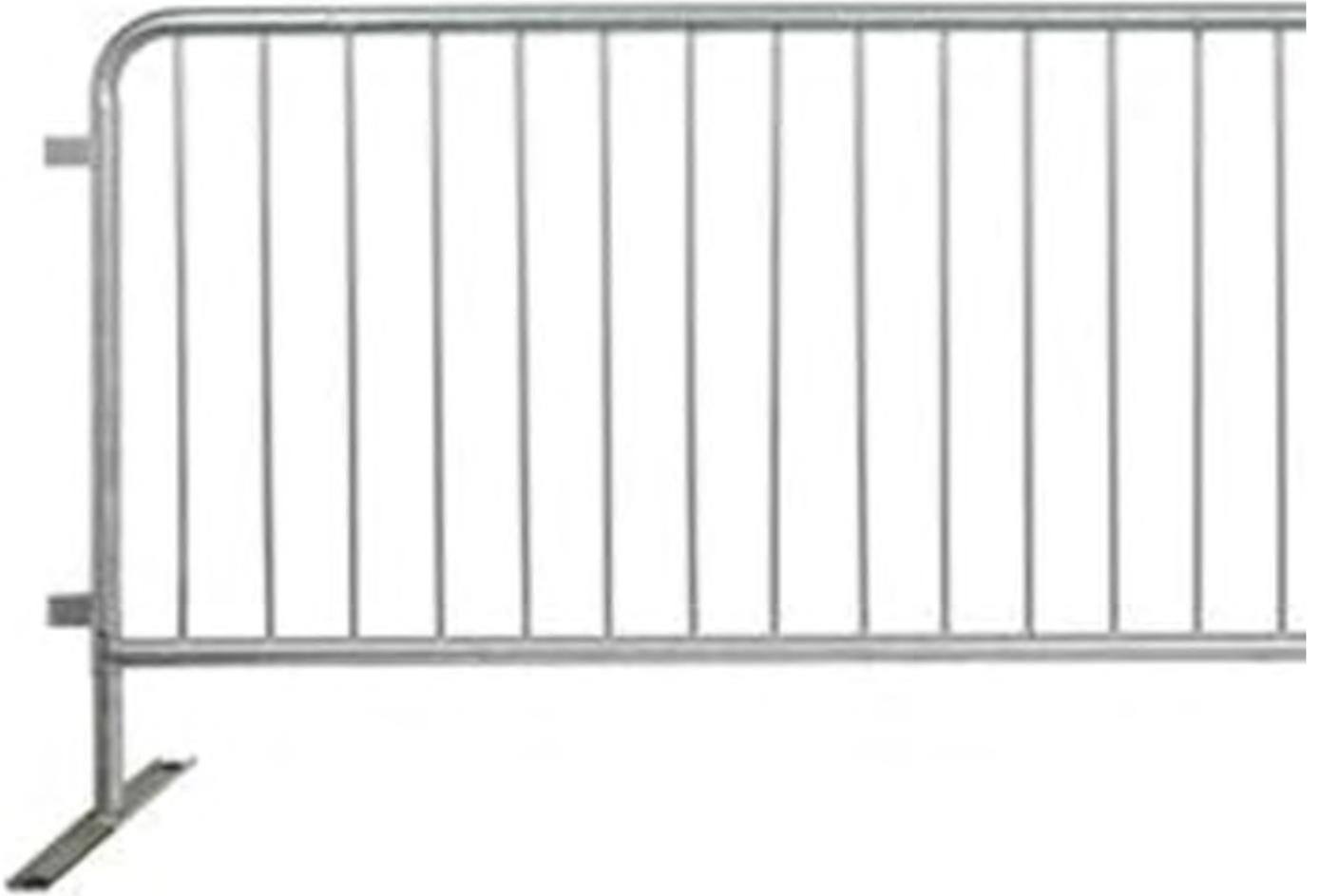


 = perimeter
BAR = Bar serving area



Heritage Plaza
 Mountain Village Special Event Map
 ph: 970-369-8236
 www.townofmountainvillage.com

1" = 60'
 9/18



--



Business and Government Activity Report
For the month ending: June 30th

Activity	2019		2018		Variance	
	MONTH	YTD	MONTH	YTD	Variance	Variance %
Cable/Internet <i>In November 2018, bulk internet subscribers increased 8%</i>						
# Residential & Bulk Basic Cable	798	4,928	838	5,106	(178)	-4.8%
# Premium Channel Residential & Bulk Subscribers	414	2,511	476	2,893	(382)	-13.0%
# Digital Subscribers	203	1,241	214	1,312	(71)	-5.1%
# Internet Subscribers	1,945	11,721	1,747	10,490	1,231	11.3%
Average # Phone Subscribers	98	594	102	606	(12)	-3.9%
Village Court Apartments						
Occupancy Rate %	99.50%	99.24%	99.10%	98.49%	0.75%	0.8%
# Vacated Units	2	9	1	3	6	200.0%
# Work Orders Completed	32	228	32	173	55	31.8%
# on Waiting List	170		86		84	97.7%
Public Works						
Service Calls	479	1,716	326	1,691	25	1.5%
Snow Fall Inches	0	272	0	154	118	76.6%
Snow Removal - Streets & Prkg Lots Hours	0	3,473	0	1,436	2,037	141.9%
Roadway Maintenance Hours	392	244	409	1,002	(758)	-75.6%
Water Billed Consumption Gal.	9,662,000	106,108,000	14,684,000	132,714,000	(26,606,000)	-20.0%
Sewage Treatment Gal.	12,205,000	52,989,000	7,609,000	44,063,000	8,926,000	20.3%
Child Development Fund						
# Infants & Toddlers Actual Occupancy	18.67	116.69	20.40	124.92	(8.23)	-6.6%
# Preschoolers Actual Occupancy	17.95	100.07	14.82	89.89	10.18	11.3%
Transportation and Parking						
GPG (noon snapshot)	5,951	42,909	6,014	36,276	6,633	18.3%
GPG Parking Utilization (% of total # of spaces occupied)	43.1%	51.5%	43.6%	43.8%	7.7%	17.6%
HPG (noon snapshot)	945	8,889	904	7,423	1,466	19.7%
HPG Parking Utilization (% of total # of spaces occupied)	29.7%	46.3%	28.4%	38.9%	7.4%	19.0%
Total Parking (noon snapshot)	11,291	74,029	12,017	68,315	5,714	8.4%
Parking Utilization (% of total # of spaces occupied)	46.5%	50.6%	49.5%	46.9%	3.7%	7.9%
Paid Parking Revenues	\$83,897	\$221,326	\$58,801	\$161,805	\$59,521	36.8%
Bus Routes # of Passengers	10,777	22,719	9,038	17,720	4,999	28.2%
Employee Shuttle # of Passengers	1,432	8,421	1,243	7,575	846	11.2%
Employee Shuttle Utilization Rate %	53.2%	53.9%	52.5%	49.9%	4.00%	8.0%
Inbound (Vehicle) Traffic (Entrance) # of Cars	70,611	368,235	72,525	372,053	(3,818)	-1.0%
PART TIME: judge, town council, 8 child care, 1 police; SEAS: 1 recreation; NEW HIRES: 4 gondola ops; 1 VCA prop attendant, 1 groundskeeper, 1 recreation. TERMS: 2 town council, 1 gond mech, 1 groundskeeper, 1 admin, 3 gondola ops, 1 daycare, REASON FOR TERMS: 2 other job, 2 personal, 1 performance, 1 school; 3 lack of work/job ended						
Human Resources						
FT Year Round Head Count	82		86		(4)	-4.7%
Seasonal Head Count (FT & PT)	4		11		(7)	-63.6%
PT Year Round Head Count	21		24		(3)	-12.5%
Gondola FT YR, Seasonal, PT YR Head Count	57		53		4	7.5%
Total Employees	164		174		(10)	-5.7%
Gondola Overtime Paid Hours	429	2245	448	1868	377	20.2%
Other Employee Overtime Paid	69	501	214	631	(129)	-20.5%
# New Hires Total New Hires	7	46	13	42	4	9.5%
# Terminations	9	45	9	38	7	18.4%
# Workmen Comp Claims	0	7	1	3	4	133.3%
Workmen Comp Claims Costs	\$0	\$8,627	\$288	\$792	\$7,835	989.3%
Marketing & Business Development						
Town Hosted Meetings	4	25	5	28	(3)	-10.7%
Email Correspondence Sent	24	81	13	42	39	92.9%
E-mail List #	6,236		7,890		0	-21.0%
News Articles	12	51	na	na	#VALUE!	#VALUE!
Press Releases Sent	12	28	4	12	16	133.3%
Gondola and RETA <i>Current RETA revenues are unaudited</i>						
Gondola # of Passengers	303,719	1,554,691	334,566	1,428,850	125,841	8.8%
Chondola # of Passengers	0	102,140	0	99,459	2,681	2.7%
RETA fees collected by TMVOA	314,579	2,027,145	367,463	2,959,078	(\$931,933)	-31.5%

Activity	2019		2018		Variance		
	MONTH	YTD	MONTH	YTD	Variance	Variance %	
Police <i>"non custodial" Summons taken out of Arrests line</i>							
Calls for Service	#	377	2,027	500	2,279	(252)	-11.1%
Investigations	#	8	88	17	104	(16)	-15.4%
Alarms	#	30	192	28	152	40	26.3%
Arrests	#	2	19	2	13	6	46.2%
Summons	#	3	21	na	na	na	na
Traffic Contacts	#	41	112	40	131	(19)	-14.5%
Traffic Tickets Written	#	6	19	29	78	(59)	-75.6%
Parking Tickets Written	#	295	2,016	417	1,908	108	5.7%
Administrative Dismissals	#	1	27	2	34	(7)	-20.6%
Building/Planning							
Community Development Revenues		\$112,055	\$262,419	\$49,303	\$449,107	(\$186,688)	-41.6%
# Permits Issued		39	181	45	221	(40)	-18.1%
Valuation of Mtn Village Remodel/New/Additions Permits		\$785,506	\$6,455,642	\$1,120,601	\$11,567,503	(\$5,111,861)	-44.2%
Valuation Mtn Village Electric/Plumbing/Other Permits		\$356,832	\$963,518	\$183,581	\$1,084,981	(\$121,463)	-11.2%
Valuation Telluride Electric/Plumbing Permits		\$384,715	\$1,795,825	\$204,327	\$1,937,583	(\$141,758)	-7.3%
# Inspections Completed		394	1,701	313	1,482	219	14.8%
# Design Review/Zoning Agenda Items		14	62	15	64	(2)	-3.1%
# Staff Review Approvals		11	64	22	193	(129)	-66.8%
Recreation <i>Summer - May 1 - October 31</i>							
Mile of Trails Maintained		10.6	17.2	6.6	17.2	0.00	0.0%
Adventure Rock Registrations		129	129	203	770	(641)	-83.2%
Disc Golf Registrations		217	217	885	1257	(1,040)	-82.7%
Platform Tennis Registrations		22	185	42	176	9	5.1%
Plaza Services							
Snow Removal Plaza	Hours	0	2236	0	848	1,388	163.6%
Plaza Maintenance	Hours	266	1968	370	2732	(764)	-28.0%
Lawn Care	Hours	312	568	354	610	(42)	-6.9%
Plant Care	Hours	496	853	570	1267	(414)	-32.7%
Irrigation	Hours	163	180	157	342	(163)	-47.5%
TMV Trash Collection	Hours	103	575	108	663	(89)	-13.3%
Christmas Decorations	Hours	0	661	5	863	(202)	-23.4%
Vehicle Maintenance							
# Preventive Maintenance Performed		23	108	14	120	(12)	-10.0%
# Repairs Completed		25	110	27	175	(65)	-37.1%
Special Projects		7	24	2	7	17	242.9%
# Roadside Assists		0	1	0	1	0	0.0%
Finance							
# Other Business Licenses Issued		20	877	19	782	95	12.1%
# Privately Licensed Rentals		0	71	1	73	(2)	-2.7%
# Property Management Licensed Rentals		2	402	5	411	(9)	-2.2%
# Unique VRBO Property Advertisements Listings for MV		404		406		(2)	-0.5%
# Paperless Billing Accts (YTD is total paperless customers)		6	1,030	15	868	162	18.7%
# of TMV AR Bills Processed		2,178	12,979	2,191	12,755	224	1.8%
Accounts Receivable							
Current	TMV Operating Receivables (includes Gondola funding)		Utilities - Broadband and Water/Sewer		VCA - Village Court Apartments		General Fund Investment Activity
	\$827,325	99.7%	\$345,229	85.0%	\$2,895	50.0%	
30+ Days	157	0.0%	46,052	11.3%	1,904	32.9%	Ending Balance \$11,004,871
60+ Days	91	0.0%	7,206	1.8%	991	17.1%	Investment Income (Month) \$7,850
90+ Days	169	0.0%	3,686	0.9%	-	0.0%	Portfolio Yield 2.28%
over 120 days	1,783	0.2%	4,081	1.0%	-	0.0%	Yield Change (Month) +.01
Total	\$ 829,525	100.0%	\$ 406,254	100.0%	\$ 5,790	100.0%	
Current	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR		Other Statistics
	\$34,679	77.3%	\$ 1,210,128	94.1%	\$ (171,850)	34.4%	
30+ Days	6,760	15.1%	54,873	4.3%	(319,717)	63.9%	(Active) Registered Voters 871
60+ Days	2,396	5.3%	10,684	0.8%	(1,046)	0.2%	Property Valuation 290,861,460
90+ Days	396	0.9%	4,251	0.3%	(1,763)	0.4%	
over 120 days	604	1.3%	6,468	0.5%	(5,695)	1.1%	
Total	\$ 44,835	100.0%	\$ 1,286,404	100.0%	\$ (500,071)	100.0%	



Memorandum

To: Town Council
From: Kevin Swain, Finance Director
Date: July 10, 2019
Re: Town of Mountain Village Financial Statements through May 2019

Mountain Village Financials Statements through May 2019

General Fund Summary

The General Fund reflects a surplus of \$2.9 million. Permit and use taxes are under prior year and budget. Sales taxes show an increase of 15.25% over prior year and 11.8% over budget. Revenues of \$6.5 million were over budget by \$204,100 although development related revenues are lagging.

Total GF operating expenditures of \$3.5 million were under budget by \$75,600.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ -	\$ -	\$ -	-
Child Development Fund	\$ -	\$ 17,076	\$ -	(17,076)
Conference Center Subsidy	\$ -	\$ 79,998	\$ 79,849	(149)
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 10,548	\$ 243,061	\$ 273,679	30,618
Vehicle & Equipment Acquisition Fund	\$ -	\$ 15,000	\$ 14,602	(398)

Income transfers from other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 58,092	\$ 227,596	\$ 291,231	63,635
*Tourism Fund	\$ 1,152	\$ 27,084	\$ 18,658	(8,427)
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific ownership taxes)	\$ 1,904	\$ 13,853	\$ 11,810	(2,043)

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

The Bobcat leases have been paid and police equipment has been purchased. A transfer from the General Fund in the amount of \$14,602 has been made.

Capital Projects Fund – No Fund Income Statement Attached

\$15,371 was spent on the Shop remodel consulting fees.

Historical Museum Fund – No Fund Income Statement Attached

\$81,944 in property taxes were collected and \$80,304 was tendered to the historical museum. The county treasurer retained \$1,640 in treasurer’s fees.

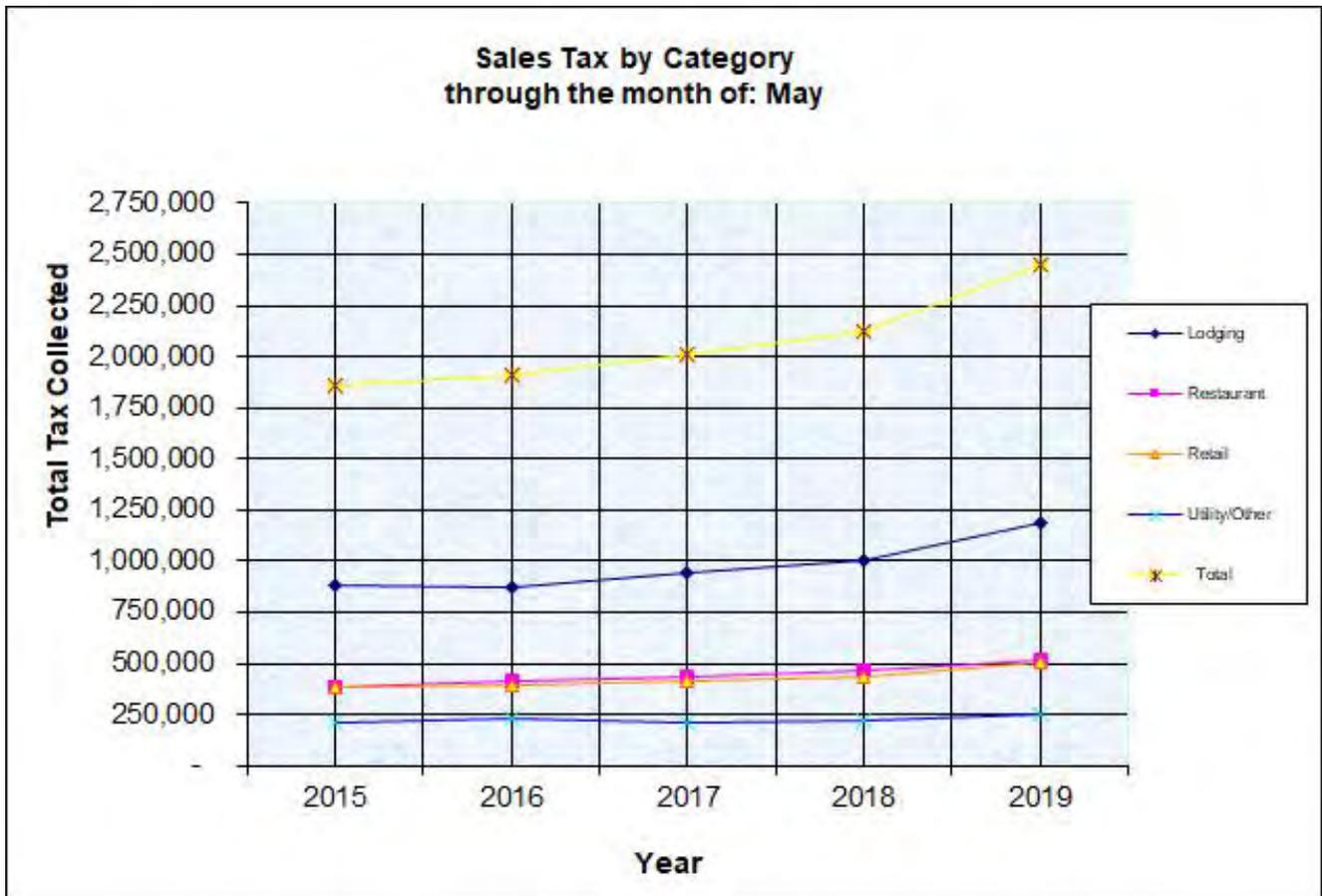
Mortgage Assistance Fund – No Fund Income Statement Attached

There has been no activity in this fund to date.

Sales Tax

Sales taxes of \$2.45 million are 15.25% over 2018 through this period and are over budget by 11.8%. Lodging shows the highest growth at 17.9%, followed by retail at 16.6%.

Actual Sales Tax Base By Class, Through May 2019										
Category	Actual 2015	Actual 2016	PY % Increase	Actual 2017	PY % Increase	Actual 2018	PY % Increase	Actual 2019	PY \$ Variance	PY % Increase
	4.5%	4.5%	2015 to 2016	4.5%	2016 to 2017	4.5%	2017 to 2018	4.5%	2018 to 2019	2018 to 2019
Lodging	19,532,707	19,432,566	-1%	20,997,222	8%	22,362,526	7%	26,367,174	4,004,648	17.91%
Restaurant	8,562,896	9,295,048	9%	9,736,762	5%	10,379,113	7%	11,433,259	1,054,146	10.16%
Retail	8,492,476	8,658,108	2%	9,254,510	7%	9,586,281	4%	11,179,012	1,592,731	16.61%
Utility/Other	4,648,127	5,103,089	10%	4,747,192	-7%	4,960,727	4%	5,518,376	557,649	11.24%
Total	41,236,206	42,488,811	3%	44,735,686	5%	47,288,647	6%	54,497,820	7,209,174	15.25%



Tourism Fund

2019 restaurant taxes totaling \$227,785 have been collected and \$223,229 was tendered to the airline guarantee program. \$1,053,023 in lodging taxes were collected and \$1,037,227 was tendered to the airline guarantee program and to MTI. Additional Funding of \$24,375 was also made for the guest services agent. The Town retained \$20,315 in administrative fees, and penalties and interest of \$1,367.

Lodging taxes are exceeding prior year by 17.7% and exceeded budget by 17.5%. Restaurant taxes are ahead of prior year and budget by 9.8% and 12.5%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary									
	2015	2016	2017	2018	2019		2018	2019	Budget
	Activity (4%)		Var %	Budget	Var %				
January	216,904	193,815	245,628	273,707	300,246		9.70%	252,909	15.77%
February	231,700	249,339	260,809	262,096	310,643		18.52%	270,687	12.86%
March	303,173	304,515	312,990	322,588	400,019		24.00%	323,700	19.08%
April	12,319	7,638	8,353	18,205	17,822		-2.11%	8,978	49.62%
May	15,282	16,633	12,493	18,134	24,293		33.97%	12,856	47.08%
June	84,204	106,415	122,193	137,760	-		-100.00%	126,812	#DIV/0!
July	136,711	153,342	158,585	170,730	-		-100.00%	165,183	#DIV/0!
August	88,990	111,760	112,264	136,080	-		-100.00%	116,767	#DIV/0!
September	113,475	139,363	148,624	171,040	-		-100.00%	154,789	#DIV/0!
October	22,812	31,322	34,399	34,696	-		-100.00%	35,189	#DIV/0!
November	11,372	14,725	18,535	17,307	-		-100.00%	17,954	#DIV/0!
December	226,508	261,808	290,808	283,658	-		-100.00%	279,101	#DIV/0!
Total	1,463,449	1,590,676	1,725,680	1,846,001	1,053,023		-42.96%	1,764,925	-67.61%
Tax Base	36,586,237	39,766,902	43,142,003	46,150,032	26,325,563			44,123,125	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary									
	2015	2016	2017	2018	2019		2018	2019	Budget
	Activity (2%)		Var %	Budget	Var %				
January	46,261	48,594	54,097	57,188	62,656		9.56%	55,332	11.69%
February	53,871	60,243	60,144	63,140	66,555		5.41%	61,384	7.77%
March	60,420	71,171	74,202	75,202	87,276		16.05%	76,082	12.83%
April	2,876	1,511	1,829	7,119	7,264		2.03%	1,946	73.21%
May	5,457	4,568	4,448	4,838	4,034		-16.62%	4,539	-12.51%
June	25,426	34,359	34,365	39,048	-		-100.00%	35,015	#DIV/0!
July	40,081	44,827	46,470	46,603	-		-100.00%	47,551	#DIV/0!
August	29,015	35,020	34,998	39,031	-		-100.00%	35,879	#DIV/0!
September	32,169	36,195	39,291	36,920	-		-100.00%	40,202	#DIV/0!
October	9,492	11,312	13,519	12,695	-		-100.00%	13,833	#DIV/0!
November	6,637	5,099	5,352	7,221	-		-100.00%	5,620	#DIV/0!
December	55,055	59,070	54,303	53,383	-		-100.00%	54,900	#DIV/0!
Total	366,759	411,969	423,017	442,390	227,785		-48.51%	432,283	-89.78%
Tax Base	18,337,941	20,598,437	21,150,852	22,119,524	11,389,229			21,614,150	

Business license fees of \$295,592 are under budget (1%) and under prior year (\$106). \$277,856 was remitted to MTI and \$21,200 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019					2018	2017	2016	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Revenues									
Charges for Services	\$ 85,394	\$ 98,832	\$ (13,438)	-13.60%	\$ 319,535	\$ 234,141	\$ 191,532	\$ 168,802	\$ 143,738
Contributions	1,036	1,036	-	0.00%	43,438	42,402	-	89,709	14,562
Fines and Forfeits	4,335	271	4,064	1499.63%	6,077	1,742	2,634	2,072	6,226
Interest Income	145,633	14,148	131,485	929.35%	45,000	(100,633)	24,481	27,450	36,326
Intergovernmental	274,446	266,740	7,706	2.89%	552,131	277,685	274,390	263,116	260,221
Licenses and Permits	61,989	121,078	(59,089)	-48.80%	337,708	275,719	124,099	140,877	151,950
Miscellaneous Revenues	43,447	41,493	1,954	4.71%	79,118	35,671	24,488	35,498	34,859
Taxes and Assessments	5,871,530	5,740,101	131,429	2.29%	9,232,575	3,361,045	5,652,563	5,545,975	5,430,326
Total Revenues	6,487,810	6,283,699	204,111	3.25%	10,615,582	4,127,772	6,294,187	6,273,499	6,078,208
Operating Expenses									
Legislation & Council	26,987	28,204	(1,217)	-4.31%	88,253	61,266	27,904	17,703	21,279
Town Manager	105,018	105,521	(503)	-0.48%	329,148	224,130	105,477	99,219	93,159
Administrative Services	151,733	151,948	(215)	-0.14%	393,681	241,948	141,509	160,621	145,354
Finance	433,666	446,714	(13,048)	-2.92%	854,225	420,559	411,752	395,314	391,697
Technical	171,496	116,260	55,236	47.51%	391,173	219,677	159,458	93,987	84,310
Human Resources	146,439	134,368	12,071	8.98%	341,293	194,854	140,474	120,891	118,909
Town Attorney	189,604	190,743	(1,139)	-0.60%	460,000	270,396	177,625	190,378	250,411
Communications and Business Development	189,090	190,743	(1,653)	-0.87%	507,388	318,298	116,371	98,845	115,450
Municipal Court	12,659	13,231	(572)	-4.32%	32,541	19,882	10,873	10,976	10,462
Police Department	376,123	395,830	(19,707)	-4.98%	978,923	602,800	308,803	312,111	291,543
Community Services	22,488	22,762	(274)	-1.20%	54,529	32,041	19,688	18,425	17,675
Community Grants and Contributions	73,363	73,850	(487)	-0.66%	120,350	46,987	57,850	26,000	26,000
Roads and Bridges	281,064	294,365	(13,301)	-4.52%	1,135,064	854,000	280,143	269,653	257,303
Vehicle Maintenance	185,020	182,719	2,301	1.26%	444,492	259,472	173,916	168,245	185,549
Municipal Bus	73,823	82,492	(8,669)	-10.51%	266,181	192,358	126,398	84,644	59,695
Employee Shuttle	18,761	32,976	(14,215)	-43.11%	88,032	69,271	23,603	16,395	17,566
Parks & Recreation	186,642	200,735	(14,093)	-7.02%	562,537	375,895	200,749	160,770	152,998
Plaza Services	538,615	540,851	(2,236)	-0.41%	1,335,738	797,123	496,472	452,342	495,925
Public Refuse Removal	23,587	26,272	(2,685)	-10.22%	65,083	41,496	25,170	16,676	16,957
Building/Facility Maintenance	84,310	91,877	(7,567)	-8.24%	251,168	166,858	55,586	72,498	57,354
Building Division	83,854	120,548	(36,694)	-30.44%	525,767	441,913	106,443	3,492	2,954
Housing Division Office	8,160	8,252	(92)	-1.11%	20,706	12,546	7,086	188,020	217,872
Planning and Zoning Division	136,681	143,480	(6,799)	-4.74%	475,343	338,662	145,672	9,232	8,021
Contingency	-	-	-	#DIV/0!	97,216	89,056	-	149,968	117,145
Total Operating Expenses	3,519,183	3,594,741	(75,558)	-2.10%	9,818,831	6,291,488	3,319,022	3,136,405	3,155,588
Surplus / Deficit	2,968,627	2,688,958	279,669	10.40%	796,751	(2,163,716)	2,975,165	3,137,094	2,922,620
Capital Outlay	60,206	53,854	6,352	11.79%	622,000	561,794	36,251	234,011	4,301
Surplus / Deficit	2,908,421	2,635,104	273,317	10.37%	174,751	(2,733,670)	2,938,914	2,903,083	2,918,319
Other Sources and Uses									
Sale of Assets	14,953	-	14,953	#DIV/0!	-	(14,953)	14,383	-	4,822
Transfer (To) From Affordable Housing	(273,679)	(243,061)	(30,618)	12.60%	(484,453)	(210,774)	(237,295)	(222,701)	(211,440)
Transfer (To) From Broadband	-	-	-	#DIV/0!	(1,367,588)	(1,367,588)	-	-	-
Transfer (To) From Child Development	-	(17,076)	17,076	-100.00%	(191,850)	(112,001)	(5,886)	-	(12,727)
Transfer (To) From Capital Projects	-	-	-	#DIV/0!	(75,000)	(93,658)	(19,724)	(26,735)	(29,807)
Transfer (To) From Debt Service	11,810	13,853	(2,043)	-14.75%	32,000	(259,231)	12,687	59,613	58,859
Transfer (To) From Overhead Allocation	291,231	227,596	63,635	27.96%	591,008	299,777	208,309	196,556	189,147
Transfer (To) From Parking Services	-	-	-	#DIV/0!	(58,490)	(58,490)	-	-	-
Transfer (To) From Conference Center	(79,849)	(79,998)	149	-0.19%	(262,033)	(262,033)	(102,882)	(104,693)	(93,554)
Transfer (To) From Tourism	18,658	27,084	(8,427)	-31.11%	33,682	21,872	37,756	42,949	13,078
Transfer (To) From Vehicle/Equipment	(14,602)	(15,000)	398	-2.65%	(249,231)	(234,629)	(251,938)	(369,589)	(171,303)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(31,478)	(86,601)	55,122	-63.65%	(2,031,955)	(2,291,708)	(344,591)	(424,600)	(252,925)

2019						2018	2017	2016
Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
		(\$)	(%)					

Surplus / Deficit \$ 2,876,943 \$ 2,548,503 \$ 328,439 12.89% \$ (1,857,204) \$ (5,025,378) \$ 2,594,323 \$ 2,478,483 \$ 2,665,394

<u>Beginning Fund Balance Components</u>	<u>Actual YTD</u>	<u>Annual Budget</u>
Emergency Reserve	\$ 3,436,591	\$ 3,436,591
Unreserved	8,519,405	6,806,730
Beginning Fund Balance	\$ 11,955,996	\$ 10,243,321

<u>YTD Ending Fund Balance Components</u>		
Emergency Reserve	\$ 3,436,591	\$ 3,436,591
Health Care Premium Savings Reserve	50,000	50,000
Facility Maint Reserve	155,000	155,000
Unreserved	11,191,348	4,744,526
Ending Fund Balance	\$ 14,832,939	\$ 8,386,117

Revenues

Taxes & Assessments - Property taxes are ahead of budget. Specific Ownership taxes collected are exceeding budget (\$20,000) and are more than prior year.
Sales tax revenues are 11.8% over budget and 15.25% over prior year. Construction use tax is still under prior year and budget.
Licenses & Permits - Construction, electrical, and plumbing permits, as well as construction parking fees are under budget.
Intergovernmental - Intergovernmental revenues are now ahead of budget.
Charges for Services - DRB fees are over budget \$4,000 but plan review and road impact fees are under budget \$17,700.
Fines & Forfeitures - Over budget due to traffic fines.
Investment Income - Interest is over budget and prior year.
Miscellaneous - Under budget in finance miscellaneous, ice rink revenues, and vending cart rents.
Contributions - A reimbursement for the roof waiver program was billed.

Top Ten Budget Variances

Under Budget

Building Division - \$36,694 Savings in employee costs due to a vacancy.
Police - \$19,707 Savings in personnel costs, including worker's compensation.
Employee Shuttle - \$14,215 Gasoline and repairs and maintenance is under budget.
Parks and Recreation - \$14,093 Offset labor is more than budgeted due to valley floor grooming and trails grooming and ice rink expenses are under budget.
Road & Bridge - \$13,301 Vehicle maintenance is under budget.
Finance - \$13,048 Under budget items: employee costs due to a vacancy, bank fees and county treasurer collection fees.
Municipal Bus Service - \$8,669 Savings are in salaries and wages and offset labor.

Over Budget

Technical - \$55,236 Over budget in software support, hardware replacement, and contract labor.
Human Resources- \$12,071 Over budget in recruiting and payroll processing software costs.
Vehicle Maintenance- \$2,301 Over budget due to the fuel depot upgrade.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
Tourism Fund									
Revenues									
Business License Fees	\$ 295,952	\$ 297,514	\$ (1,562)	-1%	\$ 315,307	\$ 19,355	\$ 295,846	\$ 296,059	\$ 269,341
Lodging Taxes - Condos/Homes	615,073	49,963	565,110	1131%	966,629	351,556	519,799	486,441	442,553
Lodging Taxes - Hotels	438,845	383,709	55,136	14%	857,199	418,354	373,342	353,671	329,388
Lodging Taxes - Prior Year	2,955	-	2,955	#DIV/0!	-	(2,955)	5,075	692	786
Penalties and Interest	4,831	13,124	(8,293)	-63%	21,000	16,169	13,935	8,939	6,603
Restaurant Taxes	227,785	209,352	18,433	9%	445,251	217,466	207,170	194,720	186,087
Restaurant Taxes - Prior Year	1,779	-	1,779	#DIV/0!	-	(1,779)	394	-	85
Total Revenues	1,587,220	953,662	633,558	66%	2,605,386	1,018,166	1,415,562	1,340,522	1,234,843
Tourism Funding									
Additional Funding	24,375	14,582	9,793	67%	40,000	15,625	11,555	260	25,000
Airline Guaranty Funding	742,840	417,664	325,176	78%	1,330,021	587,181	643,539	602,820	561,085
MTI Funding	801,347	494,331	307,016	62%	1,199,183	397,836	722,713	694,493	635,680
Total Tourism Funding	1,568,562	926,578	641,985	59%	2,569,204	1,000,642	1,377,806	1,297,573	1,221,765
Surplus / Deficit	18,658	27,084	(8,427)	-31%	36,182	17,524	37,756	42,949	13,078
Administrative Fees									
Audit Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
Total Administrative Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
Surplus / Deficit	18,658	27,084	(8,427)	-31%	33,682	15,024	37,756	42,949	13,078
Other Sources and Uses									
Transfer (To) From Other Funds	(18,658)	(27,084)	8,427	-31%	(33,682)	(15,024)	(37,756)	(42,949)	(13,078)
Total Other Sources and Uses	(18,658)	(27,084)	8,427	-31%	(33,682)	(15,024)	(37,756)	(42,949)	(13,078)
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019				2018	2017	2016		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Parking Services Fund									
Revenues									
Contributions/Shared Facility Expenses	\$ -	\$ -	\$ -	#DIV/0!	\$ 13,473	\$ 13,473	\$ 666	\$ 621	\$ 5,432
Fines and Forfeits	23,450	13,963	9,487	68%	30,000	6,550	18,749	12,210	25,605
Gondola Parking Garage	20,665	12,955	7,710	60%	75,000	54,335	15,090	38,560	15,995
Heritage Parking Garage	106,374	70,940	35,434	50%	175,000	68,626	84,016	88,238	58,126
Parking in Lieu Buyouts	-	-	-	#DIV/0!	-	-	-	-	-
Parking Meter Revenues	10,390	6,517	3,873	59%	18,000	7,610	7,934	6,592	1,206
Parking Permits	6,390	7,209	(819)	-11%	12,000	5,610	8,480	3,185	3,375
Special Event Parking	-	-	-	#DIV/0!	120,000	120,000	-	20,000	60
Total Revenues	167,269	111,584	55,685	50%	443,473	276,204	134,935	169,406	109,799
Operating Expenses									
Other Operating Expenses	1,782	1,871	(89)	-5%	24,769	22,987	9,292	2,297	3,376
Personnel Expenses	59,866	59,463	403	1%	139,202	79,336	45,996	43,743	51,959
Gondola Parking Garage	22,572	18,213	4,359	24%	118,084	95,512	13,183	12,494	17,133
Surface Lots	7,346	9,234	(1,888)	-20%	28,900	21,554	8,306	3,585	3,815
Heritage Parking Garage	31,651	39,587	(7,936)	-20%	105,735	74,084	28,684	39,884	26,284
Meadows Parking	-	-	-	#DIV/0!	-	-	-	-	-
Total Operating Expenses	123,217	128,368	(5,151)	-4%	416,690	293,473	105,461	102,003	102,567
Surplus / Deficit	44,052	(16,784)	60,836	-362%	26,783	(17,269)	29,474	67,403	7,232
Capital									
Capital	2,920	4,800	(1,880)	-39%	129,800	126,880	5,615	4,800	4,800
Surplus / Deficit	41,132	(21,584)	62,716	-291%	(103,017)	(144,149)	23,859	62,603	2,432
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(20,669)	(20,669)	-	0%	(41,337)	(20,668)	(12,677)	(12,133)	(11,805)
Transfer (To) From General Fund	-	-	-	#DIV/0!	58,490	58,490	-	-	-
Total Other Sources and Uses	(20,669)	(20,669)	-	0%	17,153	37,822	(12,677)	(12,133)	(11,805)
Surplus / Deficit	\$ 20,463	\$ (42,253)	\$ -	0%	\$ (85,864)	\$ -	\$ 11,182	\$ 50,470	\$ (9,373)
Beginning Fund Balance	\$ 232,422	\$ 85,864	\$ 146,558						
Ending Fund Balance	\$ 252,885	\$ 43,611	\$ 209,274						

Parking revenues are over budget \$55,700. HPG revenues are over budget and prior year 50% and 27%. Parking meter (surface lots) revenues are over budget 59% and prior year 31%. GPG is over budget and over prior year 60% and 37%. Parking fines are also ahead of budget 68%. Personnel costs are slightly over budget and other (general parking) costs are tracking on budget. GPG is over budget due to electrical work. Surface lots is under budget in parking meter expenses. HPG has budget savings in maintenance, tech support, and shared costs. The year to date transfer to the General Fund is \$20,669, which is the overhead allocation.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019					2018	2017	2016	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Gondola Fund									
Revenues									
Event Operations Funding	\$ 1,896	\$ -	\$ 1,896	#DIV/0!	\$ -	\$ (1,896)	\$ 2,667	\$ 5,148	\$ 4,944
Event Operations Funding - TOT	-	-	-	#DIV/0!	36,000	36,000	-	-	-
Operations Grant Funding	68,635	75,200	(6,565)	-8.73%	141,240	72,605	64,623	16,153	-
Capital/MR&R Grant Funding	580,770	580,770	-	0.00%	390,800	(189,970)	470,615	88,000	235,594
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Miscellaneous Revenues	-	-	-	#DIV/0!	-	-	661	-	158
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	3,350
TMVOA Operating Contributions	1,493,464	1,543,728	(50,264)	-3.26%	3,841,128	2,347,664	1,254,376	790,866	806,675
TMVOA Capital/MR&R Contributions	282,715	284,230	(1,515)	-0.53%	1,189,578	906,863	312,293	239,507	195,026
TSG 1% Lift Sales	183,520	161,461	22,059	13.66%	200,000	16,480	155,406	163,196	152,913
Total Revenues	2,611,000	2,645,389	(34,389)	-1.30%	5,798,746	3,187,746	2,260,641	1,302,870	1,398,659
Operating Expenses									
Overhead Allocation Transfer	18,227	18,750	(523)	-2.79%	45,000	26,773	21,071	11,481	13,434
MAARS	24,845	26,141	(1,296)	-4.96%	76,246	51,401	22,808	13,960	14,084
Chondola	95,683	106,353	(10,670)	-10.03%	212,660	116,977	170,935	69,870	72,219
Grant Success Fees	-	-	-	#DIV/0!	8,474	8,474	-	-	-
Operations	763,006	786,566	(23,560)	-3.00%	1,950,227	1,187,221	563,677	419,490	427,226
Maintenance	611,205	612,698	(1,493)	-0.24%	1,348,651	737,446	507,789	312,870	297,091
FGOA	234,549	229,881	4,668	2.03%	455,556	221,007	191,453	147,692	143,985
Major Repairs and Replacements	858,485	860,000	(1,515)	-0.18%	1,452,378	593,893	701,453	133,594	136,127
Contingency	-	-	-	#DIV/0!	121,554	121,554	-	-	-
Total Operating Expenses	2,606,000	2,640,389	(34,389)	-1.30%	5,670,746	3,064,746	2,179,186	1,108,957	1,104,166
Surplus / Deficit	5,000	5,000	-	0	128,000	123,000	81,455	193,913	294,493
Capital									
Capital Outlay	5,000	5,000	-	0.00%	128,000	123,000	81,455	193,913	294,493
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$34,000 under budgeted operating expenditures.

MARRS is under budget with savings in employee costs. Chondola expenses are under budget due mainly to maintenance wages and parts and supplies. Gondola operations is under budget in worker's compensation and group insurance. Maintenance is under budget with savings in supplies. FGOA costs are over budget in legal costs and natural gas Capital and MR&R expenditures are for fiber optics control system, cabin refurb, gondola cabins, and station upgrades.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
Child Development Fund									
Revenues									
Daycare Fees	\$ 106,451	\$ 123,144	(16,693)	-13.56%	\$ 275,396	\$ 168,945	\$ 113,793	\$ 116,001	\$ 117,520
Fundraising Revenues - Daycare	265	2,340	(2,075)	-88.68%	13,000	12,735	1,950	1,184	1,115
Fundraising Revenues - Preschool	650	-	650	0.87%	5,000	(74,396)	-	-	-
Grant Revenues - Daycare	46,375	34,005	12,370	36.38%	34,005	(12,370)	34,005	24,450	14,799
Grant Revenues - Preschool	33,443	12,856	20,587	160.14%	25,700	(7,743)	17,700	13,000	7,783
Preschool Fees	79,396	74,508	4,888	6.56%	177,167	176,517	73,364	72,535	71,497
Total Revenues	266,580	246,853	19,727	7.99%	530,268	263,688	240,812	227,170	212,714
Operating Expenses									
Daycare Other Expense	31,752	38,183	(6,431)	-16.84%	93,919	62,167	26,654	24,953	32,791
Daycare Personnel Expense	149,128	137,691	11,437	8.31%	387,612	238,484	138,268	124,727	132,312
Preschool Other Expense	18,788	20,558	(1,770)	-8.61%	55,706	36,918	21,242	13,277	12,326
Preschool Personnel Expense	61,468	67,497	(6,029)	-8.93%	184,881	123,413	60,534	57,961	48,012
Total Operating Expenses	261,136	263,929	(2,793)	-1.06%	722,118	460,982	246,698	220,918	225,441
Surplus / Deficit	5,444	(17,076)	22,520	-131.88%	(191,850)		(5,886)	6,252	(12,727)
Other Sources and Uses									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	17,076	17,076	100.00%	191,850	191,850	5,886	-	12,727
Total Other Sources and Uses	-	17,076	17,076	100.00%	191,850	191,850	5,886	-	12,727
Surplus / Deficit	\$ 5,444	\$ -	\$ (5,444)	#DIV/0!	\$ -	\$ -	\$ -	\$ 6,252	\$ -

Child Development revenues are \$19,800 over budget or 8%. Although fees themselves are under budget, additional grants have come in to help offset staff costs for the preschool and infant room, as well as unbudgeted grants for scholarship costs. Operating expenses are \$2,800 under budget due to small savings across the many items. The program has not required funding from the General Fund in 2019 through this period.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Water & Sewer Fund									
Revenues									
Mountain Village Water and Sewer	\$ 1,033,170	\$ 1,053,546	\$ (20,376)	-1.93%	\$ 2,689,927	\$ 1,656,757	\$ 1,126,374	\$ 912,886	\$ 812,192
Other Revenues	3,445	4,527	(1,082)	-23.90%	13,450	10,005	2,903	4,578	3,829
Ski Ranches Water	75,842	74,754	1,088	1.46%	190,273	114,431	62,145	60,486	54,697
Skyfield Water	9,488	9,373	115	1.23%	28,715	19,227	8,844	9,224	7,239
Total Revenues	1,121,945	1,142,200	(20,255)	-1.77%	2,922,365	1,800,420	1,200,266	987,174	877,957
Operating Expenses									
Mountain Village Sewer	178,979	196,328	(17,349)	-8.84%	550,737	371,758	157,257	154,992	136,909
Mountain Village Water	332,013	355,885	(23,872)	-6.71%	1,097,075	765,062	388,943	305,729	291,027
Ski Ranches Water	13,531	20,775	(7,244)	-34.87%	41,887	28,356	7,192	9,427	6,429
Contingency	-	-	-	#DIV/0!	33,794	33,794	-	-	-
Total Operating Expenses	524,523	572,988	(48,465)	-8.46%	1,723,493	1,198,970	553,392	470,148	434,365
Surplus / Deficit	597,422	569,212	28,210	4.96%	1,198,872		646,874	517,026	443,592
Capital									
Capital Outlay	116,109	151,489	(35,380)	-23.35%	1,296,950	1,180,841	80,432	34,999	104,366
Surplus / Deficit	481,313	417,723	63,590	15.22%	(98,079)		566,442	482,027	339,226
Other Sources and Uses									
Overhead Allocation Transfer	(85,488)	(85,488)	-	0.00%	(170,976)	(85,488)	(63,503)	(60,252)	(57,273)
Mountain Village Tap Fees	-	-	-	#DIV/0!	100,000	100,000	47,324	158,168	20,784
Grants	-	-	-	#DIV/0!	-	-	-	-	-
Ski Ranches Tap Fees	-	-	-	#DIV/0!	5,000	5,000	-	6,320	-
Skyfield Tap Fees	-	-	-	#DIV/0!	2,000	2,000	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(85,488)	(85,488)	-	0.00%	(63,976)	21,512	(16,179)	104,236	(36,489)
Surplus / Deficit	\$ 395,825	\$ 332,235	\$ 63,590	19.14%	\$ (162,055)		\$ 550,263	\$ 586,263	\$ 302,737
Beginning (Available) Fund Balance	\$ 4,471,994	\$ 3,875,233	\$ 596,761						
Ending (Available) Fund Balance	\$ 4,867,819	\$ 4,207,468	\$ 660,351						

Snowmaking charges are under budget \$31,700, but base fees are over budget \$12,700. Skyfield usage fees are tracking on budget and Ski Ranches fees are over budget mainly in excess water usage. Other revenues are under budget in maintenance fees. Sewer expenditures are under budget by 8.8%, primarily for regional sewer charges. MV water is under budget mainly in electricity and vehicle repair and maintenance. Ski Ranch operations is under budget in repair & maintenance. Capital costs were for Ski Ranches capital, regional sewer, water rights, and leak detection system.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019				2018	2017	2016		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Broadband Fund									
Revenues									
Cable User Fees	\$ 419,891	\$ 430,236	\$ (10,345)	-2.40%	\$ 1,016,752	\$ 596,861	\$ 404,194	\$ 377,927	\$ 358,228
Internet User Fees	460,376	391,993	68,383	17.44%	948,479	488,103	429,666	392,999	360,318
Other Revenues	20,107	26,012	(5,905)	-22.70%	68,640	51,242	23,744	24,085	19,504
Phone Service Fees	17,398	17,481	(83)	-0.47%	42,000	21,893	17,780	16,038	15,430
Total Revenues	917,772	865,722	52,050	6.01%	2,075,871	1,158,099	875,384	811,049	753,480
Operating Expenses									
Cable Direct Costs	357,656	371,903	(14,247)	-3.83%	874,963	517,307	344,733	336,441	325,577
Phone Service Costs	9,546	9,143	403	4.41%	26,000	16,454	9,836	10,072	10,968
Internet Direct Costs	89,046	89,045	1	0.00%	211,116	122,070	85,000	98,500	98,500
Cable Operations	232,259	232,618	(359)	-0.15%	605,999	373,740	211,270	222,907	215,461
Contingency	-	-	-	#DIV/0!	3,000	3,000	2,313	-	-
Total Operating Expenses	688,507	702,709	(14,202)	-2.02%	1,721,078	1,032,571	653,152	667,920	650,506
Surplus / Deficit	229,265	163,013	66,252	40.64%	354,793		222,232	143,129	102,974
Capital									
Capital Outlay	5,338	9,897	(4,559)	-46.06%	1,561,645	1,556,307	4,922	31,091	48,649
Surplus / Deficit	223,927	153,116	70,811	46.25%	(1,206,852)		217,310	112,038	54,325
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer from General Fund	-	-	-	#DIV/0!	1,377,588	1,377,588	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	(10,000)	(10,000)	-	-	-
Overhead Allocation Transfer	(85,368)	(85,368)	-	0.00%	(160,736)	(75,368)	(65,524)	(59,123)	(52,998)
Total Other Sources and Uses	(85,368)	(85,368)	-	0.00%	1,206,852	1,292,220	(65,524)	(59,123)	(52,998)
Surplus / Deficit	\$ 138,559	\$ 67,748	\$ 70,811	104.52%	\$ -		\$ 151,786	\$ 52,915	\$ 1,327
Beginning (Available) Fund Balance	\$ 38,941	\$ -	\$ 38,941						
Ending (Available) Fund Balance	\$ 177,500	\$ 67,748	\$ 109,752						

Cable user revenues are under budget but over prior year. The prior year variance is mainly due to increased rates. Internet revenues are over budget and prior year 17.4% and 7%. Other revenues are under budget 22.7% due primarily to equipment rental and labor revenues. Direct costs for cable are under budget but over prior year due to increasing programming costs but lower subscriber numbers. Internet costs are on budget. Phone service revenues are over budget by .5%, while phone service expenses are under budget by 4.4%. Broadband operating expenses are tracking on budget. Capital expenses are for system upgrades.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Telluride Conference Center Fund									
Revenues									
Beverage Revenues	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Facility Rental	-	-	-	#DIV/0!	-	-	-	-	-
Operating/Other Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Total Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Operating Expenses									
General Operations	-	-	-	#DIV/0!	50,000	50,000	2,017	2,500	-
Administration	48,378	48,527	(149)	-0.31%	92,033	43,655	46,293	46,629	43,554
Marketing	25,000	25,000	-	0.00%	100,000	75,000	50,000	50,000	50,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
Total Operating Expenses	73,378	73,527	(149)	-0.20%	242,033	168,655	98,310	99,129	93,554
Surplus / Deficit	(73,378)	(73,527)	149	-0.20%	(242,033)		(98,310)	(99,129)	(93,554)
Capital Outlay/ Major R&R	6,471	6,471	-	0.00%	20,000	13,529	4,572	5,564	-
Surplus / Deficit	(79,849)	(79,998)	149	-0.19%	(262,033)		(102,882)	(104,693)	(93,554)
Other Sources and Uses									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	79,849	79,998	(149)	-0.19%	262,033	182,184	102,882	104,693	93,554
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	79,849	79,998	(149)	74.00%	262,033	182,184	102,882	104,693	93,554
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues, 1st and 2nd quarter marketing \$'s, and HVAC repairs.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019				Annual Budget	Budget Balance	2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Affordable Housing Development Fund									
Revenues									
Contributions	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Rental Income	11,774	5,324	6,450	121.14%	12,778	1,004	5,420	5,805	5,745
Sales Proceeds	-	-	-	#DIV/0!	285,000	285,000	-	-	-
Total Revenues	11,774	5,324	6,450	121.14%	297,778	286,004	5,420	5,805	5,745
Operating Expenses									
Community Garden	-	-	-	#DIV/0!	750	750	-	-	-
Property Purchase	526,163	285,000	241,163	84.62%	285,000	(241,163)	279,635	-	-
Leased Properties	9,929	-	9,929	#DIV/0!	-	(9,929)	-	-	-
HA Consultant	-	-	-	#DIV/0!	-	-	-	4,900	-
RHA Funding	50,000	50,000	-	0.00%	92,625	42,625	50,000	50,000	44,250
Town Owned Properties	13,741	6,200	7,541	121.63%	13,987	246	18,880	10,685	9,383
Density bank	14,580	11,013	3,567	32.39%	11,013	(3,567)	8,856	8,856	8,856
Total Operating Expenses	614,413	352,213	262,200	74.44%	403,375	(211,038)	357,371	74,441	62,489
Surplus / Deficit	(602,639)	(346,889)	255,750	-73.73%	(105,597)	497,042	(351,951)	(68,636)	(56,744)
Other Sources and Uses									
Transfer (To) From MAP	-	-	-	#DIV/0!	(60,000)	-	-	-	-
Transfer (To) From General Fund - Sales Tax	273,679	243,061	30,618	12.60%	505,159	231,480	237,295	222,701	211,440
Transfer (To) From VCA (1)	-	-	-	#DIV/0!	(1,472,093)	(1,472,093)	-	-	-
Transfer (To) From General Fund Housing Office	-	-	-	#DIV/0!	(20,706)	-	-	-	-
Total Other Sources and Uses	273,679	243,061	30,618	12.60%	(1,047,640)	(1,240,613)	237,295	222,701	211,440
Surplus / Deficit	\$ (328,960)	\$ (103,828)	\$ 225,132	-216.83%	\$ (1,153,237)	\$ (743,571)	\$ (114,655)	\$ 154,065	\$ 154,696
Beginning Fund Equity Balance	\$ 1,820,664	\$ 1,816,107	\$ 4,557						
Ending Equity Fund Balance	\$ 1,491,704	\$ 1,712,279	\$ (220,575)						

1. For the VCA new building project

Expenses consist of HOA dues, which have risen 25%, RHA contribution, lease payment, maintenance and utilities on town owned properties, and the purchase of deed restricted units for resale.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual YTD	Budget YTD	Budget Vary (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
Village Court Apartments									
Operating Revenues									
Rental Income	\$ 947,956	\$ 953,238	\$ (5,282)	-1%	\$ 2,287,771	\$ 1,339,815	\$ 948,148	\$ 1,117,093	\$ 950,797
Other Operating Income	50,551	34,504	16,047	47%	79,260	28,709	45,788	48,559	24,287
Less: Allowance for Bad Debt	-	-	-	#DIV/0!	-	-	-	-	(1,917)
Total Operating Revenue	998,507	987,742	10,765	1%	2,367,031	1,368,524	993,936	1,165,651	973,167
Operating Expenses									
Office Operations	85,186	85,308	122	0%	199,919	114,733	73,925	83,734	70,281
General and Administrative	96,735	102,447	5,712	6%	133,935	37,200	92,502	112,973	87,523
Utilities	179,532	163,462	(16,070)	-10%	395,945	216,413	165,213	196,199	165,156
Repair and Maintenance	188,267	187,575	(691)	0%	452,293	264,026	148,429	200,809	163,995
Major Repairs and Replacement	126,772	126,083	(689)	-1%	453,323	326,551	48,043	71,614	98,233
Contingency	-	-	-	0%	16,264	16,264	-	-	9,338
Total Operating Expenses	676,492	664,876	(11,616)	-2%	1,651,679	975,187	528,112	665,329	594,526
Surplus / (Deficit) After Operations	322,015	322,867	(852)	0%	715,352		465,824	500,322	378,642
Non-Operating (Income) / Expense									
Investment Earning	(3,551)	(25)	3,526	14103%	(60)	3,491	(2,044)	(230)	(24)
Debt Service, Interest	190,419	191,884	1,465	1%	381,884	191,465	196,729	202,644	209,924
Debt Service, Fees	-	-	-	#DIV/0!	100,000	100,000	-	-	-
Debt Service, Principal	-	-	-	#DIV/0!	956,393	956,393	-	-	-
Total Non-Operating (Income) / Expense	186,868	191,859	4,991	3%	1,438,217	1,251,349	194,685	202,413	209,900
Surplus / (Deficit) Before Capital	135,147	131,008	4,139	3%	(722,865)		271,139	297,909	168,742
Capital Spending	147,725	150,000	2,275	2%	9,400,000	9,252,275	105,904	3,671	-
Surplus / (Deficit)	(12,578)	(18,993)	6,415	-34%	(10,122,865)		165,235	294,238	168,742
Other Sources / (Uses)									
Transfer (To)/From General Fund	(81,480)	(81,480)	-	0%	(162,959)	(162,959)	(54,641)	(56,082)	(45,256)
New Loan Proceeds	-	-	-	100%	8,500,000	8,500,000	-	-	-
Sale of Assets	-	-	-	0%	-	-	-	2,068	-
Grant Revenues	-	-	-	0%	-	-	-	-	-
Transfer From AHDF	-	-	-	0%	1,472,093	1,553,573	-	-	-
Total Other Sources / (Uses)	(81,480)	(81,480)	-	0%	9,809,134	1,553,573	(54,641)	(54,014)	(45,256)
Surplus / (Deficit)	(94,057)	(100,472)	6,415	-6%	(313,731)		110,594	240,224	123,486

Rent revenues are trailing behind budget 1% and are slightly down from previous year. Other revenues are over budget 47% due mostly to interest income and miscellaneous income for which we received an SMPA refund check, and laundry revenues. Office operations are on budget. Although housing allowance is over budget, worker's compensation premiums are under. General and administrative is under budget 6% due mainly to property insurance, however village association dues have increased. Utilities are 10% over budget and 9% more than last year. Maintenance is tracking with budget. MR&R is under budget 1% due to the parking lot light replacement. Expenses include carpet replacement, vinyl replacement, and the bobcat lease.

**Town of Mountain Village Monthly Revenue and Expenditure Report
May 2019**

	2019						2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Debt Service Fund									
Revenues									
Abatements	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ (53,221)	\$ (87)	\$ -
Contributions	41,600	41,600	-	0.00%	203,200	161,600	43,325	44,753	46,488
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	467,211	471,031	(3,820)	-0.81%	555,545	88,334	467,616	2,889,312	2,879,524
Reserve/Capital/Liquidity Interest	2,180	690	1,490	215.94%	2,000	(180)	1,885	1,845	467
Specific Ownership Taxes	11,810	13,853	(2,043)	-14.75%	32,000	20,190	12,687	59,613	58,859
Total Revenues	522,801	527,174	(4,373)	140.00%	792,745	269,944	472,292	2,995,436	2,985,337
Debt Service									
2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG									
2001/2011 Bond Issue - Interest	41,600	41,600	-	#DIV/0!	83,200	41,600	43,325	44,753	46,488
2001/2011 Bond Issue - Principal	-	-	-	#DIV/0!	120,000	120,000	-	-	-
2005 Bonds - Telluride Conference Center - (refunding portion)									
2005 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	17,000	33,125
2005 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	-	-	-
2006/2014 Bonds - Heritage Parking									
2014 Bond Issue - Interest	125,363	125,363	-	#DIV/0!	250,725	125,363	128,113	134,118	138,213
2014 Bond Issue - Principal	-	-	-	#DIV/0!	285,000	285,000	-	250,000	-
2007 Bonds - Water/Sewer (refunding 1997)									
2007 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	44,756	87,413
2007 Bond Issue - Principal	-	-	-	#DIV/0!	-	-	-	-	-
2009 Bonds - Telluride Conference Center (refunding 1998 bor									
2009 Bond Issue - Interest	-	-	-	#DIV/0!	-	-	-	6,200	12,100
2009 Bond Issue - Principal	-	-	-	0.00%	-	-	-	-	-
Total Debt Service	166,963	166,963	-	0.00%	738,925	571,963	171,438	496,827	317,338
Surplus / (Deficit)	355,839	360,212	(4,373)	-1.21%	53,820		300,855	2,498,609	2,668,000
Operating Expenses									
Administrative Fees	328	500	(172)	-34.40%	16,980	16,652	250	250	250
County Treasurer Collection Fees	14,030	14,088	(58)	-0.41%	4,750	(9,280)	12,444	86,695	86,432
Total Operating Expenses	14,358	14,588	(230)	-1.58%	21,730	7,372	12,694	86,945	86,682
Surplus / (Deficit)	341,481	345,624	(4,143)	-1.20%	32,090		288,161	2,411,664	2,581,318
Other Sources and Uses									
Transfer (To) From General Fund	(11,810)	(13,853)	2,043	-14.75%	(32,000)	(20,190)	(12,687)	(59,613)	(58,859)
Transfer (To) From Other Funds (1)	-	-	-	#DIV/0!	-	-	-	-	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(11,810)	(13,853)	2,043	-14.75%	(32,000)	(20,190)	(12,687)	(59,613)	(58,859)
Surplus / (Deficit)	\$ 329,671	\$ 331,771	\$ (2,100)	-0.63%	\$ 90		\$ 275,474	\$ 2,352,051	\$ 2,522,459
Beginning Fund Balance	\$ 404,087	\$ 450,633	\$ (46,546)						
Ending Fund Balance	\$ 733,758	\$ 782,404	\$ (48,646)						

TOWN OF MOUNTAIN VILLAGE

Account Number: 1AB22317

Portfolio Holdings *Security positions held with Wells Fargo Bank N.A.*

Security ID	Description	Maturity Date	Coupon	Current Par / Original Par	Market Price*	Market Value	Original Par Pledged**	Callable
Bonds USD								
3130ABQ58	FEDERAL HOME LOAN BANK	07/26/19	1.500%	250,000.000	99.9393	249,848.33		Y
912828WW6	UNITED STATES TREASURY NOTE	07/31/19	1.625%	250,000.000	99.9479	249,869.68		
3130A8Y72	FEDERAL HOME LOAN BANK	08/05/19	0.875%	250,000.000	99.8702	249,675.41		N
3130A6GD3	FEDERAL HOME LOAN BANK	09/25/19	1.500%	250,000.000	99.8539	249,634.83		Y
3134GBJ52	FREDDIE MAC	09/27/19	1.500%	250,000.000	99.8476	249,619.08		Y
3134GBM33	FREDDIE MAC	09/27/19	1.500%	250,000.000	99.8203	249,550.66		Y
3130ACLX0	FEDERAL HOME LOAN BANK	10/30/19	1.625%	250,000.000	99.8075	249,518.83		Y
3134G9KW6	FREDDIE MAC	11/26/19	1.350%	250,000.000	99.6485	249,121.28		Y
3130ACRR7	FEDERAL HOME LOAN BANK	11/27/19	1.720%	250,000.000	99.8468	249,617.01		Y
3133EJCN7	FEDERAL FARM CREDIT BANK	02/14/20	2.070%	250,000.000	100.0357	250,089.15		N
3134G9AY3	FREDDIE MAC	04/28/20	1.350%	250,000.000	99.4885	248,721.23		Y
3130ACLU6	FEDERAL HOME LOAN BANK	04/30/20	1.750%	250,000.000	99.7176	249,294.12		Y
9128284J6	UNITED STATES TREASURY NOTE	04/30/20	2.375%	250,000.000	100.2930	250,732.42		
3130ACN83	FEDERAL HOME LOAN BANK	05/15/20	1.700%	250,000.000	99.7090	249,272.57		Y
3130ADLZ3	FEDERAL HOME LOAN BANK	05/27/20	2.250%	250,000.000	100.0242	250,060.57		Y
3130ADDM1	FEDERAL HOME LOAN BANK	07/30/20	2.100%	250,000.000	100.0097	250,024.37		Y
3134GTBS1	FREDDIE MAC	10/15/20	2.500%	500,000.000	100.0219	500,109.26		Y
3130AFAB3	FEDERAL HOME LOAN BANK	11/13/20	3.000%	500,000.000	100.3370	501,685.16		Y
3134GSAP0	FREDDIE MAC	12/21/20	2.080%	250,000.000	100.0304	250,076.09		Y
3130AFRA7	FEDERAL HOME LOAN BANK	01/29/21	2.650%	500,000.000	100.4115	502,057.42		Y
3130ADFA5	FEDERAL HOME LOAN BANK	02/12/21	2.300%	250,000.000	100.0514	250,128.55		Y
3133EGAZ8	FEDERAL FARM CREDIT BANK	02/17/21	1.580%	250,000.000	99.6065	249,016.32		Y
3130AFZ67	FEDERAL HOME LOAN BANK	03/26/21	2.650%	500,000.000	100.1453	500,726.35		Y
3130AF4J3	FEDERAL HOME LOAN BANK	10/29/21	3.150%	250,000.000	100.3314	250,828.42		Y
3134GTDP5	FREDDIE MAC	04/18/22	2.650%	500,000.000	100.1545	500,772.38		Y
3134GTKM4	FREDDIE MAC	05/13/22	2.650%	500,000.000	100.2013	501,006.27		Y
3133EKCH7	FEDERAL FARM CREDIT BANK	06/06/22	2.700%	500,000.000	100.0905	500,452.64		Y
3134GTWZ2	FREDDIE MAC	06/27/22	2.300%	500,000.000	100.0000	500,000.00		Y
3134GTBF9	FREDDIE MAC	10/11/22	2.650%	500,000.000	100.0144	500,072.07		Y
3133EKLT1	FEDERAL FARM CREDIT BANK	05/15/24	2.750%	500,000.000	100.0304	500,151.82		Y
3134GTQS5	FREDDIE MAC	06/03/24	2.625%	500,000.000	100.3374	501,687.07		Y
3134GTQR7	FREDDIE MAC	06/05/24	2.650%	500,000.000	100.2904	501,451.87		Y

Bonds USD57

11,000,000.000

11,004,871.23

0.00



Mountain Village Green Team

2nd Quarter Report

Accomplishments:

1. Progress with 2019 Work Plan (attached)

Please refer to the attached report for the most recent updates.

2. Mountain Village Composting Incentive Program

The Team has been testing a small composter that was designed to compost dog waste. It is an affordable option for single families to compost food scraps and/or dog waste.

The Team teleconferenced with the developer of the product as well as the developer of the Rocket Composter (a larger unit for multi-unit HOAs or The Town as a whole).

3. Single Use Plastics

Working with Telluride Tourism Board to develop a communication plan for visitors in understanding the goal of eliminating single-use plastics.

Combining efforts with Ecology Commission to develop a regional message and goal.

Meeting with individual business owners to help them in reducing their plastic use.

4. Mountain Village Clean Up Day

Progress continues on the 2nd Mountain Village Clean Up Day. The date has been selected and will be August 24th. Sunset Plaza will be the staging area for meet-up as well as the post clean up Bar-b-que. Thank you to Savanna Wagner for leading the charge once again.

5. Green Tips Program

Team members have supplied simple ideas for every month of the year and staff has been including them in the Town website as well as other collateral.

6. Bike to Work Day Program

The Team agreed to allocate additional funding (less than \$100) to purchase coffee and granola bars. Two stations were set up - one at Elk Pond and one at Gondola Plaza. Attendance was sparse, probably because of the weather. A plan is in place to begin marketing much earlier next year.

7. 2020 Budget Brainstorming

The Team created a blind survey to choose final items to be presented to Council when budgeting begins in July. The results of the survey were discussed at the June meeting and the following items were selected for inclusion in the 2020 budget:

8. EPA Waste Audit Grant

The team has been working with the County on this. Please see the attached report for further information. Thank you to Jonathan Greenspan for managing this project.

9. Other Items:

a. Joint meeting with the Telluride Ecology Committee

We met in early May for a very productive session. Some common goals where we plan to share resources are:

1. Single Use Plastics: common theme to communicate to residents and guest
2. Recycling: How do we speak the same language?
3. Live like a local: Coordinate with Property Management companies to educate guests on why our valley is so special and how to "live like a local"

b. Working with TMVOA / MVPA to develop a strategy for eliminating single-use cups for use within the Common Consumption area.

Will be meeting with the Vessel for a presentation on the vessel program (stainless steel cups) for the common consumption area.



Agenda Item #15
**Town of Mountain Village
Green Team**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970)369-8236

TO: Town Council

FROM: Zoe Dohnal, Business Development Community Engagement Coordinator

FOR: Meeting of July 18,2019

DATE: July 18,2019

RE: Consideration of a Resolution Adopting an Initiative for Voluntary Single-Use Plastic Reduction

OVERVIEW:

In the 2019 February Town Council meeting, direction was given to draft a **Voluntary Single-Use Plastic Reduction Initiative**, resembling the 2012 Town of Mountain Village Disposable Shopping Bag Reduction Program.

The 2012 voluntary initiative saw clear results with a 50 percent reduction in the use of non-compostable disposable shopping bags over three years aiding in the Town's goal of zero waste by 2025.

Continuing these efforts and using a grassroots approach, Town of Mountain Village staff and Mountain Village Green Team members are currently meeting with all business owners individually to discuss the **Voluntary Single-Use Plastic Reduction Initiative**, as defined in the current document.

By avoiding mandates, and instead working cooperatively with our merchants, both groups were able to move beyond eliminating plastic and instead create awareness about single-use plastics through education and culture change. We aim to help our businesses find viable alternatives and give recognition of support.

The Town of Mountain Village understands that any state legislation shall supersede and preempt municipal initiatives concerning the regulation of single-use plastics, should said legislation offer additional regulations.

RESOLUTION OF THE TOWN COUNCIL, TOWN OF MOUNTAIN VILLAGE, COLORADO TO ESTABLISH A VOLUNTARY SINGLE-USE PLASTIC REDUCTION INITIATIVE FOR THE TOWN OF MOUNTAIN VILLAGE

RECITALS:

- A. The Town of Mountain Village (the "Town") established waste reduction as the first priority for the collection, handling, and management of solid waste.
- B. There is not currently a viable local option for the commercial recycling of single-use plastics.
- C. The use and disposal of single-use plastics have significant adverse impacts on the environment, and that reusable or compostable alternative products are available.
- D. The Town found that it is necessary to change purchasing practices and waste generation behaviors to reduce the amount of waste.
- E. In 2012 the Town Council adopted, the Mayor concurring, Resolution 2012-0719-14, which was established to eliminate the distribution of non-compostable disposable shopping bags at all points of sale.
- F. Defined participants voluntarily prohibit the use of certain single-use plastics to reduce solid waste disposal and to protect the environment and eliminate the use or use compostable options when available.
- G. Any and all participants will be recognized by the Town of Mountain Village and offered assistance in marketing and educating customers concerning their efforts in eliminating the use of single-use plastics.
- H. The Town believes the consumer should incur the actual environmental and economic cost of disposable alternatives.

NOW THEREFORE, BE IT RESOLVED that the Town Council of the Town of Mountain Village, hereby adopts the attached **Voluntary Single-Use Plastic Reduction Initiative**.

The Town Council further resolves to review the results of the voluntary participation of the Single-Use Plastic Reduction Initiative, and if the results of such participation are not

satisfactory, the Council may consider a mandatory ordinance which could include penalties for non-compliance.

ADOPTED AND APPROVED by the Town Council of the Town of Mountain Village, Colorado, at a regular meeting held on the 18th day of July 2019.

TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home rule municipality

By: _____
Laila Benitez, Mayor

ATTEST:

By: _____
Jackie Kennefick, Town Clerk

APPROVED AS TO FORM:

By: _____
James Mahoney, Town Attorney

**THE TOWN OF MOUNTAIN VILLAGE
VOLUNTARY SINGLE-USE PLASTIC REDUCTION PROGRAM
April 25, 2019**

The Town of Mountain Village **VOLUNTARY SINGLE-USE PLASTIC REDUCTION PROGRAM** (the "Program") is a cooperative program between Town of Mountain Village (the "Town"), the Town Grocery Stores ("Grocers"), the Town Food Service Businesses ("Restaurants"), the Town Lodging Establishments (Lodgers), and the Town Retail Merchants ("Merchants"),

The Program supports the Town's goal of Zero Waste (TMV Resolution 2008-1016-12) and is building off the Town's Disposable Plastic Bag Reduction Program (TMV Resolution 2012-0719-14) as a step toward a significant reduction of single-use plastic in the town's waste stream.

The Program is entirely voluntary on behalf of the Grocers, Merchant, Lodgers, and Restaurants; however, the Town has a goal of achieving 100 percent participation by **December 31, 2019**.

The Grocers and Merchants who elect to participate in this initiative shall comply with the following on or before **December 31, 2019**:

1. Grocers and Merchants shall eliminate the distribution of non-compostable single-use plastics as defined in Figure 1.2 at all points of sale within a Grocer's or Merchant's store (the "Points of Sale").
2. Grocers and Merchants shall offer reusable alternatives as shown in Figure 1.2 "Best Alternatives."
3. If a reusable option does not seem attainable, Grocers and Merchants shall provide [acceptable compostable options](#) as shown in Figure 1.2 "Better Alternatives."
4. Grocers and Merchants shall favor manufacturers of resale goods consisting of reusable or compostable components over single-use plastics whenever possible.
5. Pre-packaged resale items filled and sealed prior to receipt by the Grocers and Merchants shall be **exempt**.
6. Upon request and without question, a single-use plastic product may be provided to a person that requires a single-use plastic product due to a disability or medical condition.
7. The Grocers and Merchants shall work with the Town staff to install signage that explains the Initiative to customers, in prominent places at participating Grocer's and Merchant's locations.

8. The Grocers and Merchants providing compostable alternatives for on-premise use are encouraged to provide conveniently located and clearly marked containers where customers may discard compostable products and are encouraged to provide for the collection and delivery of these materials to appropriate processing facilities.
9. The Grocers and Merchants shall monitor and annually report on the Initiative to the Town, including the number of single-use plastics reduced as a result of the Initiative, and the cost analysis of alternative products versus reduced usage. Reports shall be delivered to Town staff no later than January 31 of each year for the previous year.
10. Grocers and Merchants shall be recognized and celebrated publicly in Town communication for their voluntary participation.

The Lodgers who elect to participate in this initiative shall comply with the following on or before **December 31, 2019**:

1. Lodgers shall eliminate the distribution of non-compostable single-use plastics as defined in Figure 1.2, including but not limited to travel-sized amenities made from single-use plastics, at all points of sale within a Lodging Establishment (the "Points of Sale").
2. Lodgers shall offer reusable alternatives as shown in Figure 1.2 "Best Alternatives."
3. If a reusable option does not seem attainable, Lodgers shall provide [acceptable compostable options](#) as shown in Figure 1.2 "Better Alternatives".
4. Lodgers shall favor manufacturers of resale goods consisting of reusable or compostable components over single-use plastics whenever possible.
5. Upon request and without question, a single-use plastic product may be provided to a person that requires a single-use plastic product due to a disability or medical condition.
6. The Lodger shall work with the Town staff to install signage that explains the Initiative to customers, in prominent places at participating Lodging Establishments.
7. The Lodger providing compostable alternatives for on-premise use are encouraged to provide conveniently located and clearly marked containers where customers may discard compostable products and are encouraged to provide for the collection and delivery of these materials to appropriate processing facilities.
8. The Lodgers shall monitor and annually report on the Initiative to the Town, including the number single-use plastics reduced as a result of the Initiative, and the

cost analysis of alternative products vs. reduced usage. Reports shall be delivered to Town staff no later than January 31 of each year for the previous year.

9. Lodgers shall be recognized and celebrated publicly in Town communication for their voluntary participation.

The Restaurants who elect to participate in this program shall comply with the following on or before **December 31, 2019**:

1. Restaurants shall eliminate the distribution of non-compostable single-use plastics defined in Figure 1.2 at all points of sale within a Restaurant (the "Points of Sale").
2. Restaurants shall eliminate the selling or providing food, for consumption on or off the premises, in single-use plastic products, including but not limited to expanded polystyrene food service products.
3. Restaurants shall favor manufacturers of resale goods consisting of reusable or compostable components over single-use plastics whenever possible.
4. Pre-packaged soups and other foods that restaurants sell or otherwise provide to their customers in expanded polystyrene containers that have been filled and sealed prior to receipt by the restaurant shall be **exempt**.
5. Upon request and without question, a single-use plastic product may be provided to a person that requires a single-use plastic product due to a disability or medical condition.
6. Restaurants shall eliminate the selling or providing food, for consumption on or off the premises, in or with single-use plastic food service ware.
7. Restaurants are encouraged first to provide reusable food-service ware and utensils whenever possible as shown in Figure 1.2 "Best Alternatives."
8. If a reusable option does not seem attainable, restaurants shall provide [compostable products](#), as shown in Figure 1.2 "Better Alternatives."
9. Restaurants shall offer compostable straws and compostable utensils only on request; and utilize dispensers when providing compostable straws and compostable utensils.
10. Restaurants shall allow patrons the use of personal reusable containers for off-premise consumption as long as said containers are clean and unconsumed food is that of the patron.
11. The Restaurant shall work with the Town staff to install signage that explains the Initiative to customers, in prominent places at participating Restaurant locations.

12. Restaurants providing food for consumption on premises using compostable food-service ware are encouraged to provide conveniently located and clearly marked containers where customers may discard compostable food service ware and are encouraged to provide for the collection and delivery of these materials to appropriate processing facilities.
13. The Restaurant shall monitor and annually report on the Initiative to the Town, including the number expanded polystyrene food service products and disposable plastic food service ware reduced as a result of the Initiative, and the cost analysis of alternative products vs. reduced usage. Reports shall be delivered to Town Staff no later than January 31 of each year for the previous year.
14. Restaurants shall be recognized and celebrated publicly in Town communication vehicles for their voluntary participation.

Town staff will monitor compliance with this Initiative on an ongoing basis and with Town Council review this Initiative annually. If it is found that the goals of this program are not being achieved through this voluntary Resolution, the Town Council will consider implementing a mandatory Ordinance to the same effect.

The following definitions shall apply to the Initiative:

DEFINITIONS

GROCER: Means that person who owns and/or operates a Grocery.

GROCERY: Means a retail establishment within Town limits that is a full-line, self-service market which sells a line of staple foodstuffs, meats, produce, household supplies, dairy products, beers, wines, or liquors or other perishable items.

MERCHANT: Means any retail enterprise or establishment within Town limits whose primary purpose is the sale of goods and associated services.

RESTAURANTS: Means full-service restaurants, fast food restaurants, cafes, delicatessens, coffee shops, grocery stores, vending trucks or carts, business or institutional cafeterias, or other businesses, selling or providing food.

LODGER: Means that person who owns and/or operates a Lodging Establishment.

LODGING ESTABLISHMENT: Means an establishment providing accommodation for a short-term stay including but not limited to motels, hotels, hostels, short-term vacation rental homes, bed and breakfasts, boutiques, and lodges.

TOWN STAFF: Means an employee of the Town of Mountain Village Environmental Services department.

EXPANDED POLYSTYRENE: Means blown polystyrene and expanded and extruded foams (sometimes called Styrofoam, a Dow Chemical Co. trademarked form of polystyrene foam insulation) which are thermoplastic petrochemical materials utilizing a styrene monomer and processed by any number of techniques including, but not limited to, fusion of polymer spheres (expandable bead polystyrene), injection molding, foam molding, and extrusion-blow molding (extruded foam polystyrene).

EXPANDED POLYSTYRENE FOOD SERVICE PRODUCTS: Means food containers, plates, "clamshells," hot and cold beverage cups, meat and vegetable trays, egg cartons, and other products made of expanded polystyrene and used for selling and providing food for consumption on or off premises.

SINGLE-USE PLASTIC FOOD SERVICE WARE: Means non-recyclable containers, plates, "clamshells", serving trays, meat and vegetable trays, hot and cold beverage cups, and utensils that are made of plastic or plastic-coated paper and intended only for one-time use (including so-called biodegradable products where any portion is not compostable.)

COMPOSTABLE: Means made solely of organic substances that break down into a stable product due to the action of bacteria in a controlled, aerobic commercial process that results in a material safe and desirable as a soil amendment meeting the compost quality standards for metals, physical parameters, pathogens, manufactured inert material and other testing parameters set by the Colorado Department of Public Health and Environment.

RECYCLABLE: Means made solely of materials that are capable of being separated from a waste stream by a food service business and made available for collection and delivery to a processor for reuse or remanufacture into the same or other products.

RESALE GOOD: A category of finished items that are sold to a retailer by a manufacturer or distributor and are eventually intended to be sold to consumers for profit. These are not considered end-user goods at the time of purchase by the retailer because are still in the distribution phase.

REUSABLE: Means products that are made of **durable** materials and is specifically intended for multiple reuses.

DURABLE: Means any material capable of withstanding wear and tear or decay and made to withstand repeated use over a relatively long period, usually several years or more.

ON PREMISES: Means any use while inside a building or on the area of land that it is on, rather than taken out for use elsewhere.

PLASTIC: Meaning a lightweight, hygienic, and resistant material which can be molded in a variety of ways and utilized in a wide range of applications. Unlike metals, plastics do not rust or corrode. Most plastics do not biodegrade, but instead photodegrade, meaning they slowly break down into small fragments known as microplastics. The fragmentation of large plastic items into microplastics is common on land such as beaches because of high UV irradiation and abrasion by waves, while the degradation process is much slower in the ocean due to cooler temperatures and reduced UV exposure. The assertions made in this document refer mostly to fossil-derived plastics and not to plastics of biogenic origins.

SINGLE-USE PLASTICS: Also referred to as disposable plastics, mean plastic items intended to be used only once before they are thrown away or recycled. These include, among other items, grocery bags, food packaging, bottles, straws, containers, cups, and cutlery. Figure 1.1 introduces the main polymers used to manufacture single-use plastic items and indicates the most common plastic products.

FIGURE 1.1	
Plastic Product	Likely Plastic-Like Polymer
Food Wrappers (candy, chips, etc.)	Several different plastics
Bottle Caps (Plastic)	Polypropylene (PP #5)
Beverage Bottles (Plastic)	Polyethylene terephthalate (PET #1)
Bags (Plastic)	Primarily Low-Density polyethylene (LDPE #4)
Straws, Stirrers	Polypropylene (PP #5)
Lids (Plastic)	Polystyrene (PS #6)
Utensils	Polystyrene (PS #6)
Take Out/Away Containers (Foam)	Polystyrene (PS #6)
Take Out/Away Containers (Plastic)	Several different plastics
Cups, Plates (Plastic)	(PS #6) & (PET #1)
Cups, Plates (Foam)	Polystyrene (PS #6)
Balloons	Latex or Mylar

FIGURE 1.2

Plastic Product	Likely Plastic-Like Polymer	Better Alternatives	Best Alternatives
Food Wrappers (candy, chips, etc.)	Several different plastics**	More work needed on bio-benign alternatives	Bulk purchasing of food in reusable containers
Bottle Caps (Plastic)	Polypropylene (PP #5)	"Connect the Cap" technical fix available	Functional replacement with reusable bottles
Beverage Bottles (Plastic)	Polyethylene terephthalate (PET #1)	Increase deposit to increase collection rates	Functional replacement with reusables
Bags (Plastic)	Primarily Low-Density polyethylene (LDPE #4)	Natural, bio-based shopping bags (paper)	Functional replacement with reusable bags
Straws, Stirrers	Polypropylene (PP #5)	Paper or wood straws/stirrers	Functional replacement with reusable straws/stirrers
Lids (Plastic)	Polystyrene (PS #6)	More work needed on bio-benign alternatives	Functional replacement with reusable cups
Utensils	Polystyrene (PS #6)	Natural, bio-based biodegradable (compostable) utensils (bamboo/wood)	Functional replacement with reusable utensils
Take Out/Away Containers (Foam)	Polystyrene (PS #6)	Plant-based biodegradable (compostable) take-out containers	Functional replacement with reusable take-out containers.

Take Out/Away Containers (Plastic)	Several different plastics**	Plant-based biodegradable (compostable) take-out containers	Functional replacement with reusable containers
Cups, Plates (Plastic)	(PS #6) & (PET #1)	Plant-based biodegradable (compostable) cups	Functional replacement with reusable cups
Cups, Plates (Foam)	Polystyrene (PS #6)	Plant-based biodegradable (compostable) cups	Functional replacement with reusable cups
Balloons	Latex or Mylar	Plant-based biodegradable (compostable) alternatives	Cultural alternatives to balloon releases



Agenda Item No. 16
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Town Council Meeting; July 18, 2019

DATE: July 3, 2019

RE: First Reading of an Ordinance regarding a density transfer and rezone, increasing the unbuilt employee apartment density on Lot 1001R, 415 Mountain Village Blvd (Village Court Apartments) from 42 units to 49 units; an increase of 7 units total, pursuant to Community Development Code Sections 17.4.9 & 17.4.10.

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Michelle Haynes; Planning and Development Services Director
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

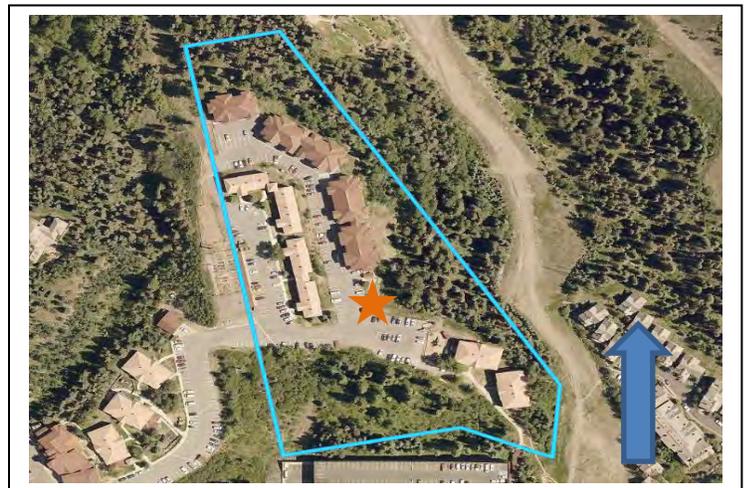
Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Plan Set
- Exhibit C: Ordinance

Figure 1: Lot 1001 - Vicinity Map



CASE SUMMARY: Mountain Village Housing Authority, working with Tom Umbhau of Bauen Group, is proposing to construct two additional employee apartment buildings which would provide a total of 49 new employee apartments located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to avoid confusion, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the “West” and “East” building throughout this memo.

Specific to this memo; Michelle Haynes, Housing Director, on behalf of the Mountain Village Housing Authority, is requesting a Town initiated density transfer and rezone, which if approved would increase the density on Lot 1001R by 7 units of employee apartment units of density. The Town is able to create additional density for employee and workforce housing in a way that does not impact the San Miguel County / Mountain Village Settlement agreement – which affects our overall density limits within the Town. In addition, VCA has been identified within the Comprehensive Plan (comp plan) as the primary site for additional town owned Employee Apartment Units in the foreseeable future. Because of this, there was an extensive planning and vetting process prior to this application to determine appropriate areas and densities for development within VCA in order to achieve the highest number of additional units with the lowest impact to the environment and neighborhood. This vetting was codified in the Town Hall Subarea Comprehensive Plan Update adopted in 2017 along with additional feasibility studies in 2018 finalizing 49 units within 2 buildings as proposed.

As per the Community Development Code (CDC), the density transfer and rezoning processes must be processed concurrently although the zoning designation of the Lot will not change. In addition, the applicant received Initial Architectural and Site Review approval at the June 6, 2019 Design Review Board (DRB) meeting and is requesting Final Architectural Approval from DRB on July 11, 2019. Any design review approval from the DRB is conditioned on Town Council approval of the Density Transfer and Rezone. If the Town Council is unable to determine that the application meets the requirements of the CDC, then the applicant will be required to re-submit revised architectural plans to the DRB for review, or minimally modify the floor plans.

Table 1: Existing and Proposed Zoning/Densities

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

Staff Note: The proposal will result in a net increase of 7 Employee Apartment Units within the on Lot 1001R and an overall person equivalent increase of 21. The total density on Lot 1001R after the rezone and density transfer would be 234 Employee Apartment Units.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate a rezone that changes the zoning designation and/or density allocation assigned to a lot is listed below. The following criteria must be met for the review authority to approve a rezoning application:

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (*)**

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Staff Finding: The Comprehensive Plan provides guidance and considerations to minimizing environmental impacts and ensuring that development fits and blends into the existing environment and character of the area. In addition, within the Town Hall Center Subarea Plan, site specific principles, policies, and actions are called out for Parcel B which includes Lot 1001R (VCA). Included is guidance from the plan that calls for the town to continue to provide deed restricted housing consistent with the town Housing Authority policies and specifies that in order to accomplish that the town must “continue the measured development of vacant, buildable land and VCA”. It should also be noted that within Table 8: Town Hall Development Table (pg.62 Comp Plan) the target maximum building height for Parcel B is 58’-0”.

Due to site constraints identified in feasibility analyses of both Lot 1001R and 1005R, there was a planned reduction in the overall number of new buildings to be located at VCA. In order to maintain the allotted site density, the proposed buildings were combined into two buildings as shown within the current proposal. This change along with the modular design of the project has resulted in a height that exceeds the target height listed for Parcel B in the Comprehensive Plan.

The proposed density transfer and rezone would allow an additional 7 units of employee apartment density which would help meet the communities needs given the occupancy and waitlist for units at VCA. In addition, it would meet the comp plan direction for additional units.

- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
Staff Finding: The proposed rezone and density transfer meets the requirements of the CDC. The Multi-Family Zone is intended to provide higher density multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses. Given the shortage of employee housing within the region, and the close proximity of the project to transit, commercial, and recreational amenities – and additional 7 density units would enhance this project and overall would meet the intention of the Zoning and Land Use Regulations for the types of desired development in Multi-Family Zone.
- c. The proposed rezoning meets the Comprehensive Plan project standards;
Staff Finding: As mentioned above, Parcel B is specifically described in the Comprehensive Plan – Town Hall Center Subarea Plan as a site for additional development of employee apartments.

- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
Staff Finding: The project is located within the current VCA development and will provide a needed housing option for the local workforce. The rezoning of the additional 7 units will have a minimal affect on the overall impact of the project but will reduce the need to utilize additional land in other areas. By maximizing the use of Parcel B – Lot 1001R, we are efficiently providing housing and limiting the overall impact to land and available resources. There are very few potential impacts that could arise related to public health, safety, and the welfare of adjacent uses. By clustering the development within the existing VCA area, it limits future development needs in other areas that could potentially have higher impacts than the proposed location.
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
Staff Finding: The comprehensive plan and extensive outreach and planning efforts for VCA identified the potential for 50 additional units. Due to site constraints, the maximum number of units achievable is 49. This necessitates the rezoning and density transfer as proposed along with a maximum height variance.
- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: The existing lines for all utilities serving the project are currently located within Lot 1001R and would require minor extensions. At this point, staff is working through determining if there are any infrastructure upgrades needed specifically related to the sanitary sewer for the project and adjacent users.
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
Staff Finding: The rezoning will not create a vehicular or pedestrian circulation hazards due to the unique location and access to the public transportation within the Town Center Subarea. The applicant has provided a detailed list of plans and actions that have been identified within the Comprehensive plan to reduce any potential conflicts and hazards related to pedestrian, bike, and auto movement in the village. In addition, the overall design of the project and the clustered nature of VCA allow for parking, trash, and deliveries to be maintained even with an increase of an additional 7 units.
- h. The proposed rezoning meets all applicable Town regulations and standards.
Staff Finding: The application meets all applicable regulations and standards.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

- 2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
 - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);

Staff Finding: The applicant has met the criteria for decision for rezoning as provided above.

- b. The density transfer meets the density transfer and density bank policies; and *Staff Finding: The application meets all applicable density transfer and density bank policies. The town may create density for workforce housing not subject to density limitations as per CDC Section 17.3.7 which provides "New workforce housing density created by the Town subject to the workforce housing restriction is not included in the Density Limitation calculation".*
- c. The proposed density transfer meets all applicable Town regulations and standards. *Staff Finding: The application meets all applicable regulations and standards.*

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezone and density transfer for Lot 1001R at their June 6, 2019 Regular Meeting and provided a unanimous recommendation as written to the Town Council

RECOMMENDATION: If Town Council determines that the application to create and transfer density to Lot 1001R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

I move to approve, the first reading of an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 1001R and transfer seven employee apartment density units (21-person equivalent density) to the subject lot based on the evidence provided within the Staff Report of record dated May 21, 2019 and with the following conditions:

- 1. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
- 2. The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.
- 3. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

This motion is based on the evidence and testimony provided at a public hearing held on July 18, 2019 with notice of such hearing as required by the Community Development Code.



REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

Revised 2.26.18

REZONING/DENSITY TRANSFER APPLICATION			
APPLICANT INFORMATION			
Name: Michelle Haynes		E-mail Address: mhaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd		Phone: 970-239-4061	
City: Mountain Village	State: CO	Zip Code: 81435	
Mountain Village Business License Number: n/a			
PROPERTY INFORMATION			
Physical Address: 415 Mountain Village Blvd		Acreage: 8.94	
Zone District: Multi-Family	Zoning Designations: Employee Apartment	Density Assigned to the Lot or Site: 42	
Legal Description: Lot 1001R			
Existing Land Uses: workforce housing			
Proposed Land Uses: workforce housing			
OWNER INFORMATION			
Property Owner: Mountain Village Housing Authority		E-mail Address: kmontgomery@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-6411	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
A rezone application to change the density designation on the lot from 42 to 47 employee apartments. A density transfer application because Town Council is creating 7 employee apartment unit designations and assigning to Lot 1001R			



REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
455 Mountain Village Blvd.
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Revised 2.26.18

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Mountain Village Housing Authority, the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

4/19/19

Signature of Owner

Date

4/19/19

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



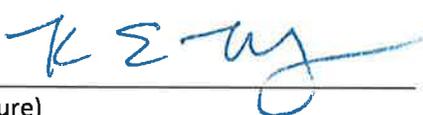
REZONING/DENSITY TRANSFER
APPLICATION

Planning & Development Services
455 Mountain Village Blvd.
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Revised 2.26.18

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize Michelle Haynes of
Town of Mountain Village _____ to be and to act as my designated representative and represent the development
application through all aspects of the development review process with the Town of Mountain Village.


(Signature)

4-19-19
(Date)

Kim Montgomery
(Printed name)

**Rezoning Density Transfer Application Narrative
VCA Phase IV
Submitted on April 19, 2019**

At the June 20, 2017 Town Council meeting, Town Council passed an ordinance increasing the employee apartment density at the Village Court Apartments not to exceed 292 employee units and specifically as follows:

VCA Property	Existing Density Employee Apartment Unit Designations	Added Density Unit Designations	Total Density Unit Designations
Lot 1001R	192	42	234
Lot 1005R	30	8	38
Total Combined	222	50	272

At the time of adoption, the Town anticipated a development pattern that included three buildings and a renovation of the existing Munchkins units once Munchkins was relocated. We have determined that two buildings with 49 total units on Lot 1001R will be developed at this time.

To construct all 49 units, the Town needs to create seven (7) additional employee apartment units. This is a class 4 application that requires a review and recommendation from the Design Review Board, and two readings of an ordinance by the Town Council.

Adding seven (7) units is consistent with the direction given by Council in 2017 and does not exceed the 292 employee units anticipated for the property.

REZONE CRITERIA

Because we request to add seven employee apartment densities to lot 1001R, this requires a rezone application from 42 to 49 employee apartment unit designations on Lot 1001R.

Criteria for Decision

The following criteria shall be met for the review authority to approve a rezoning development application:

a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

- The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;

- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
- The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.

b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;

- Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
- The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
- Concurrent town approvals assure consistency with zoning and land use regulations.

c. The proposed rezoning meets the Comprehensive Plan project standards;

Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.

d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

- The Telluride Fire Protection District will provide fire protection services;
- The Mountain Village Police Department will provide police protection services;
- The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
- The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.

e. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning and density.

f. Adequate public facilities and services are available to serve the intended land uses;

Water and sewer are available from the Town of Mountain Village along with all other necessary services.

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

- A transportation study (in 2017) completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
- There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
- The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
- The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
- There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
- By restriping in 2017 and parking improvements implement in 2018, the Town created 50 additional parking spaces in anticipation of the VCA Phase IV project.
- The town will evaluate and organize all existing accessory buildings on the VCA property to better utilize space including trash houses, grill sheds, bike sheds, bike racks and recycling facilities in coordination with VCA Phase IV.

h. The proposed rezoning meets all applicable Town regulations and standards.

CREATION OF WORKFORCE HOUSING DENSITY

The density transfer meets the density transfer and density bank policies because without limitation, the Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitations pursuant to CDC Section 17.3.7, "New workforce housing density created by the

Town subject to the workforce housing restriction is not included in the Density Limitation calculation.”

Sincerely,

A handwritten signature in black ink that reads "Michelle Haynes". The signature is written in a cursive, flowing style.

Michelle Haynes, MPA
Planning and Development Services Director

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

O:: 970-239-4061 – *PLEASE NOTE NEW OFFICE PHONE NUMBER*

M:: 970-417-6976

mhaynes@mtnvillage.org

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 1001R AND (2) TRANSFER DENSITY TO INCREASE THE PERMITTED UNBUILT DENSITY FROM 42 WORKFORCE (EMPLOYEE) APARTMENT UNITS TO 49 WORKFORCE APARTMENT UNITS.

RECITALS

- A. Mountain Village Housing Authority (“**Owner**”) has submitted to the Town: (1) a rezoning development application for a rezoning of Lot 1001R to reallocate employee apartment density on the lot; and (2) density transfer application to increase the permitted unbuilt density from 42 workforce apartment units to 49 unbuilt workforce apartment units (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Mountain Village Housing authority is the owner of Lot 1001R.
- C. The proposed rezoning and density transfer is to create seven (7) units of employee apartment density, equivalent to twenty-one (21) person equivalents to be placed on Lot 1001R by the Owner pursuant to the requirements of the CDC.
- D. The owner proposed to rezone the property to reallocate employee apartment zoning designations and change forty-two (42) employee apartment unit designations to forty-nine (49) employee apartment unit designations pursuant to the requirements of the CDC.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126

- F. At a duly noticed public hearing held on June 6, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on August XX, 2019, the Town Council conducted a public hearing on this Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, closed the hearing and approved the Applications and this Ordinance on second reading.

- H. This Ordinance approves a density transfer of an additional seven (7) employee apartment units as shown below:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	241	3	723
Built Density			Employee Apt.	192	3	576
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

- I. The meeting held on _____, 2019 was duly publicly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- J. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

- K. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:

Density Transfer Findings

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application
2. The density transfer meets the density transfer policies.

3. The proposed density transfer meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.
2. The general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.
3. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change the zoning designations on the Properties; it only adds density to Lot 1001R.

Section 2. Ordinance Effect

All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 3. Severability

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

Section 4. Effective Date

This Ordinance shall become effective on _____ xx, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the ___st of _____ 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18th day of July 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this XXst day of _____ 2019**

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

Approved as To Form:

Jim Mahoney, Assistant Town Attorney

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

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

thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on _____, 2019 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on _____, 2019. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



AGENDA ITEM 17
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: John Miller, Senior Planner
FOR: Town Council Meeting; July 18, 2019
DATE: July 3, 2019
RE: Consideration of a Resolution to Approve a Variance to the Community Development Code Requirements for Lot 1001R to allow deviations from the Maximum Building Height. The address of the Lot is 415 Mountain Village Blvd (Village Court Apartments).

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Legal Description: *Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.*

Address: 415 Mountain Village Blvd
Applicant/Agent: Tom Umbhau, Bauen Group Architecture, LLC
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

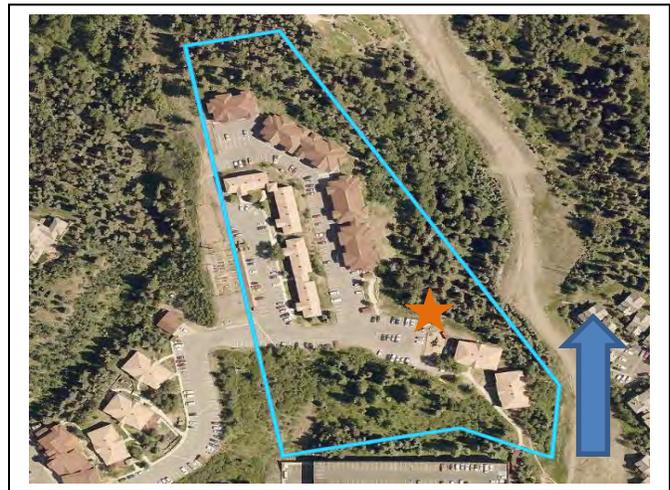
Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Applicant's Narrative
- Exhibit B: Plan Set
- Exhibit C: Resolution



Case Summary:

The Town of Mountain Village, working with Tom Umbhau of Bauen Group, is proposing to construct two additional employee apartment buildings which would provide a total of 49 new employee apartments located adjacent to existing apartments within the Village Court Apartment Complex (VCA). In order to secure approval for this project as designed, the applicant is proposing a concurrent application process for Design Review, Density Transfer and Rezone for the creation of an additional 7 units of employee apartment density, and a Variance for the allowed Maximum Building Height. In order to avoid confusion, staff will address the two new buildings in the same manner as the applicant and they will be referred to as the “West” and “East” building throughout this memo.

This memo addresses the applicant’s variance request – and specifically will detail the Design Review Board’s (DRB) recommendation to Town Council, and the changes that have occurred to this application since that point. At the June 6, 2019 Meeting of the DRB, there was a recommendation of the requested variance to Town Council, which would allow for a maximum building height for the East and West buildings to exceed the allowed 53’-0” height allowance for the Multi-Family Zoning District, allowing maximum building heights of 70’-1” and 59’-1” respectively. Since this meeting, the design and engineering team have been working through a number of issues related to development of construction drawings to accommodate the direction given by Council to pursue modular construction. With that, it has come to the attention of the team, that the design of the roof trusses in the proposed construction plans have necessitated an increase in building heights in excess of what was recommended at the initial DRB hearing. Currently, the updated proposal shows a maximum building height of 70’-8” for the East Building and 60’-8” for the West Building.

Section 17.4.16 of the Community Development Code (CDC) provides the procedures to follow for the granting of a variance when the strict application of the CDC requirements would cause exceptional and undue hardship on the development. A variance is different from a design variation which is granted by the Design Review Board (DRB) in that it does not grant simple relief from a design regulation, but instead allows changes to the requirements of the code for specific standards such as the height of a building or building coverage.

The applicant has received Initial Architectural and Site Review approval from the DRB and will be returning for potential Final Architectural approval on July 11, 2019 . Any and all design review approvals are subject to the Town Council approving the variance to the height requirement. If denied, the applicant will at that point be required to resubmit for design review approval by the DRB.

It should be noted that in relation to infill opportunities, Lot 1001R is constrained geographically with large portions of the lot undevelopable due to existing land uses, topography, and existing delineated wetland areas. Because of this, the location of the proposed west and east building seen below in *Figure 2*, along with the design and massing has been largely driven by the topography of available developable land. Due to steep slopes of the site and limited developable lot area, the applicant is requesting a height variance to allow both the East and West Buildings to exceed the 53’ height requirement for hip roofs in the multi-family zone for maximum building heights of 70’-8” and 60’-8”, respectively.



Figure 2: Aerial Imagery Indicating Slope Gradient

It is important to remember that during the conceptual phases of the project, there were discussions related to the pros and cons of a “stick-build” versus “modular” construction method. During these discussions, Town Council gave specific direction to Staff to pursue a modular construction design which has directly resulted in an increase in height and gross square footage of the project. The primary reason that modular increases size is due to additional spacing required between each module as the buildings are constructed. Although the mass of the structure has increased, the height is relatively subdued due to the extent of sloped hillside adjacent to the projects and the large grove of mature trees. The applicant has provided comparative modelling of the proposed buildings in relation to existing buildings within VCA and also provided a sight analysis from points throughout the Village to potentially identify any visual impacts that could arise from the project. It appears that as observed from the parking areas of VCA, there will be a minimal observed difference in height between the new building and existing buildings. Upon review of the submitted sight analysis provided within the architectural plans, staff believes that this project will not be out of scale with the existing buildings in the neighborhood, nor impact other property within Mountain Village negatively. As seen in *Figure 2* above, there is an existing stand of mature trees located to the north-east of the project area as well as an open space lot / Double Cabin ski run that serves to create a vegetative buffer that should prevent the majority of visual impacts that may arise due to the increased heights of the proposed new buildings.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by Blue Italicized Text.***

Chapter 17.4: DEVELOPMENT REVIEW PROCEDURES

17.4.16: Variance Procedure:

Staff has evaluated the following standards (1-8) as the criteria that must be met for Town Council to approve the variance:

1. *The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;*

Staff: Lot 1001R is burdened by a number of physical and regulatory constraints including large portions of the site having slopes > 30%, proximity of existing wetland areas, and limiting factors caused by surrounding existing land uses. All of these factors drive the request for a height variance in order to reduce the overall impact of the development on such a constrained lot while maintaining a general conformity to the existing development pattern that has occurred within VCA. The design of the proposed buildings reflect these physical and regulatory restrictions in that the majority of the building's square footage must extend downhill in order to accommodate setbacks, height restrictions, and slopes. Additionally, the existing vegetation on the site allows the house to be somewhat visually subordinate to the surrounding landscape.

2. *The variance can be granted without substantial detriment to the public health, safety and welfare;*

Staff: The variance will not be a detriment to the public health, safety and welfare. The application has been reviewed by the Mountain Village Police Department, Public Works Department and the Telluride Fire District. They have not raised concerns with the proposed variance.

3. *The variance can be granted without substantial impairment of the intent of the CDC;*

Staff: Staff finds that the combination of the lot configuration and the topography of the site has created a unique circumstance that makes the maximum height restriction difficult to achieve. The increased height will not affect the views of adjoining properties or make the home out of scale with others in the neighborhood.

4. *Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;*

Staff: As stated above, this site is burdened by topography and existing on-site wetlands. The applicant has determined through the provided documentation that the additional buildings as seen from the parking area of VCA will have minimal differences in overall height appearance in comparison to existing structures.

5. *Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;*

Staff: Staff believes this to be true as the lot's steepness and configuration limit what can be built on the site. The proposed apartments do not appear to be out of scale with the surrounding apartment buildings within VCA based on 3-D modelling. Failure to secure the variance for height would limit the total number of additional employee apartment units on Lot 1001R.

6. *The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;*

Staff: The lot is within a legally created subdivision.

7. *The variance is not solely based on economic hardship alone; and*

Staff: The variance is being requested by the applicant due to topographical and geographical constraints of Lot 1001R.

8. *The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.*

Staff: The applicant has presented the reasoning as to why the maximum building height variance is required based on the unique site-specific constraints of the lot. Staff believes that this request meets all other applicable Town Regulations and Standards.

Design Review Board Recommendation:

The DRB held a regular meeting on June 6, 2019 to consider the requested variance for a recommendation to Town Council along with the review the development plans for the proposed buildings. The Board unanimously recommended variance approval to Town Council with heights of 70'-1" for the East Building and 59'-1" for the West Building.

Staff Recommendation: Staff recommends the Town Council approve the requested Variance for Maximum Building Height to allow the East Building and West Building additions of VCA Phase IV to be built to a modified maximum height of 70'-8" and 60'-8" respectively. If Town Council deems this application to be appropriate for recommendation, staff suggests the following motion.

PROPOSED MOTION

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

"I move to approve by resolution a variance to increase the maximum building heights for the East and West buildings within the VCA expansion, to 70'-8" and 60'-8", respectively, located at Lot 1001R - subject to the development of the apartments being in substantial conformance to what was approved by the Design Review Board", and consistent with the findings stated within the staff memo of record dated July 3, 2019.

RESOLUTION APPROVING A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT TO OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8" AND THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" .

Resolution No. 2019-____ -__

- A. Mountain Village Housing Authority (“**Owner**”) is the owner of record of real property described as Lot 1001R (“**Property**”).
- B. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 4 application for a Variance to allow the Maximum Height of the proposed East Building to increase from 53'-0" to 70'-8", and the Maximum Height of the proposed West Building to increase from 53'-0" to 60'-8" (**Application 1**).
- C. Application 1 was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code (“**CDC**”).
- D. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 3 Design Review application for two new employee apartment buildings located on Lot 1001R for approval by the Design Review Board (**Application 2**).
- E. Application 2 was submitted in compliance with the provisions of section 17.4.11 of the CDC.
- F. The Design Review Board (“**DRB**”) considered Application 1, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB recommended unanimous approval of Application 1 to the Town Council.
- G. The DRB considered Application 2, along with evidence and testimony, at a public meeting held on July 11, 2019. Upon concluding their review, the DRB approved Application 2, subject to conditions including the Town Council’s approval of Application 1.
- H. The Town Council considered and approved Application 1, along with evidence and testimony, at a public hearing on August 15, 2019.
- I. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued on the Town website, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the public hearing noticing requirements of the CDC.
- J. After the public hearings referred to above, the DRB and the Town Council each individually considered the Applications’ submittal materials, and all other relevant materials, public letters and public testimony, and approved the Applications with conditions as set forth in this Resolution.
- K. The Owner has addressed, or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.
- L. The Town Council finds the Applications meets the variance criteria for decision contained in CDC Section 17.4.16(D) as follows:

Variance Findings:

1. The strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because the geographical constraints of the site such as slope and delineated wetlands;
2. The variance can be granted without substantial detriment to the public health, safety and welfare due to visual mitigation, and will actually will help protect the public health, safety and welfare by ensuring the provision of critically needed employee housing;
3. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the provisions for employee housing;
4. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;
5. Reasonable use of the property for additional employee housing is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
6. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
7. The variance is not solely based on economic hardship alone; and
8. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8", AND THE MAXIMUM HEIGHT OF THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO DEVELOPMENT OF THE APARTMENT BUILDINGS BEING IN SUBSTANTIAL CONFORMANCE TO THE APPROVAL OF APPLICATION 2 BY THE DESIGN REVIEW BOARD.

Be It Further Resolved that Lot 1001R may be developed as submitted in accordance with Resolution NO. 2019-____-____.

Section 1. Resolution Effect

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

Section 2. Severability

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

Section 3. Effective Date

This Resolution shall become effective on _____XX, 2019 (the "Effective Date") as herein referenced

throughout this Resolution.

Section 4. Public Hearing

A public meeting on this Resolution was held on the XXst day of _____ 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public hearing held on _____ XX, 2019.

Town of Mountain Village, Town Council

By: _____
Laila Benitez, Mayor

Attest:

By: _____
Jackie Kennefick, Town Clerk

Approved as to Form:

Jim Mahoney, Town Attorney

Variance Process

Item No: 7—Height Variance Narrative

Overview

The purpose of this submittal is to request a height variance. The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this submittal is proposing (49) units along with a density transfer of seven (7) units from the adjacent VCA lot. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal. This variance request applies to both the East Building as well as the West Building.

Height Variance Requested

East Building

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Per Section 17.3.12 Table 3-3, Building Height Limits, of the CDC, the maximum building height for a multi-family building type is 48'-0". Per footnote 1 of table 3-3, *'the ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except at ridgeline lots.'*

This project is not located on a ridgeline and it does incorporate a hip roof as the main roof form. Therefore, the adjusted maximum building height allowed in this instance is 53'-0".

The East building maximum building height, as measured per the CDC guidelines, is 70'-8". This submittal is seeking a height variance for the East building of 17'-8".

West Building

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The West building maximum building height, as measured per the CDC guidelines, is 60'-8". This submittal is seeking a height variance for the East building of 7'-8".

Site

Village Court Apartments is allowed to build two apartment buildings to complete the build-out of their Lot 1001. This lot met all Town of Mountain Village regulations at the time it was created. After site analysis the proposed building locations shown in this submittal are the only buildable sites on the property for this scope of work. The proposed project site is steeply sloped and therefore the lowest level of each apartment building is a walkout level that requires emergency egress from the unit's bedroom windows and the client wants to build the maximum units allowed for the property which informed the number of floors in each apartment. All of these factors informed the overall height of the apartments and is the cause for seeking the height variance. Adhering to all of the CDC regulations would prevent the owner from being able to move forward with this project with the full unit count allowed and therefore would cause undue hardship. All steps have been taken to reduce the building's height to its minimum required for the project. This proposed variance meets all of the Town of Mountain Village's regulations and the intent of the CDC.

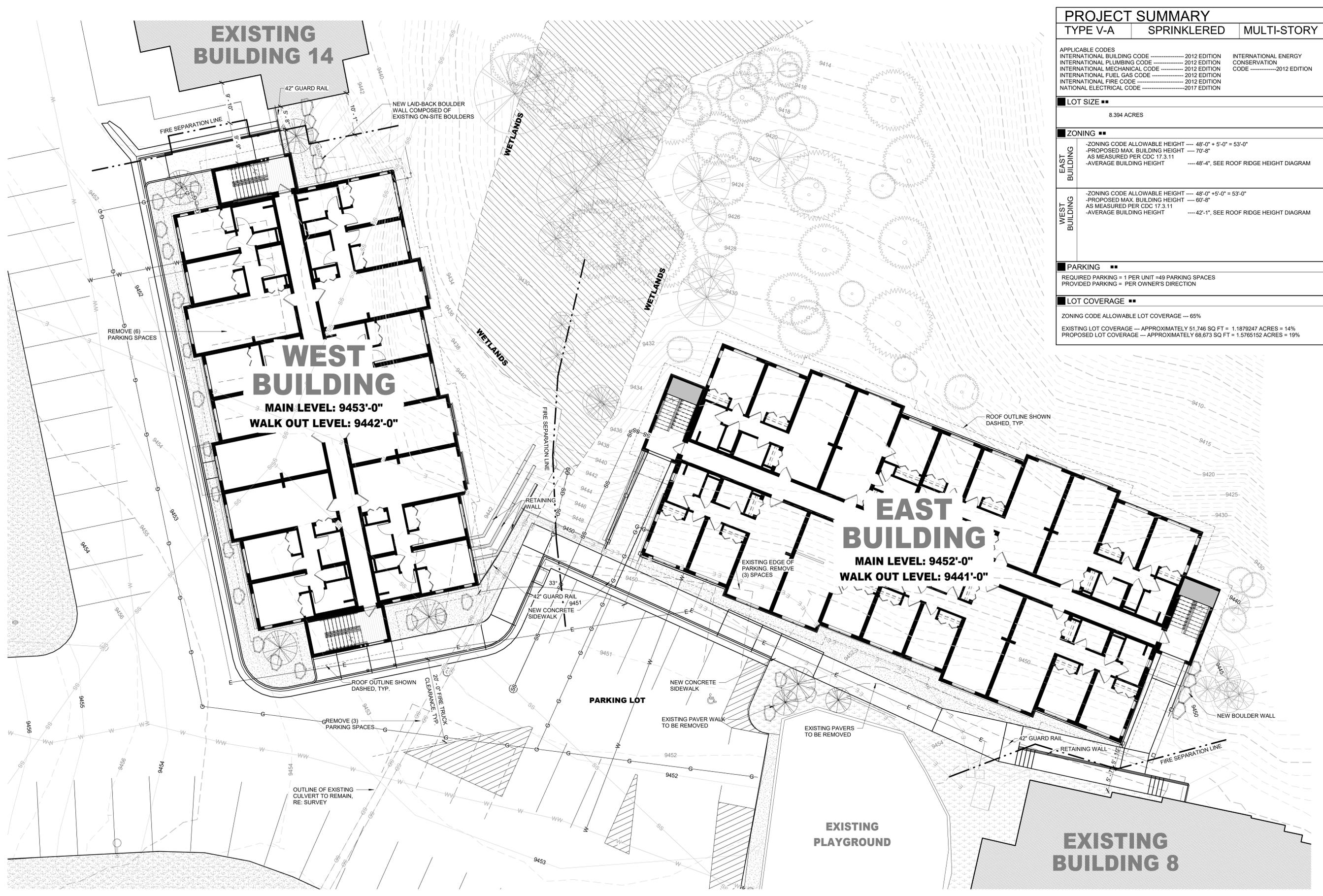
The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slope that is greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan.

Building Ridge Height

The comparison of the immediate neighboring buildings ridge heights to that of the proposed East and West buildings are critical to understanding the minimal visual impact of the height variance be sought. Building #8's ridge height is 1'-1" higher than the East building ridge height for which we are seeking the height variance. The proposed West building's ridge height is 1'-0" higher than that of the East building's ridge. The proposed West building's ridge height is 4'-3" higher than that of the existing building # 14's ridge.

The impact of a height variance for the East and West buildings would have no visual impact with respect to overall heights and would not cause any public health, safety and welfare hazards. The intent of the design section of the CDC is to enhance the natural beauty of the town's surroundings and foster a sense of community. This proposed height would still provide a neighborhood within Village Court Apartments that is in scale with the VCA development, respect the existing plantings and wetlands and would have no visual impact to the neighbors adjacent to the property or across the valley.

This variance would allow a height increase that is in keeping with the massing and scale that is typically found in multi-family zoned properties. Granting this variance would align with building heights required for multi-family structures of this unit density.



PROJECT SUMMARY		
TYPE V-A	SPRINKLERED	MULTI-STORY
APPLICABLE CODES INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION INTERNATIONAL MECHANICAL CODE 2012 EDITION INTERNATIONAL FUEL GAS CODE 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION NATIONAL ELECTRICAL CODE 2017 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION		
LOT SIZE		
8.394 ACRES		
ZONING		
EAST BUILDING	-ZONING CODE ALLOWABLE HEIGHT	--- 48'-0" + 5'-0" = 53'-0"
	-PROPOSED MAX. BUILDING HEIGHT	--- 70'-8"
	-AS MEASURED PER CDC 17.3.11	---
WEST BUILDING	-ZONING CODE ALLOWABLE HEIGHT	--- 48'-0" + 5'-0" = 53'-0"
	-PROPOSED MAX. BUILDING HEIGHT	--- 60'-8"
	-AS MEASURED PER CDC 17.3.11	---
PARKING REQUIRED PARKING = 1 PER UNIT = 49 PARKING SPACES PROVIDED PARKING = PER OWNER'S DIRECTION		
LOT COVERAGE		
ZONING CODE ALLOWABLE LOT COVERAGE --- 65% EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14% PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%		



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

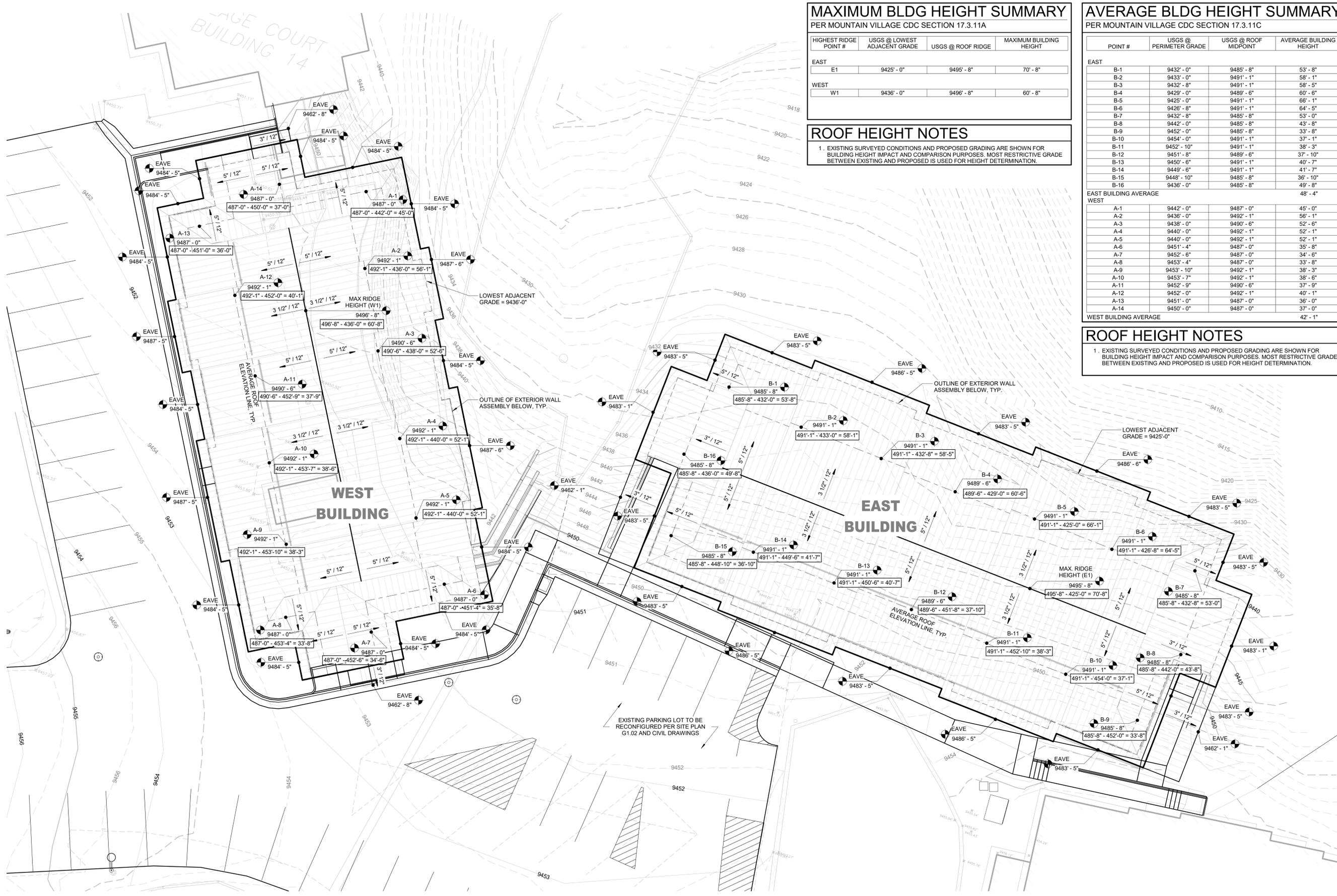
Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019
 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: TWU
 DRAWN BY: RMO
 CHECKED BY:
 SCALE: AS NOTED
 DRAWING TITLE: SITE PLAN

SHEET NO: **G1.02**

SITE PLAN
 1" = 10'-0"
 NORTH



MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST E1	9425'-0"	9495'-8"	70'-8"
WEST W1	9436'-0"	9496'-8"	60'-8"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

AVERAGE BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST B-1	9432'-0"	9485'-8"	53'-8"
B-2	9433'-0"	9491'-1"	58'-1"
B-3	9432'-8"	9491'-1"	58'-5"
B-4	9429'-0"	9489'-6"	60'-6"
B-5	9425'-0"	9491'-1"	66'-1"
B-6	9426'-8"	9491'-1"	64'-5"
B-7	9432'-8"	9485'-8"	53'-0"
B-8	9442'-0"	9485'-8"	43'-8"
B-9	9452'-0"	9485'-8"	33'-8"
B-10	9454'-0"	9491'-1"	37'-1"
B-11	9452'-10"	9491'-1"	38'-3"
B-12	9451'-8"	9489'-6"	37'-10"
B-13	9450'-6"	9491'-1"	40'-7"
B-14	9449'-6"	9491'-1"	41'-7"
B-15	9448'-10"	9485'-8"	36'-10"
B-16	9436'-0"	9485'-8"	49'-8"
EAST BUILDING AVERAGE			48'-4"
WEST A-1	9442'-0"	9487'-0"	45'-0"
A-2	9438'-0"	9492'-1"	56'-1"
A-3	9438'-0"	9490'-6"	52'-6"
A-4	9440'-0"	9492'-1"	52'-1"
A-5	9440'-0"	9492'-1"	52'-1"
A-6	9451'-4"	9487'-0"	35'-8"
A-7	9452'-6"	9487'-0"	34'-6"
A-8	9453'-4"	9487'-0"	33'-8"
A-9	9453'-10"	9492'-1"	38'-3"
A-10	9453'-7"	9492'-1"	38'-6"
A-11	9452'-9"	9490'-6"	37'-9"
A-12	9452'-0"	9492'-1"	40'-1"
A-13	9451'-0"	9487'-0"	36'-0"
A-14	9450'-0"	9487'-0"	37'-0"
WEST BUILDING AVERAGE			42'-1"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019
 ASSESSORS PARCEL NO: 477904200005

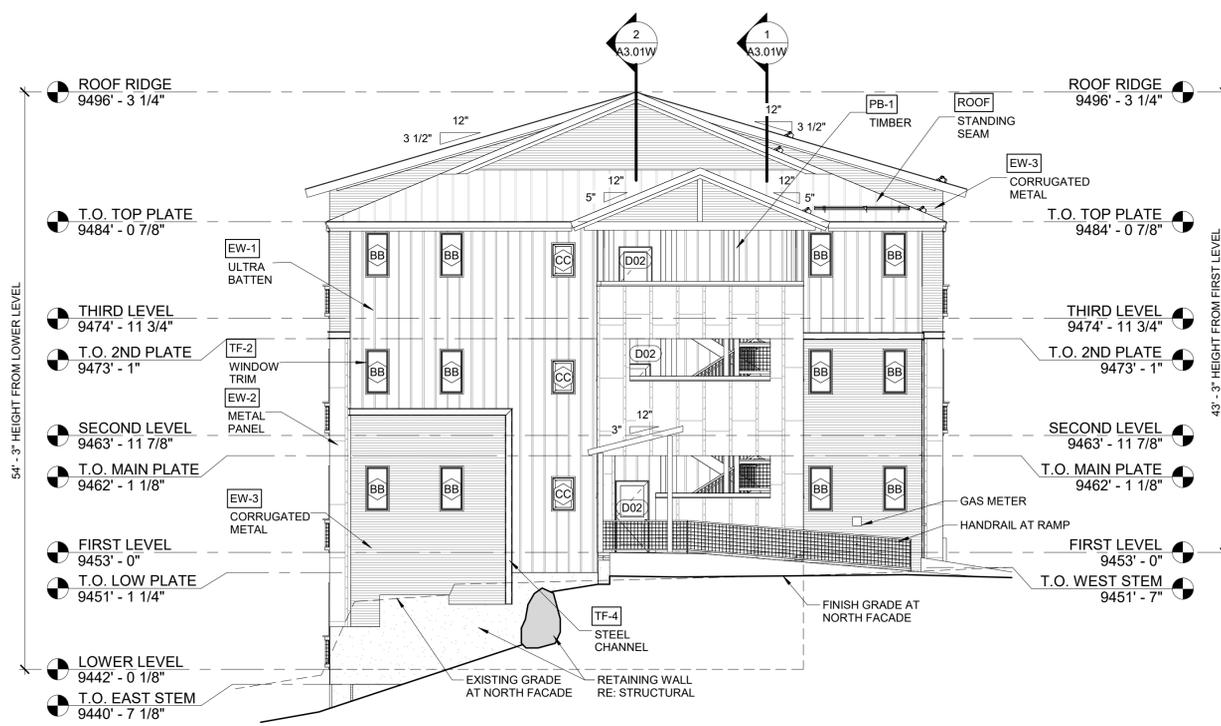
Date	Revisions

DESIGNED BY: TWU
 SCALE: AS NOTED
 DRAWN BY: RMO
 CHECKED BY:

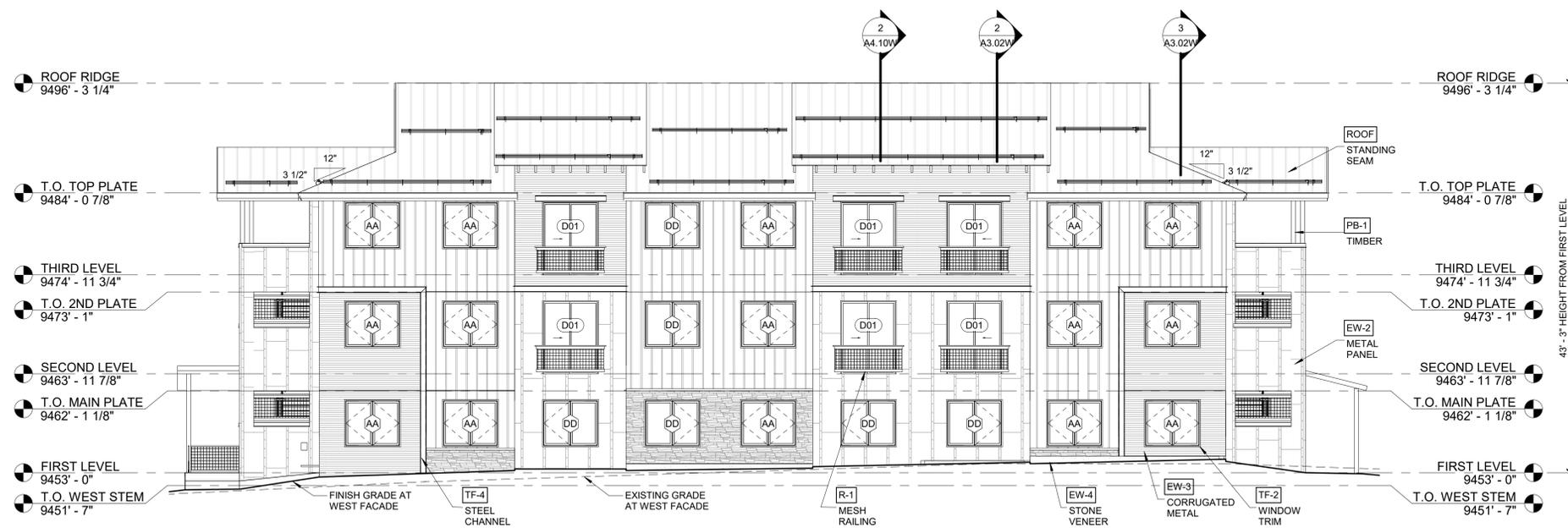
DRAWING TITLE:
ROOF HEIGHT DIAGRAM

SHEET NO:
G1.03

RIDGE HEIGHT DIAGRAM EXISTING AND FINAL GRADES
 1" = 10'-0"



1 LEFT ELEVATION (NORTH)
1/8" = 1'-0"



2 FRONT ELEVATION (WEST)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A608
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

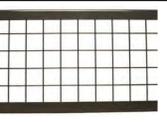
ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL
 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER
 PB-1 HEAVY TIMBERS	 R-1 MESH RAILING
 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM
 GUTTER	 WINDOW & TRIM



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) 382-9130
www.bauengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

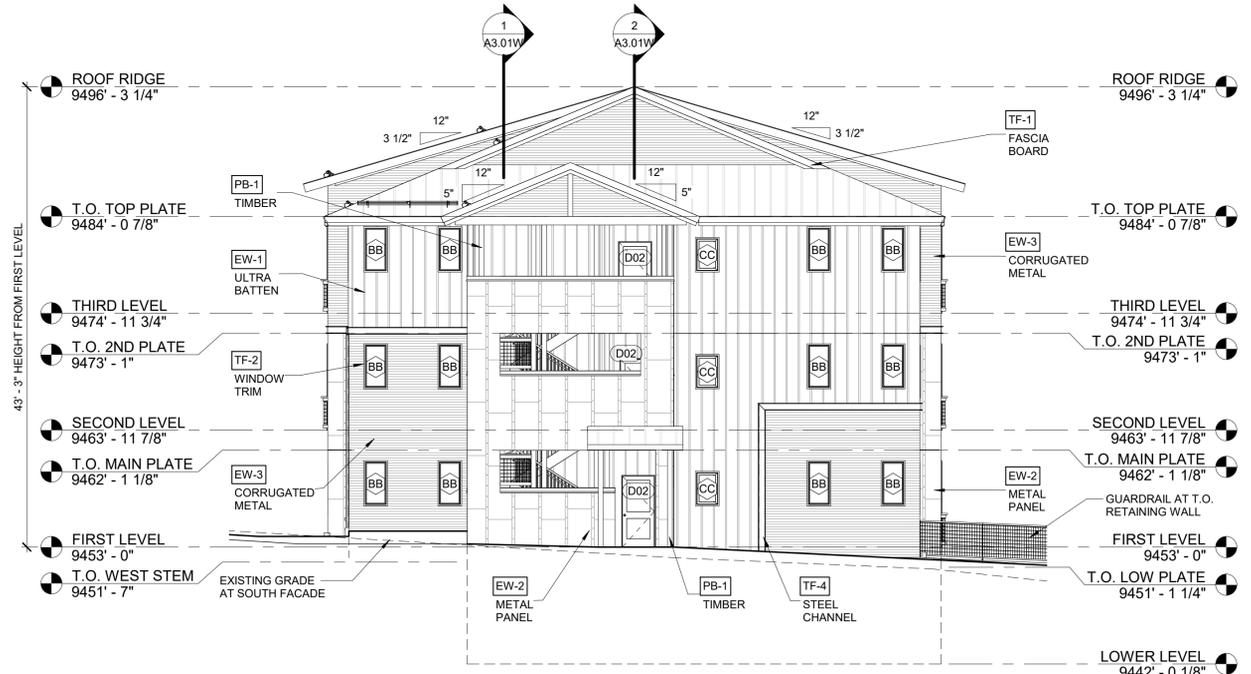
ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

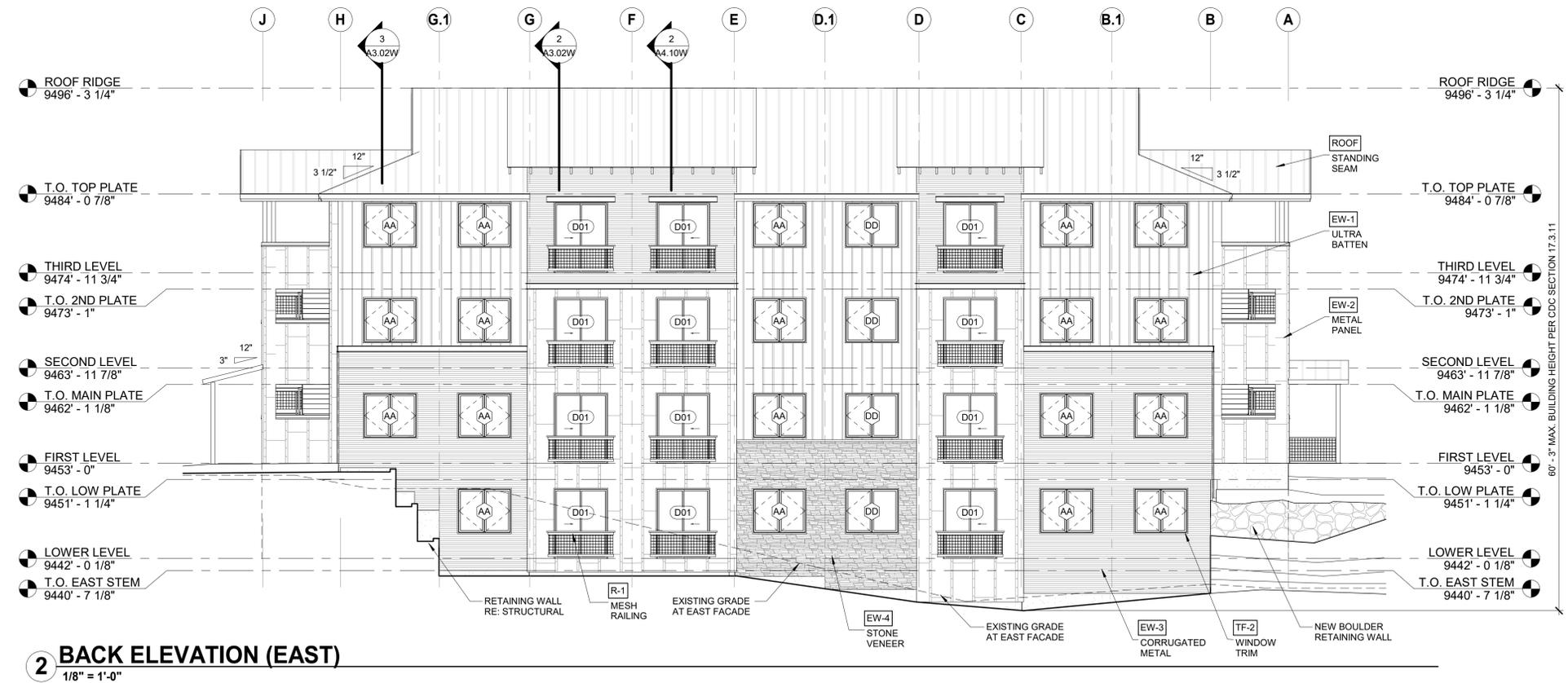
Date	Revisions

DESIGNED BY TWU	SCALE AS NOTED
DRAWN BY RMO	DATE 04.29.19
CHECKED BY	BUILDING WEST

DRAWING TITLE
BUILDING ELEVATIONS
SHEET NO.
A2.01W



1 RIGHT ELEVATION (SOUTH)
1/8" = 1'-0"



2 BACK ELEVATION (EAST)
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A608
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL
 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER
 PB-1 HEAVY TIMBERS	 R-1 MESH RAILING
 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM
 GUTTER	 WINDOW & TRIM



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical:
1480 E. 2nd Avenue, Suite 8
Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) - 382 - 9130
www.baugroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: TWU
SCALE: AS NOTED
DRAWN BY: RMO
DATE: 04.29.19
CHECKED BY: BUILDING
BUILDING TITLE: WEST
DRAWING TITLE: BUILDING ELEVATIONS
SHEET NO: A2.02W



VARIANCE PROCESS APPLICATION

Planning & Development Services
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

Revised 2.26.18

VARIANCE PROCESS APPLICATION			
APPLICANT INFORMATION			
Name: Thomas W. Umbhau, AIA		E-mail Address: info@bauengroup.com	
Mailing Address: P.O. Box 2044		Phone: 970-382-9130	
City: Durango	State: CO	Zip Code: 81302	
Mountain Village Business License Number: 007214			
PROPERTY INFORMATION			
Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		Acreage: 8.394	
Zone District: Multi-Family	Zoning Designations: Apartments	Density Assigned to the Lot or Site: 50 Available Units	
Legal Description: LOT 1001 ACC TELLURIDE MTN VILLAGE			
Existing Land Uses: Multi-Family			
Proposed Land Uses: Multi-Family			
OWNER INFORMATION			
Property Owner: Town of Mountain Village & Housing Authority		E-mail Address: MHaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-8250	
City: Mountain Village	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			
Height variance for two new apartment buildings within the Town of Mountain Village - Village Court Apartments complex. The proposed height of the new buildings are taller than the allowed height per the CDC.			



VARIANCE PROCESS APPLICATION

Planning & Development Services
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mntnville.org

Revised 2.26.18

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Town of Mtn Village the owner of Lot 1001R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

04/18/19

Signature of Owner

Date

2019-04-18

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mntvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) Thomas W. Umbhau, AIA
of (agent's business name) Bauen Group, LLC to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

A handwritten signature in blue ink, appearing to read "Kim Montgomery", written over a horizontal line.

(Signature)

04/18/2019

(Date)

Kim Montgomery, Town Manager

(Printed name)



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **ABS86008792**

Date: **03/08/2019**

Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

Nicole Hall
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4189 (Work)
nhall@ltgc.com

Agent for Seller

TOWN OF MOUNTAIN VILLAGE
Attention: MICHELLE HAYNES
455 MOUNTAIN VILLAGE BLVD SUITE A
MOUNTAIN VILLAGE, CO 81435
(970) 239-4061 (Work)
(970) 417-6976 (Home)
mhaynes@mtnvillage.org
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY

Attention: ROBIN WATKINSON
191 S PINE ST #1C
PO BOX 277
TELLURIDE, CO 81435
(970) 728-1023 (Work)
(970) 728-5079 (Work Fax)
rwatkinson@ltgc.com
Delivered via: Electronic Mail



**Land Title Guarantee Company
Estimate of Title Fees**

Order Number: **ABS86008792** Date: **03/08/2019**
Property Address: **415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435**
Parties: **A BUYER TO BE DETERMINED**
**TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND
POLITIC OF THE STATE OF COLORADO**

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	\$250.00
	Total \$250.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[San Miguel county recorded 12/29/2000 under reception no. 338901](#)

[San Miguel county recorded 05/22/1991 under reception no. 270933 at book 477 page 977](#)

[San Miguel county recorded 12/26/1989 under reception no. 262861 at book 461 page 127](#)

Plat Map(s):

[San Miguel county recorded 09/10/2014 at book 1 page 4671](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: ABS86008792

Property Address:

415 MOUNTAIN VILLAGE BOULEVARD, MOUNTAIN VILLAGE, CO 81435

1. Effective Date:

03/05/2019 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

5. The Land referred to in this Commitment is described as follows:

LOT 1001, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE [4671](#),

LESS AND EXCEPT THAT PORTION OF SAID LOT 1001 BEING MORE PARTICULARLY DESCRIBED AS UNIT 4106, BUILDING 4, VILLAGE COURT APARTMENTS, AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. [338902](#) AND AS DEPICTED ON THE MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#),

COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Copyright 2006-2019 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: ABS86008792

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. PARTIAL RELEASE OF DEED OF TRUST DATED SEPTEMBER 30, 2014 FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, PUBLIC BODY. CORPORATE AND POLITIC, EXISTING AS SUCH UNDER THE LAWS AND CONSTITUTION OF THE STATE OF COLORADO TO THE PUBLIC TRUSTEE OF SAN MIGUEL COUNTY FOR THE USE OF NBH CAPITAL FINANCE, A DIVISION OF NBH BANK, N.A. TO SECURE THE SUM OF \$12,340,000.00 AND \$1,076,000.00 RECORDED OCTOBER 02, 2014, UNDER RECEPTION NO. [434799](#).
2. CERTIFIED COPY OF RESOLUTION OF THE GOVERNING BOARD OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (AUTHORIZING THE SALE OF THE SUBJECT PROPERTY AND THE EXECUTION OF NECESSARY DOCUMENTS) AND RECITING THAT THE BOARD HAS BEEN DULY AUTHORIZED IN THE PREMISES BY THE ENTITY. SAID RESOLUTION MUST BE PROPERLY CERTIFIED BY AN OFFICER OF THE ENTITY. SAID RESOLUTION MUST BE SUBMITTED TO AND APPROVED BY LAND TITLE GUARANTEE COMPANY BUT NEED NOT BE RECORDED.
3. WARRANTY DEED FROM TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.
4. EVIDENCE SATISFACTORY TO LAND TITLE GUARANTEE COMPANY THAT THE TERMS, CONDITIONS AND PROVISIONS OF THE TELLURIDE MOUNTAIN VILLAGE OWNER'S ASSOCIATION REAL ESTATE TRANSFER ASSESSMENT HAVE BEEN SATISFIED OR THAT AN EXEMPTION HAS BEEN GRANTED.

NOTE: ALL PARTIES WILL BE REQUIRED TO SIGN A SATISFACTORY LIEN AFFIDAVIT AT CLOSING.

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. ALL EXISTING LEASES AND TENANCIES.
9. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FOLLOWING PLATS:
 - #1 - TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE [476](#), AND TECHNICAL AMENDMENT CONCERNING DENSITY RECORDED FEBRUARY 12, 1990 IN BOOK 462 AT PAGE [759](#),
 - #2 - PLAT OF THE TOWN OF MOUNTAIN VILLAGE RECORDED OCTOBER 6, 1995 IN PLAT BOOK 1 AT PAGE [1918](#) AND OFFICIAL LAND USE AND DENSITY ALLOCATION FOR ALL LAND WITHIN THE TOWN OF MOUNTAIN VILLAGE, COLORADO RECORDED OCTOBER 6, 1995 IN BOOK 551 AT PAGE [485](#) AND AS AMENDED IN INSTRUMENT RECORDED JUNE 25, 2009 UNDER RECEPTION NO. [407544](#),
 - #3 - TOWN OF MOUNTAIN VILLAGE RECORDED JULY 24, 1996 IN PLAT BOOK 2 AT PAGE [2073](#), AND
 - #4 - THE TOWN OF MOUNTAIN VILLAGE OFFICIAL TOWN PLAT RECORDED SEPTEMBER 8, 1997 IN PLAT BOOK 1 AT PAGE [2281](#) AND THE TOWN OF MOUNTAIN VILLAGE OFFICIAL LOT LIST RECORDED SEPTEMBER 8, 1997 IN BOOK 586 AT PAGE [548](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

10. RESTRICTIVE COVENANTS, FOR MOUNTAIN VILLAGE, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 9, 1984 IN BOOK 409 AT PAGE [714](#), AS AMENDED OR SUPPLEMENTED. AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 11, 2002 UNDER RECEPTION NO. [353668](#). FIRST AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED DECEMBER 09, 2009 UNDER RECEPTION NO. [410160](#). SECOND AMENDMENT TO THE AMENDED AND RESTATED GENERAL DECLARATION RECORDED MARCH 19, 2012 UNDER RECEPTION NO. [422188](#).

NOTE: UNDER THE GENERAL NOTES ON THE PLAT OF TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 9, 1984 IN PLAT BOOK 1 AT PAGE [476](#) THE TELLURIDE COMPANY RESERVES THE RIGHT TO IMPOSE ADDITIONAL RESTRICTIVE COVENANTS ON ALL LOTS IN ADDITION TO THE ONES DESCRIBED HEREIN.

NOTICE REGARDING CONTACT INFORMATION AND REAL ESTATE TRANSFER ASSESSMENT RECORDED MAY 25, 2011 UNDER RECEPTION NO. [418209](#).

11. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF WATER AND SEWER TAP FEE PAYMENT RECORDED APRIL 14, 1987 IN BOOK 435 AT PAGE [603](#), TAP FEE AGREEMENT RECORDED MAY 29, 1992 IN BOOK 492 AT PAGE [991](#), AND BY FIRST AMENDMENT TO TAP FEE AGREEMENT RECORDED DECEMBER 18, 1996 IN BOOK 573 AT PAGE [237](#), AND AS ASSIGNED BY TAP FEE ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. [326037](#).
12. TERMS, CONDITIONS AND PROVISIONS OF FACILITIES, WATER RIGHTS AND EASEMENT AGREEMENT RECORDED APRIL 27, 1992 IN BOOK 491 AT PAGE [359](#) AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 13, 1992 IN BOOK 501 AT PAGES [433](#) AND [437](#) AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE [8](#) AND AS AMENDED IN INSTRUMENT RECORDED APRIL 26, 1993 IN BOOK 510 AT PAGE [11](#) AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 24, 1996 IN BOOK 569 AT PAGE [668](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE EMPLOYEE HOUSING RESTRICTION RECORDED SEPTEMBER 08, 1997 IN BOOK 586 AT PAGE [575](#) AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 12, 1999 UNDER RECEPTION NO. [329779](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

14. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLATS OF:
#1 - TELLURIDE EMPLOYEE VILLAGE, REPLAT OF LOT TTTT AND PORTIONS OF LOT P2 AND TRACT OS-1 INTO LOT 1001 AND LOT 1005, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 20, 1989 IN PLAT BOOK 1 AT PAGE [961](#);
#2 - REPLAT AND RE-ZONING OF LOT 1001, TELLURIDE MOUNTAIN VILLAGE FILING 1 RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE [1216](#);
#3 - REPLAT OF LOTS 160 AND 1005, TOWN OF MOUNTAIN VILLAGE RECORDED MAY 10, 2000 IN PLAT BOOK 1 AT PAGE [2710](#); AND
#4 - REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1 RECORDED SEPTEMBER 10, 2014 IN PLAT BOOK 1 AT PAGE [4671](#).
15. RESERVATION BY THE TELLURIDE COMPANY OF ALL OF THE RIGHTS TO MINERAL AND OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, WITHOUT ANY RIGHT OF SURFACE ENTRY FOR EXPLORATION, DEVELOPMENT OR EXTRACTION. THE TELLURIDE COMPANY COVENANTS THAT IT WILL NOT MINE, EXTRACT, EXPLORE FOR OR DEVELOP ANY OF THE MINERALS, OIL, GAS OR OTHER HYDROCARBONS LOCATED ON, IN OR UNDER THE REAL PROPERTY, ALL AS CONTAINED IN INSTRUMENT RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE [977](#).
16. TERMS, CONDITIONS, RESERVATIONS AND PROVISIONS AS CONTAINED IN WARRANTY DEED RECORDED MAY 22, 1991 IN BOOK 477 AT PAGE [977](#).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION #1991-79 APPROVING THE REZONING AND REPLAT OF LOTS 16, 27, 30, 31, 32, 71R, 437, 646 AND 1001, TELLURIDE MOUNTAIN VILLAGE RECORDED DECEMBER 02, 1991 IN BOOK 485 AT PAGE [259](#).
18. TERMS, CONDITIONS AND PROVISIONS OF NOTICE FILED BY SAN MIGUEL POWER ASSOCIATION, INC. RECORDED MARCH 18, 1999 UNDER RECEPTION NO. [325020](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2000-0509-09 APPROVING LOT 1001 REZONE RECORDED JULY 06, 2000 UNDER RECEPTION NO. [335320](#).
20. MATTERS DISCLOSED ON THE MAP OF UNIT 4106, VILLAGE COURT APARTMENTS, LOCATED ON LOT 1001 ISSUED BY FOLEY ASSOCIATES, INC. CERTIFIED DECEMBER 29, 2000, JOB NO. 00102 AND RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF THE EASEMENTS BENEFITTING UNIT 4106, VILLAGE COURT APARTMENTS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2000 UNDER RECEPTION NO. [338902](#) AND AS DEPICTED ON MAP RECORDED DECEMBER 29, 2000 IN SURVEYORS PLAT BOOK S1 AT PAGE [371](#).
22. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BENEFICIARY AND RENT USE RESTRICTION RECORDED MARCH 14, 2001 UNDER RECEPTION NO. [340294](#).
23. BILL OF SALE BETWEEN THE SAN MIGUEL COUNTY HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC TO THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC RECORDED JUNE 7, 2001 UNDER RECEPTION NO. [341852](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: ABS86008792

24. LEASE BETWEEN TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, LESSOR, AND AUTOMATIC LAUNDRY COMPANY, LTD, LESSEE, AS SHOWN BY ABSTRACT OF LEASE RECORDED MARCH 25, 2002 UNDER RECEPTION NO. [347911](#)
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE ORDINANCE #2002-07 AMENDING AND RESTATING THE LAND USE ORDINANCE RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. [353852](#).
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN TOWN OF MOUNTAIN VILLAGE RESOLUTION #2002-1210-31 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED DECEMBER 18, 2002 UNDER RECEPTION NO. [353853](#) AND TOWN OF MOUNTAIN VILLAGE RESOLUTION #2005-0308-03 AMENDING AND RESTATING THE TOWN OF MOUNTAIN VILLAGE DESIGN REGULATIONS RECORDED APRIL 15, 2005 UNDER RECEPTION NO. [374090](#).
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2006-0314-01 APPROVING LOT 1001 DENSITY TRANSFER AND PARKING VARIANCE RECORDED MAY 10, 2006 UNDER RECEPTION NO. [384008](#).
28. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO DEPARTMENT OF LOCAL AFFAIRS BENEFICIARY AND RENT USE COVENANT RECORDED OCTOBER 01, 2012 UNDER RECEPTION NO. [424947](#) AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 16, 2012 UNDER RECEPTION NO. [425670](#).
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 2014-0320-08 APPROVING A MINOR SUBDIVISION TO REMOVE LAND USES AND LAND USE DESIGNATIONS FROM RECORDED PLATS FOR LOTS 1007, 1008, 1001 AND IS-1R1 AND TO HAVE REZONING ORDINANCE AFFECT ZONING AND ASSOCIATES ZONING DESIGNATIONS RECORDED APRIL 10, 2014 UNDER RECEPTION NO. [432417](#).



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
 Land Title Guarantee
 Company
 3033 East First Avenue Suite
 600
 Denver, Colorado 80206
 303-321-1880


 President



Old Republic National Title Insurance Company, a Stock
 Company
 400 Second Avenue South
 Minneapolis, Minnesota 55401
 (612)371-1111

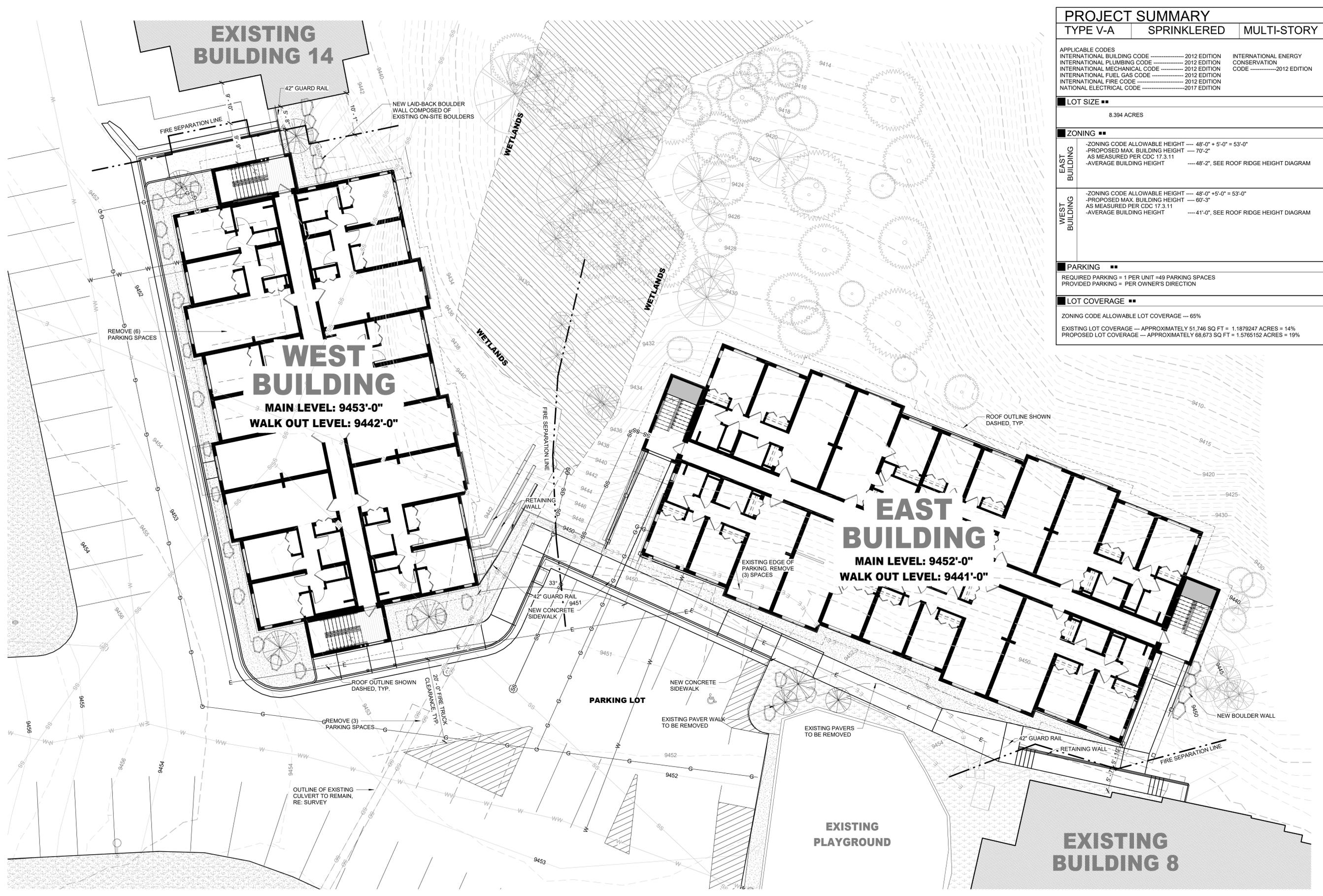

 Mark Bilbrey, President


 Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



PROJECT SUMMARY		
TYPE V-A	SPRINKLERED	MULTI-STORY
APPLICABLE CODES INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION INTERNATIONAL MECHANICAL CODE 2012 EDITION INTERNATIONAL FUEL GAS CODE 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION NATIONAL ELECTRICAL CODE 2017 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION		
LOT SIZE 8.394 ACRES		
ZONING		
EAST BUILDING	-ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" -PROPOSED MAX. BUILDING HEIGHT --- 70'-2" AS MEASURED PER CDC 17.3.11 -AVERAGE BUILDING HEIGHT --- 48'-2", SEE ROOF RIDGE HEIGHT DIAGRAM	
WEST BUILDING	-ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" -PROPOSED MAX. BUILDING HEIGHT --- 60'-3" AS MEASURED PER CDC 17.3.11 -AVERAGE BUILDING HEIGHT --- 41'-0", SEE ROOF RIDGE HEIGHT DIAGRAM	
PARKING REQUIRED PARKING = 1 PER UNIT = 49 PARKING SPACES PROVIDED PARKING = PER OWNER'S DIRECTION		
LOT COVERAGE ZONING CODE ALLOWABLE LOT COVERAGE --- 65% EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14% PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%		



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) - 382 - 9130
 www.baugengroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019
 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	06.27.19
CHECKED BY	

DRAWING TITLE
SITE PLAN

SHEET NO.
G1.02

SITE PLAN
 1" = 10'-0"
 NORTH

SCALE: 1" = 10'
0 2 4 6 8 10 20

TRACT OS-1R-1

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



- NOTES**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements or record.
 - Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
 - Contour interval is two feet.
 - Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
 - Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
 - Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
 - NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

WV	WATER VALVE
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
SM	SEWER MANHOLE
S	SIGN
LP	LAMP POST
C4	CLEANOUT (4"-PVC)
T	TRANSFORMER
TP	TELEPHONE PEDESTAL
CTV	CABLE-TV PEDESTAL

UTILITIES LEGEND

—E—E—	UNDERGROUND ELECTRIC LINE
—T—T—	UNDERGROUND TELEPHONE LINE
—TV—TV—	UNDERGROUND CABLE-TV LINE
—W—W—	UNDERGROUND WATER LINE
—SS—SS—	UNDERGROUND SANITARY SEWER LINE
- - - -	PARKING SPACE

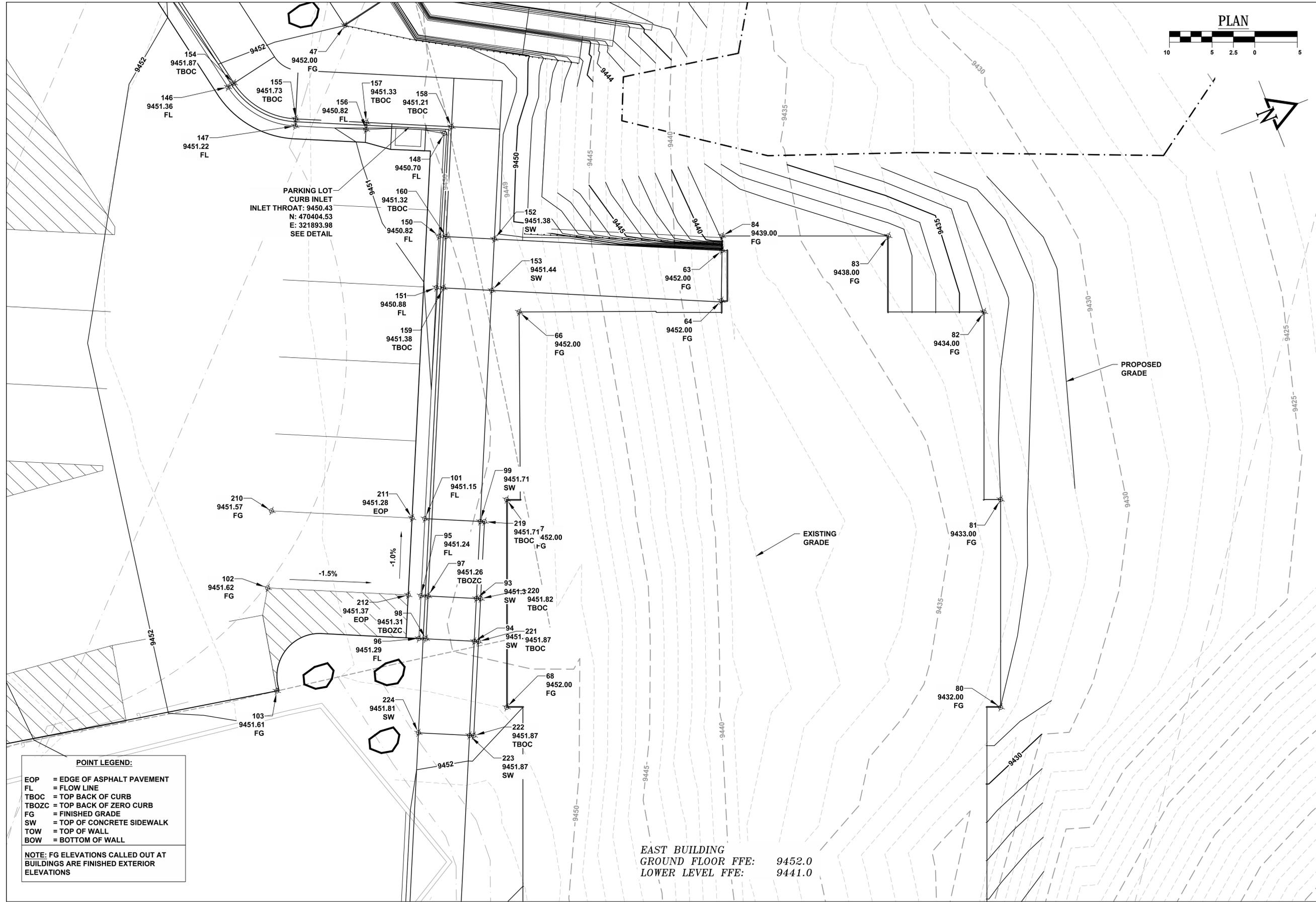


Topographic Survey and Slope Study
A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

Project Mgr:	DB
Technician:	MC
Checked by:	AL
Start date:	12/08/2017



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435
Drawing path: dwg\Topo_01-18\17042 Sht-3 EasternBldg...03-19.dwg Sheet 1 of 1 Project #: 17042



Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

05212019

811
 Know what's below.
 Call before you dig.
 CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

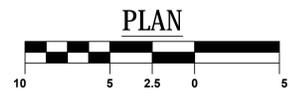
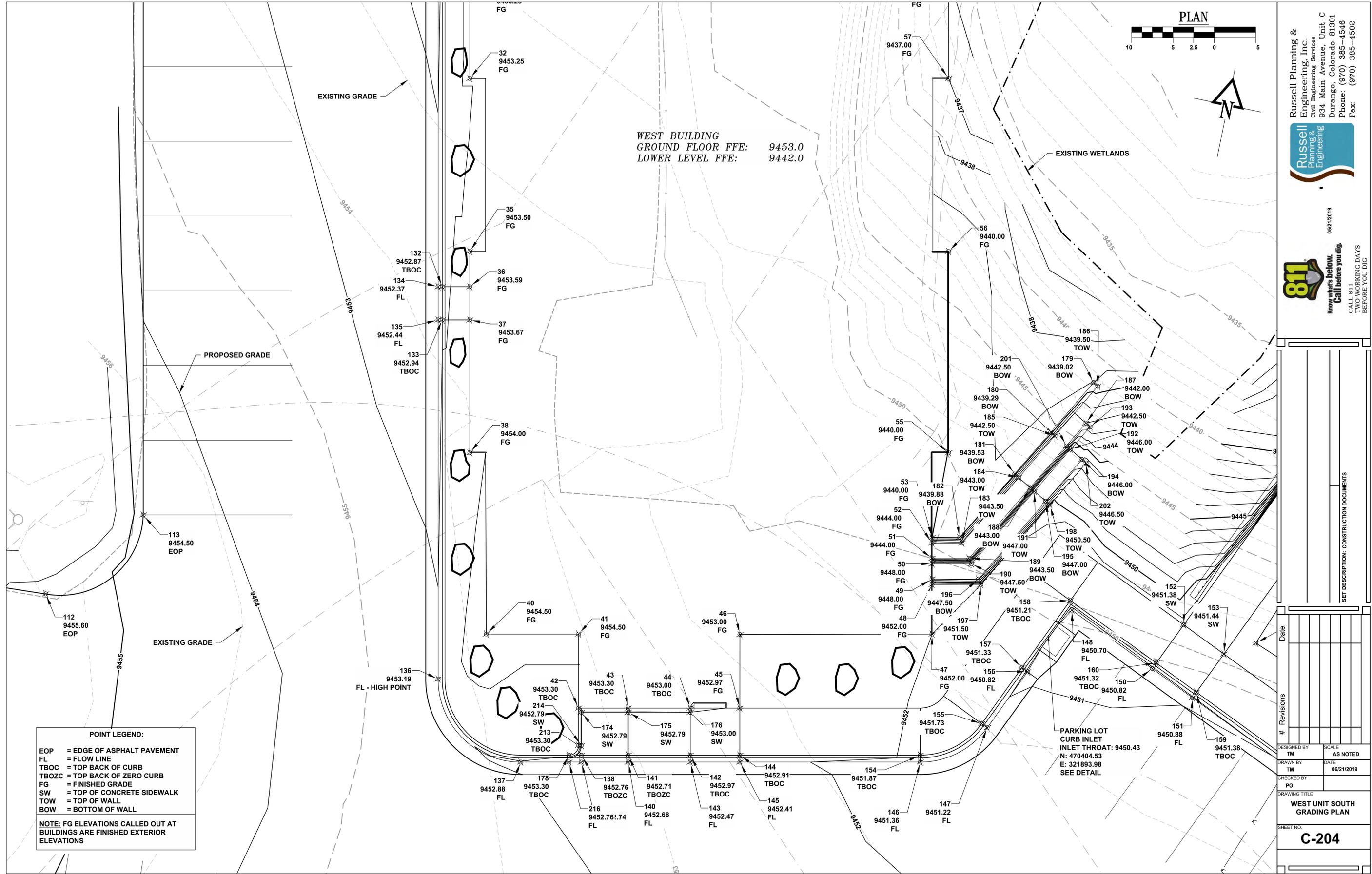
SET DESCRIPTION: CONSTRUCTION DOCUMENTS

Date	
# Revisions	
DESIGNED BY	SCALE
TM	AS NOTED
DRAWN BY	DATE
TM	06/21/2019
CHECKED BY	
PO	
DRAWING TITLE	
EAST UNIT EAST GRADING PLAN	
SHEET NO.	
C-202	

POINT LEGEND:

EOP = EDGE OF ASPHALT PAVEMENT
 FL = FLOW LINE
 TBOC = TOP BACK OF CURB
 TBOZC = TOP BACK OF ZERO CURB
 FG = FINISHED GRADE
 SW = TOP OF CONCRETE SIDEWALK
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL

NOTE: FG ELEVATIONS CALLED OUT AT BUILDINGS ARE FINISHED EXTERIOR ELEVATIONS



PLAN

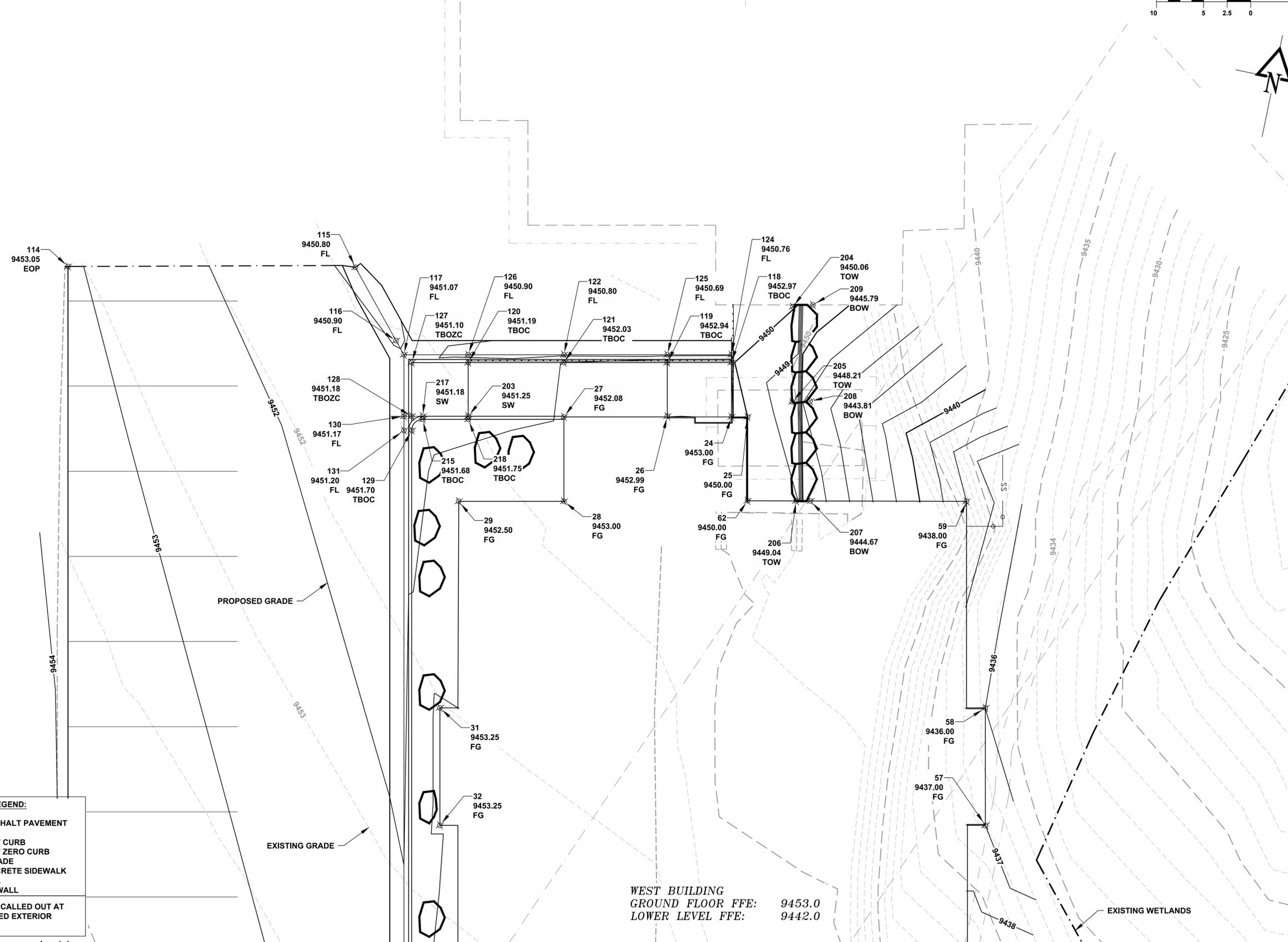


Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

811
 Know what's below.
 Call before you dig.
 CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

Date	Revisions	DESIGNED BY	SCALE
		TM	AS NOTED
		DRAWN BY	DATE
		TM	06/21/2019
		CHECKED BY	
		PO	
		DRAWING TITLE	
		WEST UNIT SOUTH GRADING PLAN	
		SHEET NO.	
		C-204	

PLAN



POINT LEGEND:

EOP = EDGE OF ASPHALT PAVEMENT
 FL = FLOW LINE
 TBOC = TOP BACK OF CURB
 TBOZC = TOP BACK OF ZERO CURB
 FG = FINISHED GRADE
 SW = TOP OF CONCRETE SIDEWALK
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL

NOTE: FG ELEVATIONS CALLED OUT AT BUILDINGS ARE FINISHED EXTERIOR ELEVATIONS

WEST BUILDING
 GROUND FLOOR FFE: 9453.0
 LOWER LEVEL FFE: 9442.0

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

811
 Know what's below.
 Call before you dig.
 CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

DESIGNED BY	SCALE
TM	AS NOTED
DRAWN BY	DATE
TM	06/21/2019
CHECKED BY	
PO	
DRAWING TITLE	
WEST UNIT NORTH GRADING PLAN	
SHEET NO.	
C-205	

Date	
# Revisions	



BAUEN GROUP, LLC
 THOMAS W. UMBHAU AIA, NCARB
 Physical:
 1480 E. 2nd Avenue, Suite 8
 Durango, CO 81301
 Mailing:
 PO Box 2044
 Durango, CO 81302
 (970) 382-9130
 www.baugroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY: TWU SCALE: AS NOTED
 DRAWN BY: RMO DATE: 04.19.19
 CHECKED BY: BUILDING EAST

DRAWING TITLE: LOWER & FIRST LEVEL FLOOR PLANS
 SHEET NO: **A1.01E**

FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HAND RAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
4. DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
5. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
6. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
7. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS.
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
9. ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL, CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

WINDOW SCHEDULE

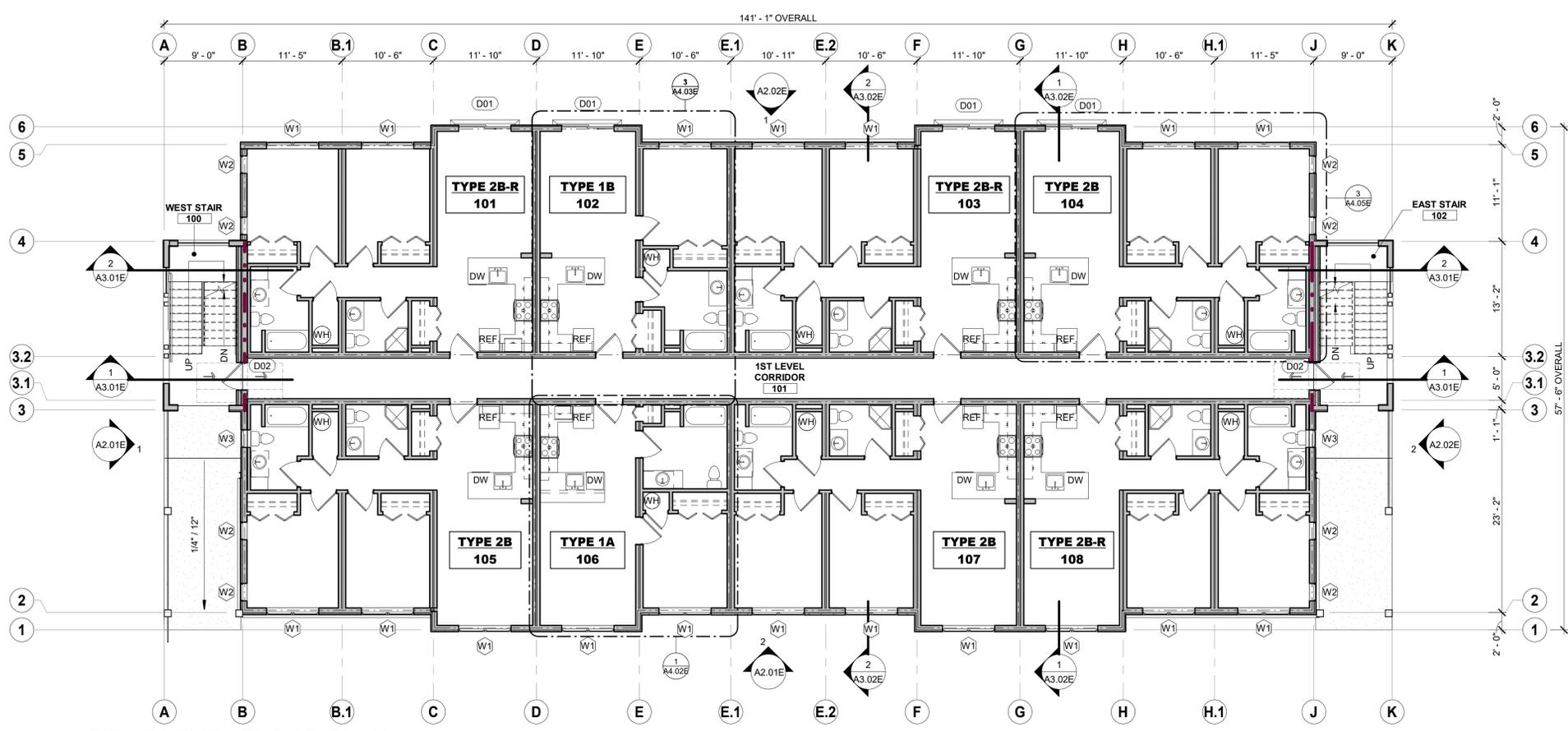
#	SIZE	WIDTH	HEIGHT	OPERATION	HD HEIGHT	COMMENTS
W1	6'-0"	5'-0"	CS	8'-0"		
W2	2'-0"	4'-0"	FX	8'-0"		
W3	2'-0"	3'-0"	CS	7'-0"		

DOOR SCHEDULE

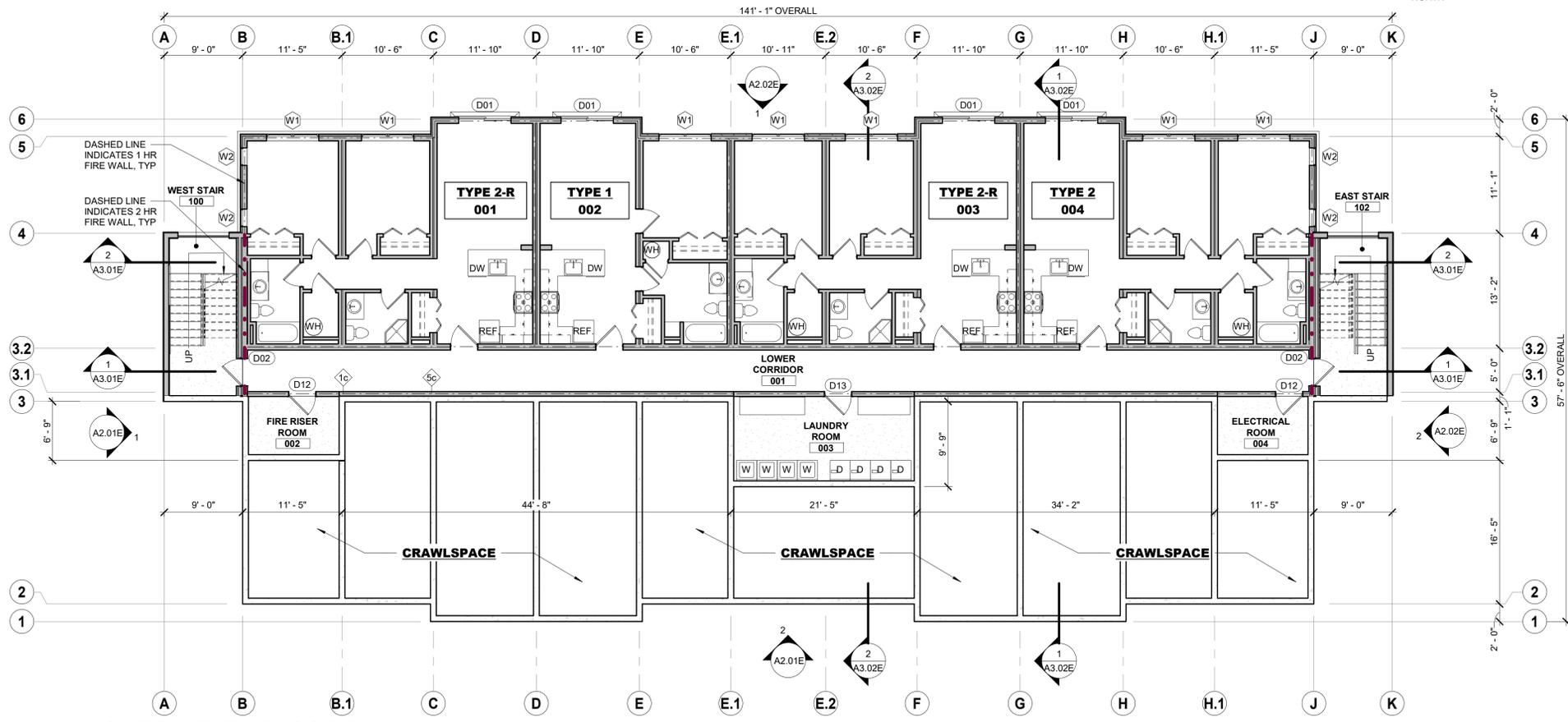
#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS	UNIT LOCATIONS
D01	SLIDER	6'-0"	8'-0"	2"	INT FG	EXT FG			1, 1B, 2, 2B,
D02	SWING	3'-0"	6'-8"	1 3/4"	HM	HM			
D03	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,
D04	SWING	2'-10"	6'-8"	1 3/8"					2B,
D05	SWING	2'-8"	6'-8"	1 3/8"					1, 1B, 2,
D06	SWING	2'-8"	6'-8"	1 3/8"					2, 2B,
D07	SWING	2'-6"	6'-8"	1 3/8"					1, 1A, 1B,
D08	SWING	3'-0"	6'-8"	1 3/8"					1A,
D09	BI-FOLD	4'-0"	6'-8"	1 3/8"					1, 1B, 2, 2B,
D10	BI-FOLD	5'-0"	6'-8"	1 3/8"					
D11	BI-FOLD	1'-8"	6'-8"	1 3/8"					1A,
D12	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,
D13	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2, 2B,

NOTES:
 FG = FIBERGLASS
 HM = HOLLOW METAL

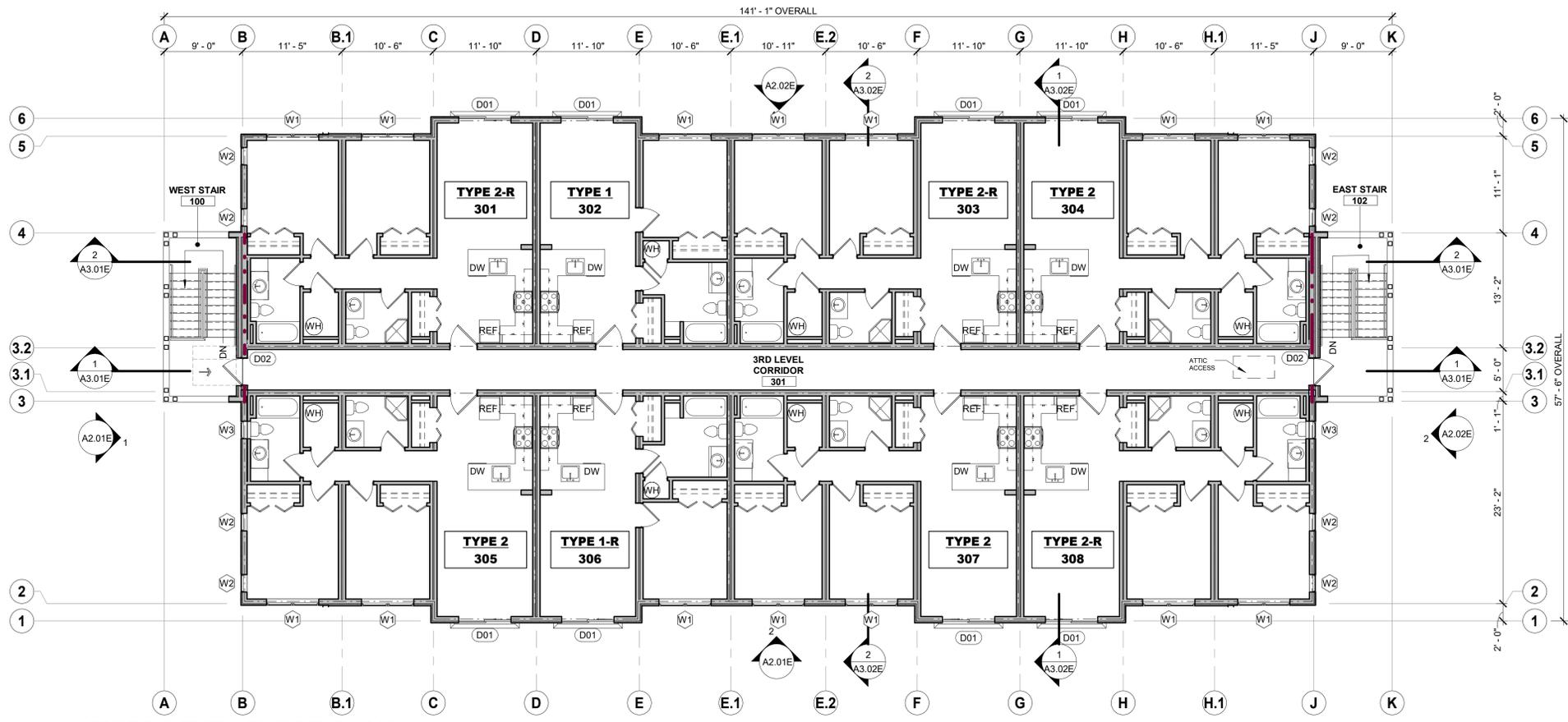
TYPE 1A UNITS ARE CLASSIFIED AS TYPE A ACCESSIBLE UNITS PER SECTION 1003 OF THE ICC A117.1-2009.
 TYPE 1B, 2B AND 2B-R UNITS ARE CLASSIFIED AS TYPE B ACCESSIBLE UNITS PER SECTION 1004 OF THE ICC A117.1-2009.



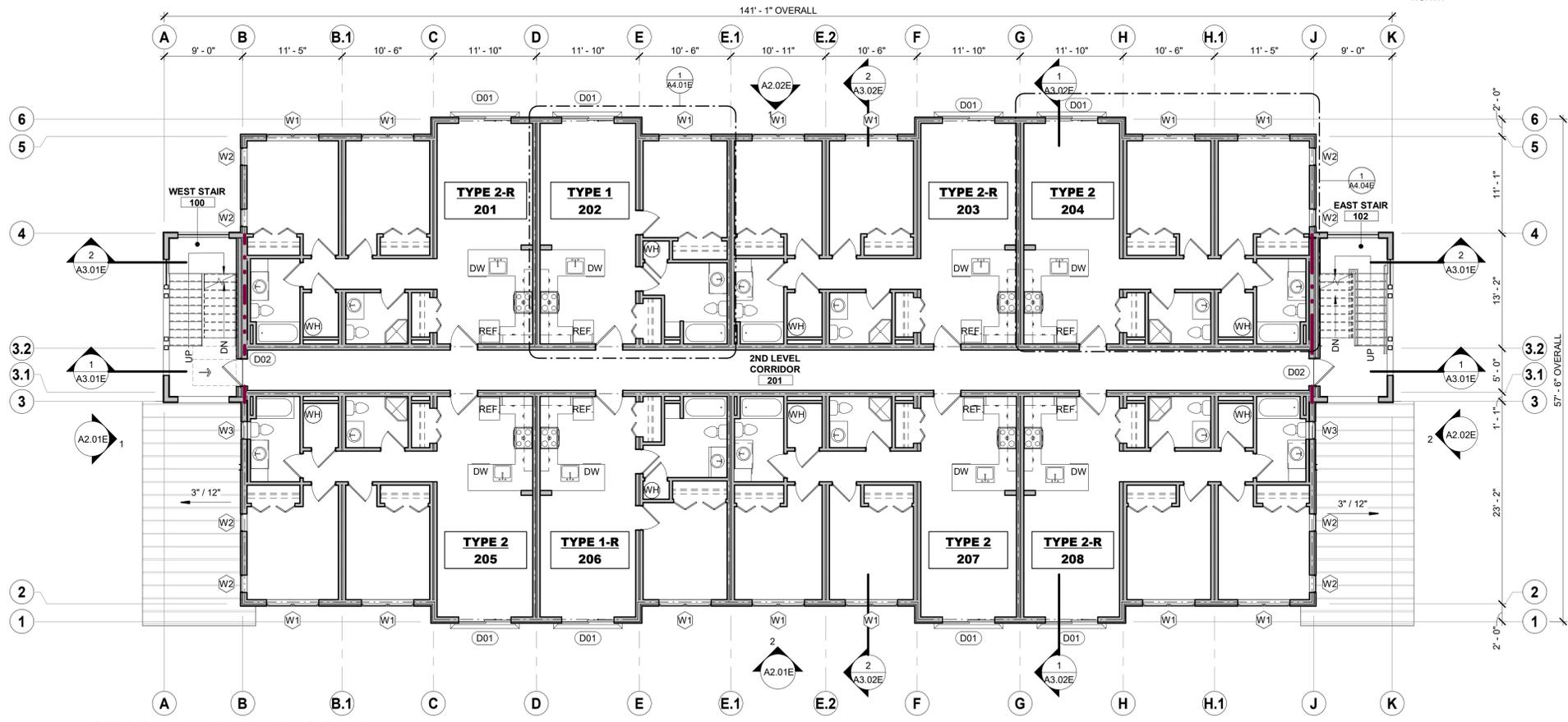
FIRST LEVEL FLOOR PLAN
 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"



THIRD LEVEL FLOOR PLAN
1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
- VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
- PROVIDE & INSTALL HAND RAILINGS AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
- DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
- SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
- PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS.
- ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
- ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
- PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
- PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
- CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
- THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL, CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP, SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.

WINDOW SCHEDULE

#	SIZE	WIDTH	HEIGHT	OPERATION	HD HEIGHT	COMMENTS
W1	6'-0"	6'-0"	5'-0"	CS	8'-0"	
W2	2'-0"	2'-0"	4'-0"	FX	8'-0"	
W3	2'-0"	2'-0"	3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS	UNIT LOCATIONS
D01	SLIDER	6'-0"	8'-0"	2"	FG	FG			1, 1B, 2, 2B,
D02	SWING	3'-0"	6'-8"	1 3/4"	HM	HM			1, 1A, 1B, 2, 2B,
D03	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B,
D04	SWING	2'-10"	6'-8"	1 3/8"					2B,
D05	SWING	2'-8"	6'-8"	1 3/8"					1, 1B, 2,
D06	SWING	2'-8"	6'-8"	1 3/8"					2, 2B,
D07	SWING	2'-6"	6'-8"	1 3/8"					1, 1A, 1B,
D08	SWING	3'-0"	6'-8"	1 3/8"					1A,
D09	BI-FOLD	4'-0"	6'-8"	1 3/8"					1, 1B, 2, 2B,
D10	BI-FOLD	5'-0"	6'-8"	1 3/8"					1A,
D11	BI-FOLD	1'-8"	6'-8"	1 3/8"					1, 1A, 1B, 2,
D12	SWING	3'-0"	6'-8"	1 3/4"					2B,
D13	SWING	3'-0"	6'-8"	1 3/4"					1, 1A, 1B, 2,



BAUEN GROUP, LLC
THOMAS W. UMBHAU AIA, NCARB
Physical: 1480 E. 2nd Avenue, Suite 8 Durango, CO 81301
Mailing: PO Box 2044 Durango, CO 81302
(970) - 382 - 9130
www.baugroup.com

THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ALL RIGHTS RESERVED

Phase IV Village Court Apartments
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRB RESUBMITTAL - 06.27.2019

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMG	04.19.19
CHECKED BY	BUILDING
	EAST

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO.
A1.02E



**IT AND BROADBAND SERVICES
DEPARTMENT**

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

Item No.18

TO: Town Council
FROM: Jim Soukup, Chief Technology Officer
DATE: July 18, 2019
RE: Consideration of Approval of the Contractor for Fiber Construction Phase 1

Attachments: None

INTRODUCTION

The technology subcommittee met on July 9th, 2019 and chose which contractor to be awarded as the fiber construction company for the FTTP (Fiber to the Premise) project.

RECOMMENDATION

I recommend Council make a motion to approve Lightworks Fiber and Consulting, LLC as the contractor for the fiber construction project phase 1 and authorize the Mayor to sign.

/jrs



**IT AND BROADBAND SERVICES
DEPARTMENT**

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

Item No. 19

TO: Town Council

FROM: Jim Soukup, Chief Technology Officer

DATE: July 18, 2019

RE: Consideration of Approval of the Technology Subcommittee Recommendation to add a Staff Position of Technician-Broadband Systems Including Allocation of Funds for the Position

Attachments: None

INTRODUCTION

The technology subcommittee met on July 9th, 2019 and agreed with the staff recommendation of adding a staff position including allocation of funds for this position.

RECOMMENDATION

I recommend Council makes a motion to add a staff position as a Technician-Broadband Systems technician including allocation of funds for the position. By adding this position, it enables current Technician-Broadband staff to transition into more IT roles and responsibilities. It also allows for in-house locates for the fiber to the home project including water and sewer limiting the strain on those departments. This new position would be an entry level installer technician position with a salary range minimum of \$39,544.00 or maximum of \$53,500.00 plus an approximate additional 35% burden of benefits.

/jrs



**IT AND BROADBAND SERVICES
DEPARTMENT**

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

Item No.20

TO: Town Council

FROM: Jim Soukup, Chief Technology Officer

DATE: July 18, 2019

RE: Consideration of Authorization for Town Staff to Draft a Contract with Telluride Ski Ranches Association Regarding Fiber Construction and Service.

Attachments: None

INTRODUCTION

The technology subcommittee met on July 9th, 2019 and authorized for town staff to draft a contract with Telluride Ski Ranches Association regarding fiber construction and service.

RECOMMENDATION

I recommend Council make a motion to authorize town staff to draft a contract with Telluride Ski Ranches Association regarding fiber construction and service and authorize the Mayor to sign.

/jrs



TO: Mountain Village Town Council
FROM: John Miller, Senior Planner
FOR: Town Council Meeting of July 18, 2019
DATE: June 25, 2019
RE: Resolution for a Class 5 Ski Area Access through the General Easement and an Intervening Lot

APPLICATION OVERVIEW:

PROJECT GEOGRAPHY

Address: Lot 374R, 539 Benchmark Drive
Applicant/Agent: 100th Meridian Law Group
Owner: DAMB Properties, LLC.
Zoning: Single Family
Lot Size: 6.97 Acres

Adjacent Land Uses:

- **North:** Single Family
- **South:** Single Family
- **East:** Active Open Space
- **West:** Single Family

ATTACHMENTS

- Exhibit A: Applicant Narrative
- Exhibit B: Notice of Violation



CASE SUMMARY: Herb McHarg of 100th Meridian Law group, acting on behalf of DAMB Properties, LLC. is requesting Town Council Approval of a Class 5 application seeking to access the Ski Area through both the General Easement and Lot 386DR.

On October 1, 2018 the Town of Mountain Village (TMV) Staff visited Telluride Ski and Golf (TSG) property and observed substantial and visible grading and landscaping that had been done near the rear of Lot 374R within the general Easement as well as on TSG

property. According to Section 17.3.14 (C) of the CDC, “the general easement setback or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses”. From the site visit, it appeared that the slope to the east of Lot 374R had been disturbed utilizing heavy machinery and the slope stability has been weakened causing erosion onto TSG property. In addition to grading violations, other disturbances include stockpiling of materials for future surfacing of the graded path, as well as possible tree removal and loss of vegetation that had not followed the process outlined in CDC Section 17.4.11: Design Review Process.

Subsequent to staff’s site visit, Staff mailed notice to the property owner and contractor informing all parties of the violation. Upon receiving the notice of violation, all parties agreed to mutually work towards voluntary compliance and remediation of the disturbed area. The applicant initially provided a location survey in order to determine the affected Lots and has worked with TSG in order to formalize a ski area access and encroachment into adjacent open space. In addition to TSG, the adjacent Lot 386DR was affected slightly and due to the encroachment of the trail across lot lines, the applicant was required to obtain Class 5 approval for Ski Area Access through the General Easement and intervening lot. If the requested application is denied, then the applicant will be required to return the property back to its original pre-disturbed condition.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision for the board to evaluate the request is listed below. The criteria may not be exhaustive and does not diminish the requirements of the applicant to meet all CDC regulations – even if not specifically noted herein.

Chapter 17.3: Zoning and Land Use Regulations

17.3.14: General Easement Setbacks

L. One function of the General Easement is to provide for skier access to the ski area.

- 1. A lot owner may seek skier access to the ski area by the general easement through an intervening lot(s) only if the Town Council approves a class 5 development application for such request, and provided the following criteria are determined by the Council to be met:*
 - a. No disturbance or snow grooming activity is proposed or shall occur in the general easement on the intervening lot(s) without the permission of the intervening lot owner(s).*
 - b. There is adequate buffering and setback between the general easement and any existing home(s) on the intervening lot(s).*
 - c. The owner(s) of the intervening lots are notified of the Council’s consideration of the class 5 development application following the public hearing noticing requirements’ mailing notice details, with at least 30 days’ notice provided prior to the Town Council meeting at which the development application will be considered.*
 - d. The location of the access to the ski area is approved ski resort operator if there is any disturbance or snow grooming activity creating a formal entry into the ski area.*

Staff: The applicant, on behalf of the owner has submitted a Class 5 application in accordance with the above criteria. There is no proposed grooming involved in the general easement or intervening lots. The size of both lots are quite large, and location of the Lots and the homes located therein are in an area of the village with little visibility. Because of this, staff believes that there is adequate buffering and setbacks between the ski access and the lots. Although the applicant has the consent of the owner of Lot 386DR, staff requested as part of this application that additional courtesy notice be provided in addition to what is required by the CDC to neighboring homes surrounding the project. Because the project impacted TSG property, an easement agreement between the entities was required and obtained per the Town CDC prior to submitting this application.

Staff Recommendation: Staff recommends Town Council approval of resolution allowing the Class 5 Ski Area Access at Lot 374R, 539 Benchmark Drive if the Council determines that the applicant meets all criteria listed above in the Staff Memo of record dated June 25, 2019.

If the Council deems this application to be appropriate for approval, Staff requests said approval condition the items listed below in the suggested motion.

PROPOSED MOTION -

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

I move to approve by resolution the proposed Class 5 Ski Area Access through the General Easement and intervening Lots at Lot 374R based on the evidence provided within the Staff Report of record dated June 25, 2019 and with the following conditions:

1. Lot 374R Owners shall work with the ski area operator and Town Staff to determine appropriate signage and signage locations to prevent ski area visitors from accessing the property inadvertently.
2. Lot 374R Owners shall revegetate all disturbed areas with a native seed mix as per the CDC. At the conclusion of September 2019, Staff will inspect the site and ensure that the revegetation of the site has occurred and is being maintained.
3. Owners use of the General Easement is secondary and subordinate to the Town's allowed uses of the General Easement. Should the Town require the General Easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in Community Development Code, the Town reserves the right to interrupt Owner's use on the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owners.

/JJM



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

1. Fee Schedule. The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.



(signature required)



(date)



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

DAMB Properties, LLC

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, David C. Baldwin, mgr, a the owner of Lot 374R (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner David C. Baldwin, Manager Date 3.29.19

Signature of Applicant/Agent Date 3-29-2019

OFFICE USE ONLY
Fee Paid:
By:
Planner:



DESIGN REVIEW PROCESS
APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent name) HERB MCHARG
of (agent's business name) 100th Meridian Law Group PC to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

DAMB Properties, LLC

David C. Baldwin

(Signature) David C. Baldwin, Manager

3.29.19

(Date)

DAVID C. BALDWIN

(Printed name)

LEGAL DESCRIPTION ATTACHMENT
FOR
DESIGN REVIEW PROCESS APPLICATION

Lot 374R, Telluride Mountain Village, Filing 18, according to the Plat recorded October 31, 2000 in Plat Book 1 at page 2820 at Reception no. 337757,

TOGETHER WITH rights conveyed pursuant to instruments recorded August 3, 1998 at Reception no. 320340 and Reception no. 320341, recorded October 13, 1998 at Reception no. 321754, and recorded October 30, 1998 at Reception no. 322119 and Reception no. 322120,

County of San Miguel,

State of Colorado.

Also known as: 539 Benchmark, Mountain Village, CO 81435

Easement Agreement For Encroachments

This Easement Agreement for encroachments (the "Agreement") is made effective as of February 19, 2019 ("Effective Date"), by and between TSG Ski & Golf, LLC, a Delaware limited liability company ("Grantor") and DAMB Properties, LLC, a Colorado limited liability company ("Grantee").

RECITALS

- A. Grantor is the owner of the real property described as follows:

Tract OSP-45R, Town of Mountain Village, according to plat filed in the office of the County Recorder in plat book 1 at page 2440, as amended or supplemented, and according to the Town of Mountain Village official Lot List, recorded in book 586 at page 548, County of San Miguel, State of Colorado (the "Grantor Property")

- B. Grantee is the owner of real property described as follows:

Lot 374R, Telluride Mountain Village, Filing 18, according to the Plat recorded October 31, 2000 in Plat Book 1 at page 2820 at Reception no. 337757 in the Clerk and County Recorder's office of San Miguel County, State of Colorado (the "Grantee Property").

C. As shown on the Improvement Location Certificate dated October 25, 2018, attached hereto as Exhibit "A", portions of a Ski Trail and a Snow Bench serving the Grantee Property (collectively, the "Encroachments") currently extend into and are located on a portion of the Grantor Property, as further depicted and denoted on attached Exhibit "A" and legally described on Exhibit "B." Specifically, Exhibit A depicts a Snow Bench Easement Area as well as a Ski Trail Easement Area (collectively, the "Easement Area"), which Easement Area encompasses the Encroachments. The Easement Area is further defined and legally described as Parcels A and B on Exhibit B.

D. This Agreement sets forth the terms upon which Grantor grants Grantee, for the use and benefit of Grantee Property, an easement to use and maintain the Encroachments within the Easement Area.

AGREEMENT

Now, therefore, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, including monetary consideration, the parties agree as follows:

I. Grant of Easement. Grantor does hereby grant and convey to Grantee, its successors and assigns, in perpetuity, a non-exclusive easement over and across Grantor Property, within the Easement Area, for the use and benefit of the Grantee Property and Grantee, its members, principals, affiliates, agents, representatives, contractors, designees, guests and invitees ("Authorized Users"), to inspect, construct, operate, maintain, repair, upgrade, improve, replace and use the Encroachments and to use the Ski Trail Encroachment throughout the year to access the Double Cabins Ski Run and the Prospect Trail/Basin Trail located on Grantor Property ("Authorized Uses"), upon the terms and conditions set forth in this Agreement. Grantee shall have no right to use the Easement Area for any other or additional use or purpose. The Grantee agrees to not make any additional improvements in the Easement Area or on Grantor's Property that would impede access to the remaining portion of Grantor's Property, which is not part of the Easement Area.

2. Grantor's Reservation of Rights. Grantor expressly reserves unto itself, the right to: (A) use and enjoy the Easement Area for all lawful purposes that will not unreasonably interfere with the rights hereby granted to Grantee; (B) grant additional licenses, easements or rights-of-way upon or across the Easement Area to other persons or entities which are compatible with the rights granted to the Grantee and which would not impede Grantee's and the Authorized Users' existing access to the adjacent Ski Run or unreasonably interfere with the rights hereby granted to Grantee including without limitation the Authorized Uses. The Easement herein is granted subject to all prior encumbrances and other matters filed of record with the San Miguel County Clerk and Recorder, burdening and affecting the Grantor Property.

3. Maintenance. Grantee shall maintain the Encroachments in good condition and repair and shall pay all costs for such maintenance. Notwithstanding the foregoing, Grantee, at its own cost and expense shall be free to replace and upgrade the Encroachments, provided such replacements and upgrades are confined to the Easement Area and do not adversely impact TSG Operations (defined below).

4. Safety Measures. The Parties hereto acknowledge that the Encroachments may pose a potential risk to skiers/riders on the adjacent Double Cabins Ski Run. Accordingly, the Parties agree Grantor shall have a perpetual right, at its sole discretion, to determine whether or not any safety measures are required, each Ski Season, to be installed within the Easement Area or adjacent Grantor Property. Such safety measures may include but are not limited to, at Grantor's sole discretion, safety nets, snow berms, bamboo, rope, warning signs and/or fencing ("**Safety Measures**") to ensure the safety of guests/customers of the Telluride Ski Resort. Grantor shall make all commercially reasonable efforts to ensure Safety Measures shall not impede Grantee's and the Authorized Users' Authorized Uses including existing access to the adjacent Double Cabins Ski Run.

5. No Adverse Impacts. Notwithstanding any provision as stated herein, nothing contemplated by this Agreement shall adversely impact the use, operations or enjoyment of the Telluride Ski Resort or any other property owned by TSG in any material respect. For purposes of this Agreement, the phrase "shall not adversely impact", or its equivalent, shall mean that any work contemplated herein shall occur in a manner that will not cause a material devaluation of, disturbance to or interference with the day-to-day use, operation or enjoyment of the Telluride Ski Resort, including but not limited to, skiing, snowmaking, grooming, snow cat operations, irrigation or lift operations ("**TSG Operations**"). Any violations of this provision shall require the immediate mitigation by Grantee at its sole cost and expense and which shall be performed at Grantor's reasonable specifications.

6. Insurance. Grantee shall keep and maintain, at their sole cost and expense, a homeowner's insurance policy with a \$500,000.00 minimum amount of liability coverage ("**Policy**"). Grantor hereby acknowledges receipt of a satisfactory certificate of insurance listing Grantor as a certificate holder. The amount of the coverage shall be reviewed as necessary and any changes mutually agreed upon, at least every five years, and adjusted to keep pace with the market for similar coverages, but in no event will the amount of the coverage be less than the amount stated above.

7. Indemnification. Grantee undertaking the Authorized Use shall indemnify and hold harmless, release and defend, Grantor and its affiliates, parent, subsidiaries, agents, employees, representatives, assignees, directors, officers, partners, shareholders, and assigns ("**Grantee's Indemnifications**") from any and all liability for loss, injury, disability, death, damage or otherwise (including reasonable attorneys' fees) arising out of or in any way resulting from the Authorized Uses undertaken by Grantee and/or Authorized Users within the Easement Area.

8. Recordation. This Agreement shall be recorded in the real property records of San Miguel County, Colorado.

9. All notices, demands or writings in this Agreement provided to be given or made or sent that may be given or made or sent by either party hereto to the other, shall be deemed to have been fully given or made or sent when made in writing and delivered by United States Mail (certified, return receipt requests and postage pre-paid), or sent via Electronic Mail, and addressed to the party, at the address of record as set forth in this Section:

<u>Grantor:</u>	<u>Grantee/Grantee</u>
TSG Ski & Golf, LLC c/o Legal Department 565 Mountain Village Blvd Telluride, CO 81435 (970) 728-7318 / ssolomon@tellurideskiresort.com Copy to: Jeff Proteau / VP Mountain Operations (970) 728-7444 / jeff@tellurideskiresort.com	David Baldwin DAMB Properties 600 Travis Street, Suite 6600 Houston, TX 77002 (713) 582-7699

10. Further Performance. The parties agree to execute any and all additional documents necessary to accomplish the purposes of this Agreement.

11. Severability. If any provision or provisions of this Agreement shall be found invalid or unenforceable, such findings shall not affect the validity of the remaining provisions of this Agreement, and the remaining provisions shall remain in full force and effect.

12. Capacity/Binding Effect/Runs with Land. This Agreement is made by Grantee in its capacity as the owner of Grantee Property only. The rights and obligations of Grantee set forth herein pertain to its capacity as owner of Grantee Property. In the event of the sale of Grantee Property by Grantee, the rights and obligations set forth in this Agreement run with the land, and thus to the then current owner of Grantee Property, and not with Grantee as the prior owner. This Agreement shall be binding upon and shall inure to the benefit of any heirs, successors, assigns or transferees of the Parties hereto.

13. Governing Law/Enforcement. This Agreement and the rights and obligations of the Parties hereto shall be interpreted, construed and enforced in accordance with the laws of the State of Colorado. In any action for enforcement of rights hereunder, the prevailing party shall be entitled to an award for recovery of their costs and fees, including reasonable attorney fees and expert witness fees and costs. All such remedies shall be cumulative. Venue for any action brought in connection with this Agreement shall be restricted to a court of competent jurisdiction in San Miguel County, Colorado.

14. Compliance with the Wetlands Management Plan. Grantee acknowledges that it has received and understands the Wetlands Management Plan for the Telluride Mountain Village dated October 1996 ("**Wetlands Management Plan**") and hereby covenants and agrees that for any and all installations, construction, operation, maintenance and/or repair carried out Grantee and its designated consultants within the Easement Area will comply with the Wetlands Management Plan or such other compliance protocol agreed to by the Army Corp of Engineers and Grantor. Prior to undertaking any work within the Easement Area, Grantee shall cause all of its contractors and subcontractors to execute Contractor and Sub-Contractor Affidavits in accordance with Section 6.2 of the Wetlands Management Plan and shall forward copies of all such affidavits to Grantor.

15. Execution. This Agreement may be executed in counterparts. A signed digital copy of this Agreement shall have the same force and effect as a signed original document, and this Agreement may be recorded with such signatures.

Executed by the Parties as of the Effective Date

GRANTOR:

TSG SKI & GOLF, LLC, a Delaware limited liability company

BY: [Signature]
Bill Jensen, CEO

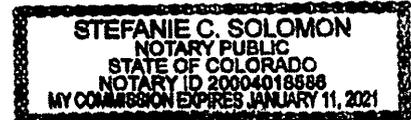
STATE OF Colorado)
COUNTY OF San Miguel) ss.

Subscribed and sworn to before me by Bill Jensen, as the CEO of TSG Ski & Golf, LLC, a Delaware limited liability company, this 6th day of March, 2019.

Witness my hand and official seal.
My commission expires: 1/11/21

(SEAL)

[Signature]
Notary Public



GRANTEE:

DAMB PROPERTIES, LLC, a Colorado limited liability company

By: [Signature]
David Baldwin, Manager

STATE OF Texas)
COUNTY OF Harris) ss.

Subscribed and sworn to before me by David Baldwin, as Manager of DAMB Properties, LLC, this 20th day of February, 2019.

Witness my hand and official seal.

[Signature] My commission expires: February 23, 2019
Notary Public

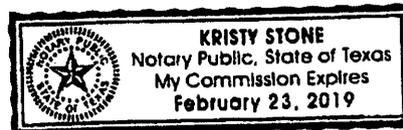


EXHIBIT A

LOT 374R
(DAMB PROPERTIES, LLC)

PEDESTRIAN, EQUESTRIAN, AND
VEHICULAR ACCESS AND UTILITY EASEMENT
(PER RECEPTION No. 322120)

N 90°00'00" W 373.20'

LOT 386DR
(AKIN CALVIN)

S 17°40'21" W 219.99'

S 21°46'14" W 36.10'

16' GENERAL EASEMENT

S 35°00'11" W 100.67'

N 89°29'31" W 44.41' (TIE)

S 31°52'50" W 45.41'

POINT OF
TERMINUS

POB 1
POB 2
MANHOLE

PARCEL A
SNOW BENCH
EASEMENT AREA

PARCEL B
SKI TRAIL EASEMENT AREA
(CENTERLINE OF 5' WIDE EASEMENT)

SCALE: 1"=20'



TRACT OSP 45R
(TSG SKI AND GOLF, LLC)

LEGEND

-  PARCEL A:
SNOW BENCH EASEMENT AREA
-  PARCEL B:
SKI TRAIL EASEMENT AREA



EXHIBIT B

**FOLEY ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
P. O. BOX 1385
TELLURIDE, CO 81435
970-728-6153**

**PARCEL A
SNOW BENCH EASEMENT AREA**

A portion of Tract OSP-45R, Town of Mountain Village, according to the plat recorded October 08, 1998 in Plat Book 1 at Page 2440 in the office of the Clerk and Recorder of San Miguel County, Colorado further described as follows:

BEGINNING at the northeast corner of Lot 386DR, Town of Mountain Village, according to the plat recorded October 08, 1998 in Plat Book 1 at Page 2440 in the office of the Clerk and Recorder of San Miguel County, Colorado, said corner being the POINT OF BEGINNING 1 (POB 1);

Thence N 17°40'21" E along the southeastern boundary of Lot 374R, Town of Mountain Village, according to the plat recorded October 08, 1998 in Plat Book 1 at Page 2820 in the office of the Clerk and Recorder of San Miguel County, Colorado, a distance of 0.94 feet;
Thence S 88°52'30" E a distance of 4.73 feet;
Thence S 01°07'30" W a distance of 3.00 feet;
Thence S 19°36'45" W a distance of 7.68 feet;
Thence N 39°57'15" W a distance of 6.48 feet to a point on the northeastern boundary of said Lot 386DR;
Thence N 21°46'14" E along said northeastern boundary a distance of 4.80 feet to the northeast corner of Lot 386DR and the POINT OF BEGINNING 1 (POB 1);

County of San Miguel, State of Colorado.

**PARCEL B
SKI TRAIL EASEMENT AREA**

A portion of Tract OSP-45R, Town of Mountain Village, according to the plat recorded October 08, 1998 in Plat Book 1 at Page 2440 in the office of the Clerk and Recorder of San Miguel County, Colorado further described as follows:

A strip of land 5.00 feet in width centered on the following described centerline:

BEGINNING at a point on the northeastern boundary of Lot 386DR, Town of Mountain Village, according to the plat recorded October 08, 1998 in Plat Book 1 at Page 2440 in the office of the Clerk and Recorder of San Miguel County, Colorado, from whence the northeast corner of said Lot 386DR bears N 21°46'14" E a distance of 7.64 feet, said point being the POINT OF BEGINNING 2 (POB 2);

Thence S 39°57'15" E a distance of 4.28 feet;
Thence S 02°04'37" E a distance of 17.03 feet;
Thence S 17°25'52" W a distance of 28.95 feet;
Thence S 17°33'55" W a distance of 20.81 feet;
Thence S 23°20'29" W a distance of 25.64 feet;
Thence S 11°54'08" W a distance of 17.34 feet to the POINT OF TERMINUS;

County of San Miguel, State of Colorado.



Jeffrey C. Hasel, P.L.S. #37970



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

HOA APPROVAL LETTER

I, (*print name*) _____, the HOA president of property located at
_____, provide this letter as
written approval of the plans dated _____ which have been submitted to the
Town of Mountain Village Planning & Development Services Department for the proposed improvements to be
completed at the address noted above. I understand that the proposed improvements include (*indicate below*):

(Signature)

(Date)

(Printed name)



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

October 2, 2018

Damb Properties, LLC.
c/o David Baldwin
600 Travis Street, STE 6600
Houston, TX 77002
Sent via email to dbaldwin@scfpartners.com

Re: 539 Benchmark Dr. / Lot 374R – Land Use Violation

Dear Mr. Baldwin,

It has been reported to the Planning Division of the Community Development Department that your property at 539 Benchmark Dr./Lot 374R is potentially in violation of the Town Community Development Code (CDC).

On Monday, October 1, 2018 Town of Mtn Village (TOMV) Staff visited Telluride Ski and Golf (TSG) property and observed substantial and visible grading and landscaping that had been done near the rear of Lot 374R within the general Easement as well as on TSG property. According to *Section 17.3.14 (C)* of the CDC, “the general easement setback or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses”. From the site visit, it appears that the slope to the east of your property has been disturbed utilizing heavy machinery and the slope stability has been weakened causing erosion onto TSG property. In addition to grading violations, other disturbances include stockpiling of materials for future surfacing of the graded path, as well as possible tree removal and loss of vegetation that has not followed the process outlined in TOMV CDC *Section 17.4.11: Design Review Process* among other violations of the CDC for the work described in this Notice of Violation

Pursuant to **Section 17.4.11**, of the Design Regulations you will be required to obtain a Class 2 Development Permit to comply with all CDC requirements related to the improvements on the site. Please arrange with staff a plan for voluntary compliance of this issue within 14 days of receipt of this letter. Failure to bring this violation into compliance will result in the imposition of fines and penalties against you and your contractor performing the work. Please note that due to work on TSG property and access to a TSG ski run, compliance may require consent from TSG for work performed on TSG property as well as access to a TSG ski run.

As always, feel free to contact our office at 970.239-4061 if you have questions or concerns about this matter.

Sincerely,



Michelle Haynes, MPA
Planning and Development Services Director
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
O:: 970-239-4061 M:: 970-417-6976
mhaynes@mtnvillage.org

CC: lancescapes@telluridecolorado.net

**RESOLUTION OF THE TOWN COUNCIL
OF MOUNTAIN VILLAGE, RESOLUTION APPROVING SKI AREA ACCESS BY LOT 374R
THROUGH THE GENERAL EASEMENT AND AN INTERVENING LOT**

RESOLUTION NO. 2019 – 0718-____

- A. DAMB Properties, LLC. is the owner ("Lot 374R Owners") of record of real property described as Lot 374R, Telluride Mountain Village, Filing 18, according to the plat filed October 31, 2000 in the office of the Clerk and Recorded in Plat Book 1 at page 2820 at Reception No. 337757, TOGETHER WITH right conveyed pursuant to instruments recorded August 3, 1998 at Reception No. 320340 and Reception No. 320341, recorded October 13, 1998 at Reception No. 321754, and recorded October 30, 1998 at Reception No. 322119 and Reception No. 322120.
- B. Calvin Akin is the owner ("Lot 386DR Owner") of record of real property described as Lot 386DR, according to the Lot 386DR and Tract OSP-45R, Amendment to the Final Plat of Lot 386D and Tract OSP-45, Town of Mountain Village recoded October 8, 1998 in Plat Book 1 at page 2440. Lot 386DR is the intervening lot though which access is required.
- C. The Owners have authorized 100th Meridian Law Group to pursue the approval of Class 5 Application to allow for Ski Area Access through the General Easement and an intervening lot ("Application").
- D. The Town Council considered this Application, along with evidence and testimony, at a public meeting held on July 18, 2019.
- E. The Town Council approved the Class 5 Application to allow for Ski Area Access through the General Easement and an intervening lot, along with evidence and testimony, at a public meeting July 18, 2019.
- F. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- G. The Town Council finds that the minor subdivision meets the criteria for decision set forth in Section 17.4.13 of the CDC as follows:
 - 1. No disturbance or snow grooming activity is proposed or shall occur in the general easement on the intervening lot(s) without the permission of the intervening lot owner(s).
 - 2. There is adequate buffering and setback between the general easement and any existing home(s) on the intervening lot(s).
 - 3. The owner(s) of the intervening lots are notified of the Council's consideration of the class 5 development application following the public hearing noticing requirements' mailing notice details, with at least 30 days' notice provided prior to the Town Council meeting at which the development application will be considered.
 - 4. The location of the access to the ski area is approved ski resort operator if there is any disturbance or snow grooming activity creating a formal entry into the ski area.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE CLASS 5 SKI AREA ACCESS AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITION:

1. Lot 374R Owners shall work with the ski area operator and Town Staff to determine appropriate signage and signage locations to prevent ski area visitors from accessing the property inadvertently.
2. Lot 374R Owners shall revegetate all disturbed areas with a native seed mix as per the CDC. At the conclusion of September 2019, Staff will inspect the site and ensure that revegetation of the site has occurred and is being maintained per CDC requirements.
3. Owners use of the General Easement is secondary and subordinate to the Town's allowed uses of the General Easement. Should the Town require the General Easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in Community Development Code, the Town reserves the right to interrupt Owner's use on the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owners.

Be It Further Resolved that Lots 374R may access the ski area through the General Easement and Lot 386DR in accordance with Resolution No. 2019-0718-XX.

Section 1. Resolution Effect

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

Section 2. Severability

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

Section 3. Effective Date

This Resolution shall become effective on July 18, 2019 (the "Effective Date") as herein referenced throughout this Resolution.

Section 4. Public Meeting

A public meeting on this Resolution was held on the 15th day of November 2018 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public meeting held on July 18, 2019.

Town of Mountain Village, Town Council

By: _____
Laila Benitez, Mayor

Attest:

By: _____
Jackie Kennefick, Town Clerk

Approved as to Form:

James Mahoney, Assistant Town Attorney



TO: Mountain Village Town Council
FROM: John Miller, Senior Planner
FOR: Town Council Meeting of July 18, 2019
DATE: July 3, 2019
RE: **Town Council Work Session: Planned Unit Development (PUD) Rescission & Density Transfer Rezone to reduce density on Lots 126R and 152R (Historically referred to as Rosewood PUD); Preliminary Design Review for proposed 152R Development**

Work Session Overview – Town Council

PROJECT GEOGRAPHY

Legal Description: Lot 126R, Lot 152R, Tract OSP-126, Tract OSP-118, Telluride Mountain Village, Filing 1 at Reception Number 397455

Address: 200, 208, 221, 223 & 225 Country Club Drive

Applicant/Agent: Chris Hawkins - Alpine Planning, LLC

Owner: MV Holdings, a WY LLC.

Zoning: Multi-Family / Open Space

Existing Use: Vacant Lands

Proposed Use: Multi-Family

Lot Size: 5.49 Acres

Adjacent Land Uses:

- **North:** Passive OS
- **South:** Active OS
- **East:** Active OS/
Single-Family
- **West:** Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Public and Staff Comments



Figure 1: Vicinity Map

Case Summary:

Alpine Planning (Applicant), working on behalf of MV Holdings, LLC (Owner) of Lot 126R, Lot 152R, Tract OSP-126 and Tract-118 (Properties) has requested a work session with the Town Council to discuss a proposed rescission of the Rosewood PUD Plan (PUD), along with a density transfer and rezone to remove a significant amount of hotel and employee housing density from the site. The applicant has also proposed to discuss preliminary design review for a site-specific development to occur on Lot 152R. They have also provided a conceptual architectural design for Lot 152R and as part of the work session would like to discuss higher level conceptual plans for the entirety of the properties as required for the PUD rescission, density transfer, and rezone. It should be noted that subsequent to the PUD rescission, the underlying multi-family and open-space zoning designations will not change. Although Lots 126R and 152R will be developed separately, the design of the overall project will be coordinated between the two lots throughout the design review process.

Work Session Request:

Staff Note: In order to maintain clarity between the staff memo and the applicant's submitted narrative, staff will refer to the development concept as the "La Montagne Plan" with Lot 126R being the "North Site" and 152R being the "South Site".

The Town Council Work Session and associated discussion regarding the La Montagne Plan relates to several future applications Those future applications are:

1. PUD Rescission and Revocation – This request is important the existing site-specific development plan must be removed from the properties for any of the other applications to proceed.
2. Density Transfer and Rezone – The density allotted to the Lots is tied to the PUD approvals. If the town deems the PUD rescission acceptable, then the next logical discussion point is how to allot density to the site once the PUD has been removed.
3. Design Review – Any design proposed for the properties is inherently conceptual until the above items are specifically addressed. Until there is some certainty on those applications, all design proposals are purely based off the applicant's envisioned proposal.

The work session discussions held by the DRB and Town Council should focus on these items in this suggested order.

1. Rosewood Planned Unit Development:

As discussed above, the first topic to be addressed within this memo is the proposed rescission and revocation of the Rosewood PUD. As noted by the applicant within their submitted narrative, "the PUD Agreement is tied to a detailed site-specific development plan for the property that was created for the Rosewood Hotel" (now defunct). The current owner would not like to pursue the previously approved development plan for Rosewood and due to the specific nature of the approval must now proceed to rescind and revoke all approvals related to the PUD. The owner has requested that the rescission process remove all site-specific entitlements of the PUD, excepting the recorded Subdivision Plat in order to maintain the platting of the Lots and Tracts.

It should be generally stated that the previous PUD approval did allow for increased building heights, increased massing and site coverage, along with additional Hotel, Condo, and Workforce Housing Density placed onto the site. The proposal as shown by the applicant would remove the site-specific allowances for height and mass increases in order to return to the by right development allowances of the Multi-Family Zone.

2. Density Transfer and Rezone:

Given that the existing PUD altered and increased the densities of the Lots, the owner is obligated to work with the town in order to finalize the proposed density on the lots that will be in place once the PUD has been revoked. The applicant has provided an analysis of the land uses and densities for the property as it exists today in comparison with the proposed La Montagne Plan and this info has been included on the next page within *Table 1*.

According to the applicant's narrative, the La Montagne Plan proposes to transfer to the density bank a total of 56 units of Hotel Density, 19 units of Hotel Efficiency Density, and 16 units of Employee Dorm Density, for a total reduction of 128 Person Equivalent Densities. In addition to the residential and hotel density, the proposed plan would also include a reduction of commercial space from the existing platted 38,656 sq. ft. to 3,000 sq. ft. (92% reduction). It should be emphasized that the CDC prohibits the transfer of workforce housing density to the density bank or to another lot unless the Town Council determines at its sole discretion that the workforce housing density cannot be built on site due to a practical hardship. This criteria must be demonstrated by the applicant prior to any density transfer and rezone approval by the Town. The majority of the workforce housing density currently on the site is classified as employee dorm units, and town staff would be supportive of a conversion of this density from dorm to condo or apartment – an option that may be preferable to both the developer and the town as it could be rented or sold. The applicant has demonstrated a justification to reduce the workforce housing density by proportionality for the purpose of this work session.

The reduction in Hotel and Hotel Efficiency Density from the site has allowed for the development to be presented with overall reduced massing and heights different than iterations seen in past projects. It has been suggested throughout the application that the applicant aims to design the project in a manner that meets the requirements of the CDC for development by right – meaning that there would be no variances or requests by the developer to increase the proposal beyond what the CDC would allow for development within the Multi-family Zone. The applicant has provided some high-level massing models for Lot 126R within their application materials and has also provided a view shed analysis for neighboring homes within the immediate vicinity in order to begin to address concerns related to view shed impacts. From these initial work session materials, it would appear to staff that the reduction in density and related reduction in mass may be better fitted for the surrounding community rather than the approved site-specific development that currently exist on the properties in the form of the Rosewood PUD.

There are a number of land uses that occur within the immediate vicinity of the La Montagne development including: Open Space, Single-Family, Multi-Family and Village Center. Given the large masses of neighboring multi-family structures (Peaks, See Forever), this development may serve to buffer adjacent residential single-family uses along Country Club Drive from further development of large multi-family buildings within the Village Center. By creating condominiumized townhomes, a visual and spatial transition is established as you travel west towards the terminus of the roadway.

This design and density may be preferable to neighboring residents in lieu of large singular masses and structures typical of hotel development.

Table 1: Applicant's Density Analysis

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Existing Property Density						
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			355
Proposed Property Density						
126R	3.11	Multi-family	Condominium	46	3	138
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
152R	1.47	Multi-family	Condominium	21	3	63
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			207
Density To Be Transferred to the Density Bank						
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm Units	16	1	16
			Total Person Equivalent Density			128

3. Design Review:

This design review portion of the work session serves to discuss the proposal for Lot 152R or the South Lot only. The applicant has provided an initial design concept within the project narrative related to things such as site context and constraints, specific building designs and massing, pedestrian flow, and parking. The La Montagne concept could best be described architecturally as a mountain modern vernacular with elements that are reminiscent to existing styles and buildings within the town. The proposed design is largely framed by shed roof forms of varying slopes and large glazing areas with a material palette consisting of stone, wood, and metal. The relatively low pitch of the roof allows for the elements of the architecture to appear as a natural outgrowth of the rolling landscape surrounding the golf course – blending elements of the ground, the hillside, and the mountains in the distance. As currently proposed, a total of six different buildings have been identified on Lot 152R for a cumulative square footage of 58,200 sq. ft. of developed residential condominium space.

Lot 152R is quite narrow and the geographical constraints of the site have driven the design of the proposed condominiums. By incorporating linear townhouses along the frontage of Country Club Drive, the project appears to have maximized golf course frontage and view corridors from the site, while minimizing access points and turning movements along the road. Although the project site is relatively flat, there are some

sloped portions – particularly along the road frontage as it slopes towards the golf course. The project design proposes to build into this hillside in order to minimize cuts and fills post development. By incorporating the building’s foundations into the sloping hillside of Lot 152R, the project appears to minimize some structural mass as seen from Country Club Drive and adjacent homes within the vicinity.

Table 2: Design Review Analysis

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Lot Size	North Site: 3.11 acres South Site: 1.47 acres	No Change
Zone District	Multi-family Zone District	No Change
Existing + Proposed Density	67 Condominium Units 56 Hotel Units 19 Hotel Efficiency Units 17 Employee Dorm Units 5 Employee Apartments 38,656 sq. ft. Commercial Space	67 Condominium Units 2 Employee Apartments 3,000 sq. ft. Commercial Area
Maximum Building Height	53 feet for gabled roofs 68' Maximum Height for Building A	48 feet
Average Building Height	48 feet + 5 feet for gabled roofs	48 feet
Lot Coverage	65%	North Site: 38% South Site: 63%
Setbacks North Site		
Front - South	16 feet (General Easement)	16 feet
Rear - North	None Per PUD Development Plan	7' - 2" to 27'-11"
Side - East	None Per PUD Development Plan	58+ feet
Side - West	16 feet (General Easement)	16 feet
Setbacks South Site		
Front - North	16 feet (General Easement)	16 feet
Rear - South	None Per PUD Development Plan	0 feet to 17' - 9"
Side - East	None Per PUD Development Plan	0 feet
Side - West	None Per PUD Development Plan	5' - 1"
Parking North Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	46 x 1.5 = 69 spaces	
Employee Apts.	2 x 1.5 = 3 spaces	
Commercial Area	1 space/500 sq. ft.; 3000/500 = 6 spaces	
Service Parking	1 space	
Total Parking	79 spaces	80 spaces
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	21 x 1.5 = 32 spaces	
Service Parking	1 space	
Total Parking	33 spaces	33 spaces

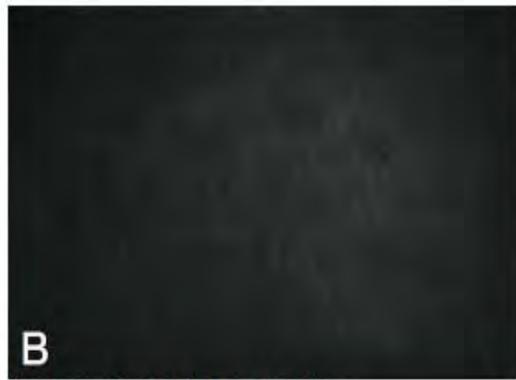
Table 3: Lot 152R - Materials

Exterior Materials
A. Fir Siding
B. Hot Roll Steel Cladding
C. Dry Stacked Stone
D. Rough Sawn Beams
E. Simulated Steel

Although the design of the buildings incorporate what appear to be adequate amounts of dry stacked stone, it may be preferential to increase the stone amounts particularly in areas currently showing vertical wood siding extending to the ground or adjacent walkways. The purpose of the stone requirement is to create a heavy grounded foundation that can withstand elements such as snow.



A GRANDSTAND FIR - DOUGLAS FIR



B HOT ROLLED STEEL CLADDING



C STACK STONE



D ROUGH SAWN BEAMS



E SIMULATED STEEL

Additional Information:

1.A. Public Benefits:

Although there are no requirements to establish public benefits as part of the PUD rescission process, the applicant has proposed to convey Tracts OSP-118 and OSP-126 to the town subsequent to the approval of the PUD rescission, Density Transfer and Rezone consistent with the prior PUD and platting commitments. The conveyance would allow for trail improvements to the proposed Stegosaurus Trail that is directly to the north of the development – specifically the initial section of switch backs seen in the Figure 2 above and shown in purple. In addition, the applicant has proposed to formalize an easement for the Boomerang Trail that crosses Lot 126R which is also shown in Figure 2 in turquoise. In order to facilitate better pedestrian flow along Country Club Drive, the applicant is proposing a network of walking trails and sidewalks that will be open to the public. There is currently a lack of pedestrian amenities along Country Club Dr, and by formalizing travel paths based on specific user groups, it may reduce some conflicts between cars, bikes, and pedestrians. At this juncture staff has not provided a full analysis of these proposals but will with subsequent applications.

Given Lot 152R's proximate location to the golf course and Fairway 1, the applicant is requesting that some of the commercial elements of the North Lot be available as an amenity for not only residents but also guests visiting the golf course who may want to stop for refreshments such as food or beverages.

Since the previous Rosewood PUD approval, there have been two wetland areas which have surfaced on the South Lot. Rather than develop the wetland as originally envisioned by the PUD, the applicant will be required to maintain and enhance this resource by using best practices related to landscaping and buffering the delineated wetland area.



1.B. Next Steps: The applicant will file an official application for the PUD Rescission, Density Transfer and Rezone, and DRB Design Review. Because no formal application has been submitted other than the Work Session request for DRB and Town Council, staff is currently uncertain on specific timelines or processes moving forward.

WORKSESSION SUBMISSION PROCESS

APPLICANT INFORMATION

Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	

Mountain Village Business License Number:

PROPERTY INFORMATION

Physical Address:		Acreage:
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:
Legal Description:		
Existing Land Uses:		
Proposed Land Uses:		

OWNER INFORMATION

Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	

DESCRIPTION OF REQUEST

MV Holdings, LLC

1375 SE Wilson Ave., Ste 170, Bend, OR 97702

May 28, 2019

Town of Mountain Village
Planning and Development Services Department
John Miller, Senior Planner
455 Mountain Village Blvd., Ste. A
Mountain Village, CO 81435

Dear John

MV Holdings, LLC ("**Owner**") is the owner of Lot 126R, Lot 152R, Tract OSP-126; Tract OSP-118, Telluride Mountain Village Filing 1 as shown on the plat recorded at Reception Number 397455 ("**Property**"). Please be advised that for purposes of submitting all necessary planning applications relating to the development of the Property, the Owner appoints Chris Hawkins of Alpine Planning; Dylan Henderson of SALT Architecture; CP Drewett of Drewett Works Architecture; and Tom Kennedy of the Law Offices of Thomas G. Kennedy PC to act as our agents with authority to submit, process and represent such planning applications on behalf of the Owner.

Sincerely,



Kevin Keranen, Manager
MV Holdings, LLC



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, Kevin Keranen, MV Holdings, LLC, the owner of Lot 126R; Lot 152R; Filing No. 1 (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development submission request. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

05/29/2019

Signature of Owner

Date

06/12/2019

Signature of /Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mntvillage.org

TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

1. Fee Schedule. The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed 69 necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

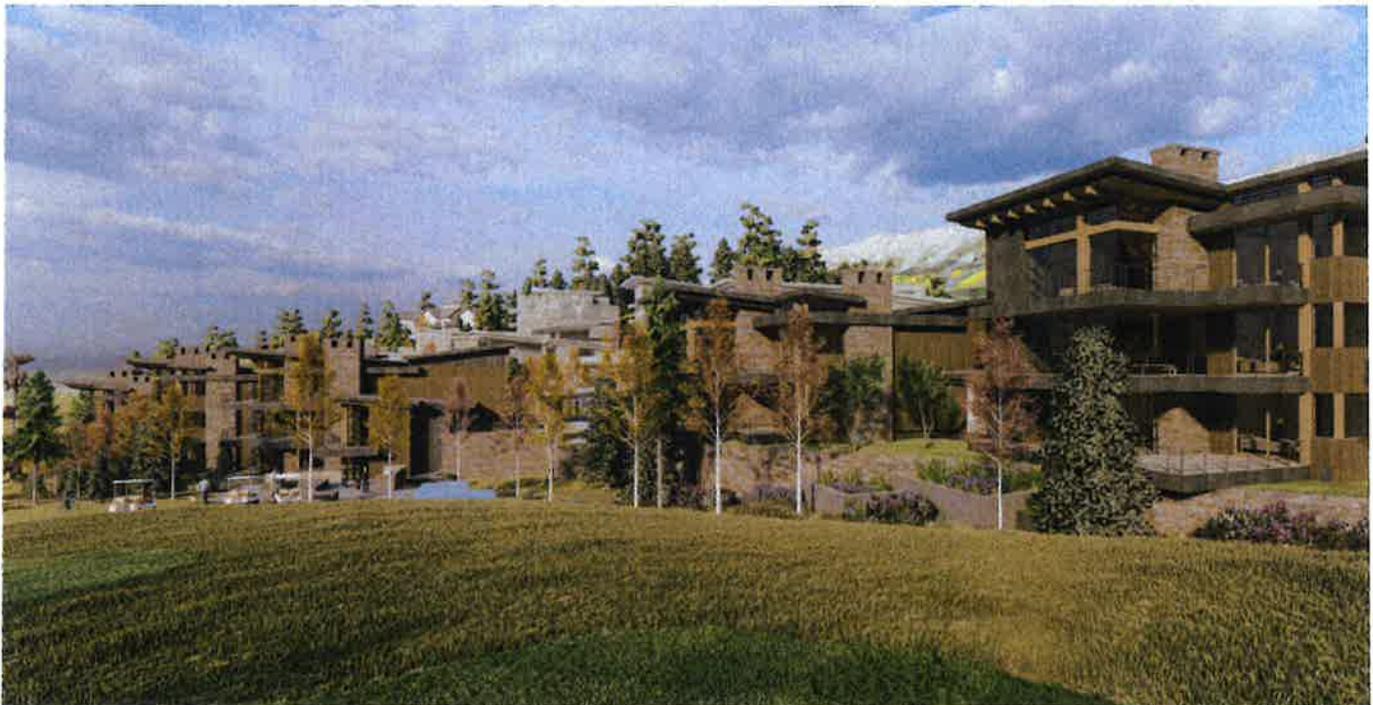
I have read and acknowledge the fee requirements associated with my application.

Kevin Keranen, MV Holdings, LLC, Manager
(signature required)

05/29/2019
(date)



La Montagne



Conceptual Worksession
June 12, 2019

TABLE OF CONTENTS

1. Consultant Team	2
2. Background and Property History	3
3. Site Context	7
4. Proposed Development Plan	7
5. Building + Site Design	8
6. PUD Revocation and Release	10
7. Rezoning and Density Transfer	12



Uncompahgre
Engineering, LLC



SECTION 1. CONSULTANT TEAM

Developer/Owner

MV Holdings, LLC
Kevin Keranen
1375 SE Wilson Ave., Ste. 170
Bend, OR 97702
(818) 620-6083

Planning + Entitlement

Alpine Planning, LLC
Chris Hawkins, AICP
523 Clinton St., Ste. 2
Ridgway, CO
(970) 964-7927
chris@alpineplanningllc.com
alpineplanningllc.com

Architecture

Drewett Works
CP Drewett
7144 E. Stetson Dr., Ste. 204
Scottsdale, AZ 85251
(855) 373-9388
cp@drewettworks.com
drewettworks.com

SALT Architecture

Dylan Henderson
701 Anacapa St., Unit B
Santa Barbara, CA 93101
(970) 708-4795
saltarchitect.com
dylan@saltarchitect.com

Civil Engineering

Uncompahgre Engineering
David Ballode, PE
P.O. Box 3945
Telluride, CO 81435
(970) 729-0683
dballode@msn.com
unceng.com

Landscape Architect

Zehren and Associates
Pedro Campos
48 E. Beaver Creek Blvd., Ste. 303
Avon, CO 81620
(970) 949-0257
pedroc@zehren.com
zehren.com

Legal Representation + Entitlement

Law Offices of Thomas G. Kennedy
Tom Kennedy
307 E. Colorado Ave., Ste. 203
Telluride, CO 81435
(970) 728-2424
tom@tklaw.net
kennedylawtelluride.com

Surveying

Foley Associates
David Bulson
125 W. Pacific Ave.
Telluride, CO 81435
(970) 728-6153
dbulson@foleyassoc.com
foleyassoc.com

Construction

Finbro Construction
Werner Catsman
70 Pilot Knob Lane
Telluride, CO 81435
(970) 728-5308
werner@catsman.com
finbroconstruction.com

Ecologist/Wetland Specialist

The Terra Firm
Chris Hazen
P.O. box 363
Telluride, CO 81435
(970) 708-1221
chrishazen@gmail.com

Transportation Engineering

LSC Transportation Consultants, Inc.
Jeffrey Hodson, P.E.
545 East Pikes Peak Ave., Ste. 210
Colorado Springs, CO 80903
(719) 633-2868
jeff@lsctrans.com

Development Consultant

Strategic Real Estate Partners LLP
Michael R. Kertell
480-225-3999
mike@scottsdale.com

Sales and Marketing

Telluride Real Estate Corporation/Christies International
Real Estate



SECTION 2

BACKGROUND AND PROPERTY HISTORY

MV Holdings, LLC (“Owner”) is the owner of Lot 126R, Lot 152R, Tract OSP-126; Tract OSP-118, Telluride Mountain Village Filing 1 as recorded in the office of the San Miguel County Clerk and Recorder at Reception Number 397455 (“Property”) as shown in Figure 1. The Owner bought the Property in 2018 with the goal of revisiting the previously approved development plans for the Property (“Rosewood PUD Plan”) and working with the Town, while taking into account the input from the neighbors, to create an entirely new plan for the Property, which effectively replaces and supersedes the Rosewood PUD Plan in its entirety. The Owner is seeking to revoke and release the PUD Agreement on the Property with the Town approval of La Montagne.

The Property is located in the Multi-family and open space zone districts and contains 5.49 acres broken out as follows:

Lot 126R:	3.11 acres
Lot 152R:	1.47 acres
OSP-126:	0.26 acres
<u>OSP-118:</u>	<u>0.65 acres</u>
Total	5.49 acres

The new concept being pursued by the Owner under the name “La Montagne” (“La Montagne Plan”) contemplates a significant reduction in the overall density for the Property, focuses on residential development, with limited commercial development included, and greatly reduced building mass/scale on a “use by right” order, without the need for seeking PUD waivers/variances for building size or height. The Owner contemplates that Lots 152R and 126R could and likely would be designed and developed separately, although careful attention will be given with respect to the design of both lots to allow for the orderly coordination between both projects for things like pedestrian flow through access, utility distributions and the like. The Owner has no immediate plans to develop the North Site.

The goal of the La Montagne project is to create the premier modern townhome development that provides the perfect retreat for golf, trail, mountain and ski enthusiasts. La Montagne is a 67-unit townhome development located on the northern edge of Mountain Village at Telluride. The development of Lot 126R will also include a spa, gym, and a common area with a full service bar and grill to serve North Site owners and guests. The La Montagne project is planned as two distinct developments with Lot 152R, or the “South Site”, planned for the initial development of 22 condominium units and Lot 126R, or the “North Site”, planned for 44 condominium units and an amenity building that includes a lobby with concierge, small 3,000 sq. ft. bar and grill, spa, pool, exercise room, 2 employee apartments, and other amenity space. The Owner contemplates a rental management structure for both the North Site and the South Site that will allow property owners to place their units in a centrally managed and marketed rental pool. The North Site is also required by the Town zoning rules to provide for some workforce housing with 2 employee apartments planned as discussed in Section 7. Prior owners of the Property secured certain land use approvals from the Town concerning various uses, densities, buildings and other improvements that could be developed on the property, which approvals were reflected in various documents, including, without limitation, the following (“Town Approval Documents”):



1. Resolution of the Town Council of the Town of Mountain Village, Colorado Approval of Final Planned Unit Development Application as recorded at Reception Number 391879 (“PUD Approving Resolution”).
2. Development Agreement Lot 126R and Lot 152R Town of Mountain Village Planned Unit Development recorded a Reception No 397458 (“PUD Agreement”), as amended.
3. The subdivision of the Property that is tied to the PUD Agreement and PUD Approving Resolution as recorded at Reception Number 397455 (“Lot 126R/152R Subdivision Plat”).
4. Various easements reflected on the Subdivision Plat granted by the Town of Mountain Village (“Town”) and TSG Ski and Golf, LLC (“TSG”)(collectively, the “Lot 126R/152R Beneficial Easements”).

The PUD Agreement establishes the land uses and density as well as the siting and mass/scale of buildings and other improvements allowed to be developed on the Property. The uses and densities approved by the Town and reflected in the PUD Agreement allow for the development 67 condominium units; 56 hotel units; 19 hotel efficiency units; 17 employee dorms; 5 employee apartments; and 38,656 sq. ft. of commercial area as detailed in Table 1, which shows the respective uses and densities respectively allowed on Lot 126R and 152R. The PUD Agreement is tied to a detailed site specific development plan for the Property that was created for the “Rosewood Hotel”. The Owner will not develop the Property under the current PUD Agreement.

Prior to the Town’s approval of the Rosewood PUD Plan, the Property had been assigned the land uses and densities shown in Table 2, with a total of 1 single-family unit, 57 condominium units, 70 hotel units, 2 employee apartments, 16 dorm units and an unspecified amount of commercial area. The PUD Agreement added 10 condominium units; 5 hotel-type units; 1 employee dorm, 3 employee apartments, and also established the amount of permitted commercial area. The PUD Agreement added 54 person equivalents to the Property.

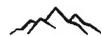


Table 1. Current Property Land Use and Density

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		355
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Density for the Property			Condominium	67	3	201
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	38,656 sq. ft.		
			Total Person Equivalent Density			355

Table 2. Land Use and Density on the Property Prior to the Rosewood PUD Plan and PUD Agreement

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
118	0.86	Single-family	Single-family	1	4	4
126	2.698	Multi-Unit	Condominium	25	3	75
			Hotel	70	1.5	105
			Employee Apt.	2	3	6
			Employee Dorm	16	1	16
			Commercial			
130	0.474	Multi-Unit	Condominium	10	3	30
152A	0.401	Multi-Unit	Condominium	8	3	24
152B	0.367	Multi-Unit	Condominium	6	3	18
152C	0.368	Multi-Unit	Condominium	8	3	24
Total Density for the Property			Single-family	1	4	4
			Condominium	57	3	171
			Hotel	70	1.5	105
			Employee Dorm	16	1	16
			Employee Apt.	2	3	6
			Commercial			
			Total Person Equivalent Density			302



It is important to note that the original zoning on Lot 126 at the time of the Town's incorporation in 1995 permitted 200 hotel units, 26 condominium units and an unspecified amount of commercial area per the Official Land Use and Density Allocation List at the ("First Lot List"). The First Lot List also permitted Lot 130 with 10 condominium units, Lot 118 with 1 single-family unit; and Lots 152A, Lot 152B and Lot 152C with 22 condominium units. Thus, the Property has been permitted to have high density land uses since the Town's incorporation. The Town of Mountain Village Comprehensive Plan ("Comprehensive Plan") continues to recognize the Property with Multi-family and Commercial land uses.

The PUD Agreement contemplated the eventual conveyance of tracts OSP-118 and OSP-126 to the Town, which has not yet occurred. The Owner will convey title to Tracts OSP-118 and OSP-126 to the Town concurrent with the recording of the document that revokes and releases the PUD Agreement and the approving ordinance for the proposed Rezoning and Density Transfer.

The Owner, in pursuing the La Montagne Plan, is proposing to submit applications with the Town, seeking to secure Town approvals for this development proposal, which would be reviewed by the Town in the manner prescribed in the Mountain Village Community Development Code ("CDC"), which actions would occur in the context of various noticed public meetings, open to the public for comments. The review steps would involve:

- A. Revoking and releasing the PUD Agreement from Lot 126R and Lot 152R;
- B. Changing and reducing the uses and densities allowed on Lot 126R and Lot 152R under the Rosewood PUD Approvals, which would be accomplished through the Density Transfer and Rezoning processes. Note, there is no proposed change to the underlying Multi-family Zone District that is currently on the Property. The CDC requires a Rezoning Process and Density Transfer Process development applications for transferring density off of a property even if you are not changing the zoning.
- C. Separate Design Reviews for the improvements proposed respectively on Lot 126R and Lot 152R.

The lot configuration for Lot 126R and Lot 152R as depicted on the Lot 126R/152R Subdivision Plat is not currently contemplated by the Owner as needing to be changed to accommodate the La Montagne Plan, therefore, the Lot 126R/152R Subdivision Plat would not be modified, nor is the Owner proposing to modify or terminate the Lot 126R/152R Beneficial Easements at this time, although, some of these easements could be modified or terminated as the Design Review process is being undertaken. The development team will be working closely with TSG staff in the creation of the La Montagne Plan per the Lot 126R/152R Beneficial Easements. The La Montagne project is designed to leave Boomerang Trail in its current location on Lot 126R and provide an easement to the Town since no easement is currently provided.

In connection with this submission, the Owner is seeking to revoke and release the PUD Agreement from Lot 126R and Lot 152R and complete the rezone and density transfer. The Owner would pursue the Design Review Process development applications at a later date as part of more specific and detailed submittals, although, Owner is including information as part of this application relating to some "high level" design images for the potential buildings and improvements that could be developed on the lots.



SECTION 3 SITE CONTEXT

Lot 126R is a vacant, open hillside property that is located at the confluence of Boomerang Trail, the Jurassic Trail and an unauthorized trail on the lot. The Town is proposing to remove this unauthorized trail from Lot 126R and create a new Stegosaurus Trail on TSG open space to the north of the lot that can also utilize part of OSP-126 for switchbacks down the hillside to the Jurassic Trail. Lot 126 has a high USGS elevation of 9462 on the north side and a low elevation of 9370 on the southwest side for an overall change of 92 feet over 312 feet and a slope grade of approximately 29.5%. Lot 126R contains slopes that are 30% or greater (please refer to the steep slope section).

Lot 152R is a very open and vacant site located north of Hole 1 of the Telluride Golf Course. Lot 152R does not have any trails or other improvements. Lot 152R contains modest slopes with a high USGS elevation of 9408 and a low elevation of 9350 for an overall change of 58 feet over a distance of 613 feet and a slope grade of approximately 9.5%. The Lot 152 grade has been shaped by the grading for Country Club Drive and the golf course.

Lot 152R has two wetlands that are shown on the Property survey. These wetland areas were not identified with the creation of the Rosewood PUD Plan and appear to have recently evolved. The project will avoid any wetland fill (please refer to wetland discussion).

A portion of a gas regulator station is located on both Lot 126R and Lot 152R. The project team will work with Black Hills Energy on a plan for potentially combining and screening the regulator station. It appears that a portion of the gas line infrastructure may be located outside easements shown on the Property survey.

SECTION 4 PROPOSED DEVELOPMENT PLAN

The goal of the Owner with respect to the La Montagne Plan is to create a development plan for the Property that fits the neighborhood and underlying zoning as a "use by right" project, without the need for PUD waivers/variations. The development program for the Property is detailed in Table 3 with a total of 67 condominium units, 2 employee apartments, and 3,000 sq. ft. of commercial area. This development plan represents a downzoning density reduction of 56 hotel units, 19 hotel efficiency units, 17 employee dorm units, 3 employee apartments, and 35,656 sq. ft. of commercial area. The density transfer and rezoning will reduce the person equivalent density from 355 units to 207 units, a reduction of 148 person equivalents for a 42% reduction in density. The commercial area downzoning is more dramatic with a reduction of 35,656 sq. ft. to 3,000 sq. ft. for a 92% reduction in commercial density. The actual units are being reduced from 164 units to 69 units for a 58% reduction in density. Tracts OSP-118 and OSP-126 are to remain as platted for open space uses. The Owner does not intend to develop or operate a hotel, with the downzoning and density transfer removing all hotel density from the Property. The downzoning results in the elimination of approximately 185 employees from working within the Property which will further reduce traffic and impacts to surrounding properties.

The North Site is planned with 46 condominium units, 2 employee apartments, 3,000 sq. ft. of commercial area; 6,000 sq. ft. amenity space (spa, gym, etc.) with an average condominium unit size of 2,486 sq. ft. per unit. The South Site is planned with 21 condominium units with an average size of 2,771 sq. ft. per unit.

All of the La Montagne development will meet the CDC regulations with no building height or other variations that would necessitate the creation of a new Planned Unit Development. The La Montagne project is summarized in Table 4.



The La Montagne project provides for an integrated trails and sidewalk plan with a new Village Center Trail connecting the Big Billies Trail to the Village Center with a sidewalk along Country Club Drive through the Property and a crusher fine trail to the See Forever crosswalk on the northeast side of The Peaks. Trail connectivity will be provided to Boomerang Trail, Jurassic Trail and the proposed Stegosaurus Trail. The project will also provide a new alignment of the proposed Stegosaurus Trail onto TSG land that currently trespasses onto Lot 126R provided the Town successfully negotiates an easement for the Stegosaurus Trail with TSG.

The Rezoning and Density Transfer process will significantly reduce the impacts to the Country Club Drive neighborhood, with reduced mass and scale; reduced building heights; significantly reduced activity levels and traffic; and a new development plan that has been designed to better fit into the neighborhood as a use by right plan, without PUD waivers/variations for mass/scale needed or being requested. Table 5 shows the land uses and density that will be eliminated from the Property with the La Montagne Project.

The La Montagne Project will also eliminate all of the Rosewood PUD Plan PUD waivers/variations from the Property, including the allowances for an increase in the maximum height on Lot 126R by 15 feet for Building A from 53 feet to 68 feet; and an increase in the maximum average height on Lot 126 R for Building A from 48 feet to 54.66 feet for Building A and 53.33 feet for Building C.

SECTION 5 BUILDING SITING + DESIGN

La Montagne buildings have been carefully sited and designed based on several considerations, including adjacent property owner views and land use, site topography, project views, golf course design, and existing and planned trail connections. Drewett Works Architecture completed detailed visual evaluations for Lot 143A (Hintermeister), Lot 177 (Safdi), and Lot 119 (Krister) to ensure that proposed buildings are sensitively sited to protect views to the extent possible. The Comprehensive Plan and the CDC Comprehensive Plan Project Standards recognizes that visual impacts will occur with development, with the goal to minimize and mitigate visual impacts.

Table 3. La Montagne Development Program

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
126R	3.11	Multi-family	Condominium	46	3	138
			Commercial	3,000 sq. ft.		
			Employee Apt	2	3	6
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
152R	1.47	Multi-family	Condominium	21	3	63
Total Density for the Property			Condominium	67	3	201
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
			Total Person Equivalent Density			207

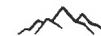


Table 4. Project Summary

Geography and Zoning Requirements		
	Existing/Requirement	Proposed
Lot Size	North Site: 3.11 acres South Site: 1.47 acres	No Change
Zone District	Multi-family Zone District	No Change
Existing + Proposed Density	67 Condominium Units 56 Hotel Units 19 Hotel Efficiency Units 17 Employee Dorm Units 5 Employee Apartments 38,656 sq. ft. Commercial Space	67 Condominium Units 2 Employee Apartments 3,000 sq. ft. Commercial Area
Maximum Building Height	53 feet for gabled roofs 68' Maximum Height for Building A	48 feet
Average Building Height	48 feet + 5 feet for gabled roofs	48 feet
Lot Coverage	65%	North Site: 38% South Site: 63%
Setbacks North Site		
Front - South	16 feet (General Easement)	16 feet
Rear - North	None Per PUD Development Plan	7' - 2" to 27'-11"
Side - East	None Per PUD Development Plan	58+ feet
Side - West	16 feet (General Easement)	16 feet
Setbacks South Site		
Front - North	16 feet (General Easement)	16 feet
Rear - South	None Per PUD Development Plan	0 feet to 17' - 9"
Side - East	None Per PUD Development Plan	0 feet
Side - West	None Per PUD Development Plan	5' - 1"
Parking North Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	46 x 1.5 = 69 spaces	
Employee Apts.	2 x 1.5 = 3 spaces	
Commercial Area	1 space/500 sq. ft.; 3000/500 = 6 spaces	
Service Parking	1 space	
Total Parking	79 spaces	80 spaces
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	21 x 1.5 = 32 spaces	
Service Parking	1 space	
Total Parking	33 spaces	33 spaces

The project is designed to maximize open space on the North Site with only 38% site coverage when 65% site coverage is allowed which is a 45% reduction in allowed site coverage. Development on the North Site has been clustered with six (6) buildings in the center of the lot with open space areas in between the buildings, around the main Boomerang and Jurassic trail corridors through the lot and on the edges of the buildings. Buildings have been set back from the northern property lines with low building heights on the uphill walls to minimize visual impacts to the Valley Floor. Development on the North Site steps down towards the east with over a 100 foot setback to the home on Lot 119.

The gently sloping topography of the South Site allows for the townhouse units to step up the site following the natural grade. The proposed buildings on the North Site are also designed to step up with the topography of the site and to use the uphill wall of the buildings to retain grades that allows for development to fit into the topography with grading and exterior retaining walls minimized. The South Site has been designed to provide for a landscaped buffer to the TSG golf course Hole 1 with landscaping on-site and within a landscaping easement that was granted for Lot 152R. Buildings have been designed to avoid wetland fill.

Organic mountain modern architecture is expressed through stone-veneered foundation elements, vertical wood siding, mill-scale steel porcelain panels, and low reflective standing seam metal roofing. The indigenous architecture additionally has a tectonic nature with its exposed beams, purlins, and wood ceilings. The sloping shed roof forms afford remarkable shade, shadow, and visual layering. The ample overhangs bolstered with large timbers provide for glass protection and an iconic mountain vernacular design. The overall composition is intended to provide a mountain modern aesthetic with a horizontal nature. This allows the composition to blend harmoniously into the existing fabric of Mountain Village, thus allowing a low visual impact to neighboring properties.

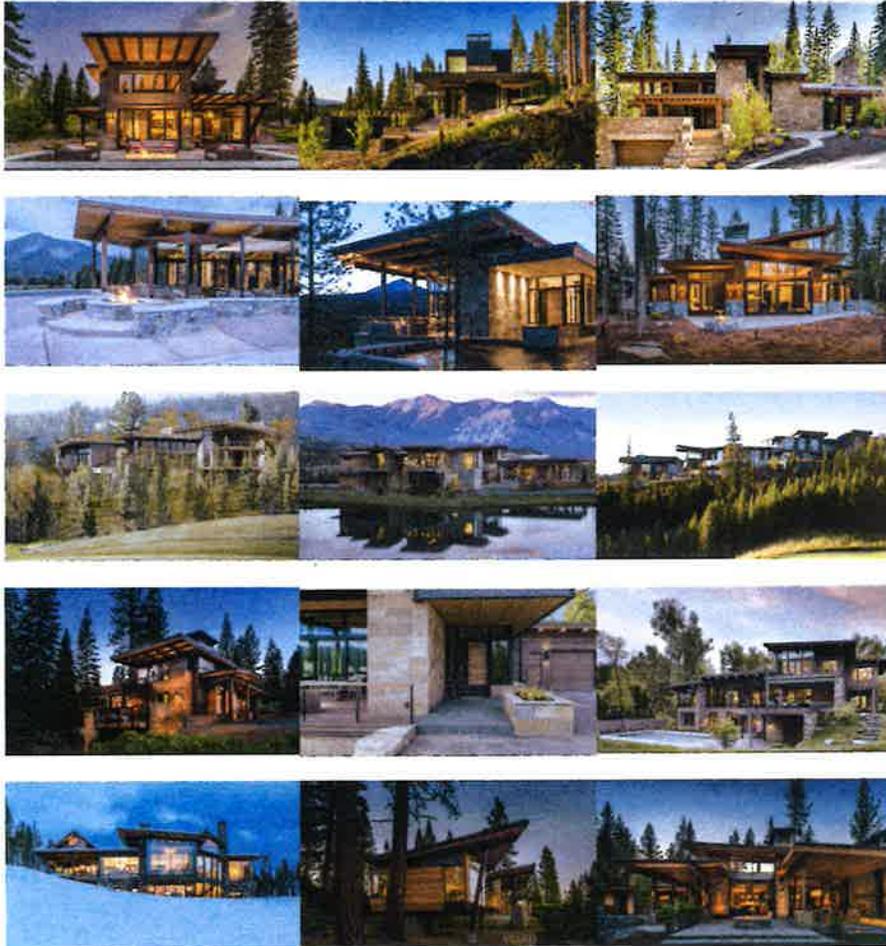
Landscaping has been carefully designed to provide six distinct zones including the golf course buffer planting zone, the high interest pedestrian zone, highly organized drift planting zone, the transitional planting zone, low impact zone and the wildfire mitigation zone. Each zone has specific design and landscaping goals as outlined on Sheet DR204.4L2.

Section 6 PUD REVOCATION AND RELEASE

In connection with this Application, the Owner requests that the Town revoke the PUD Agreement and related Rosewood PUD approvals for the Property, other than the Lot 126R/152R Subdivision Plat and the Lot 126R/152R Beneficial Easements. The Owner requests the Lot 126R/152R Subdivision Plat and the Lot 126R/152R Beneficial Easements be kept in place and not modified or otherwise affected by this requested action. This action would be consistent with the requirements and expectation of the Town as expressed in the Standstill Agreement between the Town and the prior landowner of the Property dated February 15, 2018, as amended, which required the owner of the Property to proceed with certain land use applications relating to the Property. It would also be consistent with the requirements and expectations contained in the CDC and applicable state law (notably the Colorado PUD Statute), which recognize the right of the Town to revoke and release the PUD Agreement.



Design Inspiration



Section 7 REZONING + DENSITY TRANSFER

The La Montagne Project is not requesting a rezoning of the Property to change the current Multi-family Zone District. The rezoning is only needed to transfer density to the Town Density Bank per CDC Section 17.3.8(B):

“Density may be transferred from one lot to another lot or to the density bank provided the density transfer is approved pursuant to the density transfer and rezoning processes as concurrent development applications...”

The Rosewood PUD Plan density, La Montagne Density and the net effect of the proposed Density Transfer are shown in Table 5. The proposed rezoning and density transfer result in the elimination of 56 hotel units, 19 hotel efficiency units; 2 condominium units; 3 employee apartments; and 17 employee dorms.

Employee Housing Rezoning Change

The zoning history concerning the Property has consistently contemplated the development of a sizable amount of hotel and commercial development (see Tables 1 and 2). The employee housing density attributable to Lot 126R prior to the Rosewood PUD is equal to 22 person equivalents of density in 2 employee apartments and 16 dorm units (“Pre Rosewood Employee Housing Requirement”) and related to and offset/mitigate the 70 units of hotel density and the commercial density zoned to the property.

CDC Section 17.3.9(C) states:

“Certain lots are required to construct and provide workforce housing units concurrent with the free-market development allowed on a lot. Such lots with workforce housing are designated on the official land use and density allocation list.

1. Workforce housing density assigned to a lot on the official land use and density allocation list or by an effective resolution shall be built concurrent with any free-market units on that lot, and workforce housing density cannot be transferred to the density bank or to another lot unless the Town Council determines, in its sole discretion, that the workforce housing density cannot be built on a site due to a practical hardship.
 - a. If the Town Council determines a practical hardship exists, the applicant shall be required to transfer the unbuilt workforce housing density to the density bank pursuant to the rezoning and density transfer processes.”

The Owner is aware of the issues and concerns of the neighbors to the Property who have appeared before the Town in recent years and expressed their considerable concern with the mass/scale and zoning and density assigned to the site, and resulting impacts associated with visual impacts, traffic, noise, etc. when prior owners of the property were endeavoring to develop the property in line with these land use allocations. In response to these concerns and changes in market conditions and land use development patterns in the Mountain Village since the Rosewood PUD was approved, the Owner is proposing a significant reduction in the overall land use mix, density and mass and scale being pursued (including the elimination of the hotel density/uses and sizable reduction in commercial density/uses).

As discussed in the application, the proposed rezoning and density transfer and overall reduction in mass/scale will eliminate 75 hotel units and 35,656 sq. ft. of commercial area that reduces the free market actual unit density from 142 units to 67 units (53% density reduction). The free market person equivalent density is reduced from 323 to 201 units (38% reduction), and the commercial density is reduced from 38,656 sq. ft. to 3,000 sq. ft. (92% reduction). The estimated number of employees being generated from the development is also being reduced by approximately 80%.



Table 5. Existing and Proposed Density for the Property

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Existing Property Density						
126R	3.11	Multi-family	Condominium	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apt.	5	3	15
			Commercial	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium	23	3	69
			Commercial	4,655 sq. ft.		
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			355
Proposed Property Density						
126R	3.11	Multi-family	Condominium	46	3	138
			Employee Apt.	2	3	6
			Commercial	3,000 sq. ft.		
152R	1.47	Multi-family	Condominium	21	3	63
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
			Total Person Equivalent Density			207
Density To Be Transferred to the Density Bank						
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm Units	16	1	16
			Total Person Equivalent Density			128



To make the project viable in light of these changes and to maintain the goal of reducing the overall mass/scale and density for the site, the Owner must likewise modify the Pre Rosewood Employee Housing Requirement; the amount of zoning and density for the Property; and related mass/scale assigned to the site, which would result in a reduction from 16 dorm units and two employee apartments to 2 employee apartments. The applicant believes this reduction in the number of employee housing units in the Property is proportionate to and is in balance with the reduced free market zoning and density proposed for the La Montagne project.

The Applicant's efforts to reduce the overall mass/scale and zoning/density from the Property in response to neighbor concerns and evolving land use patterns would be significantly frustrated if the Town mandated the placement and development of the full extent of the Pre Rosewood Employee Housing Requirement. In order to sustain a functional and viable project, it would not be practical for the applicant to pursue an overall downzoning of the site without a corresponding reduction in the employee housing zoning.

Rezoning and Density Transfer Criteria for Decision

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.9(C)(3) as outlined in the following sections:

General Conformance with the Mountain Village Comprehensive Plan

The proposed rezoning and density transfer are in general conformance with the Comprehensive Plan. The Comprehensive Plan's Future Land Use Plan designates the Lot 126R and Lot 152R as "Multiunit".

The Comprehensive Plan states the following regarding the Multiunit classification:

"Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses."

The Plan policies for Multiunit development were incorporated into the CDC and the Multi-family Zone District. Tracts OS-118 and OS-126 are shown as Passive Open Space on the Future Land Use Plan.

Land Use Principle I, Policy B.2.a states:

"Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood."

The Future Land Use Plan clearly shows Multiunit development for Lot 126R and Lot 152R that is surrounded by single-family development, with the area east of Lot 126R a small single-family area that is surrounded by high density development and the Village Center Subarea located just to the east. The Future Land Use Plan for the Property is shown in Figure 2.

The Property is located outside of all of the Plan's subareas and just outside the Village Center Subarea so there are no specific Comprehensive Plan targeted densities, building heights, hotbed mix requirements and no recommended public benefits for the Property. Employee housing will be provided as discussed above. Wetlands, steep slopes and infrastructure are addressed in this narrative. Tree cover is very limited on Lot 126R and Lot 152R with tree removal and fire mitigation to be addressed as a part of the future Design Review Process applications.

Consistency with Zoning and Land Use Regulations

The proposed rezoning and density transfer applications are consistent with the Zoning and Land Use Regulations contained in CDC Section 17.3. Multi-family condominium dwellings are permitted uses in the Multi-family Zone District.



CDC Section 17.3.4(D)(4) allows for the proposed bar/grill area on the Lot 126R as a limited commercial areas that primarily serves the guests and owners of La Montagne or as otherwise provided for in the Comprehensive Plan. The Comprehensive Plan envisions Lot 126 to have commercial development.

The Owner intends to transfer 2 condominium units; 56 hotel units; 19 hotel efficiency units and 16 employee dorm units to the Density Bank as provided for in this narrative. The Owner intends to develop 2 employee apartments as discussed above. The rezoning does not impact the CDC Platted Open Space requirements. The proposed building height and maximum average height comply with the CDC building height limitations as provided for in Table 4. The site coverage also complies with the Multi-family Zone District with approximately 63% site coverage on Lot 152R and 38% site coverage on the Lot 126R.

Comprehensive Plan Project Standards

The proposed rezoning complies with the Comprehensive Plan Project Standards in CDC Section 17.4.12 (H).

Visual Impacts

Visual impacts have been minimized and mitigated to the extent practical. The buildings have been located outside of key viewsheds for surrounding properties including Lot 119, Lot 143A and Lot 117 as discussed in this narrative and as shown on Sheet DR204.26 -.29. CDC Section 17.4.12(H)1 states:

“It is understood that visual impacts will occur with development.”

The project team has gone to great lengths to design the buildings and site to minimize visual impacts to the extent practical.

Scale and Mass

The scale and mass of the development are appropriate and fit the site based on the zoning limitations of the Multi-family Zone District. La Montagne has been designed to have simple and modern buildings with shed roof forms and understated building massings that respond to the topography, views, site conditions and surrounding development. The use of shed roof forms means that no shed roof peak will exceed 48 feet above pre or post construction grade. If gable roof forms were used the building heights could be five feet higher for both maximum and average building heights. The buildings are integrated and step up with the natural topography of the Property. The project has been designed to avoid locating buildings in any platted general easement. The project will also meet the required site coverage requirements for the Multi-family Zone District.

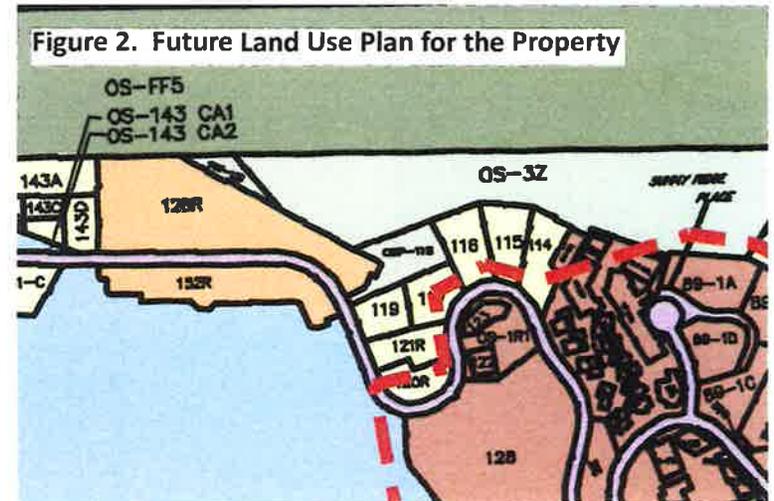
Environmental and Geotechnical Impacts

The proposed development will avoid, minimize or mitigate environmental and geotechnical impacts to the extent practical. A Colorado licensed Professional Engineer will design the civil and structural plans in accordance with CDC requirements, including the Steep Slope Regulations (refer to Steep Slope section) and the Grading and Drainage Design requirements. A wetland specialist will help to create enhanced wetland areas on the South Site with no wetland fill (refer to the Wetlands section).

Site Specific Issues

The proposed development addresses site specific issues. The project team will work with Black Hills Energy to create an aesthetically pleasing gas regulator station. Trash and recycling facilities will be carefully located to minimize impacts to area residents and future La Montagne residents and guests.

The project team will also ensure that trails through the North Site will remain open during development while striving to relocate the current unauthorized trail on the North Site to TSG land if the Town is successful in negotiating an ease-



ment for the Stegosaurus Trail with TSG.

The project team will also evaluate the Lot 126R/152R Beneficial Easements with the Town to determine if there is a need for any adjustments or vacations while working with TSG in a cooperative and proactive manner.

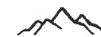
A grease trap will be provided with the bar and grill. Sand and oil separators will also be provided in the parking garages. A composite utility plan will be provided with the Design Review Process application for Lot 152R that addresses utilities for both the North Site and South Site, along with any needed relocations. The project team will closely work with the Town Public Works Department and all utility agencies on the utilities plan.

Consistency with Public Health, Safety and Welfare

The proposed rezoning is consistent with the public health, safety and welfare. The proposed development is designed in accordance with the dimensional limitations of the underlying Multi-family Zone District. The dimensional limitations of the CDC were created to ensure appropriate and compatible development as envisioned by the Plan, the Multi-family Zone District and the CDC. Adequate infrastructure and services are available to the Expansion Area as outlined in this narrative.

Rezoning Justification

The proposed rezoning is justified by the Comprehensive Plan with multi-family condominium development envisioned on Lot 126R and Lot 152R. The Town's CDC rezoning and density transfer policies also recognize the ability to transfer density to the Density Bank or convert density on a development site. The proposed rezoning and density transfer are also justified by the Standstill Agreement and the community's desire to eliminate hotel uses and density, and to significantly reduce the PUD Agreement commercial area.



Public Facilities and Services

The Telluride Fire Protection District will provide fire protection and emergency response services. The Mountain Village Police Department will provide police services. Water and sewer are available from the Town of Mountain Village. Gas and electric services will be provided by Black Hills Energy and SMPA, respectively. The driveways within La Montagne will be privately maintained, including snow plowing and snow removal. The Big Billies Trail, Jurassic Trail, Boomerang Trail, the Village Center Trail and the planned Stegosaurus Trail provide unparalleled trail and pedestrian access. The Conceptual Trail Map is shown on Sheet DR204.2.1 of the plan set.

Project Circulation, Parking, Trash and Deliveries

The proposed development will be accessed by Country Club Drive that has been built with the required paved width of 22 feet and two foot gravel shoulders. The Owner engaged a transportation consulting firm to provide a traffic analysis of the project. The project engineer will also work with the transportation consultant to evaluate the "S" curves leading to the Property. Fire District required emergency and vehicular turnaround(s) will be provided as needed for the project. Required parking will be provided in underground parking garages on both the North Site and the South Site. A trash and recycling room will be designed for the North Site and the South Site that are accessed by the proposed project access driveways. A loading/unloading parking area will be provided for both the North Site and the South Site.

Compliance with Other Town Regulations

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code.

Wetland Regulations

There are two wetland areas on the South Site that appear to have evolved on the site since the Town approved the Rosewood PUD Plans. A review of the Rosewood PUD Plans shows that buildings were located on top of the newly identified wetland areas.

CDC Section 17.6.1(B) establishes the Wetland Regulations that are applicable to the Property. Section 17.6.1(B)(2) establishes the following standards. *Project team comments are shown with italics.*

- a. Avoid disturbance to wetland areas to the extent practicable, and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts. *The development of the South Site will avoid any disturbance to the wetland areas. The wetland areas will be protected by sturdy fencing, matting or boards during construction. All building walls are setback from the wetland areas with no wetland fill as shown in Figure 4. Figure 4 also shows the proposed cantilevered decks over the wetland areas that will be elevated 10 feet over the wetland areas. The wetland areas are low quality wetlands with low functional values. The project team will provide a detailed wetland enhancement plan to add wetland plants and improve the functional values of the wetlands on the South Site as a part of the required Design Review Process development application.*
- b. Provide appropriate setbacks to wetland areas to the extent practicable. There will be situations where wetland fill or no wetland setbacks are appropriate to implement the Comprehensive Plan, allow for reasonable use, or for site-specific issues or project needs. *It is not practicable to provide setbacks to the wetland areas given the narrow width of Lot 152R and the underlying zoning that allows for up to 23 condominium units. Lot 152R is only 80 to 100 feet in depth which is very shallow for a multi-family lot in Mountain Village. The front 16 foot general easement reduces the functional width to approximately 65 to 84 feet at the narrowest points. The development is avoiding the wetland areas which further limits the developable areas of the South Site. Lot 152R has been replanted approximately three times without any general easement on the golf course which we believe is due, in part, to*

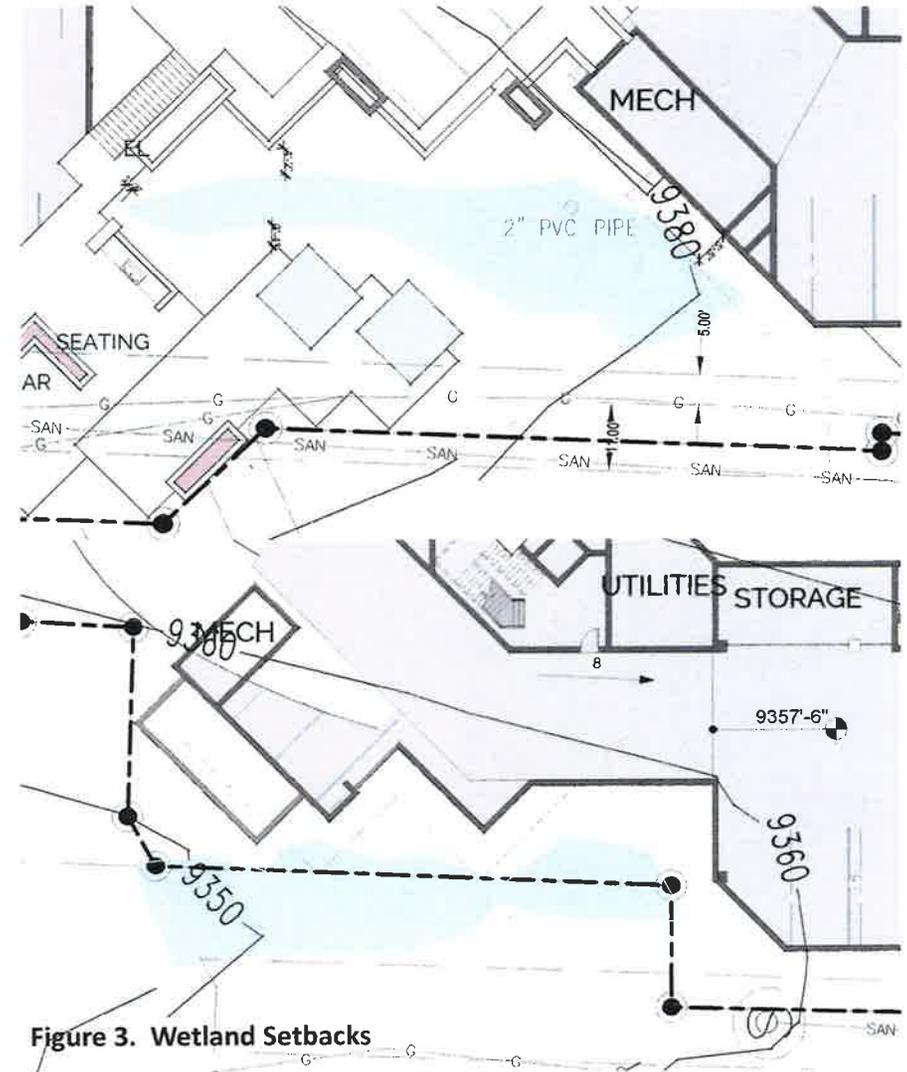


Figure 3. Wetland Setbacks

the narrow width. This narrow width combined with the underlying density necessitate that development be located as close as possible to the wetland areas to allow for reasonable use of Lot 152R, with the decks of Buildings H and K proposed to slightly cantilever over the wetland areas as shown in Figure 3. Detailed plans will be provided with the Design Review Process application to show the exact surveyed boundary of the wetland areas relative to the buildings foundations, footers, walls and decks to ensure no wetland fill will occur. Detailed construction mitigation plans will also be provided with the required Design Review Process application to ensure the wetland areas will not have any soil disturbance.

- c. If a developer proposes to cause disturbance or fill to a wetland area, the CDC required development application shall include a thorough, written evaluation of practical alternatives to avoiding any fill, excavation or disturbance of any wetland. *This standard is not applicable since no wetland disturbance is proposed.*
- d. The review authority shall only allow for wetland disturbance or fill if it is demonstrated that there is not a practicable alternative to avoiding such activities and if the following criteria are met. *This standard is not applicable since no wetland disturbance is proposed.*
- e. The review authority should allow for the reconfiguration of a lot with surrounding lots by the Subdivision Process to avoid wetland impacts if practicable. *It is not practicable to reconfigure the lot due to the golf course design and layout with TSG owning all of the land on the east, west and south sides of Lot 152R.*
- f. All development applications for lots that contain wetlands or that are in close to proximity of wetlands on adjoining lots shall, as a part of the applicable development application, submit a wetlands delineation performed by a USACE qualified consultant. *A wetland delineation that has been approved by a United States Army Corps of Engineers qualified consultant has been provided. Proof of the Corps approval of the delineation will be provided with the formal Rezoning and Density Transfer development applications.*

Steep Slope Regulations

The Property contains steep slopes that are 30% or greater as shown in Figure 4. Lot 152R has steep slope areas along Country Club Drive that were created due to the grading for the road. Lot 152R also has steep slopes on the upper half of the Property. Lot 152R has a small area of steep slopes on its western side.

Section 17.6.1(C)(2)(a) of the Community Development Code CDC states that:

“Building and development shall be located off slopes that are thirty percent (30%) or greater to the extent practical.

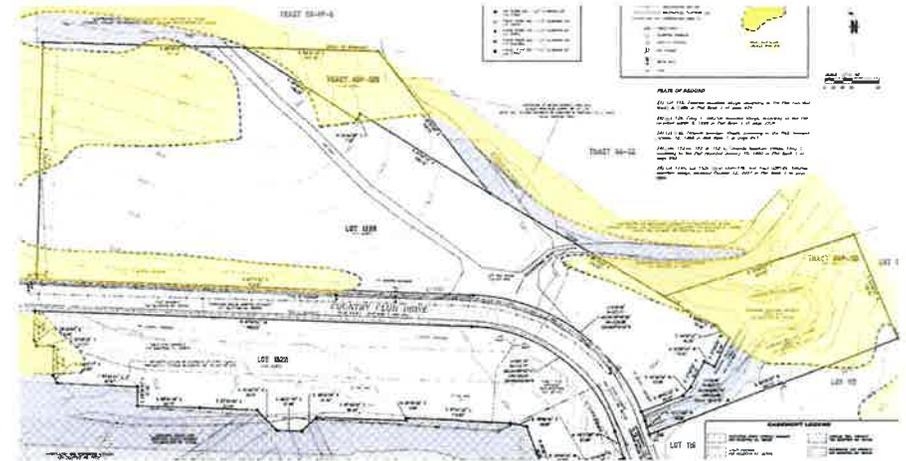
- i. In evaluating practicable alternatives, the Town recognizes that it may be necessary to permit disturbance of slopes that are 30% or greater on a lot to allow access to key viewsheds, avoid other environmental issues, buffer development and similar site-specific design considerations.”

It is not practicable to avoid all steep slope areas because the Property contains large areas of slopes that are 30% or greater. Lot 126R and Lot 152R were platted and zoned for high density development with full knowledge of the steeper slopes that existed on the Property. Avoiding the steep slope areas on Lot 126R and Lot 152R would not allow for the historic or current density assigned to the Property, and would deny the owner reasonable use. The development of steep slopes allows for the development to be clustered in the central location of Lot 126R while also providing accesses to key viewsheds. Lot 126R is located immediately next to an extensive open space buffer for all of Mountain Village that leads down to the Valley Floor. It should also be noted that Lot 143A to the west is entirely located in a steep slope area that leads into the North Site with development already approved higher on the hillside in this area of the town.

The purpose of the Steep Slope Regulations “...is to prevent the development of steep slopes that are thirty percent



Figure 4. Steep Slopes Map



(30%) or greater to the extent practicable in order to protect water quality, visual resources and slope stability.” Plans for the North Site and South Site will include a thorough engineered plan that will protect water quality and slope stability. The Town zoning has always contemplated development on the south facing hillside of Lot 152R with extensive open space located to the North of the Property. Development has been designed to fit the topography of the North Site and South Site with extensive landscaping, and natural colors and materials to mitigate visual impacts. Large areas of private open space will further mitigate visual impacts.

CDC Section 17.6.1(C)(2)(c) states the review authority will only allow for steep slope disturbance if the following criteria are met, with our comments shown in *italics*:

- i. The proposed steep slope disturbance is in general conformance with the Comprehensive Plan. *The proposed steep slope disturbance is envisioned by the Plan. The Future Land Use Map envisions the development of the North Site and South Site for Multi-family development.*
- ii. The proposed disturbance is minimized to the extent practical. *Soil disturbance in undisturbed areas will be minimized to the extent practical.*
- iii. A Colorado professional engineer or geologist has provided:
 - (a) A soils report or, for a subdivision, a geologic report; or
 - (b) An engineered civil plan for the lot, including grading and drainage plans.

And the proposal provides mitigation for the steep slope development in accordance with the engineered plans. *A soils report will be provided with the Design Review Process development application. A Colorado PE will develop the*



engineered civil plan for the Design Review Process development applications to enable safe and viable building design as well as appropriate grading and drainage plans.

General Easement and Setbacks

CDC Section 17.3.14 establishes the provisions related to general easements and setbacks. The only platted general easements are located on the north side of Lot 152R along Country Club Drive; on the south side of Lot 126R along Country Club Drive; and along the west side of Lot 126R adjacent to the single-family development to the west.

La Montagne will avoid locating any buildings in the platted general easements, including building exteriors, foundations, roof driplines and decks. Grading work in the general easement will be needed for project grading (including retaining walls), sidewalks, trail connectivity, landscaping and similar site improvements. Project signage and address monuments will also be proposed in the front general easements. The Design Review Process development applications for the North Site and South Site will include a detailed evaluation of the proposed improvements in the General Easement pursuant to CDC Section 17.3.14(F).

There are no general easement along the western, eastern and southern lot lines of Lot 152R or along the northern and eastern side of Lot 126R. CDC Section 17.3.14(B) states:

“For lots outside the Village Center Zone District where a general easement does not exist and lots where the general easement has been vacated, the review authority may require the establishment of a building setback as determined by the DRB at the time of review of a development application.”

We are seeking to obtain the Design Review Board’s approval of the following setbacks for areas that do not have a general easement as shown on the Conceptual Site Plan on Sheet DR204.2:

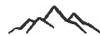
Lot 126R

- Building C: 9’ - 2” to northern property line
- Building D: 7’ - 2” to northern property line
- Building E: 10’ - 4” to northern property line
- Building G: 17’ - 5” to northern property line

One the main purposes of the 16 foot general easement is to provide a buffer area that is free from development when lots are in close proximity to one another outside the Village Center (Village Center lots do not have general easements or setbacks in most instances). The proposed northern setbacks for the North Site are justified by the fact that a large open space tract exists to the north of Lot 126R (Tract OS-FF-5). Buildings heights on the northern side of Lot 126R will be minimized to the extent practical. Buildings C, D and E are located on the downhill side of a geographic ridge to the north of the development area. The project team does not believe that Buildings C, D, E or G will be visible from the Valley Floor and will erect story poles of the northern facades for the formal rezoning and density transfer public hearings.

Lot 152R

- Building H: 5’ to western property line and 0’ to southern property line
- Building I: 11’ - 4” to southern property line
- Building J: 8’ - 2” to southern property line
- Building K: 17’ - 9” to southern property line
- Building L: 9’ - 2” to southern property line
- Building M: 0’ to southern and eastern property lines



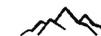
The setbacks on Lot 152R are warranted due to the narrow lot width and the front general easement of 16’ that leaves approximately 65 feet to 84 feet for the development of a multi-family townhouse project. The wetland areas on Lot 152R further constrain development to the central area of the Property which necessitates the setbacks as shown in order to allow for reasonable use. The setbacks on Lot 152R are also justified by the large open space tract to the south (Tract OS-1R-1) with the closest development at The Peaks located over 450 feet away.

The Town has never required a the platting of a 16 foot general easement or setback on the western, southern or eastern lot lines of the South Site. This allows for zero lot line development which is needed in order to achieve the permitted density. The Rosewood PUD Plan reflects this zero lot line development. The TSG landscape easement and other Lot 152 beneficial easements further support the intended zero lot line development with easements for construction, maintenance, drainage, utilities and landscaping needed in order to successfully achieve the envisioned density on the South Site. These easements provide room to construct and maintain the project, and to provide a good transitional landscape buffer to Hole 1 and the associated tee boxes.

Ridgeline Lots

Lot 126R is a Ridgeline Lot per CDC Section 17.5.6 subject to the following regulations, with our comments shown in *italics*:

1. All structures shall have varied facades to reduce the apparent mass. *The building mass on the North Site will be broken up by the use of several smaller buildings instead of one large building. Each building on the North Site will have varied facades.*
2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal. *The North Site development will be designed with individual buildings with foundations that step down the hillside.*
3. Building and roofing materials and colors shall blend with the hillside. *The color of the building and roofing materials on the North Site will blend with the surrounding hillside and mountainside colors.*
4. Colors and textures shall be used that are found naturally in the hillside. *North Site buildings will be designed with colors and textures that are found naturally in the hillside and mountainside areas.*
5. Reflective materials, such as mirrored glass or polished metals, shall not be used. *Reflective materials will not be used.*
6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building. *Any required lighting on the east and north sides of the buildings will be minimized, shielded or recessed.*





La Montagne



La Montagne

TELLURIDE, COLORADO



DREWETT WORKS // ARCHITECTURE

DESIGN ARCHITECT



STRATEGIC
REAL ESTATE PARTNERS

DEVELOPMENT GROUP

LOT 152R - LOT 126R



LOCAL ARCHITECT



Uncompahgre
Engineering, LLC

CIVIL ENGINEERING



LANDSCAPE ARCHITECT



FINBRO CONSTRUCTION

GENERAL CONTRACTOR



PLANNING

LOT 152R

UNIT COUNTS		NOTES	
ROOM COUNT		LOT 152R = 64,152 SF	
BUILDING H (2)	6,100 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING I (3)	8,000 SF	ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
BUILDING J (3)	8,500 SF	ALLOWABLE SITE COVERAGE = 65%	
BUILDING K (2)	9,200 SF		
BUILDING L (3)	8,500 SF	65% = 41,698 SF	
BUILDING M (8)	17,900 SF	CURRENT LOT COVERAGE = 40,500 SF = 63%	
(21) UNITS	= 58,200 SF		
PARKING REGULATIONS (1.5 PER UNIT MIN.) (1.5 SERVICE)			
(SURFACE PARKING) -	3 PARKING SPOTS		
(WEST GARAGE) -	15 PARKING SPOTS		
(EAST GARAGE) -	24 PARKING SPOTS		
TOTAL =	42 PARKING SPOTS		

LOT 126R

UNIT COUNTS		NOTES	
UNIT COUNT		LOT 126R = 175,559 SF	
BUILDING A (8)	15,500 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING B (7)	18,000 SF	ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
BUILDING C (7)	17,500 SF	ALLOWABLE SITE COVERAGE = 65%	
BUILDING D (10)	28,000 SF		
BUILDING E (6)	14,500 SF	65% = 114,113 SF	
BUILDING F (5)	9,500 SF	CURRENT LOT COVERAGE = 63,010 SF = 36%	
BUILDING G (1)	6,400 SF		
(46) UNITS	= 109,400 SF		
COMMERCIAL SPACE (BAR-GRILL)	3,000 SF	PARKING REGULATIONS (1.5 PER UNIT MIN.)	
AMENITY SPACE (SPA-GYM)	6,000 SF	44 UNITS	66
		3,000 SF COMMERCIAL BAR (1 PER 500 SF)	6
		6,000 SF SPA/GYM	(0)
EMPLOYEE HOUSING		EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT)	3
APARTMENTS (2)	2,500 SF	SERVICE PARKING (1-3)	5
		TOTAL = 80 PARKING SPOTS	32,000 SF

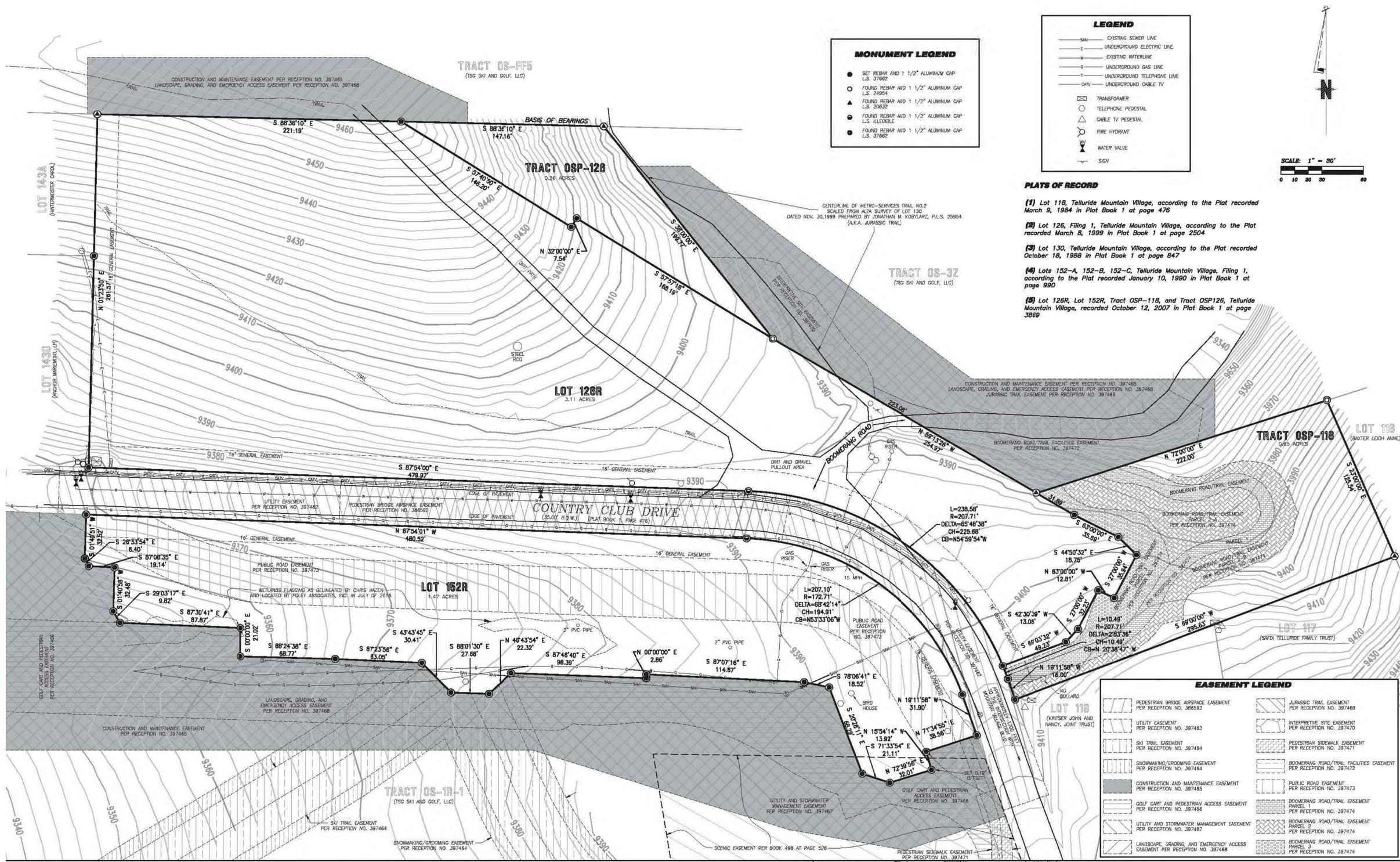
SHEET INDEX

DR204.0 CONCEPTUAL DESIGN REVIEW	DR204.21 CONCEPTUAL VIEW - LOT 126R
DR204.1 ALTA SURVEY	DR204.22 CONCEPTUAL VIEW - LOT 126R
DR204.2 CONCEPTUAL SITE PLAN	DR204.23 CONCEPTUAL VIEW - LOT 126R
DR204.2.1 CONCEPTUAL TRAIL MAP	DR204.24 MATERIAL BOARD
DR204.3 G1 CONCEPTUAL GRADING PLAN	DR204.25 NEIGHBOR LOTS
DR204.3 G2 CONCEPTUAL GRADING PLAN	DR204.26 LOT 143A EXHIBIT - HINTERMEISTER
DR204.3 S SLOPE ANALYSIS	DR204.27 LOT 117 EXHIBIT - SAFDI
DR204.4 L1 CONCEPTUAL LANDSCAPE PLAN	DR204.28 LOT 119 EXHIBIT - KRITSER
DR204.4 L2 CONCEPTUAL LANDSCAPE PLAN	
DR204.6 SITE COVERAGE	
DR204.8 CONCEPTUAL VIEW - GOLF COURSE	
DR204.9 CONCEPTUAL VIEW - GOLF COURSE	
DR204.10 CONCEPTUAL VIEW - GOLF COURSE	
DR204.11 CONCEPTUAL VIEW - GOLF COURSE	
DR204.12 CONCEPTUAL VIEW - GOLF COURSE	
DR204.13 CONCEPTUAL VIEW - GOLF COURSE	
DR204.15 CONCEPTUAL VIEW - GOLF COURSE	
DR204.16 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.17 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.18 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.19 CONCEPTUAL VIEW - COUNTRY CLUB DR.	
DR204.20 CONCEPTUAL VIEW - LOT 126R	

CONCEPTUAL DESIGN REVIEW

MAY 25, 2019

DR204.0



ALTA/NSPS Land Title Survey
Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village

Project Mgr: DB	DATE: 02/07/2018	<p>FOLEY ASSOCIATES, INC. ENGINEERING - PLANNING - SURVEYING</p>	970-728-6153	970-728-6050 fax
Technician: MC			P.O. BOX 1385	
Technician:			125 W. PACIFIC, SUITE B-1	
Checked by:			TELLURIDE, COLORADO 81435	
Start date: 02/07/2018		Drawing path: dwg\ALTA 02-2018\01026 ALTA 02-18.dwg	Sheet 2 of 3	Project #: 91026

LOT 152R - LOT 126R

[1" = 30'-0"]

ALTA SURVEY

DR204.1



LOT 152R - LOT 126R

CONCEPTUAL SITE PLAN

SITE COLOR LEGEND

- OPEN SPACE
- 16' EASEMENT/SETBACK
- ADJACENT EASEMENTS
- PROPOSED BUILDING OUTLINES

UNIT COUNTS

ROOM COUNT	UNIT COUNTS
BUILDING H (2)	6,100 SF
BUILDING I (3)	8,000 SF
BUILDING J (3)	8,500 SF
BUILDING K (2)	9,200 SF
BUILDING L (3)	8,500 SF
BUILDING M (8)	17,800 SF
(21) UNITS	= 58,200 SF

PARKING REGULATIONS (1.5 PER UNIT MIN, 11-5 SERVICE)
 (SURFACE PARKING) - 3 PARKING SPOTS
 (WEST GARAGE) - 15 PARKING SPOTS 12,808 SF
 (EAST GARAGE) - 24 PARKING SPOTS 14,083 SF
TOTAL = 42 PARKING SPOTS 26,891 SF

NOTES

LOT 152R = 64,152 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 41,698 SF
 CURRENT LOT COVERAGE = 40,500 SF = 63%

UNIT COUNTS

UNIT COUNT	NOTES
BUILDING A (8)	15,500 SF
BUILDING B (7)	18,000 SF
BUILDING C (7)	17,500 SF
BUILDING D (10)	28,000 SF
BUILDING E (6)	14,500 SF
BUILDING F (5)	9,500 SF
BUILDING G (1)	6,400 SF
(46) UNITS	= 109,400 SF

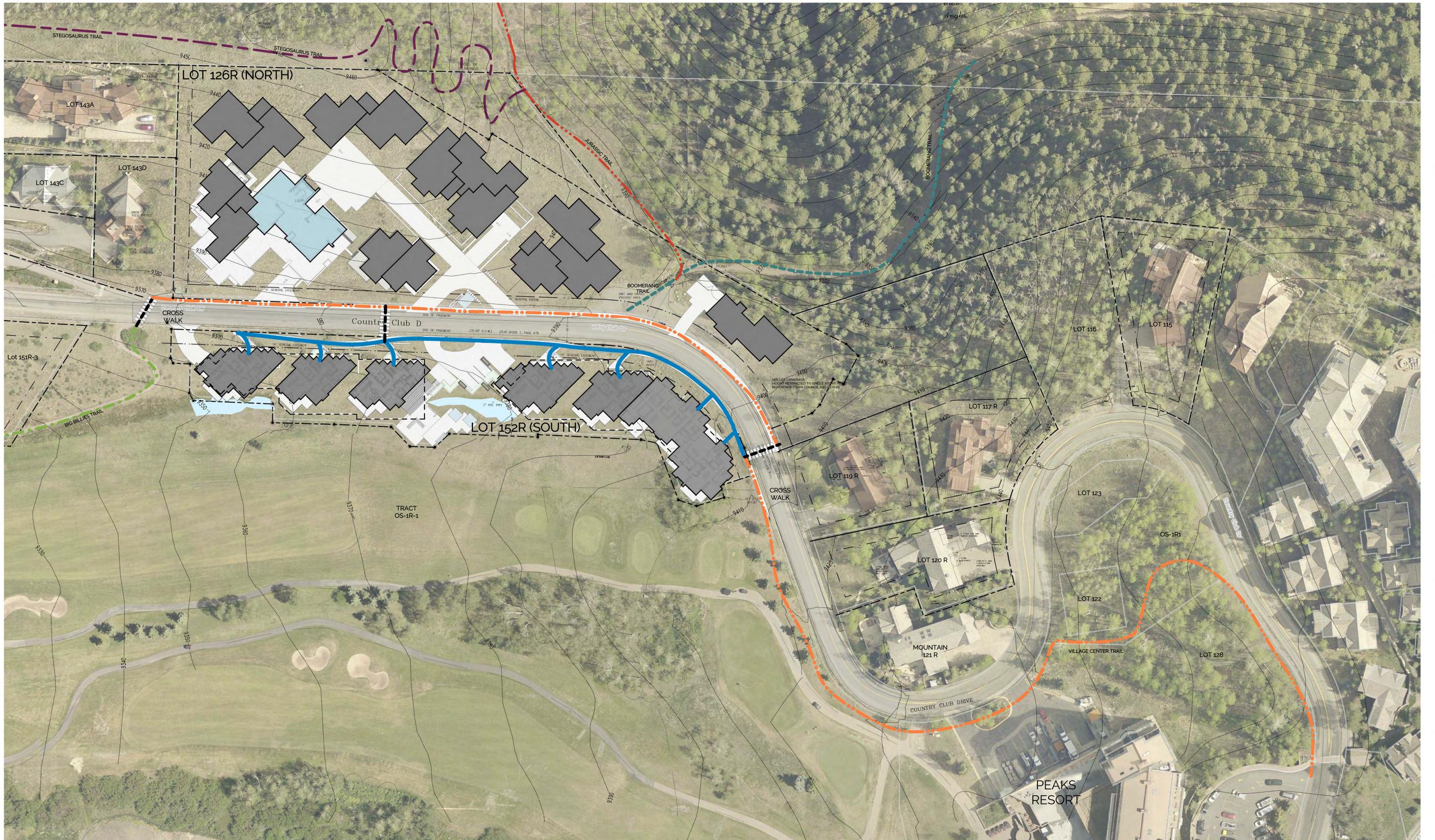
COMMERCIAL SPACE (BAR-GRILL) 3,000 SF
AMENITY SPACE (SPA - GYM) 6,000 SF
EMPLOYEE HOUSING APARTMENTS (2) 2,500 SF

NOTES

LOT 126R = 175,559 SF
 HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'
 ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
 ALLOWABLE SITE COVERAGE = 65%
 65% = 114,113 SF
 CURRENT LOT COVERAGE = 63,010 SF = 36%

PARKING REGULATIONS (1.5 PER UNIT MIN.)
 44 UNITS 66
 3,000 SF COMMERCIAL BAR (1 PER 500 SF) 6
 6,000 SF SPA/GYM (0) 0
 EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT) 3
 SERVICE PARKING (1-5) 5
TOTAL = 80 PARKING SPOTS 32,000 SF

[1" = 30'-0"] [NORTH] DR204.2



[1" = 40'-0"]

LOT 152R - LOT 126R

CONCEPTUAL TRAIL MAP

CIRCULATION LEGEND	
	SIDEWALK
	BOOMERANG TRAIL
	VILLAGE CENTER TRAIL
	BIG BILLIES TRAIL
	JURASSIC TRAIL
	STEGOSAURUS TRAIL



DR204.2.1



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
REVIEW 2019-06-09

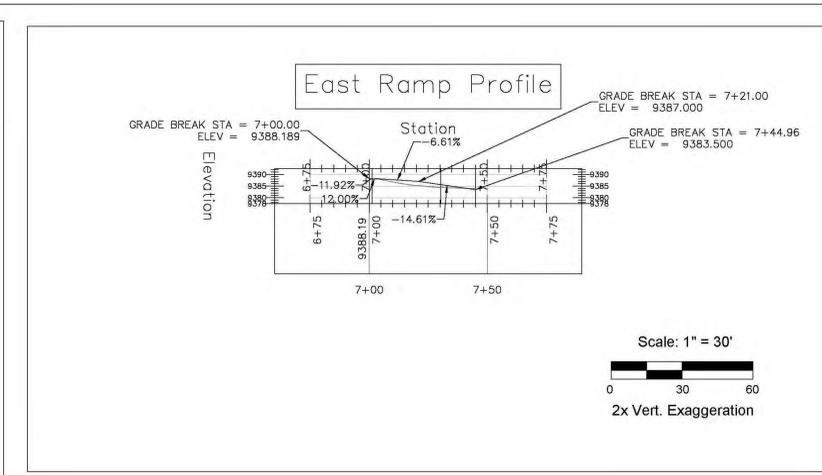
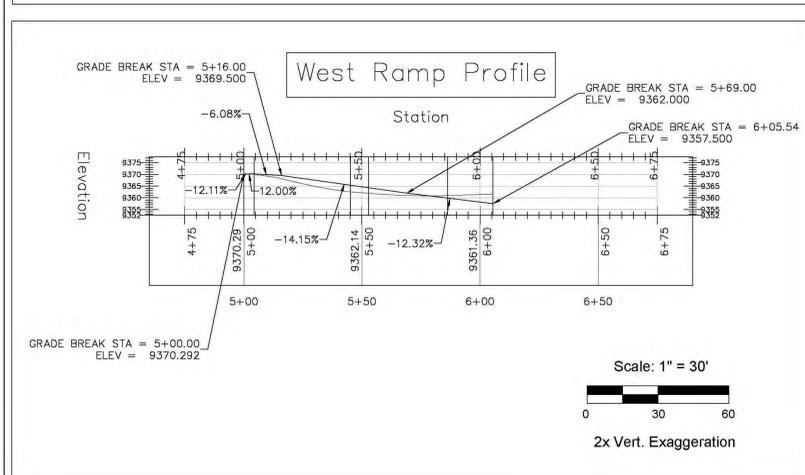
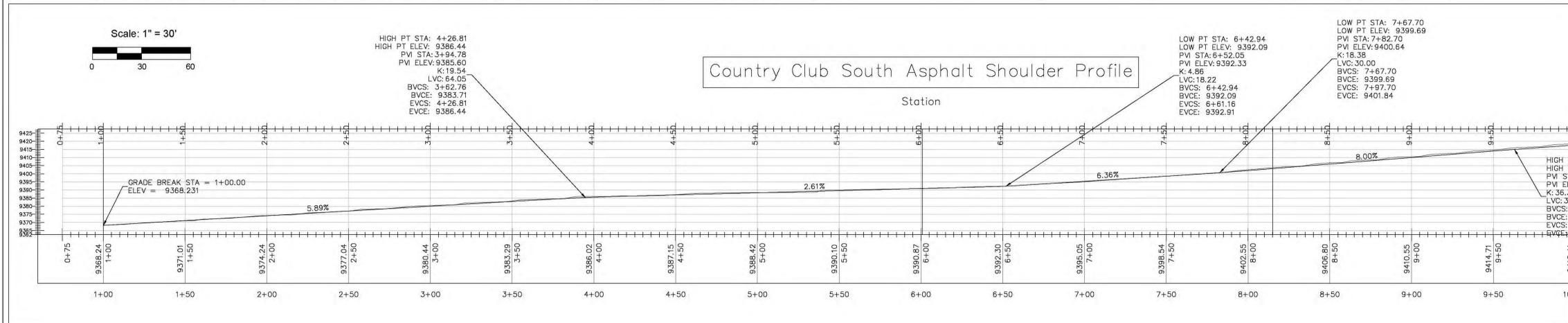
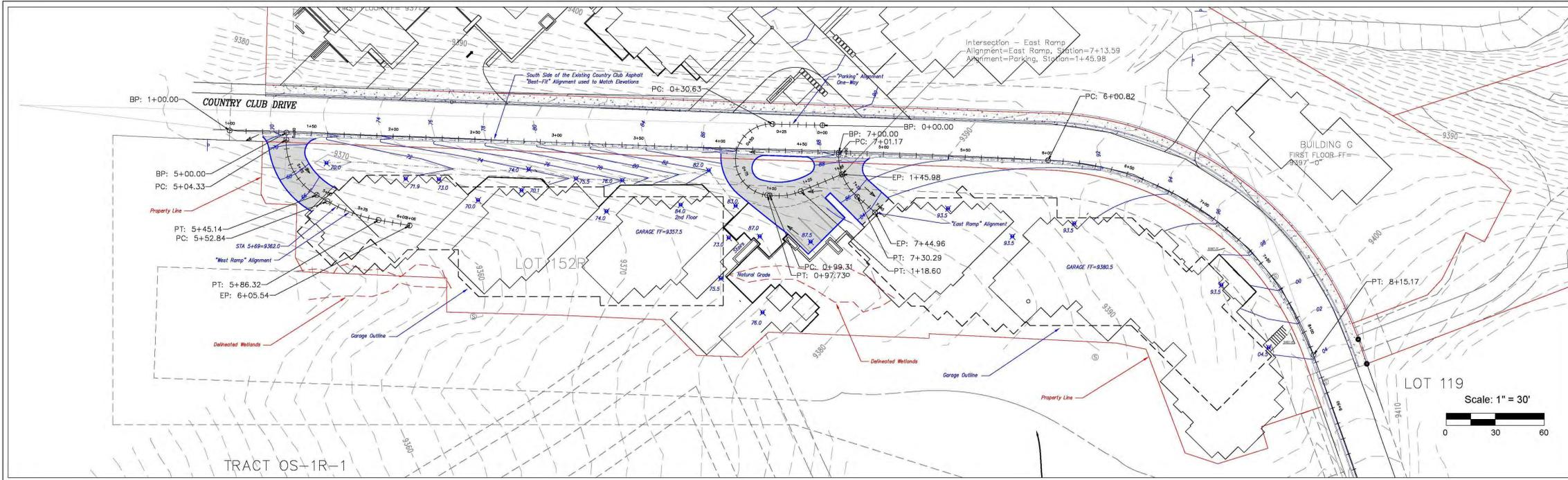
La Montagne Mtn Village, CO

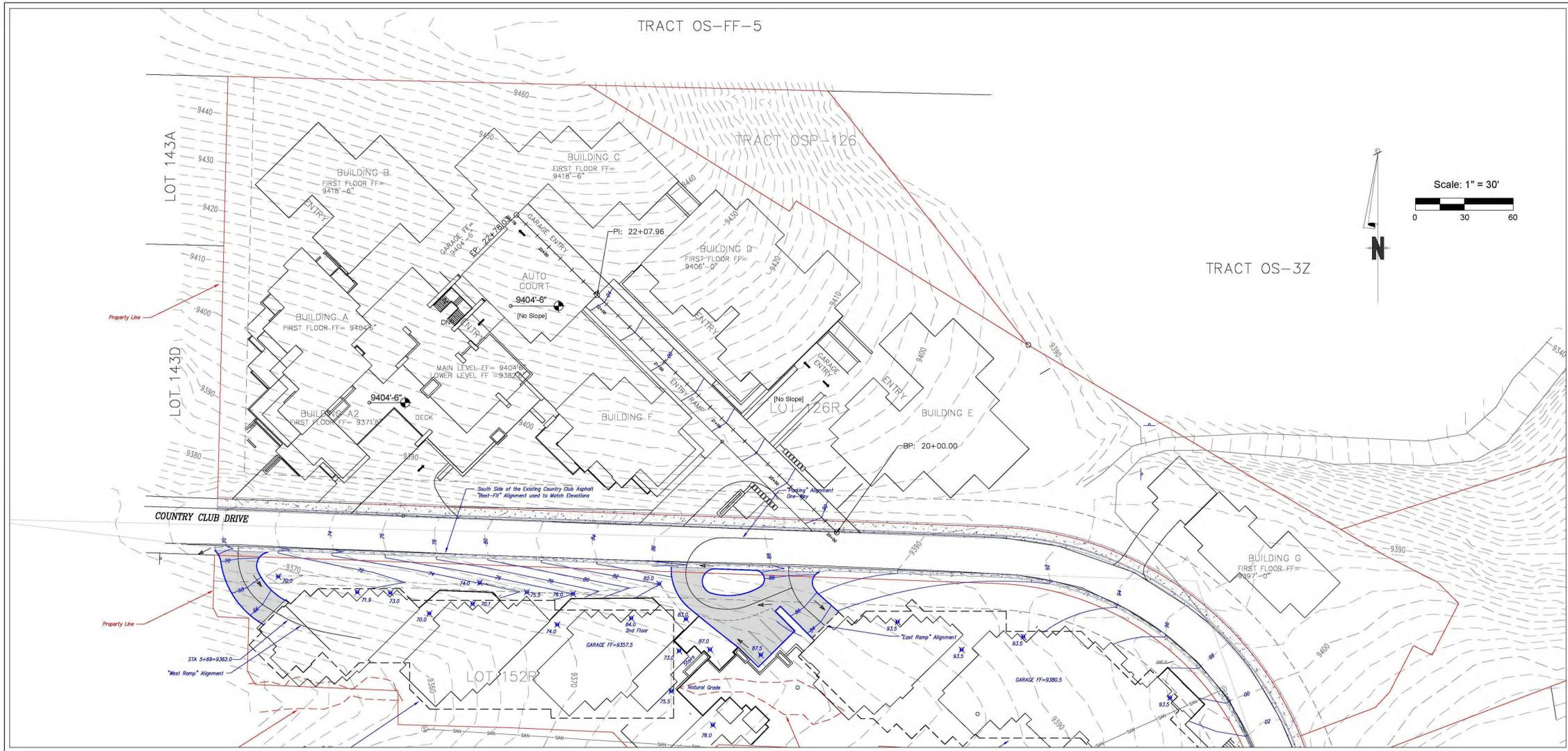
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL CHANGES AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
South Plan and Profiles

C2





Uncompahgre Engineering, LLC
 P.O. Box 3945
 Telluride, CO 81435
 970-729-0683

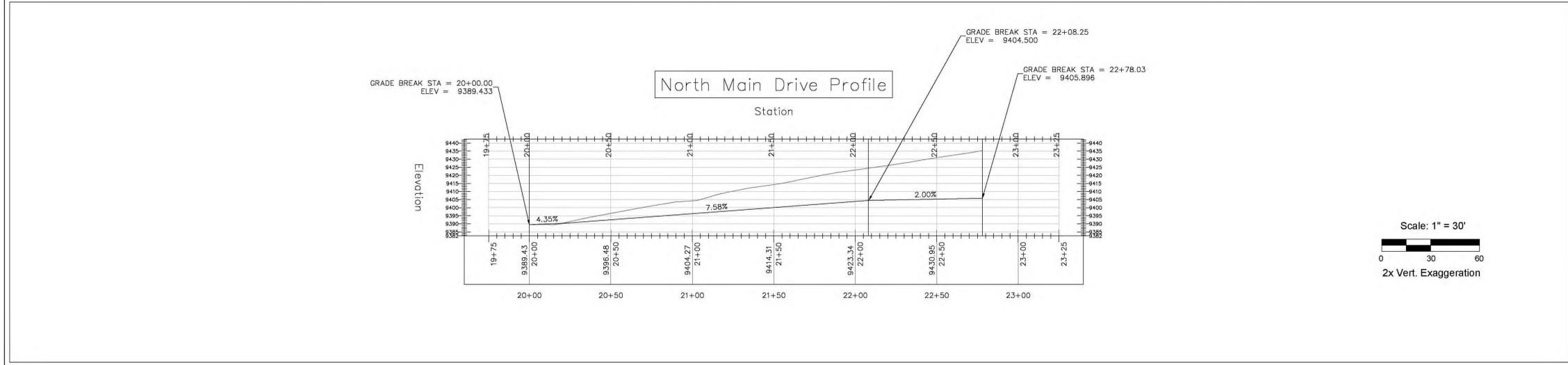
SUBMISSIONS:
 REVIEW 2019-06-09

La Montagne Mtn Village, CO

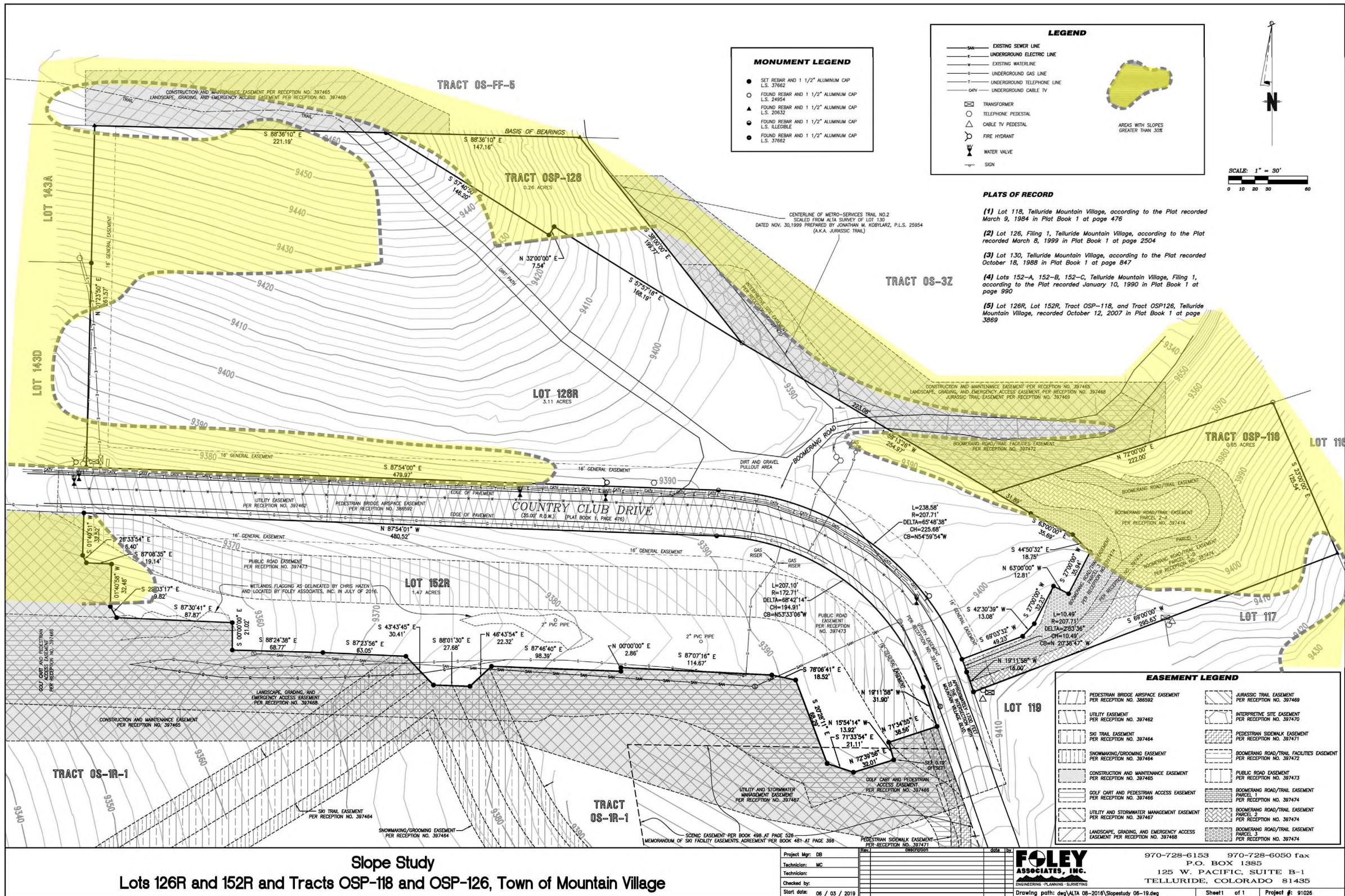
NOT FOR CONSTRUCTION

CONTRACTOR TO REVIEW AND COMPARE ALL CHANGERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Site Grading
 North Plan and Profile



C3



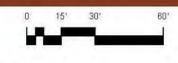
LOT 152R - LOT 126R

SLOPE ANALYSIS

DR204.3 S



June 7, 2019



LA MONTAGNE
LANDSCAPE CONCEPT



LOT 152R - LOT 126R

CONCEPTUAL LANDSCAPE PLAN

DR204.4 LI

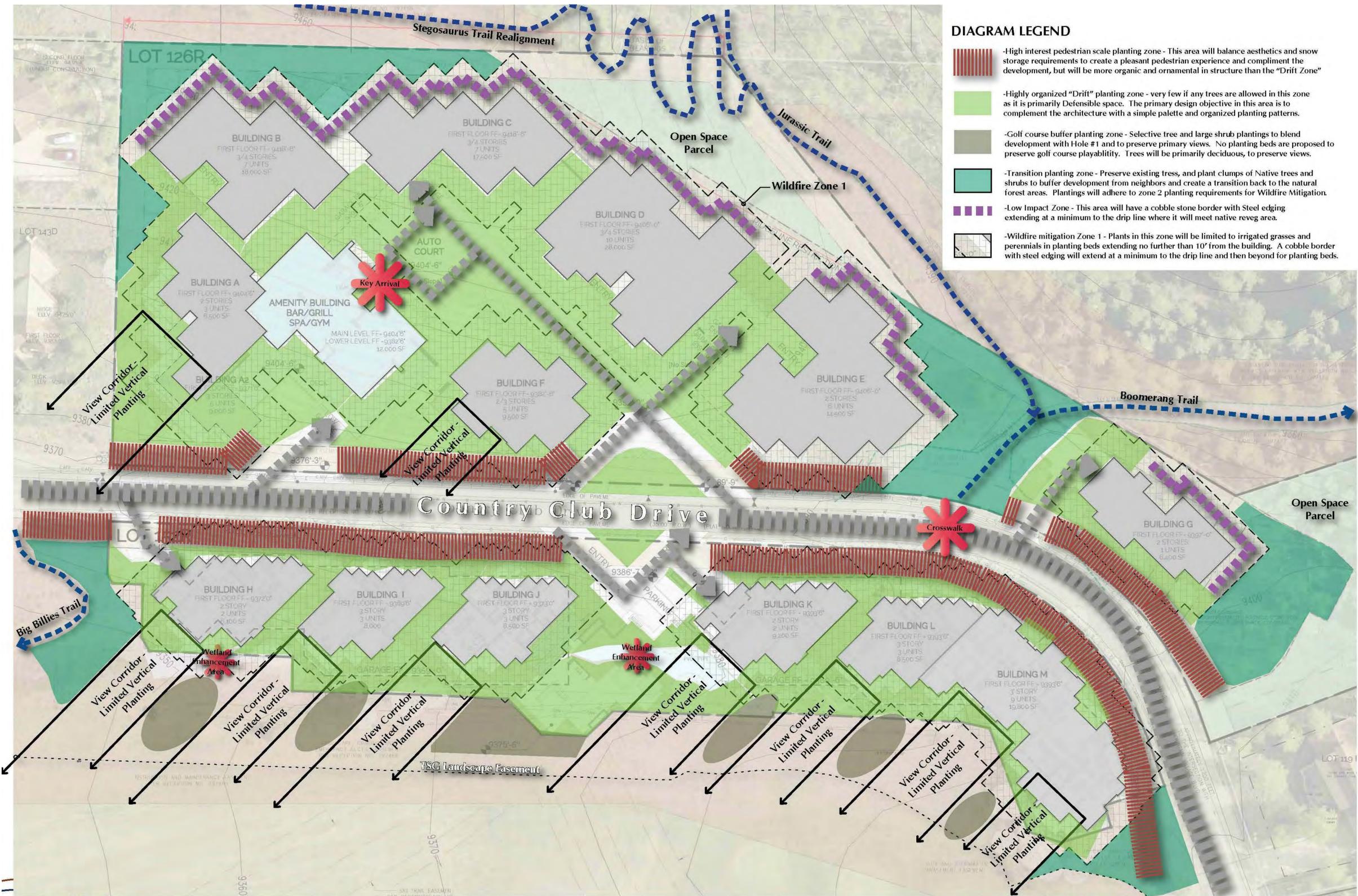


DIAGRAM LEGEND

-  -High interest pedestrian scale planting zone - This area will balance aesthetics and snow storage requirements to create a pleasant pedestrian experience and compliment the development, but will be more organic and ornamental in structure than the "Drift Zone"
-  -Highly organized "Drift" planting zone - very few if any trees are allowed in this zone as it is primarily Defensible space. The primary design objective in this area is to complement the architecture with a simple palette and organized planting patterns.
-  -Golf course buffer planting zone - Selective tree and large shrub plantings to blend development with Hole #1 and to preserve primary views. No planting beds are proposed to preserve golf course playability. Trees will be primarily deciduous, to preserve views.
-  -Transition planting zone - Preserve existing trees, and plant clumps of Native trees and shrubs to buffer development from neighbors and create a transition back to the natural forest areas. Plantings will adhere to zone 2 planting requirements for Wildfire Mitigation.
-  -Low Impact Zone - This area will have a cobble stone border with Steel edging extending at a minimum to the drip line where it will meet native reveg area.
-  -Wildfire mitigation Zone 1 - Plants in this zone will be limited to irrigated grasses and perennials in planting beds extending no further than 10' from the building. A cobble border with steel edging will extend at a minimum to the drip line and then beyond for planting beds.



June 7, 2019



LA MONTAGNE
LANDSCAPE CONCEPT DIAGRAM



LOT 152R - LOT 126R

CONCEPTUAL LANDSCAPE PLAN

DR204.5 L2



NOT INCLUDED:
 DRIVEWAYS
 PUBLIC SIDEWALK
 SITE WALLS REQUIRED FOR PUBLIC SIDEWALK

LOT 152R - LOT 126R

SITE COVERAGE

1" = 30'-0"

UNIT COUNTS		NOTES	
ROOM COUNT		LOT 152R = 64,152 SF	
BUILDING H (2)	6,100 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING I (3)	8,000 SF	ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
BUILDING J (3)	8,500 SF	ALLOWABLE SITE COVERAGE = 65%	
BUILDING K (2)	9,200 SF		
BUILDING L (3)	8,500 SF	65% = 41,898 SF	
BUILDING M (8)	17,900 SF	CURRENT LOT COVERAGE = 40,500 SF = 63%	
(21) UNITS	= 58,200 SF		
PARKING REGULATIONS (1.5 PER UNIT MIN.) (1-5 SERVICE)			
(SURFACE PARKING) - 3 PARKING SPOTS			
(WEST GARAGE) - 15 PARKING SPOTS	12,808 SF		
(EAST GARAGE) - 24 PARKING SPOTS	14,083 SF		
TOTAL =	42 PARKING SPOTS	26,891 SF	

UNIT COUNTS		NOTES	
BUILDING A (8)	15,500 SF		
BUILDING B (7)	18,000 SF		
BUILDING C (7)	17,500 SF		
BUILDING D (10)	28,000 SF		
BUILDING E (6)	14,500 SF		
BUILDING F (5)	9,500 SF		
BUILDING G (1)	6,400 SF		
(46) UNITS	= 109,400 SF		
COMMERCIAL SPACE (BAR-GRILL)	3,000 SF		
AMENITY SPACE (SPA - GYM)	6,000 SF		
EMPLOYEE HOUSING			
APARTMENTS (2)	2,500 SF		

UNIT COUNTS		NOTES	
LOT 126R = 175,559 SF		LOT 126R = 175,559 SF	
HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'		HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE		ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE	
ALLOWABLE SITE COVERAGE = 65%		ALLOWABLE SITE COVERAGE = 65%	
		65% = 114,113 SF	
		CURRENT LOT COVERAGE = 63,010 SF = 36%	
PARKING REGULATIONS (1.5 PER UNIT MIN.)			
44 UNITS			
3,000 SF COMMERCIAL BAR (1 PER 500 SF)	6		
6,000 SF SPA/GYM	(0)		
EMPLOYEE HOUSING 2 UNITS (1.5 PER UNIT)	3		
SERVICE PARKING (1-5)	5		
TOTAL = 80 PARKING SPOTS	32,000 SF		

SITE COVERAGE: THE TOTAL HORIZONTAL AREA OF ANY BUILDING, CARPORT, PORTE-COCHERE OR ARCADE AND SHALL ALSO INCLUDE WALKWAYS, ROOF OVERHANGS, EAVES, EXTERIOR STAIRS, DECKS, COVERED PORCH, TERRACES AND PATIOS. SUCH HORIZONTAL MEASUREMENT SHALL BE FROM THE DRIPLINES OF BUILDINGS AND FROM THE EXTERIOR SURFACE OF THE TOTAL WALL ASSEMBLY.



DR204.6



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.8



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.9



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.10



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.11



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.12



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.13



LOT 152R - LOT 126R

CONCEPTUAL VIEW - GOLF COURSE

DR204.15



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.16



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.17



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.18



LOT 152R - LOT 126R

CONCEPTUAL VIEW - COUNTRY CLUB DR.

DR204.19



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

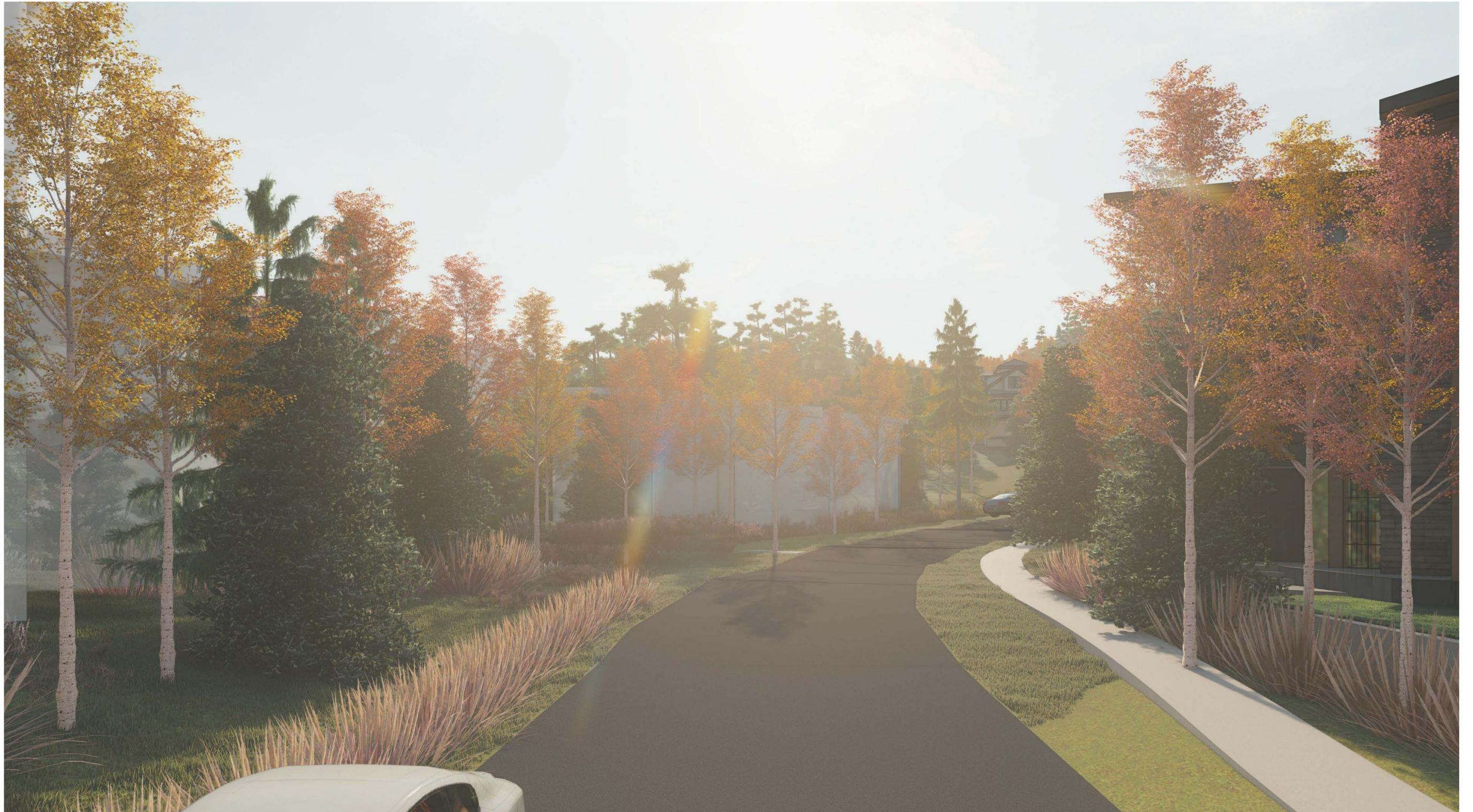
DR204.20



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

DR204.21



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

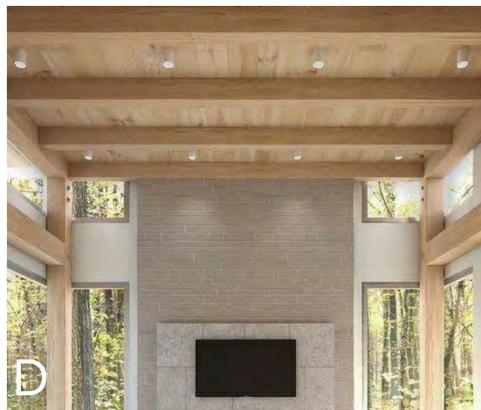
DR204.22



LOT 152R - LOT 126R

CONCEPTUAL VIEW - LOT 126R

DR204.23



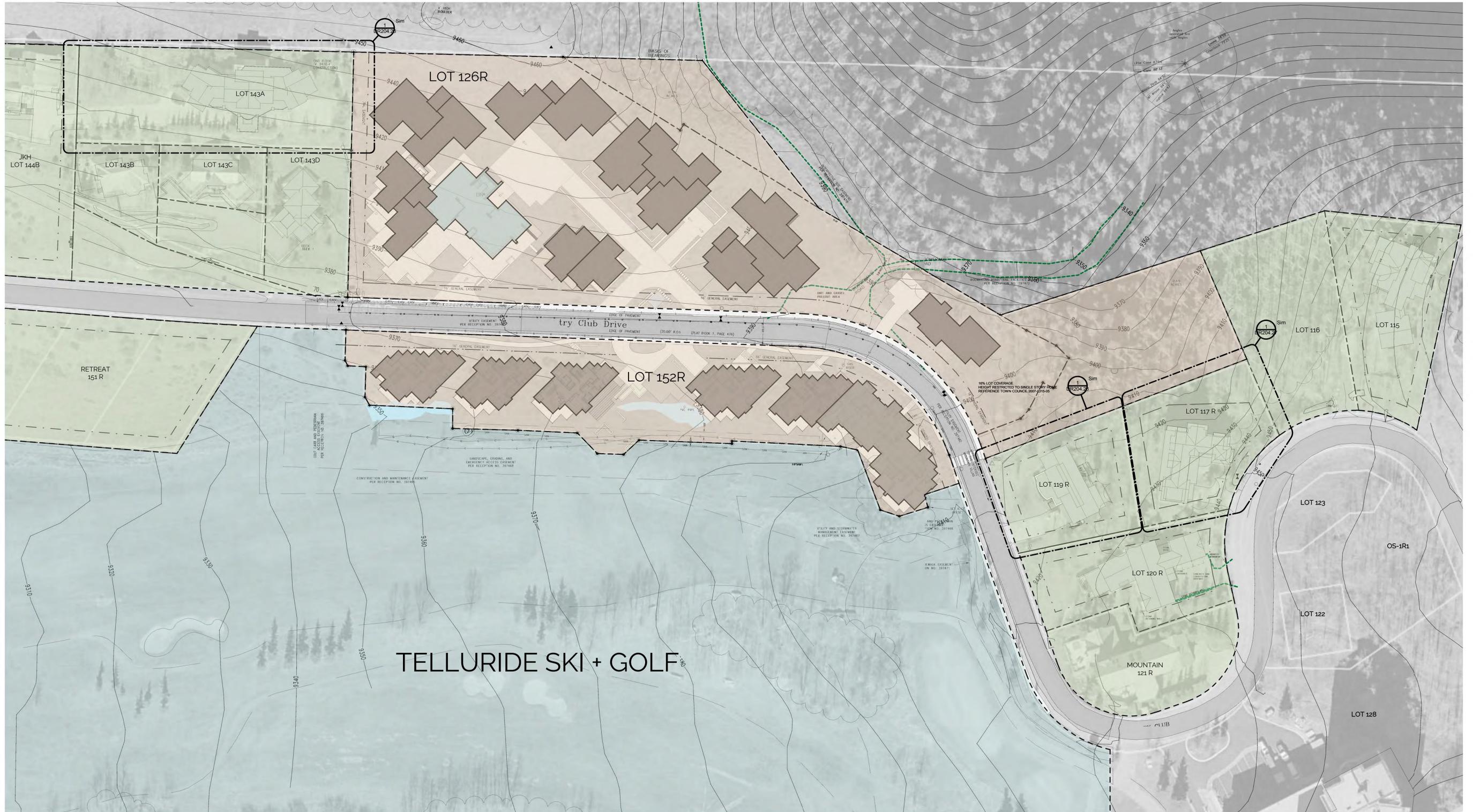
A GRANDSTAND FIR - DOUGLAS FIR
LOT 152R - LOT 126R

B HOT ROLLED STEEL CLADDING

C STACK STONE

D ROUGH SAWN BEAMS

E SIMULATED STEEL
MATERIAL BOARD



LOT 152R - LOT 126R

NEIGHBOR LOTS

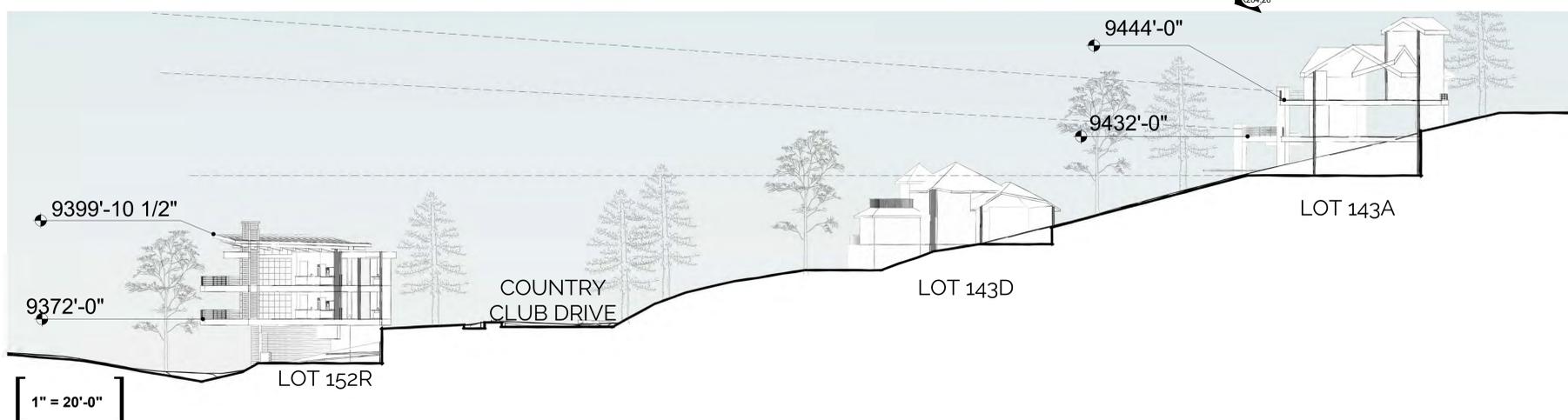
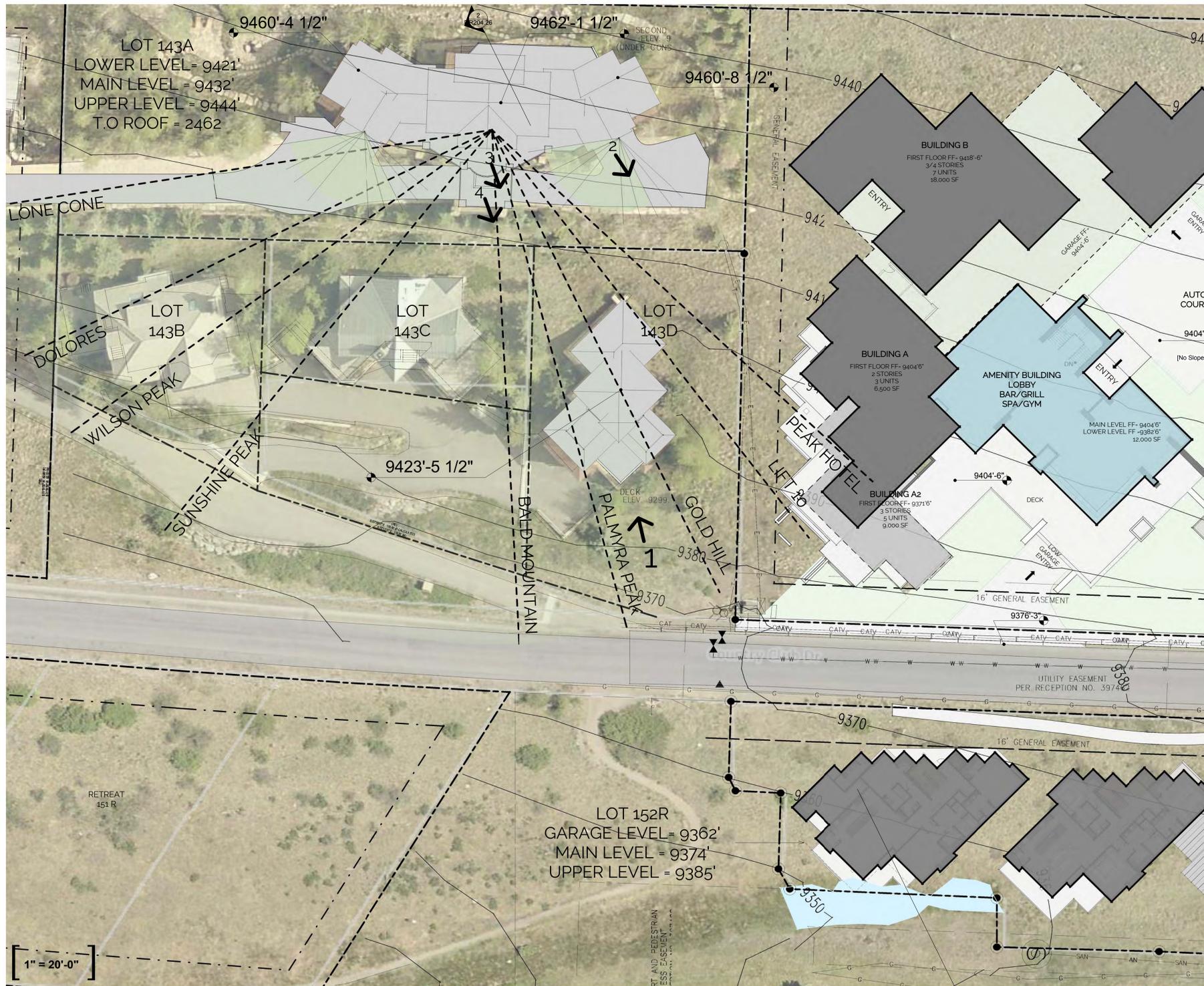
[1" = 40'-0"]

CIRCULATION LEGEND

	LOT 152R + 126R
	TELLURIDE SKI + GOLF
	NEIGHBORING LOTS



DR204.25



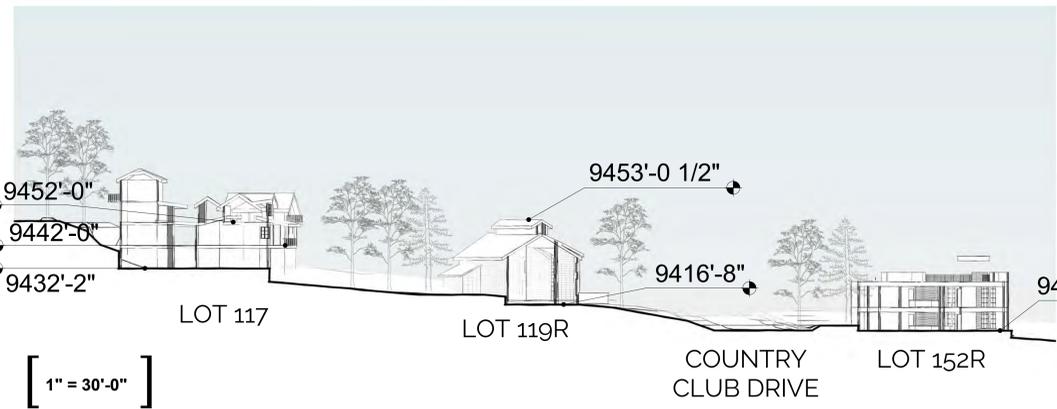
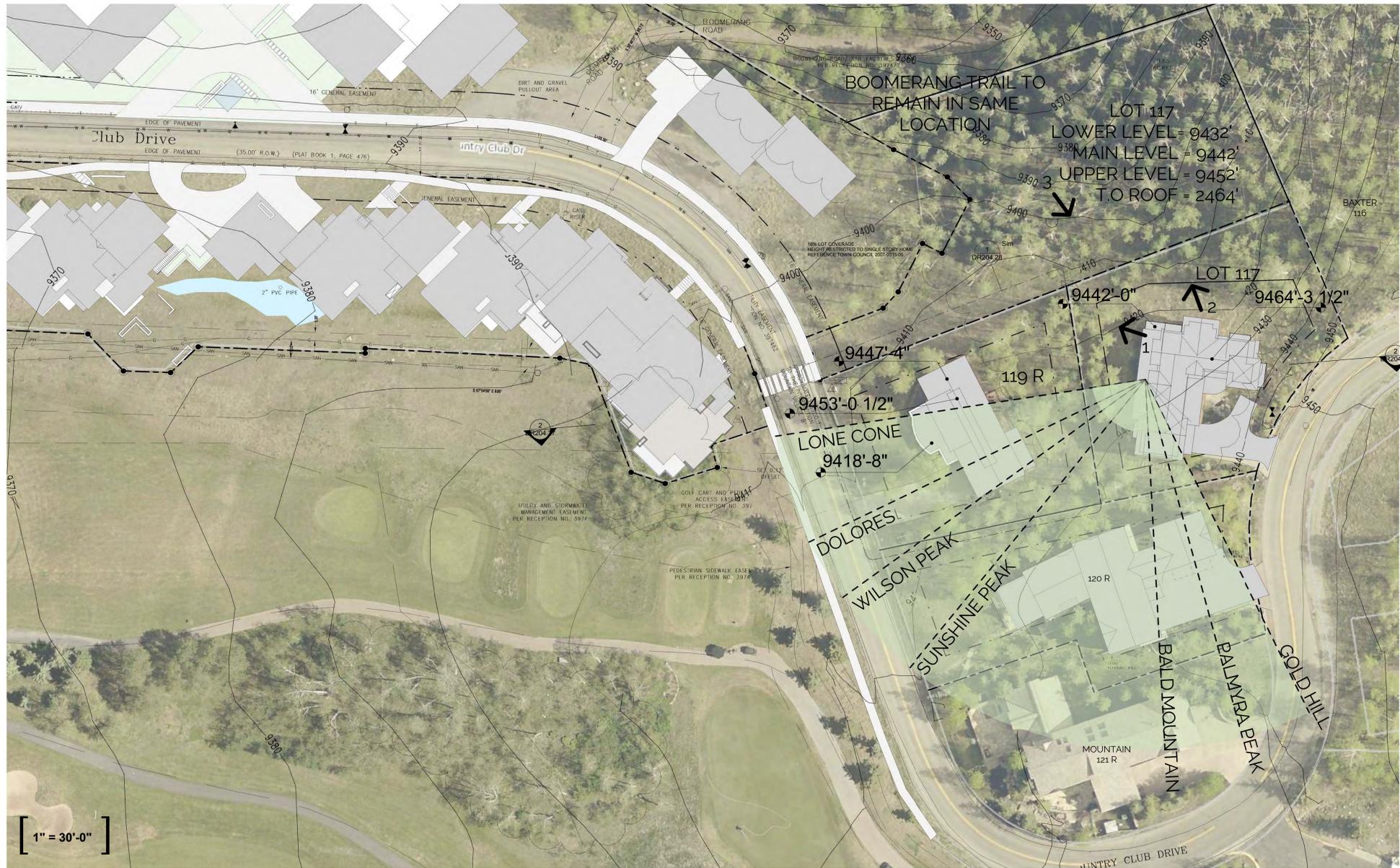
LOT 143A EXHIBIT - HINTERMEISTER

LOT 143A

LOWER LEVEL = 9421'
MAIN LEVEL = 9432'
UPPER LEVEL = 9444'
T.O ROOF = 2462



DR204.26



LOT 152R - LOT 126R

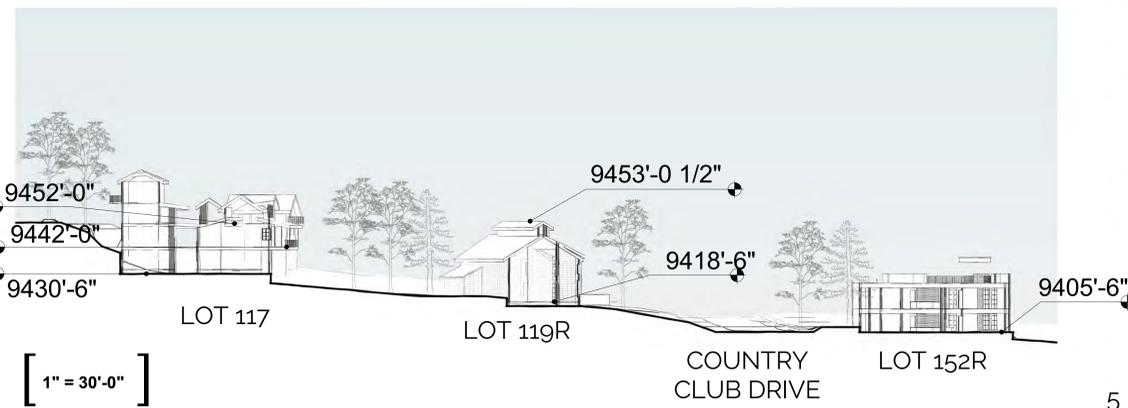
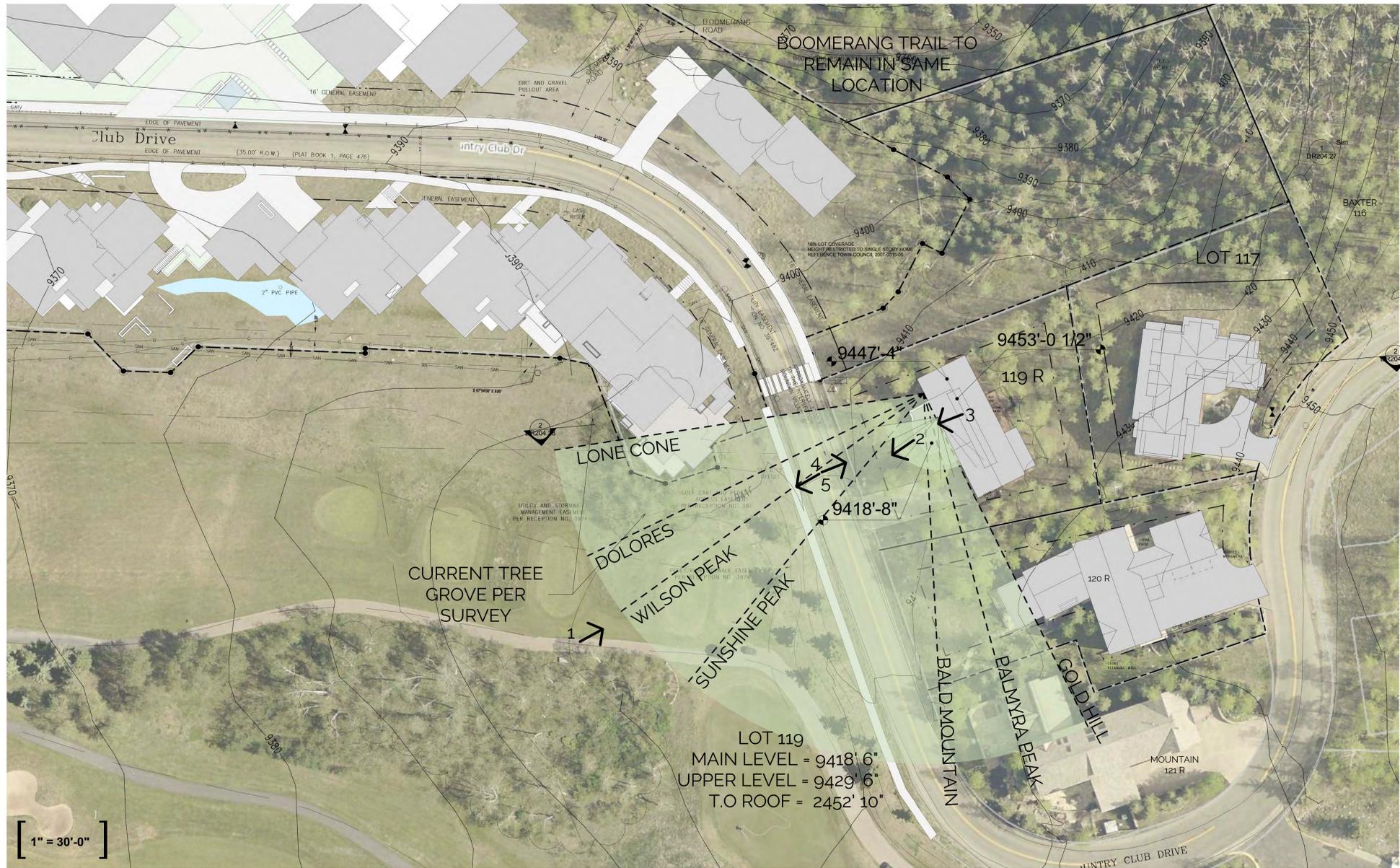
LOT 117

LOT 117 EXHIBIT - SAFDI

LOWER LEVEL = 9432'
 MAIN LEVEL = 9442'
 UPPER LEVEL = 9452'
 T.O ROOF = 2462



DR204.27



LOT 152R - LOT 126R

LOT 119

LOT 119 EXHIBIT - KRITSER

MAIN LEVEL = 9418' - 6"
 UPPER LEVEL = 9429' - 6"
 T.O ROOF = 2452' - 10"



DR204.28

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, June 19, 2019 11:30 AM
To: John A. Miller
Subject: Re: Referral for Lot 126R 152R La Montagne (Former Rosewood)

John,

I am assuming this would be Lot 152R,
Townhomes shall have fire sprinkler system(s) installed and fire sprinkler system shall be monitored. Each unit shall have an individual riser and controls for the fire sprinklers.

On Tue, Jun 18, 2019 at 5:07 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Here is a very prelim plan set for a 22 unit townhouse development at the North site of the rosewood PUD. This is a worksession for a PUD Rescission, Density Transfer/Rezone to remove density, and initial design review for the townhouses.

Thanks,

J

John A Miller III, CFM

Senior Planner

Planning & Development Services

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Mountain Village, CO 81435

O :: 970.369.8203

C :: 970.417.1789

John A. Miller

From: Danlel Jansen <jansendan@me.com>
Sent: Monday, July 1, 2019 2:26 PM
To: John A. Miller
Subject: Rosewood project

Hey John,

The project looks really exciting. My only concerns are that the workforce housing looks a little lite at two units...maybe they could add to that or commit to something more in the professional workforce housing range that could accommodate a professional couple or family via a larger and nicer set of two units (which they could sell for a higher price)? My other question is that I am concerned to see the second best available hotel site in TMV go all condo, but I suspect that the neighbors will maintain their opposition. Did they contemplate a hot-bed component to the project?

Dan

John A. Miller

From: Brian Eaton <bingo.eaton@cox.net>
Sent: Tuesday, July 2, 2019 3:42 PM
To: John A. Miller
Subject: Re: Mountain Village DRB & Town Council to review proposed development of La Montagne (formerly Rosewood)

John,
I like the design, but seems like an awful lot of units for this areas size and location. You need to be careful that at current building costs potential buyers are going to want plenty of space surrounding the buildings, and may even be current homeowners “downsizing” to smaller, one-story homes.
The only way to be sure this is a successful project is to require a certain percentage of “pre-sale’ units before giving final approval. You need to be aware that all but one of the large, condominium projects in our Town went bankrupt at least once, and many several times!
It is time to better control the products that are built as we are nearing the end of quality building sites, and this one is very visible.

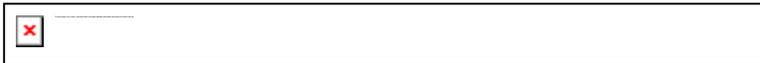
Thanks,
Brian Eaton
104 Gold Hill Ct

Sent from my iPad

On Jul 1, 2019, at 12:57 PM, Town of Mountain Village Planning Department <JohnMiller@mtnvillage.org> wrote:

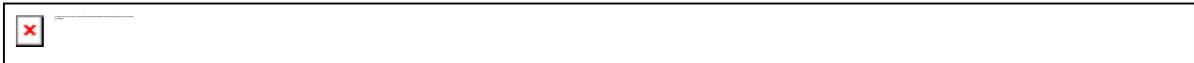
News from Planning & Development Services

No Images? [Click here](#)



RESIDENTS | BUSINESSES | GOVERNING | EVENTS

**Mountain Village Design Review Board
and Town Council to review proposed
development of La Montagne
(formerly Rosewood)**



On Thursday, July 11, 2019, the Town of Mountain Village’s [Design Review Board](#) will host a work session for the [proposed development of the La](#)

John A. Miller

From: James McMorran <jdmcmorran57@gmail.com>
Sent: Tuesday, July 9, 2019 11:45 AM
To: John A. Miller
Cc: jdmcmorran57@gmail.com; mcm3333@sbcglobal.net
Subject: Comments on Proposed La Montagne Development

Mr. Miller,

We are the owners of 256 Country Club Dr. and have the following comments on the proposed Rosewood development:

1. We support development of the lots in a way which is generally consistent with the character and ambience of the existing residences on Country Club Drive and is done in a manner which acknowledges the impact of existing residents and their ability to safely access and exit Country Club Drive.
2. The La Montagne proposal and justification is based almost entirely on the reductions from Rosewood proposal and notes those reduction percentages in different categories as between ~40% - ~90% and describes them as “dramatic”.

However, and far more relevantly, nowhere in the proposal is the proposed increase in density to the existing residences noted. It’s estimated if the lots were developed at the existing density of Country Club Drive, there would be 9 new residences versus the 67 - 69 that are proposed. That equates to a density increase of about 750% — which is 7X multiple of the percentages noted by La Montagne. Below, I have attached a current photo showing the existing building density of Country Club Dr. Again, the La Montagne proposal is to increase the density by 750% on the land between the existing Country Club Drive developments. From a common sense perspective that increase is just bizarre and would be more consistent with a town with no zoning restrictions or planning at all.



3. Safety

We are very concerned the proposed density increase will make the “S curves”, even more dangerous. The La Montagne proposal includes a reference to a future transportation survey, however in our view this should be an immediate priority. I walk and drive Country Club Drive many times a day and here is what I encounter on those two blind hairpins:

- speeding drivers (MV police currently have a radar display to mitigate this)
- cyclists careening down on all sides of the road
- 18 wheelers using both lanes to reverse into Peak loading bay(daily); no spotters to cover blind spots
- unlicensed electric utility carts
- employee buses making a left turn into Peaks loading bay on blind corner
- Peaks over flow and construction parking blocking one lane (see below from just this morning) — see how cars would be forced into oncoming traffic to exit.



Increasing the density by the 750% proposed by La Montagne may change the name from the “S curves” to “Dead Man’s Corner”. This really is a high risk area which deserves independent evaluation.

Finally on safety, we are concerned in the event of a wildfire, being able to exit in a timely manner if the the density is increased to the extent proposed.

In summary, we support the development of the lots — but not at density in the current proposal for the common sense and safety reasons stated above.

Sincerely,

James & Cindy McMorran

ANCHOR MARIEMONT LIMITED PARTNERSHIP
128 East 2nd Street
Covington, KY 41011
Phone: (859) 578-2626

July 9, 2019

Mountain Village Design Review Board
Mountain Village Town Council
411 Mountain Village Blvd.
Mountain Village, CO 81435

VIA E-MAIL: johnmiller@mtnvillage.org

Re: LaMontagne; Lots 126R and 152R

Dear Members of the Mountain Village Town Council and the Design Review Board:

We have owned the home at 230 Country Club Drive (Lot 143D) for almost 20 years. This is the single family residence most impacted by the former "Rosewood Project", now known as *LaMontagne*. We recently received notice of the hearing to rescind and revoke the current Rosewood PUD, and as part of the rescission, the request to transfer density and rezone. This application needs to be considered a new PUD application.

The "Rosewood" PUD was granted at a time when the Village was enamored with having a project that provided additional "hot beds" run by an operator of premier hotels. Over the objection of many, this plan was approved. The Rosewood PUD has since been extended three times without complying with the required procedural requirements contained in the CDC. No one believes that the Rosewood Project PUD fits the character of the Village or is in keeping with the single family neighborhood on Country Club Drive. To consider the *LaMontagne* request without **first addressing the serious infrastructure and safety concerns of Country Club Drive is irresponsible**. This proposed project would more than **triple** the number of residences served by Country Club, and the road is already inadequate for the automobile traffic, bikes and pedestrians that currently use this as a major transportation corridor to access the multitude of residences in the lower Mountain Village.

It is tempting to view this application as a significant reduction in the number of units approved in the Rosewood PUD. However, this Board and the Council need to **consider anew** this application and apply the provisions of Section 4-617 (3) of the Land Use Ordinance, which requires that the *LaMontagne* development "be compatible with the surrounding environment, neighborhood and area relative to ... scale, bulk, building height, buffer zones, character and orientation and shall not unreasonably affect existing land uses ... of the surrounding neighborhood." No where in the core of Mountain Village are there single family homes as close to such a massive project. The standards of LUO Section 4-617(3) cannot be ignored because only a few single family homes are directly affected by the mass and proximity of this project. The interests of the owners of these adjacent single family lots were sacrificed at the time of the Rosewood approval in order to attract a project that was never financially feasible, the scale and mass of which **was and remains wholly inappropriate outside the Mountain Village core**. The health and safety of the residents of Country Club Drive (and the entire Mountain Village) would be jeopardized by such a large scale development on County Club Drive.

LaMontagne plans for Lot 152R (the south lot) clearly show the developer planning too many units on a lot that is challenged by wetlands to the south and a too-narrow right of way to the north. Any plans for this lot should only be considered after (i) an adequate pedestrian and bike pathway is addressed, (ii) the road capacity is addressed and (iii) the required set-backs from the wetlands are considered. Just because the underlying zoning allows a specific number of units does not mean a developer is entitled to

develop such a number of units. The developer's own application acknowledges the physical constraints of this lot.

Lot 126R (the North lot) is presented for conceptual purposes. It is clear that the mass of the buildings will overwhelm the single family residences on either side, but particularly on the west. To propose a building setback on the west of the minimum of 16' is ridiculous. I challenge anyone on the DRB or Council to find a single family residence in the core that is so close to such an imposing structure. Further, the number of units proposed on this lot is simply not appropriate for a lot outside the Mountain Village Core.

We bought our home knowing there was multi-family zoning adjacent to us. However, we also believed our rights would be adequately protected during the approval process. We ask the DRB and Council to seriously consider this as a new PUD application and carefully take into account:

- The safety of Country Club Drive.
- The compatibility of any such massive development so close to an established single family community.

Sincerely,

ANCHOR MARIEMONT LTD. PARTNERSHIP

By: 
Douglas S. Hynden

JKH Family Trust
234 Country Club Drive
Mountain Village CO 81435

July 10, 2019

Mountain Village Design Review Board
Mountain Village Town Council
411 Mountain Village Blvd
Mountain Village CO 81435

Re: LaMontagne; Lots 126R & 152R

Dear Members of Design Review Board & Town Council:

We have owned our home at 234 Country Club Drive for the past few years and spend over half of the year there. We received the notice to transfer density and rezone. We strongly feel this application should be considered a new PUD Application.

The "Rosewood" PUD was granted at a time when the Village was enamored with adding as many beds as possible run by a premier hotel operator under great pushback from the community. No one in the area believes the LaMontagne project fits with the neighborhood of Country Club Drive and the project's tripling of residences would add significant traffic to an already overcrowded infrastructure.

I understand the "pitch" of the reduction of LaMontagne to the Rosewood PUD seems significant, however, this board and council need to strongly consider this application and apply provisions of Section 4-617 (3) of the Land Use Ordinance, which requires the LaMontagne development "be compatible with the surrounding environment, neighborhood and area relative to ... scale, bulk, building height, buffer zones, character and orientation should not unreasonably affect existing land users ... of the surrounding neighborhood." The health and safety of the residents and *users* of Country Club Drive (and Telluride regional residents and visitors) will be jeopardized by such a large scale development on Country Club Drive.

LaMontagne plans for lot 152R (the South lot) clearly show the developer planning too many units and density on a lot that is challenged by wetlands to the south and too narrow right of way to the north. Any plans for this lot only be considered after (i) an adequate pedestrian and bike pathway is addressed, (ii) the road capacity (entirely up to Mountain Village Blvd) is addressed and (iii) the required setbacks of the wetlands are addressed. The developer's own application acknowledges the physical constraints of this lot.

We would appreciate our concerns for the safety of the community, preservation of our limited wetlands and the scale and scope of the project in a true neighborhood in Mountain Village (this is not the high density core).

Sincerely,
JKH Family Trust

By: 
Jonathan Harris

Town of Mountain Village

Date: 7/11/19

To: Town Council

From: Finn Kjome Public Works Director

Re: Town Maintenance Facility Renovation

Background:

The Town Maintenance Facility was built in 1990 by the Mountain Village Metropolitan District to house four business. Over time the businesses and uses have changed but the building has remained relatively the same. Currently two thirds of the building are occupied by Town operations which consist of Vehicle Maintenance, Plaza Services, Road and Bridge, Water Department, Parks and Recreation and Mountain Village Cable. The remaining one third is occupied by TSG Golf maintenance.

After 30yrs the facility is showing is age and the layout is no longer consistent with the Towns needs. Public Works was budgeted in 2019 to hire an architectural firm to assess the facility and come up with a design and associated costs of a renovation that would provide functionality of the facility for another 30 years. The Bauen Group was awarded the project and the following schematic design is the result of their assessment.

Future:

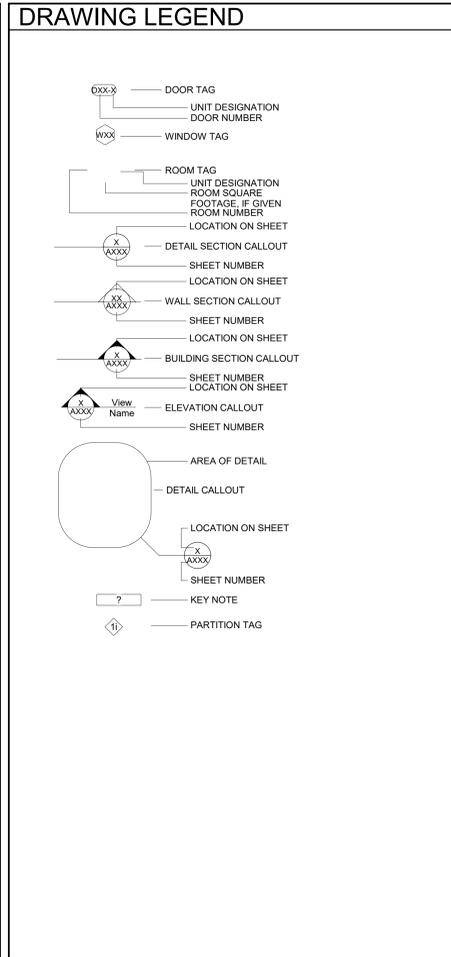
The timing of this planning runs consistently with the understanding that the third floor of the Municipal Building will be purchased by the Telluride Fire District. The District has indicated that they will exercise their right to purchase the third floor in 2020. It has been envisioned that the moneys from the purchase could be seed money to start the renovation of the shop. Some of the Town staff currently working out of the Municipal Building will be relocate to the Maintenance Facility.

Notable improvements:

The front of the two east bays of the shop would be extended twenty feet to allow the ability to work on larger vehicles such as buses and fire trucks. A natural gas fueled generator would be installed to provide power for the entire shop and allow continual use of the Town fuel depot during prolonged power outages. Solar panels would be installed on the roof of the building to offset the facility's power usage and lesson the Town's greenhouse gases.

FK

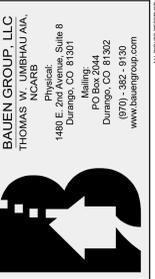
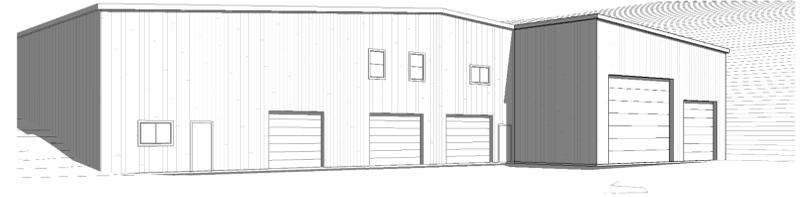
ABBREVIATION LIST	
A.A.	ADHESIVE ANCHOR
A.S.	ANCHOR BOLT
ABC	AGGREGATE BASE COURSE
ABV	ABOVE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ARCHT	ARCHITECT
ASBO	AS SELECTED BY OWNER
B.B.	BOND BEAM
BD	BOARD
B.F.	BOTTOM OF FOOTING OR BACKFILL
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOD	BASE OF DESIGN
BRG	BEARING
BTWN	BETWEEN
B.U.	BUILT-UP
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTR	CENTER
CTRD	CENTERED
DBL	DOUBLE
D.F.	DOUGLAS FIR
DIA	DIAMETER
DL	DEAD LOAD
DTL	DETAIL
DWG	DRAWING
DWL	DOWEL
EA	EACH
E.E.	EACH END
E.F.	EACH FACE
E.G.	EXISTING GATE
E.J.	EXPANSION JOINT
ENGR	ENGINEER
EQ	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISH SUB-FLOOR ELEVATION
F.G.	FINISH GRADE
F.J.	FLOOR JOINT
FND	FOUNDATION
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRMG	FRAMING
FTG	FOOTING
GA	GAUGE
GALV.	GALVANIZED
G.B.	GRADE BEAM
G.L.B.	GLULAM BEAM
HDR	HEADER
H.F.	HEM FIR
HORIZ	HORIZONTAL
H.S.	HIGH STRENGTH
H.T.	HEAVY TIMBER
INFO	INFORMATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
MAS	MASONRY
NAT	MATERIAL
MAX	MAXIMUM
MFR.	MANUFACTURER
MIN	MINIMUM
NA	NOT APPLICABLE
NLG	NAILING
NTS	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVERHANG
OPNG.	OPENING
OSB	ORIENTED STRAND BOARD
PC	PRE-CAST
PL	PLATE
PLYWD	PLYWOOD
PNL	PANEL
P.T.	PRESSURE TREATED
REINF.	REINFORCEMENT
R.J.	ROOF JOIST
SH	SIMPSON HARDWARE
SHT	SHEET
SHTG.	SHEATHING
SIM	SIMILAR
SL	SNOW LOAD
S.S.	STEEL STUD
STL	STEEL
S.W.	SHEAR WALL
T.B.	TOP OF BEAM
T.J.	TOP OF JOIST
T.M.	TOP OF MASONRY
T.O.	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.W.	TOP OF WALL
T.P.	TOP OF PARAPET
T.PL	TOP OF PLATE
TS	TRIM STUD OR TUBE STEEL
TYP	TYPICAL



PRICING NOTES

- A NARRATIVE HAS BEEN PROVIDED TO ASSIST WITH THE SCOPE FOR THE MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS.
- ALL PORTIONS AND COMPONENTS OF BUILDING THAT DO NOT CURRENTLY MEET CODE REQUIREMENTS WILL NEED TO BE BROUGHT UP TO MEET THE 2012 IBC AND RELATED CODES.
- PER THE OPERABLE PARTITION LOCATED ON THE FLOOR PLAN, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE PRICE FOR AN ACCORDION STYLE WALL.

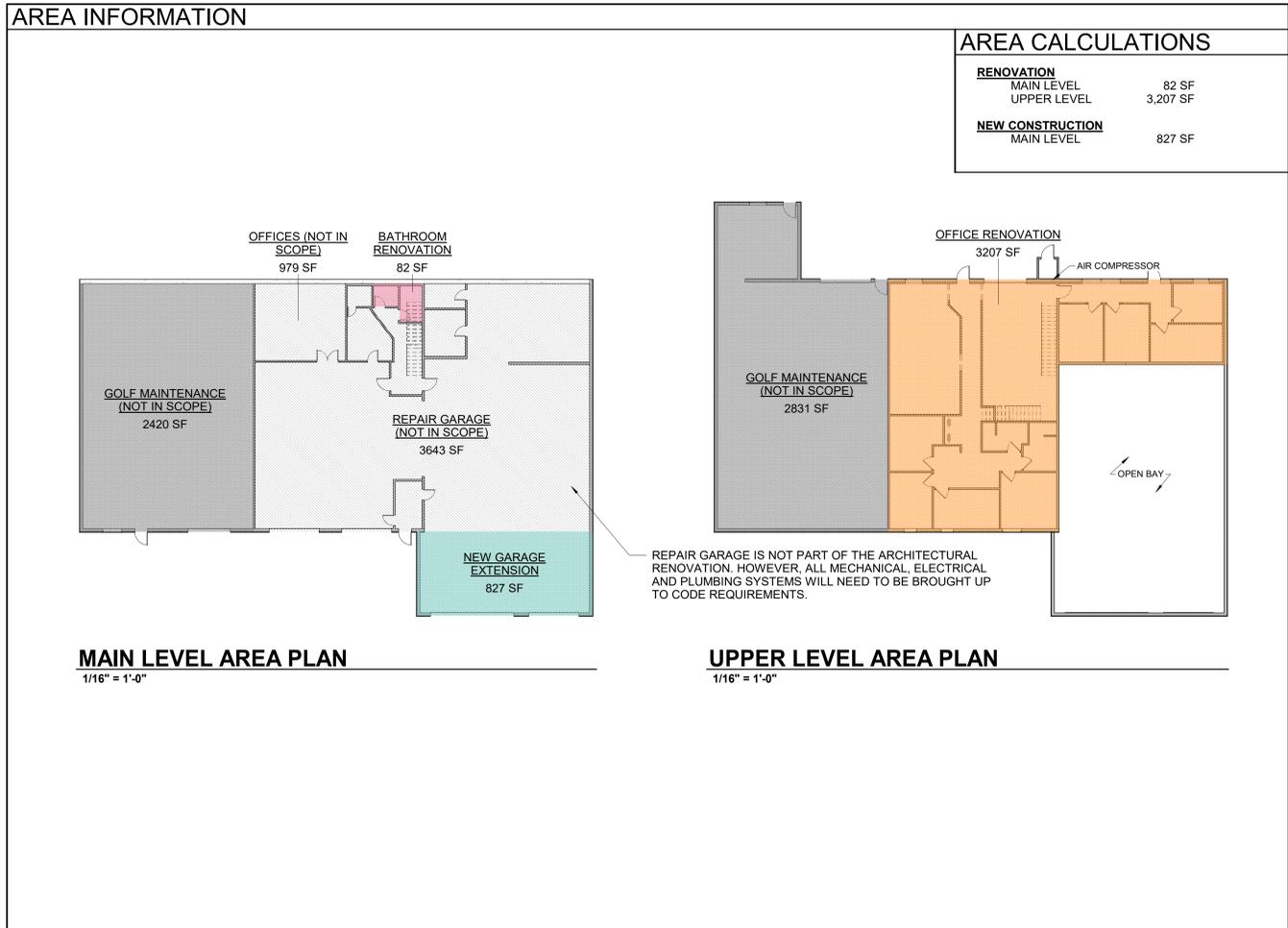
TOWN OF MOUNTAIN VILLAGE MAINTENANCE BUILDING RENOVATION MOUNTAIN VILLAGE, CO



PROJECT NO: 013-2019
PARCEL NO: 4883342260
DATE: 06.04.2019

317 ADAMS RANCH RD
MTN VILLAGE, CO 81435

S C H E M A T I C Design



PROJECT DATA

PROJECT NAME	TOWN OF MOUNTAIN VILLAGE MAINTENANCE BUILDING RENOVATION
PROJECT ADDRESS	317 ADAMS RANCH RD MOUNTAIN VILLAGE, CO 81435
PROJECT DESCRIPTION	
ARCHITECT	BAUJEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
BUILDING REVIEW CRITERIA	2012 INTERNATIONAL BUILDING CODE

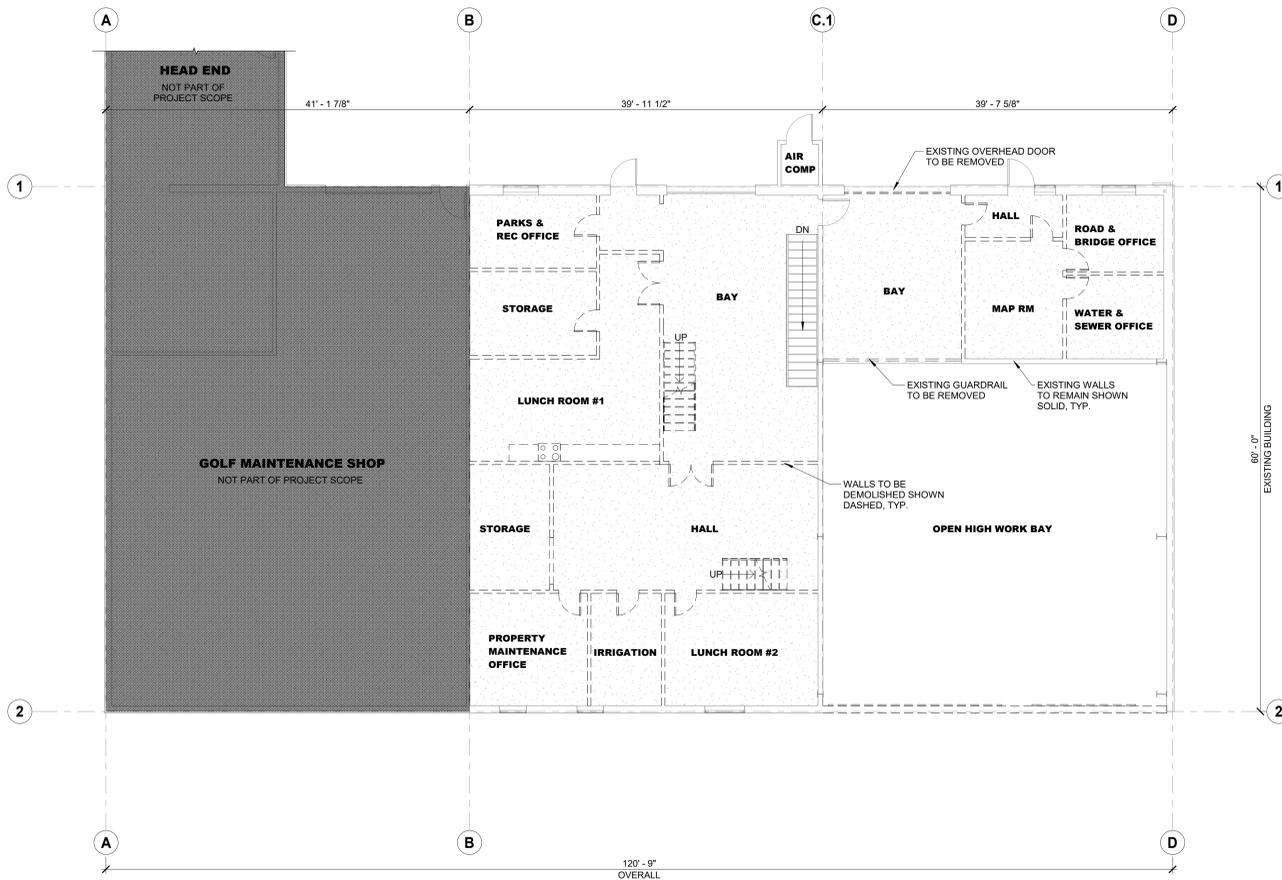
DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
DEMOLITION	
D1.01	DEMOLITION PLAN
ARCHITECTURAL	
A1.01	MAIN LEVEL FLOOR PLAN
A1.02	UPPER LEVEL FLOOR PLAN
A1.03	ROOF PLAN
A2.01	BUILDING ELEVATIONS
STRUCTURAL	
S1.0	PLANS
MECHANICAL, PLUMBING & ELECTRICAL	
M1.01	MECH. PLUMBING & ELECT. ASSESSMENT

TOWN OF MOUNTAIN VILLAGE
MAINTENANCE BUILDING RENOVATION

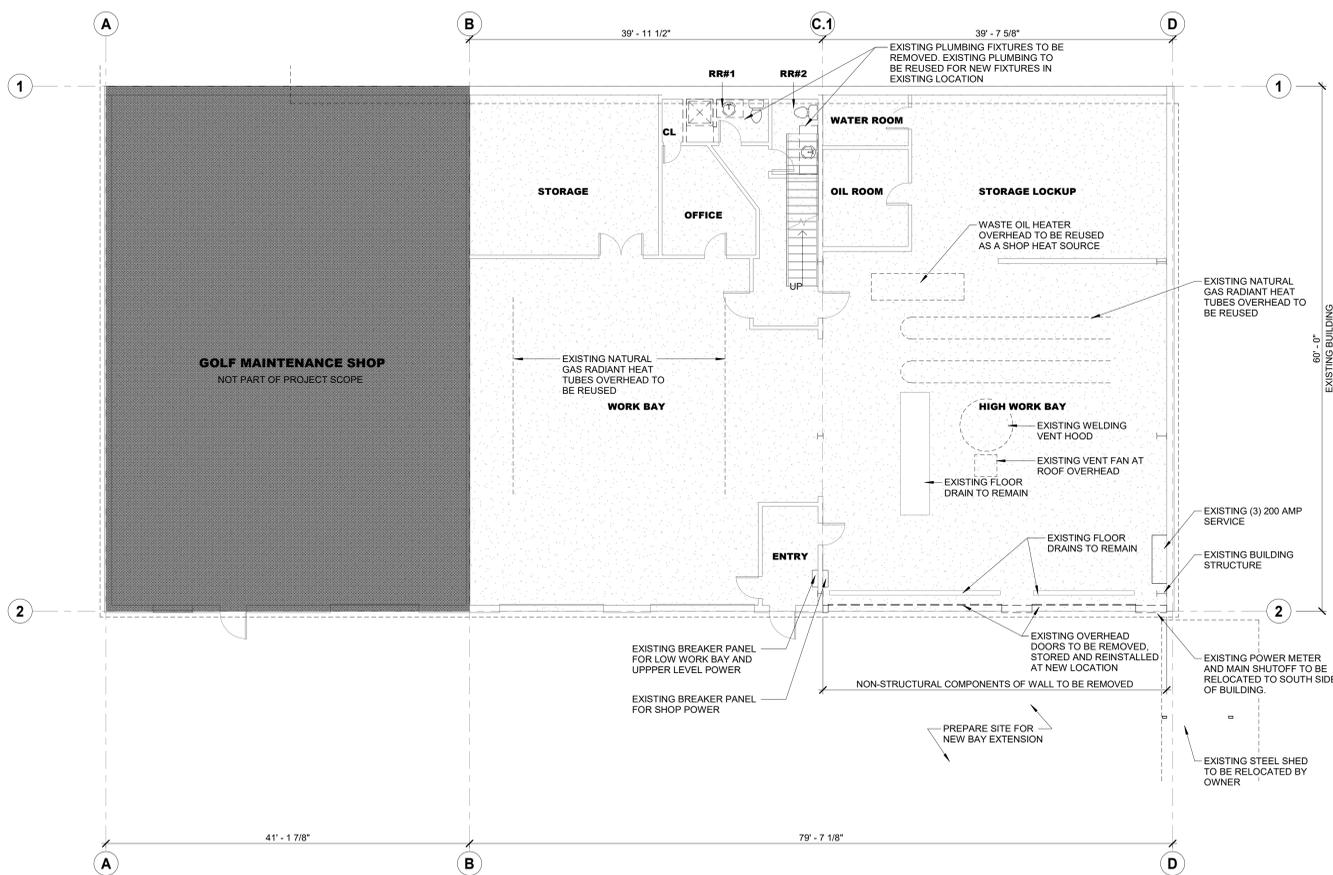
Preliminary
Not For Construction

COVER SHEET
G1.01



UPPER LEVEL DEMOLITION PLAN

1/8" = 1'-0"



MAIN LEVEL DEMOLITION PLAN

1/8" = 1'-0"

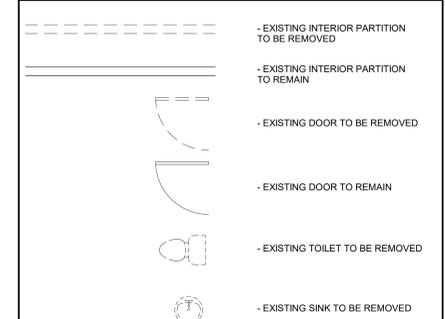
GENERAL DEMOLITION NOTES

- UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY. REMOVE FROM PROJECT SITE.
- ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN, AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA. OWNER TO PROVIDE CONTRACTOR WITH A LIST OF ITEMS TO BE SALVAGED AND/OR PHYSICALLY IDENTIFY ALL ITEMS TO BE SALVAGED.
- COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- IF OWNER OR TENANT IS TO OCCUPY PARTS OF THE BUILDING DURING CONSTRUCTION, CONDUCT DEMOLITION WITHOUT DISRUPTING OWNER'S OR TENANT'S CURRENT USE OF THE BUILDING AS IS REASONABLE.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING AS REQUIRED, INCLUDING BUT NOT LIMITED TO FIRE PROTECTION.
- LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
- EMPLOY A CERTIFIED, LICENSED EXTERMINATOR TO TREAT BUILDING AND TO CONTROL RODENTS AND VERMIN IF REQUIRED BY OWNER.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
- PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE BUILDING STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE.
- PROTECT BUILDING STRUCTURE AND INTERIORS FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
- PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED BY THE OWNER. COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT. ANY DAMAGE TO THE EXISTING BUILDING OR CONSTRUCTION SITE TO BE REPAIRED PRIOR TO FINAL PAYMENT AND AT NO EXPENSE TO THE OWNER.
- NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
- PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION. ANY PATCHED AREAS ARE TO MATCH ADJACENT EXISTING FINISHES IN STYLE, COLOR AND PATTERN.
- PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
- VERIFY EXISTING BEARING CONDITIONS ON SITE COMPARE WITH THE PROVIDED PLANS AND REPORT ANY INCONSISTENCIES OR OMISSIONS TO THE OWNER AND ARCHITECT PRIOR TO ANY WORK BEING DONE.
- NOTIFY OWNER DURING DEMOLITION IF ANY ADDITIONAL CONDITIONS OR DISREPAIR OR DECAY ARE UNCOVERED.
- AS MATERIALS AND SALVAGEABLE ITEMS ARE REMOVED FROM THE BUILDING, PROTECT ALL EXISTING LANDSCAPING FROM DAMAGE. RECORD SET OF REDEFINED DRAWINGS DURING DEMOLITION TO RECORD ANY CONCEALED CONDITIONS. WRITTEN NOTICE OF THESE CONDITIONS IS TO BE SUBMITTED TO THE OWNER AND ARCHITECT PRIOR TO PROCEEDING WITH DEMOLITION WORK. NO CLAIM FOR ADDITIONAL COST OR TIME EXTENSION WILL BE ALLOWED WITHOUT PROPER NOTICE. PRIOR DETERMINATION OF COST OR TIME AND AUTHORIZATION TO PROCEED.
- POST 'NO TRESPASSING' SIGNS ONCE CONSTRUCTION HAS STARTED.

SALVAGE ITEMS

- CONTRACTOR TO REVIEW ALL DEMOLITION WORK WITH OWNER AND DETERMINE WITH THE OWNER'S INPUT ALL ITEMS DEEMED BY THE OWNER TO BE SALVAGEABLE.
- THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL ITEMS DEEMED BY THE OWNER TO BE SALVAGEABLE.
- ALL ITEMS THAT WILL BE RE-USED OR REINSTALLED SHALL BE SAFELY STORED BY THE CONTRACTOR FOR LATER RE-INSTALLATION.

DEMOLITION LEGEND



BAUEN GROUP, LLC
 THOMAS W. LUMBAUVA,
 NCARB
 Physical: Suite 8
 1485 E. Durango, CO 81301
 Mailing:
 PO Box 204
 Durango, CO 81302
 www.baugroup.com

PROJECT NO: 013-2019
 PARCEL NO: 4853342260
 DATE: 06.04.2019

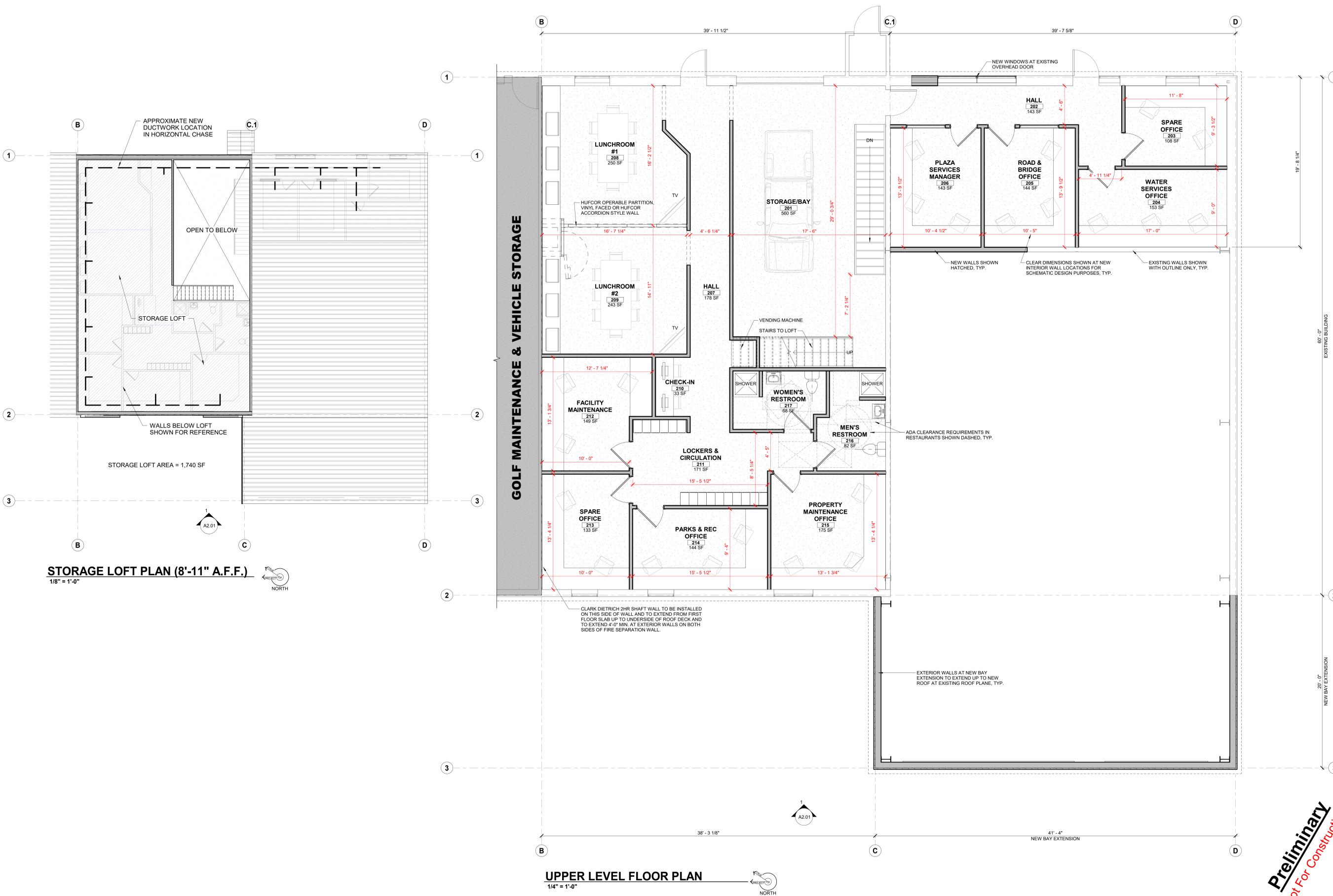
317 ADAMS RANCH RD
 MTN VILLAGE, CO 81435

**TOWN OF MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATION**

DEMOLITION PLAN
 D1.01

*Preliminary
 Not For Construction*

S C H E M A T I C Design

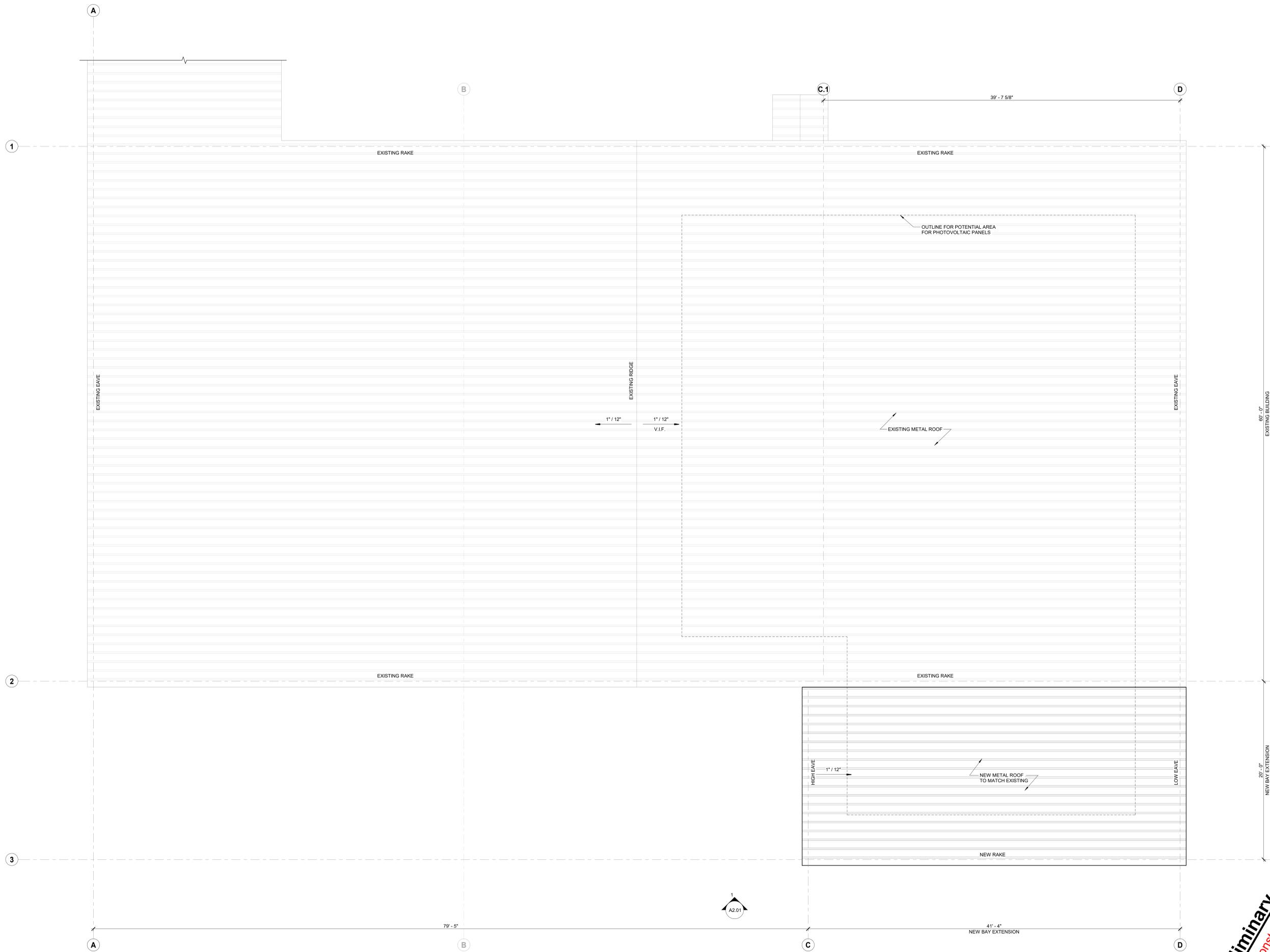


STORAGE LOFT PLAN (8'-11" A.F.F.)
 1/8" = 1'-0"

UPPER LEVEL FLOOR PLAN
 1/4" = 1'-0"

Preliminary
 Not For Construction

ALL RIGHTS RESERVED



ROOF PLAN
1/4" = 1'-0"



Preliminary
Not For Construction

ROOF PLAN
A1.03

**TOWN OF MOUNTAIN VILLAGE
MAINTENANCE BUILDING RENOVATION**

317 ADAMS RANCH RD
MTN VILLAGE, CO 81435

PROJECT NO: 013-2019
PARCEL NO: 4583342260
DATE: 06.04.2019

S C H E M A T I C Design

BAUEN GROUP, LLC
THOMAS W. LUMBAUJIA
Physical: 1485 E. Durango, Suite 8
Durango, CO 81301
Mailing: PO Box 2044
Durango, CO 81302
www.baugroup.com

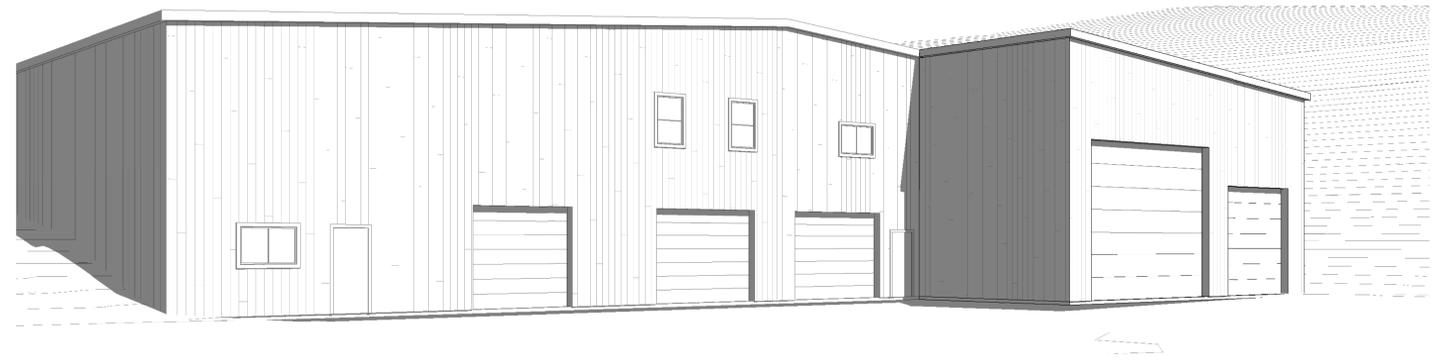


PROJECT NO: 013-2019
 PARCEL NO: 4883342260
 DATE: 06.04.2019

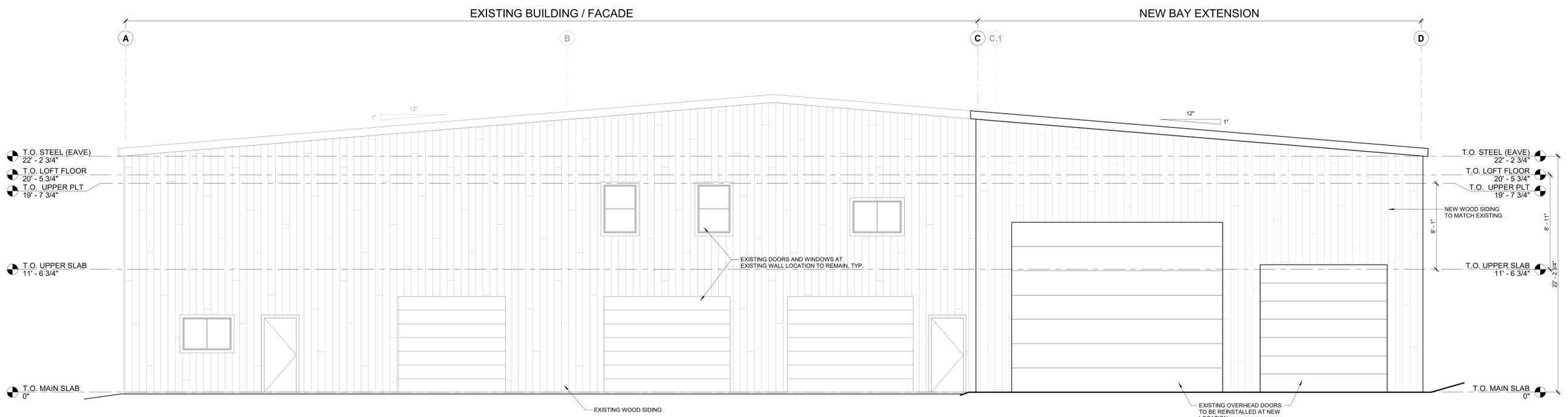
317 ADAMS RANCH RD
 MTN VILLAGE, CO 81435

TOWN OF MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATION

SCHEMATIC
 BUILDING ELEVATIONS
 A2.01



WEST PERSPECTIVE



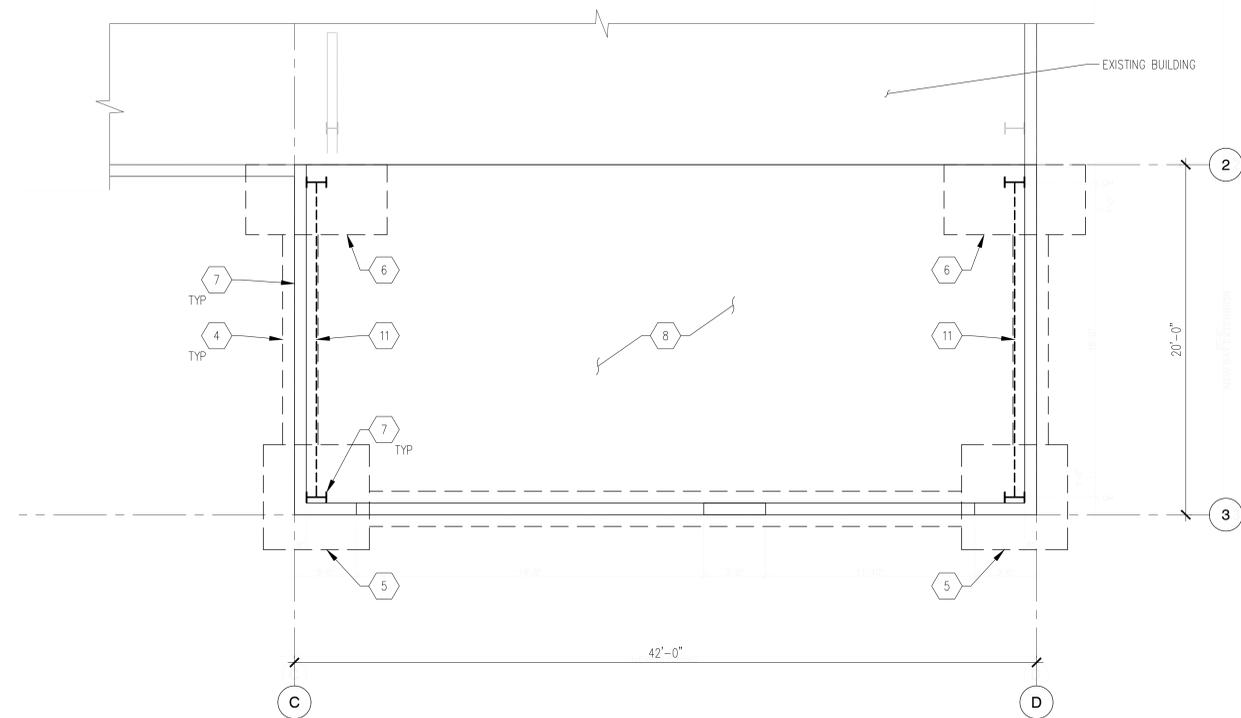
WEST ELEVATION
 1/4" = 1'-0"

Preliminary
 Not For Construction



Goff Engineering & Surveying, Inc. expressly reserves the common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent of Goff Engineering & Surveying, Inc. ©

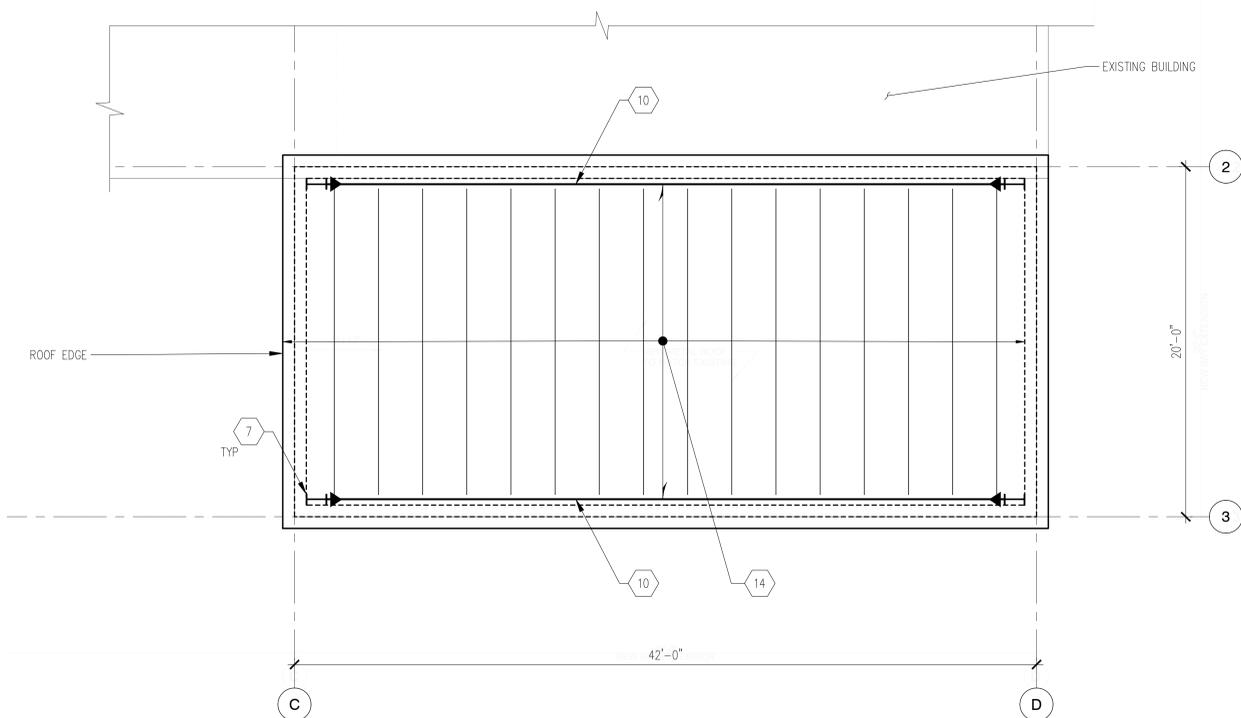
TMV MAINTENANCE BUILDING RENOVATIONS
317 ADAMS RANCH RD
MOUNTAIN VILLAGE, CO 81455



1/4" = 1'-0"

FOUNDATION AND MAIN LEVEL PLAN

1



1/4" = 1'-0"

ROOF FRAMING PLAN

2

NOTES:

1. MAIN LEVEL FINISH FLOOR ELEVATION IS 100'-0".
2. TOP OF FOOTING ELEVATION IS 3'-0" BELOW MAIN LEVEL.
3. ALL FOOTINGS SHALL BE PLACED ON A 1'-0" THICK LAYER OF COMPACTED STRUCTURAL FILL. ALL SLABS ON GRADE SHALL BE PLACED ON A 12" THICK LAYER OF COMPACTED STRUCTURAL FILL.
4. CONCRETE WALL FOOTING: 2'-0" WIDE X 10" THICK, WITH 100 LBS/CY REINFORCING.
5. CONCRETE FOOTING: 6'-0" X 6'-0" X 1'-10" THICK, WITH 200 LBS/CY REINFORCING.
6. CONCRETE FOOTING: 4'-0" WIDE X 8'-0" LONG X 2'-0" THICK, WITH 200 LBS/CY REINFORCING.
7. CONCRETE STEM WALL: 8" THICK, WITH 150 LBS/CY REINFORCING.
8. CONCRETE SLAB ON GRADE IS 6" THICK, WITH #5 @ 18" EACH WAY, PLACED 2 1/2" CLEAR FROM TOP OF SLAB.
9. STEEL COLUMN: W16X50.
10. STEEL BEAM: W24X84.
11. STEEL ROD CROSS BRACING: 3/4" DIAMETER.
12. WALL WIND GIRTS ARE 14GA "Z" PURLINS, 8" DEEP X 2 1/2" WIDE @ 4'-0" ON CENTER.
13. WALL PANELS ARE 24 GAGE "PBR" METAL WALL PANELS.
14. ROOF PURLINS ARE 12GA "Z" PURLINS, 12" DEEP X 2 1/2" WIDE @ 2'-6" ON CENTER.
15. ROOF PANELS ARE 22 GAGE "PBR" METAL ROOF PANELS.
16. ROOF DESIGN LOADS:
PHOTOVOLTAIC PANELS = 5 PSF
SNOW = 95 PSF

PLAN NOTES

Issue Record:
SCHEMATIC DESIGN 6-4-19

Revisions:

Project Number: 19-077

Drawn By: GJG

Designed by: GEG

Checked By: GEG

Sheet

S1.0

PLANS

Bighorn Consulting Engineers, Inc.
386 Indian Road, Grand Junction, CO 81501
Phone: 970-241-8709

Mountain Village Maintenance Building
317 Adams Ranch Road
Mountain Village, CO 81435

Mechanical, Plumbing and Electrical Assessment
May 30, 2019

General

The Upper Level renovation is 3,207 ft² and the new construction on the Main Level is 827 ft².

Applicable Codes

- International Building Code (2012)
- National Electrical Code (2017)
- International Fuel Gas Code (2012)
- International Energy Conservation Code (2012)
- International Existing Building Code (2012)
- International Fire Code (2012)
- International Mechanical Code (2012)
- International Plumbing Code (2012)

Assessments and Existing Conditions

Plumbing

The existing waste, vent, domestic water piping systems appear to be functioning but are possibly as old as the original building, with repairs/upgrades over time, and their condition is consistent with their age.

The existing plumbing fixtures appear to be in a condition commensurate with their age.

Fire Protection System

There is no fire protection system in the building



Photo #3: Existing vehicle source capture system in Repair Garage



Photo #4: Repair Garage vehicle capture exhaust fan and general exhaust discharge



Photo #5: Repair Garage general exhaust fan



Photo #6: Restroom ceiling exhaust fan



Photo #7: Repair Garage welding hood



Photo #8: Existing exterior transformer and gear



Photo #9: Existing MDP



Photo #10: Existing Repair Garage panel

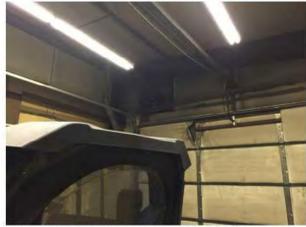


Photo #11: Existing Repair Garage light fixtures with LED lamps

Heating and Ventilating

The existing Repair Garage is heated by natural gas radiant tube heaters (Photo #1).

There is an existing waste oil heater that is supported from structure that discharges warm air to the Upper Level east side (Photo #2).

The Repair Garage has a vehicle source capture system as shown in (Photos #3 & #4).

The Repair Garage has a general exhaust fan as shown in (Photo #5).

The existing restroom is exhausted by a ceiling mounted exhaust fan (Photo #6).

There is an existing welding hood and inline fan located in the Repair Garage as shown in (Photo #7). The exhaust duct terminates in a sidewall configuration.

Electrical:

The existing exterior transformer and gear are shown in (Photo #8).

The existing main distribution panel is shown in (Photo #9).

The existing Repair Garage electrical panel is shown in (Photo #10).

Lighting

The architect has indicated the existing Repair Garage strip light fixtures have been retrofitted with LED lamps as shown in (Photo #11).

Comments/Recommendations

Plumbing

1. The existing domestic water service to the building should be upgraded with a backflow preventer and a PRV station. The backflow preventer is an IPC requirement to eliminate back flow into the utility system.
2. The plumbing fixtures to be installed in the Upper Level renovation need to meet the Colorado Water Sense program and the 2012 IECC.
3. New domestic water piping shall be Aquapex and new DWV piping should be Schedule 40 PVC. All new domestic water piping should be insulated in accordance with the 2012 IECC.
4. A new 40-gallon electric domestic water heater should be provided for the Men's and Women's Restroom showers and lavatories. Electric point-of-use on-demand water heaters can be considered.

Mechanical

1. The Upper Level renovation area should be heated, air-conditioned, and ventilated with (2) new Lennox 4-ton Elite Series EL296V variable-speed, two-stage gas furnaces with DX coils. The furnaces should be coupled with (2) new Lennox 4-ton Elite Series SC16 multi-stage air conditioners. Galvanized sheetmetal ductwork shall be routed in the architectural soffits to new ceiling mounted supply air devices. All ductwork shall be constructed and installed in accordance with SMACNA Standards.
2. The new Repair Garage Expansion will require the entire existing Repair Garage to be brought up to current codes. Since the space is defined as a Major Repair Garage it will be considered a Class I Division I space unless it is ventilated in accordance with the NEC requirements for de-classification. This requires 1 CFM/FT², exhausted within 12" of the floor, coupled with a make-up air source that will sweep the entire floor. The existing exhaust system does not meet these requirements and must be upgraded.
3. A gas detection system must be provided in the Repair Garage. This system includes carbon monoxide and nitrogen dioxide sensors coupled with a control panel that will energize the exhaust fan upon the target gases exceeding setpoint. This system should be similar to the Macurco DVP-120 control panel and Macurco gas sensors. A new intake air louver with motorized damper should also be provided and interlocked with the control panel.
4. The existing gas fired radiant tube heaters can be reused but an additional sealed combustion gas-fired unit heater should be considered to heat the additional make-up air required.

5. The existing welding hood and vehicle capture system should be considered for replacement, if the Owner desires these systems, as the existing equipment is at the end of its expected useful life.
6. The existing waste oil heater can be considered for reuse in the Repair Garage if desired by the Owner.
7. If CNG equipment is to be serviced in the Repair Garage additional mechanical equipment and controls will need to be provided.
8. Local exhaust fans should be installed to serve the new Upper Level Restrooms and Lunch Rooms.

Electrical:

1. The existing electrical service and MDP should be considered for reuse.
2. A new turbo-diesel emergency generator should be provided to power the lights, furnaces, exhaust system, and two fuel pumps that serve the nearby Depot. The size of this generator would be approximately 50 KW. All of the required control components should be provided including the automatic transfer switch.
3. New LED lighting should be provided for the Upper Level renovation area.
4. A new 100-amp panelboard, fed from the existing MDP, should be provided for the Upper Level renovation area.

Photos



Photo #1: Radiant tub heaters in the Repair Garage



Photo #2: Waste oil heater located in Repair Garage that serves the Upper Level

BAUEN GROUP, LLC
THOMAS W. LUMBUHAJWA
Physical: 1465 E. Durango, Suite 8
Durango, CO 81301
Mailing: PO Box 2044
Durango, CO 81302
www.baugroup.com

PROJECT NO: 013-2019
PARCEL NO: 4883342260
DATE: 06.04.2019

317 ADAMS RANCH RD
MTN VILLAGE, CO 81435

TOWN OF MOUNTAIN VILLAGE
MAINTENANCE BUILDING RENOVATION

S C H E M A T I C Design

Preliminary
Not For Construction

MECH, PLUMBING &
ELECT. ASSESSMENT
M1.01



TOWN of MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATIONS
 317 ADAMS RANCH ROAD, MOUNTAIN VILLAGE CO 81435

DATE: 6/5/2019
 PROJECT SIZE: 6,955 SQFT

BUILDING ADDITION & INTERIOR REMODEL

6/4/19

R.O.M. ESTIMATE \$/SF

OWNER SOFT COSTS		
GEOTECHNICAL INVESTIGATION	NOT INCLUDED	
OWNERS REPRESENTATIVE FEE	NOT INCLUDED	
SAN MIGUEL POWER ASSOCIATION FEES	NOT INCLUDED	
NATURAL GAS SERVICE UPGRADES	NOT INCLUDED	
WATER TAP & PLANT INVESTMENT FEES	NOT INCLUDED	
SEWER TAP & PLANT INVESTMENT FEES	NOT INCLUDED	
TRAFFIC IMPACT FEE	NOT INCLUDED	
COMMISSIONING	NOT INCLUDED	
OWNER CONTINGENCY	NOT INCLUDED	
DESIGN FEES	NOT INCLUDED	
3rd PARTY MATERIALS TESTING	NOT INCLUDED	
HAZARDOUS MATERIAL INVESTIGATION COSTS	NOT INCLUDED	
HAZARDOUS MATERIAL REMEDIATION COSTS	NOT INCLUDED	
TELEPHONE/DATA/COMPUTER HEAD END EQUIPMENT	NOT INCLUDED	
FURNITURE, FURNISHINGS, & EQUIPMENT	NOT INCLUDED	
ROOFING CONSULTANT	NOT INCLUDED	
WORK ASSOCIATED w/ THE GOLF MAINTENANCE SHOP	NOT INCLUDED	
TEMP HEAT, WATER, POWER (USE EXISTING)	NOT INCLUDED	
WORK ASSOCIATED w/ THE GOLF MAINTENANCE SHOP	NOT INCLUDED	
010000 GENERAL CONDITIONS		
010000 GENERAL CONDITIONS	\$ 166,397	\$ 13.58
SUBTOTAL -----	\$ 166,397	\$ 13.58
020000 EXISTING CONDITIONS		
024119 SELECTIVE BUILDING DEMOLITION	\$ 32,970	\$ 3.91
SUBTOTAL -----	\$ 32,970	\$ 3.91
030000 CONCRETE		
032100 BUILDING CONCRETE REINFORCEMENT	\$ 4,283	\$ 0.51
033000 CAST-IN-PLACE CONCRETE		
CONT FTG, 24"w x 12"h	\$ 1,265	\$ 0.18
STEM WALL, 8"w x 30"h	\$ 3,280	\$ 0.47
PAD FOOTING, 5'x5'x12"h	\$ 3,000	\$ 0.43
CONC PIER, 24"x24"x30"	\$ 550	\$ 0.08
CONC SLAB-on-GRADE, 8"t	\$ 4,872	\$ 0.70
321310 SITE CONCRETE REBAR	\$ 1,332	\$ 0.19
321313 CAST-IN-PLACE SITE CONCRETE		
PIPE BOLLARD FNDS	\$ 2,000	\$ 0.29
CONC APRON @ BLDG ADDITION	\$ 3,600	\$ 0.52



TOWN of MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATIONS
 317 ADAMS RANCH ROAD, MOUNTAIN VILLAGE CO 81435

DATE: 6/5/2019
 PROJECT SIZE: 6,955 SQFT

BUILDING ADDITION & INTERIOR REMODEL

	6/4/19	
	R.O.M. ESTIMATE	\$/SF
GENERATOR HK PAD	\$ 576	\$ 0.08
SUBTOTAL -----	\$ 24,758	\$ 3.45
050000 METALS		
055000 METAL FABRICATIONS		
PIPE BOLLARDS	\$ 2,400	\$ 0.35
PEMB ANCHOR BOLTS	\$ 360	\$ 0.05
ROOF FRAMING OPENINGS	\$ 6,500	\$ 0.93
MEZZANINE STAIR GUARDRAIL	\$ 4,166	\$ 0.60
MEZZANINE STAIR HANDRAIL	\$ 2,338	\$ 0.34
COUNTERTOP SUPPORTS	\$ 3,190	\$ 0.46
SUBTOTAL -----	\$ 18,954	\$ 2.73
060000 WOODS, PLASTICS & COMPOSITES		
061000 ROUGH CARPENTRY		
INTERIOR BLOCKING	\$ 8,364	\$ 1.20
061010 EXTERIOR SHEATHING	\$ 15,622	\$ 2.25
061100 WOOD FRAMING		
NEW INTERIOR PARTITIONS	\$ 17,715	\$ 2.55
MAN DOOR INFILL	\$ 975	\$ 0.14
OH DOOR INFILL, 2x6 EXT WALL	\$ 1,733	\$ 0.25
OH DOOR INFILL, 2x4 INT	\$ 908	\$ 0.13
STAIR FRAMING	\$ 2,940	\$ 0.42
MEZZANINE "FLOOR" JOISTS	\$ 16,096	\$ 2.31
MEZZANINE "FLOOR" SHEATHING	\$ 6,977	\$ 1.00
MEZZANINE WOOD GUARDRAIL	\$ 3,450	\$ 0.50
064100 ARCHITECTURAL WOOD CASEWORK		
COUNTERTOP, 30"w	\$ 19,328	\$ 2.78
COUNTERTOP, 24"w	\$ 4,373	\$ 0.63
BASE CABINETS, 24"w	\$ 9,293	\$ 1.34
TALL LINEN CABINET, 24"w	\$ 863	\$ 0.12
INT WDW TRIM, PAINT GRADE	\$ 1,550	\$ 0.22
SUBTOTAL -----	\$ 110,186	\$ 15.84
070000 THERMAL & MOISTURE PROTECTION		
071100 DAMPPROOFING	\$ 3,445	\$ 0.50
072100 THERMAL INSULATION	\$ 2,418	\$ 0.35
072110 FOUNDATION INSULATION	\$ 1,243	\$ 0.18
072115 EXTERIOR RIGID WALL INSULATION	\$ 8,140	\$ 1.17
072600 VAPOR RETARDERS	\$ 999	\$ 0.14
072728 FLUID APPLIED MEMBRANE AIR BARRIER	\$ 4,292	\$ 0.62



TOWN of MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATIONS
 317 ADAMS RANCH ROAD, MOUNTAIN VILLAGE CO 81435

DATE: 6/5/2019
 PROJECT SIZE: 6,955 SQFT

BUILDING ADDITION & INTERIOR REMODEL

	6/4/19 R.O.M. ESTIMATE	\$/SF
074100 ROOF PANELS	\$ 3,880	\$ 0.56
074646 WOOD SIDING	\$ 29,857	\$ 4.29
076200 SHEET METAL FLASHING & TRIM	\$ 2,227	\$ 0.32
079200 JOINT SEALANTS	\$ 3,724	\$ 0.54
SUBTOTAL -----	\$ 60,224	\$ 8.66
080000 DOORS & WINDOWS		
081113 HOLLOW METAL DOORS & FRAMES	\$ 6,994	\$ 1.01
081416 FLUSH WOOD DOORS	\$ 12,578	\$ 1.81
083113 ACCESS DOORS & FRAMES	\$ 240	\$ 0.03
083323 OVERHEAD COILING DOORS	\$ 2,500	\$ 0.36
085400 WINDOWS	\$ 6,365	\$ 0.92
087100 DOOR HARDWARE	\$ 8,800	\$ 1.27
088000 GLAZING	\$ 875	\$ 0.13
SUBTOTAL -----	\$ 38,353	\$ 5.51
090000 FINISHES		
092116 GYPSUM BOARD SHAFT WALL ASSEMBLIES	\$ 26,507	\$ 3.81
092900 GYPSUM BOARD	\$ 27,952	\$ 4.02
093000 TILING	\$ 3,640	\$ 0.52
095113 ACOUSTICAL PANEL CEILINGS	\$ 3,400	\$ 0.49
096519 RESILIENT FLOORING	\$ 4,512	\$ 0.65
096816 CARPET	\$ 3,554	\$ 0.51
099100 PAINTING	\$ 24,605	\$ 3.54
SUBTOTAL -----	\$ 94,170	\$ 13.54
100000 SPECIALTIES		
101400 SIGNAGE	\$ 1,651	\$ 0.24
102200 PARTITIONS	\$ 14,600	\$ 2.10
102600 WALL & DOOR PROTECTION	\$ 1,013	\$ 0.15
102800 TOILET, BATH, & LAUNDRY ACCESSORIES	\$ 5,074	\$ 0.73
104400 FIRE PROTECTION SPECIALTIES	\$ 740	\$ 0.11
105100 LOCKERS	\$ 7,680	\$ 1.10
SUBTOTAL -----	\$ 30,758	\$ 4.42
120000 FURNISHINGS		
122113 HORIZONTAL LOUVER BLINDS	\$ 1,130	\$ 0.16
SUBTOTAL -----	\$ 1,130	\$ 0.16
130000 SPECIAL CONSTRUCTION		
133419 METAL BUILDING SYSTEMS		



TOWN of MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATIONS
 317 ADAMS RANCH ROAD, MOUNTAIN VILLAGE CO 81435

DATE: 6/5/2019
 PROJECT SIZE: 6,955 SQFT

BUILDING ADDITION & INTERIOR REMODEL

	6/4/19 R.O.M. ESTIMATE	\$/SF
METAL BUILDING FABRICATION	\$ 12,450	\$ 1.79
FURNISH INTERIOR METAL LINER PANEL	\$ 1,650	\$ 0.24
FURNISH METAL ROOF PANELS	\$ 3,784	\$ 0.54
FREIGHT for MTL BUILDING	\$ 2,500	\$ 0.36
METAL BUILDING ERECTION	\$ 4,980	\$ 0.72
INSTALL INT MTL LINER PANEL	\$ 1,011	\$ 0.15
MTL BUILDING WALL INSULATION	\$ 3,648	\$ 0.52
MTL BUILDING ROOF INSULATION	\$ 2,444	\$ 0.35
SUBTOTAL -----	\$ 32,467	\$ 4.67
210000 PLUMBING		
PLUMBING DEMO	\$ 1,520	\$ 0.22
NEW FIXTURES	\$ 21,000	\$ 3.02
PLUMBING ROUGH-IN	\$ 8,970	\$ 1.29
BACKFLOW PREVENTER & PRV	\$ 4,270	\$ 0.61
ELEC DOMESTIC WATER HEATER, 40gal	\$ 2,560	\$ 0.37
SUBTOTAL -----	\$ 38,320	\$ 5.51
230000 HVAC		
NATURAL GAS FORCED AIR SYSTEM	\$ 22,400	\$ 3.22
DUCTWORK	\$ 21,600	\$ 3.11
BATHROOM EXHAUST FANS	\$ 3,000	\$ 0.43
TEST & BALANCE	\$ 4,215	\$ 0.61
TUNE-UP EXISTING EQUIPMENT	\$ 4,200	\$ 0.60
EXHAUST, 1CFM/SQFT	\$ 2,798	\$ 0.40
MAKE-UP AIR SOURCE	\$ 15,000	\$ 2.16
GAS DETECTION	\$ 5,000	\$ 0.72
UNIT HEATER, GAS FIRED	\$ 3,410	\$ 0.49
AIR INTAKE LOUVER & MOTORIZED DAMPER	\$ 4,140	\$ 0.60
SUBTOTAL -----	\$ 85,763	\$ 12.33
260000 ELECTRICAL		
260000 ELECTRICAL		
ELECTRICAL RE-WIRE	\$ 134,880	\$ 19.39
LIGHTING ALLOWANCE	\$ 25,000	\$ 3.59
DATA/COMMUNICATIONS	\$ 18,600	\$ 2.67
GENERATOR, 50kw	\$ 75,000	\$ 10.78
NEW 100amp PANEL	\$ 2,500	\$ 0.36
10kw SOLAR PHOTOVOLTAIC SYSTEM	\$ 44,000	\$ 6.33
SUBTOTAL -----	\$ 299,980	\$ 43.13



TOWN of MOUNTAIN VILLAGE
 MAINTENANCE BUILDING RENOVATIONS
 317 ADAMS RANCH ROAD, MOUNTAIN VILLAGE CO 81435

DATE: 6/5/2019
 PROJECT SIZE: 6,955 SQFT

BUILDING ADDITION & INTERIOR REMODEL

6/4/19

R.O.M. ESTIMATE \$/SF

310000 EARTHWORK		
310112 CONSTRUCTION STAKING	\$ 4,000	\$ 0.58
311000 SITE CLEARING		
REMOVE ASPHALT PAVING	\$ 5,387	\$ 0.77
312316 EXCAVATION		
EXC/AUGER PIPE BOLLARD FNDS	\$ 2,160	\$ 0.31
SUBGRADE CONC APRON POUR BACK	\$ 1,950	\$ 0.28
PREP for CONC APRON	\$ 1,491	\$ 0.21
EXC & BF BUILDING FOUNDATIONS	\$ 12,650	\$ 1.82
BUY, IMPORT & PLACE 12" STRUCT FILL	\$ 12,651	\$ 1.82
312500 EROSION CONTROL	\$ 3,540	\$ 0.51
SUBTOTAL -----	\$ 43,829	\$ 6.30
DIRECT CONSTRUCTION COSTS	\$ 1,078,257	\$ 143.75
LABOR BURDEN	W/LABOR	
CONTINGENCY, 10%	\$ 107,826	\$ 15.50
COLORADO SALES TAX	EXEMPT	
SAN MIGUEL COUNTY SALES TAX	EXEMPT	
MOUNTAIN VILLAGE SALES TAX	EXEMPT	
BUILDING PERMIT	\$ 2,568	\$ 0.37
GENERAL LIABILITY INSURANCE	\$ 9,554	\$ 1.37
BUILDER'S RISK INSURANCE	\$ 1,926	\$ 0.28
PERFORMANCE & PAYMENT BOND	\$ 8,332	\$ 1.20
OVERHEAD / FEE	\$ 60,423	\$ 8.69
TOTAL CONSTRUCTION COSTS	\$ 1,268,887	\$ 171.16

Town of Mountain Village

Date: 7/11/19

To: Town Council

From: Finn Kjome Public Works Director

Re: Reduction of Copper in the Drinking Water System

Overview:

This pilot program is a direct result of the of the combined efforts of the users of the Regional Sewer Treatment Facility's attempt to meet the copper limits required by their discharge permit with the State. I want to make it known the drinking water in the Mountain Village does not have elevated copper levels and that the copper in the water is well below the maximum limits set by the State. The Mountain Village is a source of copper at the sewer treatment plant therefore the Town needs to be part of the solution. Several experts have looked at removing copper at the sewer plant but have determined that it is best to treat for copper before it gets to the plant.

Over the last year working with Russell Engineering and Allen Plummer Associates it has been determined that adding an orthophosphate/polyphosphate blend will provide the best results with the Towns drinking water. A request to change the treatment of the Mountain Village's water was applied for with CDPHE in April. The Colorado state approval permit is attached below.

Public Works is requesting a motion in favor of running the pilot test starting as soon as possible to start collecting data. It will be necessary to be in full compliance with the treatment plants discharge permit by the end of 2019 to avoid any potential violation with the state.

FK

TECHNICAL MEMORANDUM

TOWN OF MOUNTAIN VILLAGE WATER SYSTEM

PILOT RECOMMENDATION FOR THE REDUCTION OF COPPER IN THE DRINKING WATER SYSTEM

April 2019



TOWN OF MOUNTAIN VILLAGE



PREPARED FOR Colorado Department of Public Health & Environment
PREPARED BY Julian Paiz
REVIEWED BY Mark Dahm, PE
DATE April 18, 2019
VERSION 1
PROJECT NO. RPE-0274



1485 South Florida Road #206C
Durango, CO 81301
970-247-0724



1. INTRODUCTION

The purpose of this Technical Memorandum is to present the results of an assessment of the Town of Mountain Village (District) water supply system focused on evaluation of the technical feasibility of feeding an orthophosphate/polyphosphate blend to reduce the concentration of copper in the drinking water system. This TM is intended to supplement the Basis of Design Report to which this document is attached. Wastewater generated in portions of the Mountain Village development flows to the Town of Telluride wastewater treatment plant (WWTP). This portion of Mountain Village wastewater originates as from The Districts water system. While the water system is currently deemed to have Optimal Corrosion Control Treatment in place with both lead and copper levels below the CDPHE action level, measurable concentrations of copper are being transmitted to the WWTP. The facility has intermittent difficulty meeting the copper limit required by their discharge permit. Mountain Village requested that Alan Plummer Associates, Inc. (APAI), under subcontract to Russell Planning and Engineering, complete an evaluation of whether orthophosphate addition would be an effective approach to reduce the concentration of copper in the Mountain Village sewage collection system effluent. As a result of its direct applicability, the EPA guidance manual for OCCT was used as a template for this analysis and the proposed pilot project is consistent with the recommendations outlined in the EPA manual.

The District water system includes a number of wells and storage tanks with disinfection treatment using sodium hypochlorite chemical feed systems. Samples from five locations used by Mountain Village for Lead and Copper Rule (LCR) compliance sampling required by the Colorado Department of Public Health and Environment Regulation No. 11, were sampled multiple times during the months of May through August 2018, with samples analyzed for a list of water quality analytes useful for evaluating corrosion indices and potential for carbonate precipitation. A number of additional locations were sampled as part of required LCR sample schedules in August 2018. This memorandum presents the following items:

- Overview of the USEPA Lead and Copper Corrosion Control Program
- Water Quality Parameter Summary
- Proposed Pilot Project
- Concluding Remarks



TABLE OF CONTENTS

1. INTRODUCTION1

2. OCCT RELEVANCY TO THE MOUNTAIN VILLAGE COPPER REDUCTION ASSESSMENT2

 2.1. USEPA Optimal Corrosion Control Treatment (OCCT) Document 2

 2.2. Application Of The OCCT Assessment Framework To Mountain Village Copper Reduction 2

3. SUMMARY OF WATER QUALITY DATA AND EVALUATION OF CARBONATE PRECIPITATION POTENTIAL3

 3.1. Water Stability Calculations And Assesment Of Calcium Carbonate Formation Potential3

4. PROPOSED PILOT PROJECT FOR THE EVALUATION OF COPPER REDUCTION5

5. CONCLUSIONS6

ATTACHMENTS



2. OCCT RELEVANCY TO THE MOUNTAIN VILLAGE COPPER REDUCTION ASSESSMENT

The Lead and Copper Rule requirements are described fully in CDPHE Regulation No. 11 (adopted from the USEPA Lead and Copper Rule requirements). Water system suppliers are required to collect lead and copper tap samples at locations prescribed in the regulation and under a scheduling frequency that is tied to the size and category type of water system. The intent of the regulation is to identify exceedances of the lead and copper standards and to standardize corrective action approaches that are effective in reducing water distribution system corrosion potential by making specified improvements to water treatment systems.

2.1. USEPA OPTIMAL CORROSION CONTROL TREATMENT (OCCT) DOCUMENT

USEPA developed an Optimal Corrosion Control Treatment Technical Recommendations for Primacy Agencies and Public Water Systems document (OCCT), USEPA, March 2016 for use in evaluating water system lead and copper corrosion control performance. This document contains information concerning:

- Water quality factors affecting the release of lead and copper, including: pH, alkalinity, and dissolved inorganic carbon (DIC); corrosion inhibitors; hardness; buffer intensity (alkalinity); dissolved oxygen/ORP; water temperature; water use; and other factors.
- Corrosion control treatment methods: pH/Alkalinity/DIC Adjustment; phosphate inhibitors; silicate inhibitors;
- Technical recommendations for selecting treatment alternatives feasibility/cost: reviewing water quality data; evaluating the potential for scaling; identifying possible limitation for treatment options; target dose and water quality; pH/alkalinity/DIC adjustment; phosphate-based inhibitors; silicate inhibitors.

2.2. APPLICATION OF THE OCCT ASSESSMENT FRAMEWORK TO MOUNTAIN VILLAGE COPPER REDUCTION

Since the technical issues concerning copper reduction in the District water supply are essentially the same as those covered in the OCCT, the evaluation of options presented in this TM follow the approaches recommended in the OCCT. The predominant mechanism for the release of copper in potable water systems is through corrosion induced release of copper from service and residence piping, and copper and brass fittings and fixtures. The assessment and treatment framework set forth in the USEPA OCCT provide a recommended approach to implementing water treatment system modifications to attain a reduction in copper concentrations by reducing copper corrosion mechanisms.

Ongoing sampling and reporting of District tap water lead and copper concentrations indicate no exceedances of the LCR required lead and copper concentrations. However, copper concentrations at some of the sample locations and at some sample collection intervals while below LCR requirements may be present at concentrations that contribute to the copper loading to the Town of Telluride WWTP.

While the OCCT recommendations are directed at reducing copper concentrations to the LCR copper limit of 1.5 mg/L and the concentrations present in Mountain Village tap samples are significantly lower, generally less than 0.5 mg/L at a maximum, assessment of the Mountain Village water system consistent with the OCCT framework is believed to be the best approach to attain additional incremental reductions in tap water copper concentrations.



3. SUMMARY OF WATER QUALITY DATA AND EVALUATION OF CARBONATE PRECIPITATION POTENTIAL

Samples were obtained from five (5) out of the twenty (20) total Mountain Village LCR sampling locations in five sample collection events during the period May through August 2018. Samples were analyzed for the following water quality corrosion control analytes: alkalinity, calcium, chloride, copper, hardness, iron, lead, magnesium, manganese, pH, TDS, and sulfate; with the results summarized in Table 1, below. Total alkalinity ranges between 71 and 86 mg/L as CaCO₃, hardness ranges between 158 and 208 mg/L as CaCO₃, TDS ranges between 195 and 294 mg/L, and pH ranges between 7.52 and 7.99. Water is typically identified as high hardness with values exceeding 150 mg/L as CaCO₃.

Table 1. Water Quality Summary

Parameter	Units	Min.	Max.	Avg.	St. Dev	Count
Alkalinity, Bicarbonate as CaCO ₃	mg/L	71	86	79	4.8	15
Alkalinity, Total as CaCO ₃	mg/L	71	86	79	4.8	15
Calcium	mg/L	55	72	65	6.2	15
Chloride	mg/L	2.4	3.2	2.75	0.239	15
Copper	mg/L	0.0096	0.38	0.112	0.090	82
Hardness as CaCO ₃	mg/L	158	208	187	15.4	15
Iron	mg/L	0.00051	0.0964	0.012	0.020	33
Magnesium	mg/L	4.75	6.79	5.54	0.653	15
Manganese, Total	mg/L	0.0053	0.0053	0.0053		1
pH	s.u.	7.39	7.99	7.73	0.149	15
Solids, Dissolved	mg/L	195	294	259	29.4	20
Sulfate	mg/L	85	135	119	15.7	15

Attachment 1 to this TM presents a table containing the laboratory results of the water quality corrosion control parameter testing. Attachment 2 contains the laboratory data sheets for this sampling.

3.1. WATER STABILITY CALCULATIONS AND ASSESMENT OF CALCIUM CARBONATE FORMATION POTENTIAL

Water stability calculations modeling was performed for the analytical results summarized above using the American Water Works Association Tetra Tech Model for Water Chemistry, Process, and Corrosion Control (AWWA 2017). Tabulations of the Langelier Saturation Index (LSI), Ryznar Stability Index (RSI), Dissolved Inorganic Carbon (DIC), and Calcium Carbonate Precipitation Potential (CCPP) are included in Attachment 3.

3.1.1. DISTRICT TAP WATER LSI, RSI, DIC, AND CCPP RESULTS

Water model input parameters and model outputs at two temperatures 5 °C and 20 °C are presented in a Technical Memorandum developed by APAI included as Attachment 3 (refer to Table #2 in Attachment 3). The LSI and RSI provide information concerning the calcium carbonate scale forming tendency of the water, and were found to indicate that the District tap water is slightly corrosive especially at the lower temperature. The calculated LSI ranged from -0.39 to 0.42. LSI values greater than -1.0 and less than -0.25 are classified as slightly corrosive, and an LSI greater than -0.25 is classified as non-corrosive. The calculated RSI ranges from 7.14 to 8.29. Waters with RSI values between 7 and 8.5 are classified as slightly corrosive, and an RSI less than 7 is classified as non-corrosive.



DIC was calculated in the range of 20 to 21.1 mg/L as C, which indicates dissolved carbonate species at levels that can potentially contribute to carbonate scaling dependent upon treatment technology selections.

The CCPP was calculated to range from -6.89 to 5.15 mg/L as CaCO₃ and provides an estimate of the amount of calcium carbonate that can be expected to precipitate based on the system conditions. CCPP values in the range of 4 to 10 are generally considered acceptable for water system operations.

DRAFT



4. PROPOSED PILOT PROJECT FOR THE EVALUATION OF COPPER REDUCTION

With the results of water quality parameter analysis, it is evident that a significant risk to the oversaturation of calcium carbonate is posed with any measures designed to increase pH or dissolved inorganic carbon. Per EPA OCCT guidance manual flowchart 2a the addition of orthophosphate has been selected for copper reduction. The modification will inhibit both uniform and galvanic corrosion mechanisms through the formation of a thin phosphate-based passivation layer on interior pipe and fitting surfaces within the distribution system. The OCCT identifies orthophosphate (typically as phosphoric acid) as an approach with a strong record of performance in reducing copper release in systems with lead and copper containing distribution infrastructure. The addition will not affect calcium carbonate precipitation potential in the water; however, it should be recognized that the dosing of orthophosphate will likely result in a small increase in measurable phosphate concentrations at the Town of Telluride WWTP. Further, it is recognized that the phosphate limit in the surface water discharge permit for the WWTP will likely be reduced in 2028 as CDPHE phases in lower nutrient limits under Regulation No. 31.17. The orthophosphate/polyphosphate blend will be introduced into the Jan Joaquin transmission line. This line supplies approximately two-thirds of the District distribution system.



5. CONCLUSIONS

The Town of Mountain Village desires to decrease the concentrations of copper being transmitted from the distribution system into the town drinking water supply. Currently copper loading from the District water system comprises a portion of the total copper loading to the Town of Telluride WWTP, which is challenged to meet their copper effluent permit limit. Mildly corrosive water and copper containing infrastructure in both the Mountain Village and the Town of Telluride influent flows to the WWTP are believed to be substantial contributors to the copper loading. The proposed pilot project will assess the performance of the addition of an orthophosphate/polyphosphate blend to mitigate the slightly corrosive effect of the districts treated water on copper containing distribution infrastructure.

DRAFT



To: Mayor and Town Council

From: Jim Loebe

For: July 18th, 2019 Town Council Meeting

Date: July 10th, 2019

Re: Presentation of the Draft Trails Master Plan

The Town of Mountain Village's Trails Master Plan has been an ongoing initiative since council directed staff last spring to update, refine, and expand upon the open space and recreation vision of the 2011 Comprehensive Plan. An RFP was issued in May of 2018 to select a creative consultant to assist the Town with the process. Alta Planning + Design was awarded the job and began their assessment last July.

Through a series of stakeholder meetings, public events, on-line input maps and surveys, and a "deep dive" of the entire Mountain Village by Alta staff, they have developed a thorough and thoughtful analysis of the current state of active transportation and recreation as it pertains to the trail system in Mountain Village. The plan includes an assessment of current trail conditions and where user conflicts exist, an analysis of trail connectivity both internal and regional, an assessment of opportunities to expand the network by identifying specific trail segments, and a construction and maintenance costing plan.

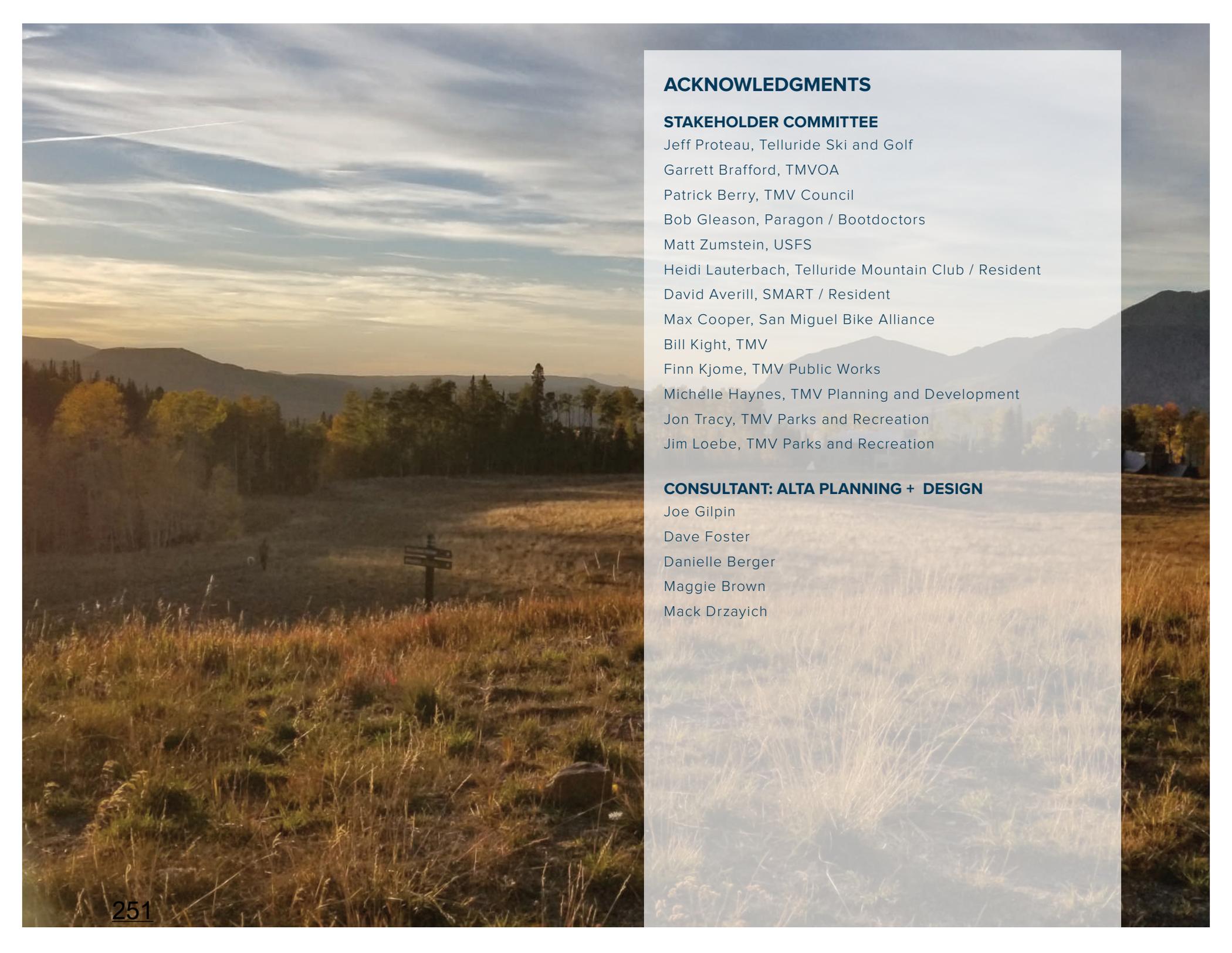
MOUNTAIN VILLAGE

TRAILS MASTER PLAN

DRAFT 2019



Page intentionally left blank



ACKNOWLEDGMENTS

STAKEHOLDER COMMITTEE

Jeff Proteau, Telluride Ski and Golf

Garrett Brafford, TMVOA

Patrick Berry, TMV Council

Bob Gleason, Paragon / Bootdoctors

Matt Zumstein, USFS

Heidi Lauterbach, Telluride Mountain Club / Resident

David Averill, SMART / Resident

Max Cooper, San Miguel Bike Alliance

Bill Kight, TMV

Finn Kjome, TMV Public Works

Michelle Haynes, TMV Planning and Development

Jon Tracy, TMV Parks and Recreation

Jim Loebe, TMV Parks and Recreation

CONSULTANT: ALTA PLANNING + DESIGN

Joe Gilpin

Dave Foster

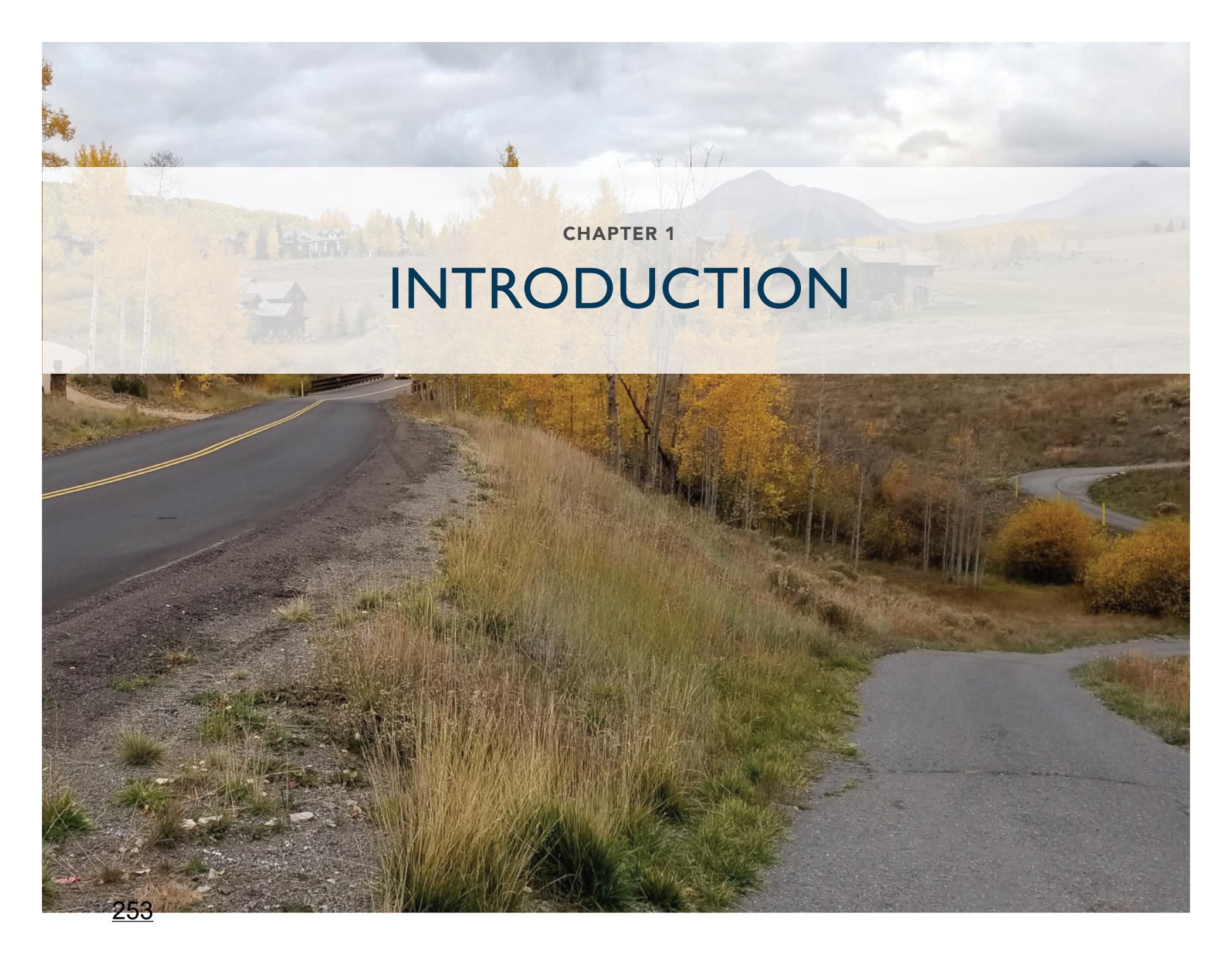
Danielle Berger

Maggie Brown

Mack Drzayich

TABLE OF CONTENTS

I. Introduction	1-1
Plan Context	1-1
Comprehensive Plan	1-2
Plan Purpose	1-3
II. Existing Conditions	2-1
Overall Existing Trail System	2-1
Trail Descriptions	2-3
Winter Access	2-7
Wayfinding	2-7
III. Outreach, Opportunities & Constraints .	3-1
In-Person Outreach	3-1
Online Engagement	3-4
Opportunities and Constraints	3-6
IV. Recommendations	4-1
Plan Vision and Goals	4-1
Facility Types	4-3
Facility Recommendations	4-6
Policy Recommendations	4-20
Public Outreach	4-22
V. Implementation	5-1
Design Guidelines	5-1
Maintenance	5-22
Prioritization/Phasing	5-30
Priority Project	5-36

A scenic landscape featuring a paved road with double yellow lines curving through a valley. The foreground is dominated by tall, golden-brown grasses. In the middle ground, there are several buildings, including a large barn-like structure, surrounded by trees with vibrant autumn foliage in shades of yellow and orange. In the background, majestic mountains rise under a sky filled with heavy, grey clouds. The overall atmosphere is serene and picturesque.

CHAPTER 1

INTRODUCTION

INTRODUCTION COMPONENTS

PLAN CONTEXT

The Town of Mountain Village is located in southwest Colorado, in the heart of the San Juan mountains at 9,545 feet above sea level. Once ranch land, the area first became part of the Telluride Ski Resort in 1972. In the early 1980s, new owners established a European-style resort community as a Planned Unit Development (PUD) on 3.5 square miles of land that today comprise the town. Infrastructure, services, and amenities were provided by the Mountain Village Metropolitan District (MVMD), which also collected property taxes. Single-family estates were distributed around a commercial center (today known as Mountain Village Center), with a golf course and trail system, all interwoven through the natural landscape.

Over time, Mountain Village has evolved into a vibrant community where people come to live, work, and play in the beautiful San Juan mountains year-round. The town was incorporated in 1995 and the new government took over the role previously held by the MVMD, which was formally dissolved in 2007. Today Mountain Village is home to 1,500 full-time residents and sees over 300,000 visitors each year.



Mountain Village's location in the San Juan mountains offers its residents and visitors unparalleled access to outdoor recreation



PLAN CONTEXT – Introduces the Town of Mountain Village and the context for the plan.



COMPREHENSIVE PLAN – Briefly describes relevant aspects of the Mountain Village Comprehensive Plan.



PLAN PURPOSE – States the intent of the plan.

COMPREHENSIVE PLAN

Originally adopted in 2011 and amended in 2017, the Mountain Village Comprehensive Plan summarizes the visions and goals for the community and is intended to guide development for the next 30 years. The vision, goals, and objectives of the Trails Master Plan are aligned with, and in support of those outlined in Comprehensive Plan.

Comprehensive Plan goals that are relevant to active transportation and recreation include:

- Mountain Village is walkable and pedestrian-friendly;
- The transportation system effectively connects neighborhoods and destinations;
- Open space conservation and recreation enhances quality of life and contributes to the Mountain Village economy;
- Residents and visitors have access to a year-round, well-connected trail system;
- Recreation in Mountain Village is a complementary and non-competitive part of the regional recreation system;



A conceptual rendering from the Town Hall Subarea Plan envisions paved sidepaths along Mountain Village Blvd and a new community park (Image credit: AECOM)

- The Mountain Village transportation system is multi-modal, low-impact, environmentally-friendly, safe, and convenient.

The Mountain Village Comprehensive Plan includes subarea plans for its three activity centers. Relevant proposals from each subarea plan include:

Mountain Village Center

- A roundabout at Mountain Village Boulevard and Country Club Drive;
- A new pedestrian connection between Sunset Plaza and Heritage Plaza;
- Development of an improved wayfinding program, with a focus on directing visitors to key destinations.

Market Plaza

- A roundabout at Elk Pond;
- A community park at Elk Pond connected to Market Plaza by new pedestrian paths and a pedestrian tunnel under Mountain Village Boulevard;
- Eliminate the existing split roadway and reconstruct Mountain Village Boulevard as a two-way road.

Meadows

- Construct a paved shared use path connecting the Meadows to Mountain Village Center.
- Improve safety and efficiency of road intersections for all users.



New paved sidepaths on the south side of Mountain Village Blvd would connect users from the proposed park to the Town Hall (Image credit: OZ Architecture)

PLAN PURPOSE

Throughout Mountain Village’s development, trail integration, recreation, and open space preservation have been key guiding principles. Today, Mountain Village boasts more open space than the original PUD required; however, traveling between the residential areas and the community’s activity hubs, including Mountain Village Center, Market Plaza, and the Meadows, has become increasingly difficult for non-vehicle journeys due to increased traffic volumes and a lack of connected non-motorized facilities. Trail usage has also increased in recent years due to higher numbers of visitors in the greater region who recreate on the regional trail system. As the Town seeks to become a more established, year-round community—an overarching goal formalized in the Town’s Comprehensive Plan—addressing these challenges is key to its success. The purpose of the Trails Master Plan is to improve access and connectivity, for people walking and biking, both throughout the town and to the greater region.

By prioritizing the Trails Master Plan, Mountain Village is taking the first step needed to evaluate existing trail conditions and connections, and establish a prioritized plan to develop infrastructure that makes walking and bicycling feasible for both transportation and recreation. As the Plan is implemented, the expanded active transportation network will increase travel choice, and make Mountain Village a more attractive place to live, work and vacation. The Trails Master Plan has the potential to impact many important aspects of life in Mountain Village. Quality of life, tourism, transportation, recreation, and community health could all be improved by the continued development of a thoughtfully planned trail system. Specifically, these investments will also benefit the resident workforce population. Due to cost of living, resort communities are notoriously challenging to live in for the people needed to make them function. Walking and bicycling represent affordable transportation options, which could benefit the local workforce by reducing household expenses and freeing up parking and transportation capacity for visitors.

The Mountain Village Trails Master Plan consists of an existing trail system analysis and a robust public outreach process to determine the trail-related needs and desires of the community. This approach included an immersive, four-day “deep-dive” that combined focused participation by Town staff, the project team, and the public, and efficiently fostered a thorough understanding of trail planning issues in Mountain Village. In addition to the deep-dive public participation, the community was invited to participate via online engagement tools. This process resulted in recommendations that are tailored to the needs, goals, and objectives of the community. Recommendations include trail renovations, changes in trail management, policy proposals, and new trail construction. Ultimately, the Plan is a road map for implementation, providing the framework to build a world-class trail system in Mountain Village.



A paved shared use path leads to Heritage Plaza in the Mountain Village Center



CHAPTER 2

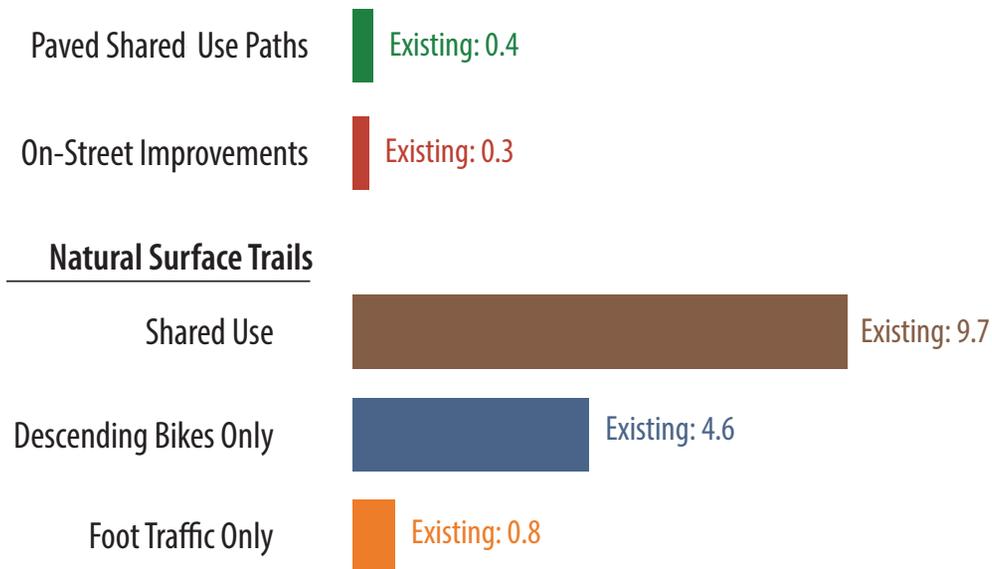
EXISTING TRAIL SYSTEM

OVERALL EXISTING TRAIL SYSTEM

As of Summer 2018, the Town of Mountain Village existing trail system includes approximately 15.8 miles of formal trails within the municipal boundaries. Nearly half a mile are paved trails and 4.6 miles are part of the existing bike park, which is restricted to bikes traveling downhill. A 0.8 mile portion of the Ridge Trail is the only existing trail that is restricted to foot traffic only. The remaining 9.7 miles of trail are natural surface trails that are open to all non-motorized users.

Figure 2.1 illustrates the existing trail mileage by type. The overall existing trail system is displayed in Map 2.1 on page 2-6. This map and other maps in this plan display trails outside of the municipal boundaries that are not included in the trail mileages presented in Figure 2.1.

FIGURE 2.1. EXISTING TRAIL MILEAGE BY TYPE



EXISTING SYSTEM COMPONENTS



OVERALL SYSTEM – Describes the existing overall trail system.



TRAIL DESCRIPTIONS – Includes information for existing major trails.



WINTER ACCESS – Summarizes existing winter trail use and access.



WAYFINDING – Describes existing wayfinding infrastructure.



TRAILS

MASTER PLAN

MAP 2.1 EXISTING TRAIL NETWORK*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village
- Shared Use Path
- On-Street Improvements
- Shared Use
- Descending Bikes Only
- Foot Traffic Only

NATURAL SURFACE TRAILS

- Shared Use
- Descending Bikes Only
- Foot Traffic Only

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

TRAIL DESCRIPTIONS

Boulevard East Trail

The Boulevard East Trail is a paved sidepath that runs for approximately 0.4 miles adjacent to Mountain Village Boulevard between Market Plaza and Lost Creek Lane. There is one at-grade crossing of Mountain Village Boulevard with a striped crosswalk. Crossings of minor streets use the same striping pattern. Though there are a number of paved paths within Mountain Village Center, and portions of Mountain Village Boulevard east of Lost Creek Lane have sidewalks, there is no clear and consistent connection for users from the trail's eastern terminus to other destinations.



Boulevard East Trail

Boulevard West Trail

The Boulevard West Trail is a nearly 2 mile natural surface (gravel) trail that begins at the west entrance to Mountain Village and connects to the paved Boulevard East Trail at Market Plaza. The trail generally follows Mountain Village Boulevard, at times deviating into the trees so that it is not visible from the road. There are two at-grade crossings of Mountain Village Boulevard with striped crosswalks. Crossings of minor streets also have striped crosswalks. The Boulevard West Trail is open to all non-motorized users and is one of the few trails suitable for novice bicyclists. There are no connections to other trails from the trail's western terminus at State Highway 145.



Boulevard West Trail

Big Billie's Trail

Big Billie's Trail is a 3/4-mile natural surface (compacted soil and gravel) trail that connects Adams Ranch Road to Country Club Drive. The trail includes two legs that begin at Adams Ranch Road and connect at a ridge line. Big Billie's is a commuter route for employees who live in the Meadows and work in Mountain Village Center. It is open to all users, though hikers tend to use the eastern spur more frequently, which is narrower and has more switch backs. Much of the trail is exposed and some portions are highly eroded (see image below).

Meadows Trail

The Meadows Trail is a nearly mile-long natural surface (compacted soil) trail that runs along the ridge above Adams Ranch Road and Lawson Overlook. It terminates at Adams Ranch Road at the western end of the Meadows, approximately 450 feet shy of the Adams Ranch Road on-street improvements. Its western terminus is State Highway 145. Meadows Trail, a popular recreational trail, also serves as a commuter route for employees who live in Lawson Hill on the other side of SH 145. The majority of the trail is under forest cover and it is open to all users.



Big Billie's Trail

Adams Ranch Road On-Street Improvements

The quarter-mile portion of Adams Ranch Road that runs through the Meadows has on-street improvements in the form of sidewalks and some bike lanes. The sidewalks provide dedicated space for pedestrians from the western end of the Meadows to the Meadows parking lot and the Chondola station (which provides access to Mountain Village Center during the winter). Signage directs bicyclists to use the bike lanes, where they exist, or use the vehicle travel lane.



Meadows Trail



Adams Ranch Road On-Street Improvements

Jurassic Trail

The Jurassic Trail is a natural surface (compacted soil) trail that runs for 0.7 miles between Big Billie's Trail to the west and Boomerang Trail and Country Club Drive to the east. It is open to all users, but is particularly popular with mountain bikers. It is less exposed than Big Billie's Trail and for this reason is sometimes used by commuters as an alternative to Big Billie's.

Boomerang Trail

Boomerang Trail is an old mining road, now open to all non-motorized users, that connects Country Club Drive and Jurassic Trail to the Valley Floor. As of 2018, it is the only formal trail to the Valley Floor and Telluride that does not cross the highway. However, due to steep terrain and high erosion, it is a challenging route for bicyclists and hikers alike.

Village Trail

Village Trail is a natural surface (compacted soil) trail open to all users, approximately 1.5 miles of which is within the boundaries of Mountain Village. It begins at the ski bridge across Mountain Village Boulevard near Prospect Creek, continues southeast, and eventually beyond Mountain Village onto land owned by the US Forest Service.

Prospect Trail

Prospect Trail is a natural surface (compacted soil) trail open to all users, approximately 1.5 miles of which is within the boundaries of Mountain Village. It connects to the Boulevard Trail at Market Plaza and continues south where it extends beyond Mountain Village onto US Forest Service land.

Ridge Trail

The Ridge Trail is a foot traffic-only trail that originates near the Mountain Village Center gondola station and continues to the San Sophia gondola station. Approximately 0.8 miles of the trail is within the Mountain Village municipal boundaries; the remainder of the trail is on US Forest Service land.



Boomerang Trail



Village Trail

Bike Park Trails

Approximately 4.6 miles of bike park trails are within Mountain Village. These trails are maintained and operated by Telluride Ski and Golf (TSG) and are open only to descending bikes, or those traveling in the downhill direction. Many of these trails terminate at the Mountain Village Center gondola station. As of 2019, TSG is expanding the bike park trails and will require users to purchase a park pass to access the park trails.

Informal Trails (Social Trails/Desire Lines)

There are a number of informal trails throughout the Town of Mountain Village. Such trails typically form where people would like to walk or bicycle, but where no formal trail exists. Because informal trails are not designed or constructed using proper trail-constructing methods, they are often vulnerable to erosion and may traverse environmentally-sensitive areas. Building formalized trails that provide good connectivity to destinations can reduce the presence of and need for informal trails.

Roadways

The majority of the roads in Mountain Village lack dedicated space for pedestrians and bicyclists, yet there is a clear demand for walking and biking. Where no trail or on-street improvement exists (or where clear wayfinding to nearby trails is lacking), many people simply walk or bicycle on the road. This poses a safety issue, particularly on Mountain Village's curvilinear roads where visibility is often limited.



TSG Bike Park trail



Pedestrians walking on Mountain Village Boulevard



Gravel shoulders on San Joaquin Rd

WINTER ACCESS

As of 2019, some winter trail opportunities do exist in Mountain Village. The paved Boulevard East Trail is plowed from Market Plaza to Village Center and the natural surface Boulevard West Trail is groomed for nordic skiing. Several nordic trails are also groomed on the golf course during the winter.

WAYFINDING

The Town of Mountain Village has some trail wayfinding in the form of trail signage and trail map pamphlets, but discussions with the general public and stakeholders revealed that it is generally insufficient for visitors to effectively navigate the system. Signage is also inconsistent in style and type, which can be confusing for users. A major trails wayfinding update consistent with the Town's current design guidelines is currently underway and is scheduled to be completed in 2020.



A map kiosk at the entrance to Mountain Village



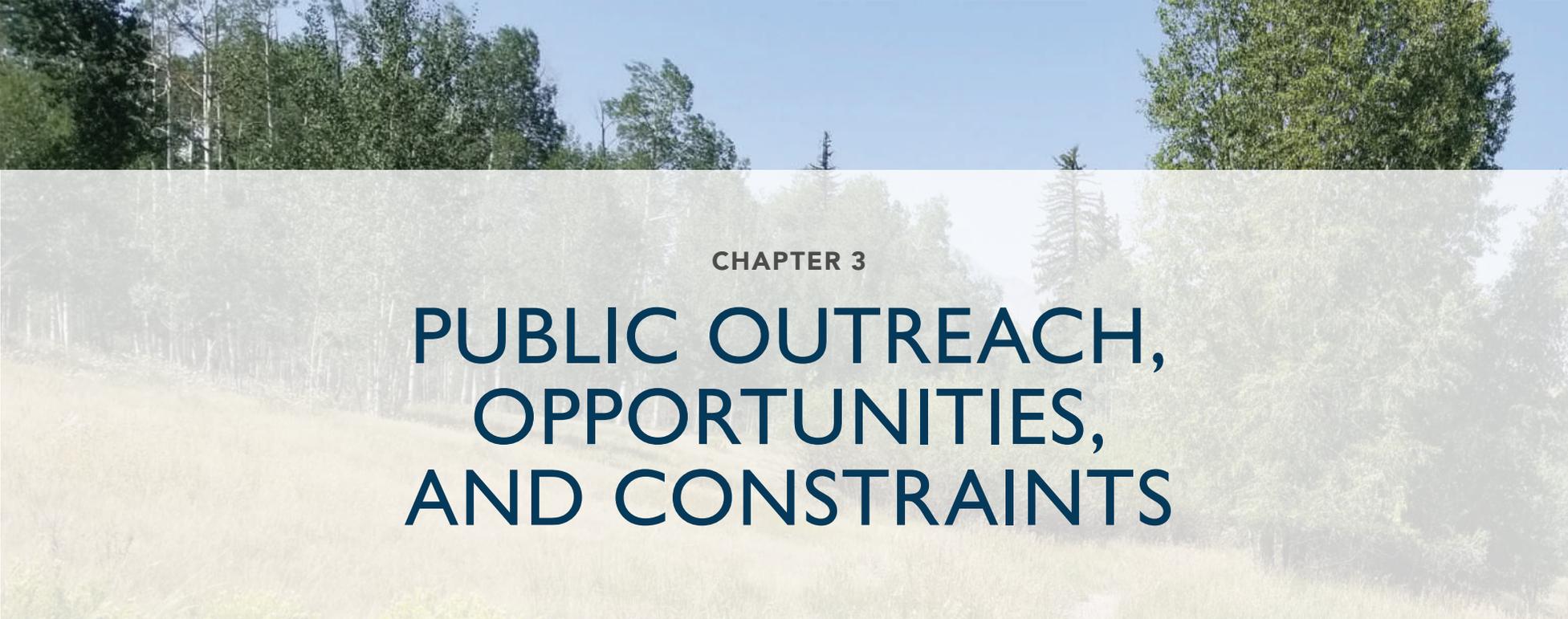
Wayfinding sign on Meadows Trail with destination distances



Wayfinding sign with trail etiquette rules on Boulevard West Trail



Wayfinding sign with trail map on Boulevard West Trail



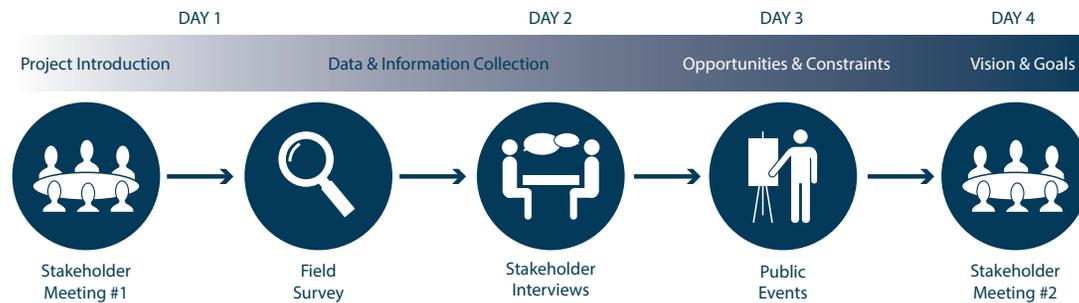
CHAPTER 3

**PUBLIC OUTREACH,
OPPORTUNITIES,
AND CONSTRAINTS**

IN-PERSON OUTREACH

Acquiring a thorough understanding of the Mountain Village community’s needs and desires concerning trails is an integral component of the planning process. In-person engagement centered around an immersive four-day “deep dive” outreach session in which Alta staff surveyed the trails, met with stakeholders, and facilitated activities to gather public input. Figure 3.1 illustrates the structure of the deep dive and the purpose of each activity.

FIGURE 3.1 DEEP DIVE



Stakeholder Meeting #1

Alta met with the stakeholder group to introduce the project and planning process. The group was a broad coalition of representatives from organizations invested in Mountain Village trails. They provided initial information regarding context and trail issues in Mountain Village.

Field Survey

Alta surveyed Mountain Village trails with Town staff to obtain a detailed understanding of existing trail features, locations, usage, and conditions. This included walking and biking some of the trails and scouting potential alignments to gain a true impression of their characteristics.



IN-PERSON OUTREACH – Describes the various in-person engagement methods and summarizes the results.



ONLINE OUTREACH – Summarizes the results of the online input map.



OPPORTUNITIES AND CONSTRAINTS – Identifies the opportunities and constraints that emerged from the public outreach process.

Stakeholder Interviews

Alta conducted interviews with individuals from the stakeholder group to gain an in-depth understanding of their various perspectives on trails in Mountain Village. Questions focused on the definition of “trail” and what it means for the Mountain Village community, the desired impact of the Trails Master Plan, and the opportunities and constraints facing trail development in Mountain Village. Interviewees included representatives of:

- Telluride Ski & Golf
- Town of Mountain Village Homeowners’ Association
- Telluride Mountain Club
- San Miguel Authority for Regional Transportation (SMART)
- Town of Mountain Village Council
- US Forest Service
- San Miguel Bike Alliance
- Town of Mountain Village Planning Division
- Boot Doctors (Local Bike Rental Business/Outfitter)
- Telluride Sports (Local Bike Rental Business/Outfitter)

Public Events

Alta staffed an information booth with interactive activities at two public events on Wednesday, August 15, 2018: the Market on the Plaza and the Sunset Concert. Event attendees and passersby were invited to participate by adding notes to a large vinyl floor map of Mountain Village. Different colored post-it notes were used to denote trail, pedestrian, or bicycle-specific comments, and are recreated in Map 3.1 on page 3-16.

The booth also included boards with images of different trail types and trail amenities that allowed participants to “vote” for their preferred type using stickers. Alta staff were on hand to explain the activities, discuss the plan, and answer questions. They also distributed flyers with links to the project webpage, the online input map, and the online survey.



Field survey



Information booth at the Sunset Concert

Figures 3.2 and 3.3 display the types of trails and trail amenities that the public event participants preferred. For trail amenities, people indicated that they prefer maps and map kiosks, standard bike racks, and wayfinding signs. For trail types, they selected asphalt trails, crushed stone trails, bike lanes, sidewalks, and pedestrian lanes.

FIGURE 3.2 PREFERRED TRAIL AMENITIES

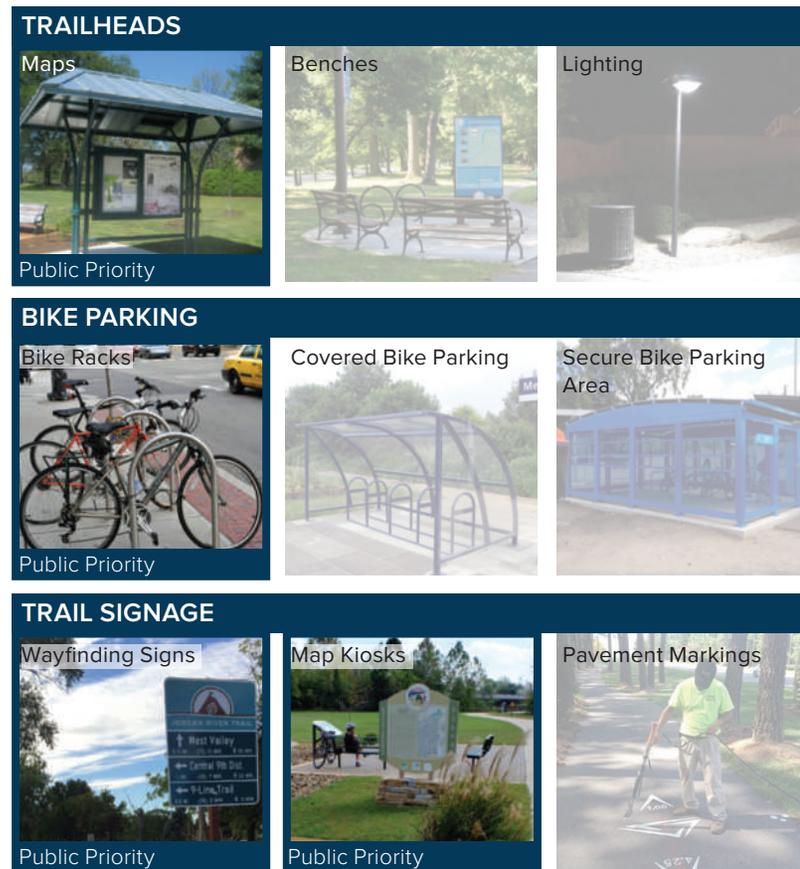
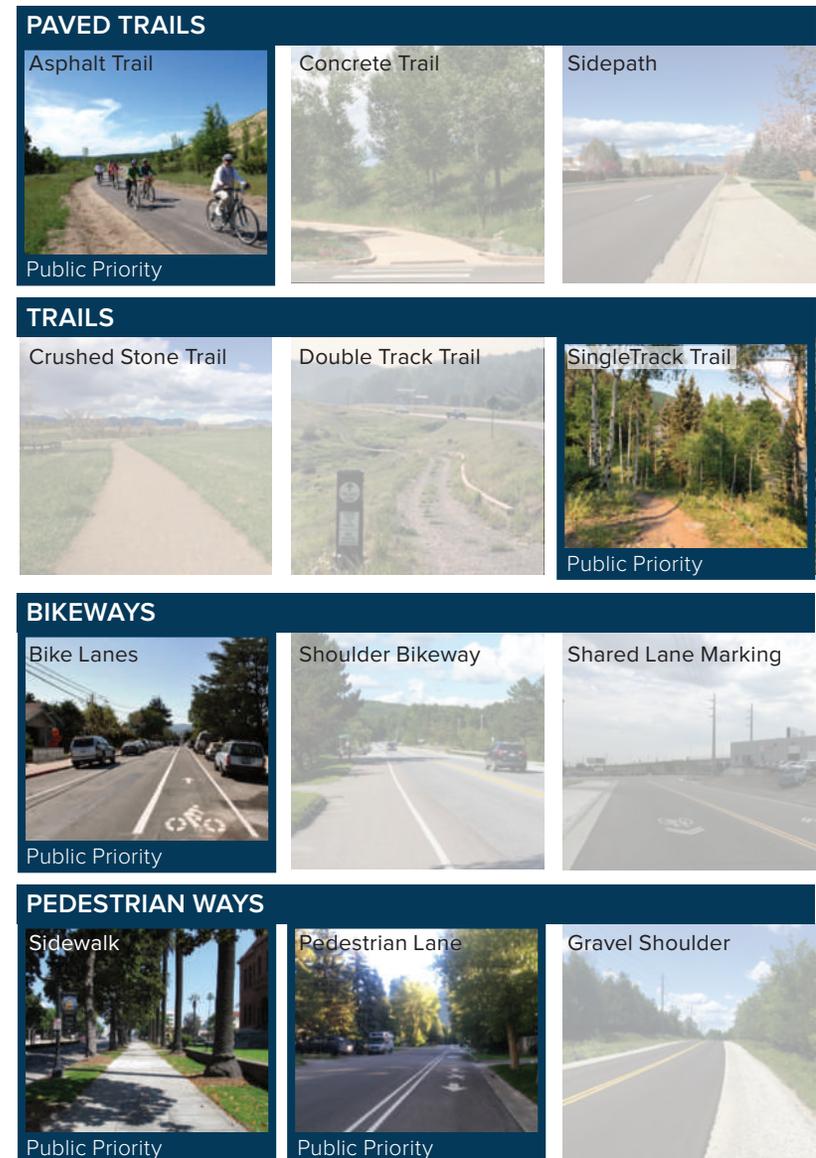


FIGURE 3.3 PREFERRED TRAIL TYPES



ONLINE ENGAGEMENT

Online engagement was an important component of the Trails Master Plan outreach approach, as it allowed people who did not attend the in-person events to provide their input. Two online engagement tools were developed for the plan: an online input map and an online survey.

Online Survey

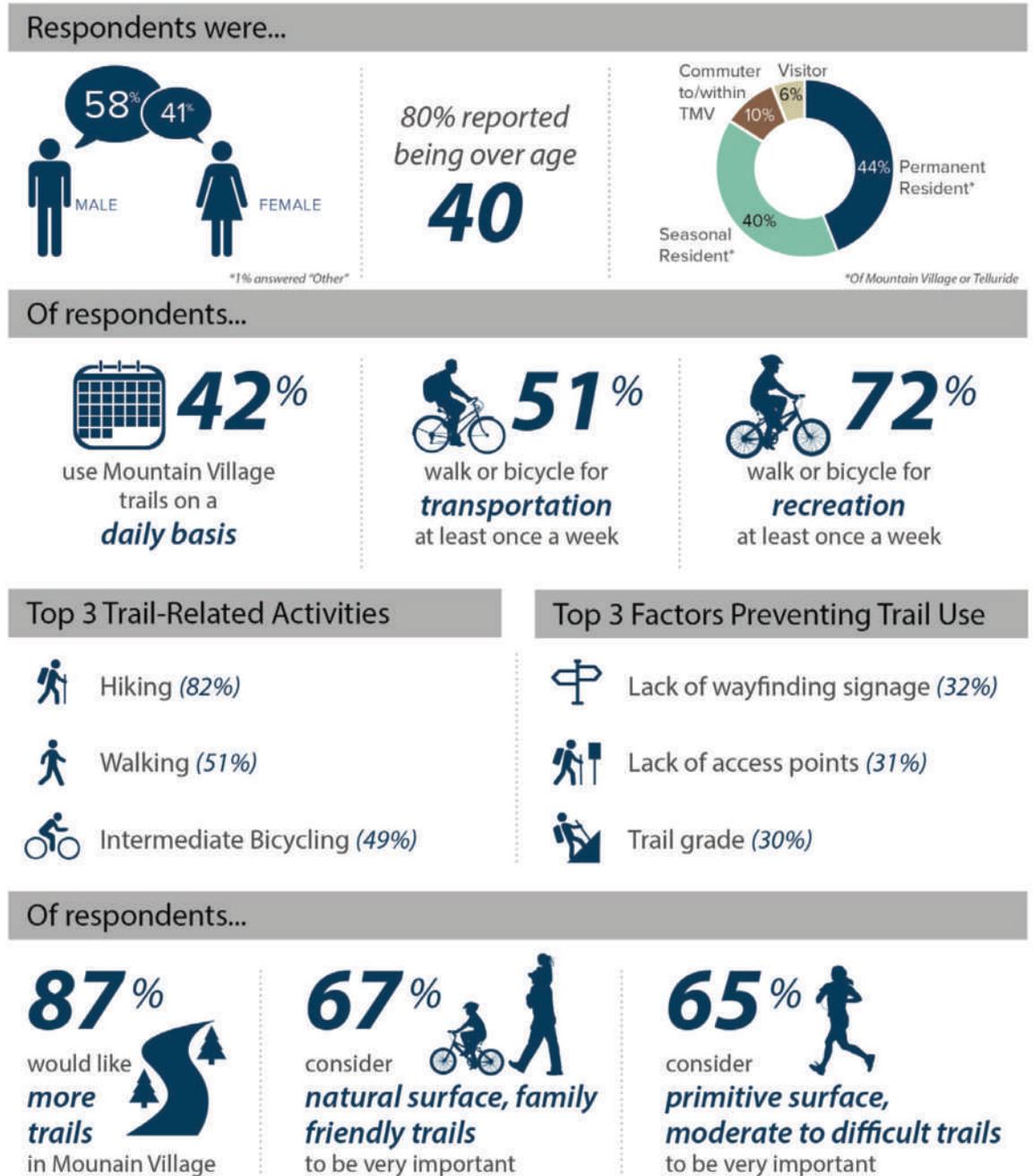
The online survey was available for approximately one month over August and September of 2018 and received 280 responses. The link to the survey was distributed at the public events and through email blasts and newsletters. Participants were asked a series of questions about how they use trails in Mountain Village, their opinions regarding trails, and the type of trail improvements they would like to see.

Figure 3.4 summarizes some of the survey results. Generally, survey respondents use Mountain Village trails frequently, especially for hiking. A large majority would like to see more trails in the community, particularly natural surface trails for all abilities.

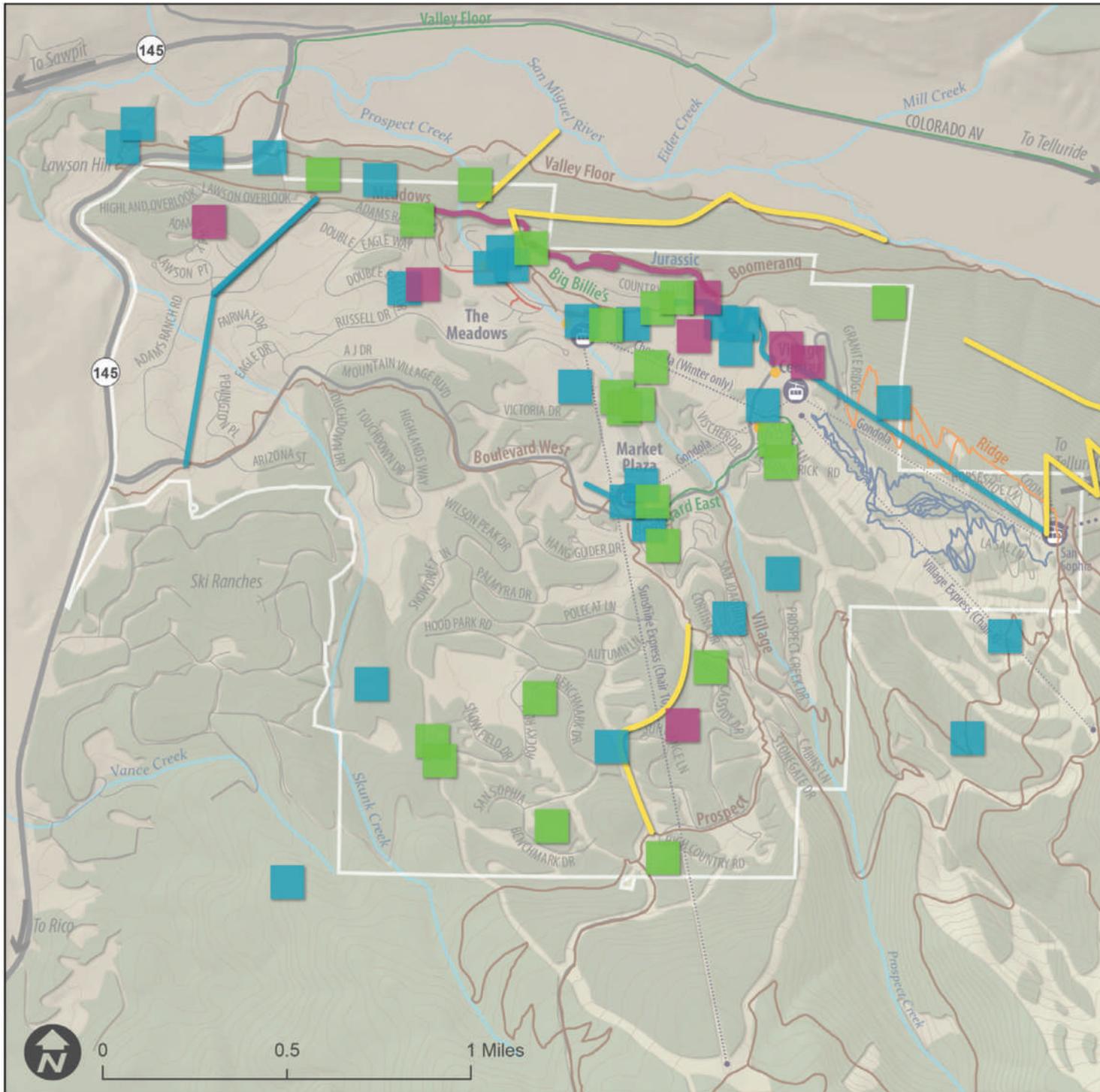
Online Input Map

The online input map was live concurrently with the survey and allowed users to draw lines and add comments relating to walking, bicycling, and trails on a map of Mountain Village. Comments were categorized depending on whether they pertained primarily to walking or bicycling issues. Users also had the ability to add comments with suggested improvements. The online input map comments are incorporated into Map 3.1 with the results of the in-person outreach events.

FIGURE 3.4 ONLINE SURVEY RESULTS SUMMARY*



*The survey allowed people to skip questions. Percentages refer to the percentage of people who answered that particular question rather than total survey participants.



MAP 3.1 PUBLIC INPUT*

- Bus Stop
- Ⓜ Gondola Station
- Contour Line (100 feet)
- Forest Cover
- ▭ Town of Mountain Village

- Shared Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Descending Bikes Only
- Foot Traffic Only

COMMENT TYPE

- Trail Improvement
- Pedestrian Improvement
- Bicycle Improvement

ONLINE INPUT COMMENTS

- Walking
- Bicycling
- General Suggestion

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

Stakeholder Meeting #2

Culminating the deep dive, Alta met with the stakeholder group for a second time to review the information that had been gathered over the preceding days. Alta presented the findings of the field survey, stakeholder interviews, and public outreach events, and what they perceived to be the opportunities and constraints facing Mountain Village trails. A revised set of opportunities and constraints are presented in the following section and in Map 3.2.

Alta also led a visioning and goals exercise with the stakeholder group. Stakeholders were asked to write down their desired results for Trails Master Plan. The proposed goals were then discussed and organized. The activity provided Alta with the information necessary to develop a vision, goals, and objectives for the Plan, which ultimately guided development of the recommendations. The Plan vision and goals are presented in Chapter 4.

OPPORTUNITIES AND CONSTRAINTS

Opportunities are the existing assets that can be leveraged to improve the Mountain Village trails system. Constraints are the barriers that need to be addressed to achieve this goal. While there are significantly more constraints than opportunities listed on Map 3.2, this is not necessarily unfavorable, as many constraints can become assets with dedication and proper planning. In addition, a significant opportunity that is not depicted in the map, but was made clear during the outreach activities, was that the Mountain Village community is overwhelmingly supportive of trails and the idea of building more. With this mindset, Mountain Village is well-positioned to address the constraints identified here.

OPPORTUNITIES

- 1 A historic railroad bench above CO 145 may provide sufficient space for a new trail.
- 2 The Boulevard Trail is the spine of the community trail system that provides connections to other trails and activity centers and is a comfortable route for novice bicyclists.
- 3 The Ski Ranches trail network offers potential connections.
- 4 The informal Stegosaurus trail represents a potential solution to eliminate conflicts between bicyclists and hikers on Jurassic Trail.
- 5 Non-TSG privately owned space may afford additional local and regional trail connections

CONSTRAINTS

- 1 Boulevard Trail ends at CO 145 with no connections other than the highway.
- 2 Bicyclists trying to reach the Valley Floor and Telluride often travel along CO 145, a high-speed, heavily trafficked highway with multiple blind spots and narrow shoulders, creating potentially hazardous situations.
- 3 Trail users wishing to access Lawson Hill must cross high-speed highway traffic at a blind curve.
- 4 Adams Ranch Rd is used frequently by pedestrians and bicyclists but has no dedicated space for non-motorized users.
- 5 There are frequent user conflicts on Jurassic Trail between downhill bicyclists and other trail users.
- 6 Country Club Road and Mountain Village Boulevard lack comfortable bicycle and pedestrian accommodations connecting Village Center to Jurassic Trail, Big Billies , and The Meadows.
- 7 The golf course is an obstacle to connectivity between the Meadows and the Village Center and Town Hall/Market Plaza.
- 8 Boomerang is one of the few trail connections to Telluride, but is uncomfortable even for experienced mountain bikers due to steep and rocky terrain.
- 9 High volumes of mountain bikers entering the Heritage Plaza create conflicts with pedestrians.
- 10 San Joaquin and Benchmark have moderate levels of bikers and walkers but lack dedicated facilities.
- 11 High speed mountain bikers on Village Trail often conflict with hikers or uphill users.
- 12 No intuitive connection between Mountain Village Center and Boomerang / Meadows / Big Billies

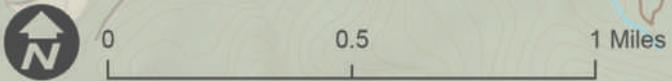


MASTER PLAN

MAP 3.2 OPPORTUNITIES AND CONSTRAINTS*



- Bus Stop
 - Gondola Station
 - Contour Line (100 feet)
 - Forest Cover
 - Town of Mountain Village
 - Shared Use Path
 - On-Street Improvements
- NATURAL SURFACE TRAILS**
- Shared Use
 - Descending Bikes Only
 - Foot Traffic Only
- Opportunity
 - Constraint



CHAPTER 4

RECOMMENDATIONS



PLAN VISION AND GOALS

The Trails Master Plan vision and goals were developed with input from the general public and stakeholders collected during the deep dive, as described in Chapter 3. The Plan vision is an aspirational statement describing the future Mountain Village trails system. The Plan goals are steps that will help to achieve that vision. Each goal also includes objectives, that when implemented, will contribute to the goal. The vision and goals guided the development of the plan recommendations.

VISION: The Town of Mountain Village has a world-class trail system that is sustainable, safe, and accessible for all users. It is both a viable transportation system and an enjoyable recreational asset for those who live, work, and play in Mountain Village.

GOAL: Connectivity



Develop a thoroughly connected trail system that can be used for a variety of trips.

Objective 1.1

Connect the trail system to neighborhoods and major community nodes such as Market Plaza, Village Center, and the Meadows.

Objective 1.2

Integrate the trail system with the broader regional trail network.

Objective 1.3

Integrate the trail system with other transportation modes including local bus routes and the Gondola.

RECOMMENDATION COMPONENTS



VISION AND GOALS – Introduces the plan vision, as well as plan goals and objectives.



FACILITY TYPES – Describes and defines a variety of trail facility types that are included in the recommendations.



FACILITY RECOMMENDATIONS – Presents recommendations for new trail facilities and trail facility improvements.



POLICY RECOMMENDATIONS – Presents policy recommendations that will support the facility recommendations.



PUBLIC OUTREACH – Summarizes the public outreach for the proposed vision, goals, and recommendations.

GOAL: Safety



Ensure that trail users feel safe and protected when on Mountain Village Trails.

Objective 2.1

Manage and design trails to limit conflicts between non-motorized trail users.

Objective 2.2

Design trail and roadway intersections to maximize the safety of trail users.

GOAL: Navigation



Develop a system of trails and supporting infrastructure that promotes effortless navigation of the trail system.

Objective 4.1

Provide seamless connections to destinations with consistent and recognizable infrastructure.

Objective 4.2

Develop a comprehensive wayfinding signage system that guides bicyclists and pedestrians throughout Mountain Village.

GOAL: Recreation



Provide a variety of year-round trail experiences that server users of all ages and abilities.

Objective 3.1

Develop a system of trails that provides transportation and recreation opportunities for varying types of trail users (hikers, mountain bikers, Nordic skiers, etc.) and ability levels.

Objective 3.2

Develop a trail system that provides transportation and recreation opportunities through all seasons.

GOAL: Sustainability



Develop a sustainable trail system that respects and benefits Mountain Village's unique alpine environment.

Objective 5.1

Develop a trail system that encourages people to walk or bicycle for transportation instead of driving.

Objective 5.2

Construct and maintain trails according to sustainable trail planning and construction best practices to limit environmental impacts.

GOAL: Partnerships



Collaborate and maintain partnerships with neighboring jurisdictions, Telluride Ski and Golf, and federal agencies to realize shared interests regarding trails.

Objective 6.1

Pursue collaborative funding strategies to support implementation of the trail system.

Objective 6.2

Seek out collaborative solutions that protect the interests of all partners whenever possible.

Objective 6.3

Coordinate with partners to promote development of the regional trail network.

SHARED USE PATH/SIDEPATH



Boulevard Trail East is a shared use path that is also considered a sidepath because it is adjacent to Mountain Village Blvd.

NATURAL SURFACE TRAIL



Big Billie's Trail is a natural surface trail that is currently open to all non-motorized users.

FACILITY TYPES

Infrastructure improvements fall into one of two categories: linear facilities, which include paths, trails, and on-street improvements; and spot improvements, such as grade-separated crossings and crosswalks.

Linear Facilities

Shared Use Paths

Shared use paths are typically paved, eight- to twelve-foot wide facilities designed to accommodate people walking, bicycling, and using wheelchairs and other active transportation modes. Shared use paths are physically separated from roadways, in their own right-of-way. Shared use paths can serve both transportation and recreation purposes.

Sidepaths are shared use paths that run parallel to a road in shared right-of-way. Sidepaths are similar to shared use paths but present challenges at roadway intersections. The paved section of the Boulevard Trail is considered a sidepath due to its adjacency to Mountain Village Boulevard.

In areas where a shared use path is needed, but a concrete or asphalt surface is undesirable, crusher fine can be used instead of pavement.

Natural Surface Trails

Natural surface trails are pathways composed of compacted native soil or gravel. They can be designed and managed to service a wide variety of users or a select few. Different types of natural surface trails include:

Shared Use - Shared use natural surface trails are open to all non-motorized users, which typically includes mountain bikers and hikers or pedestrians.

Foot Traffic Only - “Foot traffic only” trails are open only to hikers or pedestrians. These trails can include characteristics not found on trails that allow bicyclists, such as narrow tread widths, stairs, and tight switchbacks.

Descending Bikes Only - Descending bike only trails are trails designated exclusively for bicyclists riding in the downhill direction. This management strategy may be employed to provide a better experience for bicyclists or to address safety concerns relating to differences in user speeds.

Uphill Bike/Multi-Directional Hike - These natural surface trails permit hikers to travel in either direction while bicyclists are only permitted to travel in the uphill direction. Due to the similar speeds of uphill bicyclists and hikers, this management strategy allows both users to occupy the same trail without compromising the experience or trail safety of the other.

On-Street Improvements

On-street improvements are facilities for bicyclists and pedestrians that are constructed as part of the roadway surface. For this plan, these improvements include wide shoulders and advisory shoulders.

Wide Shoulders - Wide shoulders provide usable space for pedestrians and bicyclists to travel on roads with a striped centerline. Shoulders can also be utilized by emergency and maintenance vehicles. The shoulder is designated by a solid white line. According to the *AASHTO Guide for the Development of Bicycle Facilities*, paved shoulders that are designed to accommodate bicyclists should be at least four feet wide. In many contexts, shoulders may also be utilized by pedestrians.

Advisory Shoulders - Advisory shoulders provide usable space for pedestrians and bicyclists to travel on two-way roads that lack a centerline and are otherwise too narrow to accommodate striped shoulders. Advisory shoulders are designated with dashed white lines to indicate the preferred travel space for non-motorized users. Motorists may move into the advisory shoulder when passing an on-coming vehicle, but only when no pedestrians or bicyclists are present.



OVERCROSSING



Overcrossings are grade-separated trail crossings over obstacles such as roads, other paths, streams, or wetlands.

UNDERCROSSING



Undercrossings are grade separated trail crossings under obstacles such as roads and other paths.

Spot Improvements

Grade-Separated Crossings

Overcrossing - An overcrossing is a crossing that passes over a roadway at an elevated grade, allowing for the uninterrupted movement of users in both directions.

Undercrossing - An undercrossing is a crossing that passes under a roadway at a submerged grade, allowing for the uninterrupted movement of users in both directions.

Crosswalk Improvements

Crosswalks are facilities that are designed to facilitate the crossing of pedestrians and bicyclists at-grade with existing roadways. Crosswalks typically include roadway striping and signage, but can be enhanced with traffic signals, flashing beacons, raised medians or refuge islands, and high-visibility pavement markings.

CROSSWALK



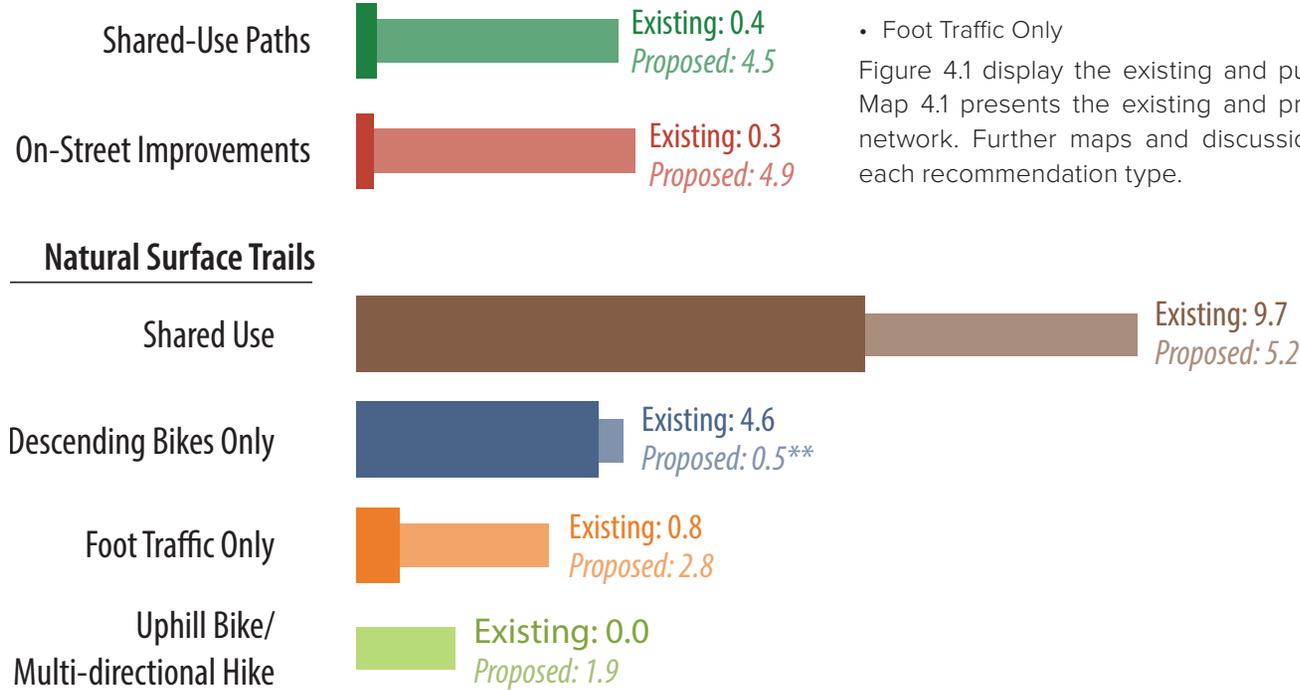
Crosswalk improvements can include pavement striping, curb ramps, striping, signage, and flashing beacons, among others.

FACILITY RECOMMENDATIONS

Overall Trail System

The plan proposes the addition or renovation of nearly 20 miles of trails in Mountain Village. The construction of new trails, in addition to improvements to existing trails and roadways, will enhance the comfort and safety of trail users.

FIGURE 4.1. EXISTING AND PROPOSED TRAIL MILEAGE BY TYPE*



Recommendations are separated into three categories: **Shared Use Paths (Paved)**, **On-Street Improvements**, and **Natural Surface Trails**. Natural Surface Trails are further categorized into the following sub-groups:

- Shared Use
- Open to Uphill Bike/Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only

Figure 4.1 display the existing and purposed mileage by trail type. Map 4.1 presents the existing and proposed Mountain Village trail network. Further maps and discussion provide more detail about each recommendation type.

*Mileage is approximate and includes only trails or portions of trails within the Mountain Village municipal boundaries. Some proposed trails are modifications to existing trails either by routing or by type. Existing trails and proposed trails do not equal the trail system at full build-out.

** Does not include Telluride Ski and Golf proposed trails that will be accessible only with the purchase of bike park pass.



MASTER PLAN

MAP 4.1 EXISTING AND PROPOSED TRAIL NETWORK*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.



TRAILS

MASTER PLAN

MAP 4.2 NATURAL SURFACE TRAIL RECOMMENDATIONS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared-Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

Natural Surface Trail Improvements

Natural surface trails comprise the majority of existing and proposed trail types in Mountain Village. These types of trails provide a naturalistic user experience and align with the town’s rural resort character. Currently, most natural surface trails in Mountain Village are open to all non-motorized users and are multi-directional.

The natural surface trail recommendations in this plan include the construction of several new natural surface trails, as well as improvements and changes in management to existing facilities. To minimize ongoing maintenance and to maximize user experience and sustainability, new natural surface trails should be designed and constructed by experienced trail builders. Suggested trail improvements include user and directional management strategies to reduce conflicts, improve safety, and provide connections to key

destinations in the area. Natural surface trail types include: Shared Use (open to all non-motorized users), Open to All Uphill Users/ Downhill Bikes Prohibited, Downhill Bikes Only, and Foot Traffic Only.

Table 4.1 includes each natural surface trail improvement with a description of the project, trail length, tread width, and potential stakeholders and partners. All natural surface trail improvements are also illustrated in Map 4.2 and labeled with their trail identification number. Proposed trails that are part of the Telluride Ski and Golf new bike park development are included in the map and are labeled “TSG”. Such trails will be open to descending bikes only with the purchase of a bike park pass and are included in the map for reference purposes only.

TABLE 4.1 NATURAL SURFACE TRAIL IMPROVEMENTS

Trail ID	Trail Name	Trail Type	Description	Tread Width	Length (miles)	Stakeholders/ Partners
NS-1	See Forever Hiking Trail Connector	Natural Surface- Foot Traffic Only	Natural surface trail connecting See Forever Plaza to future O’Reilly Trail.	30”	0.3	Private landowners
NS-2	Bear Creek to Market Plaza	Natural Surface - Shared Use	Natural surface trail connecting the existing Beark Creek Lodge trail along the south side of Mountain Village Boulevard to the existing crosswalk at Market Plaza.	40”	0.1	TSG, USFS, TMVOA
NS-3	Bear Creek Extension	Natural Surface - Shared Use	Natural surface trail connecting the existing Beark Creek Lodge trail up to San Joaquin Rd to serve as a potential bypass for bicyclists and pedestrians walking along San Joaquin. This would allow bicyclists and pedestrians to by-pass the constrained S-curves on lower San Joaquin.	40”	0.1	TMVOA
NS-4	Meadows Express	Natured Surface- Shared Use	Natural surface trail connecting Jurassic to the Meadows trail via a shared use natural surface trail that runs along the top of the mesa. A bridge would be required to cross Prospect Creek. Coordination and approval from the USFS would also be required.	40”	0.7	USFS
NS-5	Meadows Perimeter Hiking Trail	Natural Surface- Foot Traffic Only	Natural surface hiking trail connecting Meadows Trail to Chondola via a hike-only trail through TMVOA, TMV, and TSG property. Trail is intended to serve as a short hike-only experience to take demand off of Jurassic.	30”	0.5	TSG, TMVOA, Fairway Four HOA
NS-6	Stegosaurus	Natural Surface- Open to All Uphill Users/ Downhill Bikes Prohibited	Natural surface trail open to uphill (eastbound) bicyclists and hikers in either direction. Separating downhill bikes from other users would reduce conflicts between trail users and improve safety. Stegosaurus trail alignment should be situated slightly upslope from Jurassic however unnecessary elevation gain should be kept to a minimum.	40”	0.5	TSG

TABLE 4.1 NATURAL SURFACE TRAIL IMPROVEMENTS, CONTINUED

Trail ID	Trail Name	Trail Type	Description	Tread Width	Length (miles)	Stakeholders/ Partners
NS-7	O'Reilly Trail	Natural Surface - Foot Traffic Only	A foot traffic-only, natural surface trail connecting Mountain Village to the Town of Telluride. Trail could follow the old mine access via the historic O'Reilly Trail alignment. Coordination required with the USFS, TSG, and Town of Telluride.	40"	1.6	TSG, USFS, TOT
NS-8	Elk Pond Loop	Natural Surface-Shared Use	Natural surface trail connecting Elk Pond and the future community park to Russel Dr. Low angle trail provides a beginner-level hiking and mountain biking experience on a trail that cannot be shuttled via the gondola. Boardwalks may be required in some instances due to wetlands.	40"	1.5	TSG
NS-9	Boulevard Trail (renovation project)	Natural Surface-Shared Use	Improve the existing Boulevard Trail to a consistent 8'-0" tread width throughout the entirety of the natural surface section from SR-145 to Market Plaza.	8'-0"	1.9	TSG
NS-10	Tristant Trail	Natural Surface - Shared Use	Natural surface trail from the existing Bear Creek Lodge trail to the Tristant development. Trail would serve as a short-cut to Mountain Village Boulevard and an alternative to walking along San Joaquin.	40"	<0.1	TMVOA
NS-11	Ski Ranches Connector	Natural Surface-Shared Use	Construct a shared use natural surface trail from the Boulevard Trail to the cul-de-sac at the end of Meadow Dr. in the Ski Ranches. Coordinate with Ski Ranches to determine if connection is desired and feasible.	40"	0.1	Ski Ranches
NS-12	Boulevard to VCA	Natural Surface-Shared Use	Construct a shared use natural surface trail between the VCA and the Boulevard Trail across the Double Cabin ski run. Trail should avoid or construct boardwalk over any wetlands present. Existing social trail between VCA / Station Village parking garage and Mountain Lodge should be decommissioned.	40"	0.1	TSG
NS-13	Emergency Access Trail	Natural Surface-Shared Use	Construct a shared use natural surface trail along the proposed emergency access road connecting Adams Ranch Road to SR-145.	~10'	0.2	CDOT
NS-14	Meadows Hiking Trail- Connector	Natural Surface-Foot Traffic Only	Natural surface foot traffic only trail connecting Adams Ranch Road and Meadows Trail. Trail should be routed through the trees to limit visibility and exposure to golf course operations	30"	0.2	TSG, Adjacent apartments
NS-15	Banner Trail	Natural Surface-Shared Use	Natural surface shared use trail connecting Meadows Trail to the Upper Valley Floor trail. Trail would formalize and improve existing social trail that exists. This "rogue" trail is currently located on privately held open space.	40"	0.5	SMVC, USFS, TOT
NS-16	Big Billies-Hiking Connector (renovation)	Natural Surface-Foot Traffic Only	Improve and rehabilitate the existing steep section of Big Billies. Change the trail management to Foot Traffic only. Add stairs and crusher fines gravel to improve the commuting function of the trail.	30"	0.2	TSG
NS-17	Jurassic (renovation project)	Natural Surface-Descending Bikes Only	Change the management of Jurassic to support downhill bikes only. Hikers and uphill bicyclists (eastbound) will be accommodated via a new trail (Stegosaurus, NS-6) slightly upslope from Jurassic.	40"	0.5	TSG

TABLE 4.1 NATURAL SURFACE TRAIL IMPROVEMENTS, CONTINUED

Trail ID	Trail Name	Trail Type	Description	Tread Width	Length (miles)	Stakeholders/ Partners
NS-18	Elk Pond to Prospect Trail	Natural Surface-Uphill Bike/ Multi-Directional Hike	Natural surface trail connecting from the proposed Elk Pond Loop to Prospect Trail. Upper half mile before connecting to Prospect is constrained fall-line trail. Prohibition on downhill bikes is intended to mitigate erosion and maintenance.	40"	1.4	TSG

Shared Use Path Improvements

Currently, the only paved path in Mountain Village is the Boulevard East Trail. Paved shared use paths and sidepaths provide the highest level of accessibility and comfort for all users, including children, the elderly, and people using wheeled mobility devices. In areas with particularly high pedestrian and bicyclist traffic, paved shared use paths are the most suitable facilities to accommodate everyone.

The suggested improvements for shared use paths presented in this plan are focused on the primary activity areas, where there is significant existing pedestrian and bicyclist traffic, higher density, and demand for enhanced connections between destinations. Table 4.2 lists the shared use path improvements while Map 4.3 and Map 4.3.1 (inset) illustrates their locations within Mountain Village.

TABLE 4.2 SHARED USE PATH IMPROVEMENTS

Trail ID	Trail Name	Trail Type	Description	Tread Width	Length (miles)	Stakeholders/ Partners
SU-1	Village Center to Big Billie's	Shared Use Path/Sidepath (paved)	Develop a paved sidepath that would extend along the west and south side of Country Club Dr. connecting to Big Billies.	8'-0"	0.3	TSG/The Peaks
SU-2	Boulevard Trail Extension	Sidepath (paved)	Reroute the existing Boulevard Trail to travel underneath the existing Village Bypass ski bridge over Mountain Village Boulevard. Extend trail along the west side of Mountain Village Boulevard up to Aspen Ridge Dr.	8'-0"	0.3	TSG
SU-3	Boulevard Extension #2	Sidepath (paved)	Extend the end of the Boulevard Trail through the parking / bus stop area Village Center. Some impacts to the parking lot may be required.	8'-0"	0.1	TSG
SU-4	Boulevard Trail Re-route	Sidepath (paved)	Develop a new segment of Boulevard Trail that utilizes the existing ski bridge over Mountain Village Boulevard to cross the roadway rather than the existing crosswalk.	8'-0"	0.1	TSG
SU-5	Big Billie's	Shared Use Path (paved or crusher fines)	Harden and widen the existing Big Billie's Trail with asphalt or crusher fines from Country Club Road to Meadows Village to better support summertime commuting trips. Extend trail through planned affordable housing in Meadows Village. Plant additional trees on the fairway side of the trail to protect trail users and limit the visibility of the trail from golfers.	8'-0"	0.6	TSG
SU-6	Lawson Hill Connector	Shared Use Path (paved)	Develop a paved shared use path from the end of Lawson Overlook to SR-145. Work with CDOT to construct a grade-separated bicycle-pedestrian crossing across SR-145 (See SI-1). Connection would facilitate a low-stress bicycling connection into Telluride via the Boulevard Trail, streets in Lawson, and the bike path on the Valley Floor.	8'-0"	0.1	CDOT
SU-7	Adams Ranch Rd Sidepath	Sidepath (paved, alternative to OS-3)	Develop a sidepath along Adams Ranch Road from Mountain Village Boulevard to the Meadows. Project would impact landscaping and require grading within the 15' general easement. The proposed sidepath is intended as an alternative to shoulder improvements proposed in OS-3.	8'-0"	1.4	TSG, private landowners
SU-8	SR145- Mountain Village Blvd. to Emergency Access Rd.	Shared Use Path (crusher fines)	Shared use path connecting the Meadows Trail to the Valley Floor. Trail alignment could follow historic railroad grade above SR-145.	8'-10'	0.6	TSG, CDOT, SMVC, private landowners
SU-9	SR145- Emergency Access Road to Meadow Trail	Shared Use Path (crusher fines)	Shared use path trail connecting the emergency access road to the Meadows Trail. Trail could be constructed potentially in CDOT ROW or TMV open space lands, however, minor encroachments onto adjacent property could improve the trail experience and facilitate easier construction.	8'-10'	0.6	TSG, SMVC, private landowners
SU-10	SR145- Meadow Trail to Valley Floor	Shared Use Path (crusher fines)	Shared use path running along the SR-145 ROW from the end of the Boulevard Trail to the emergency access road. Trail could be constructed in exclusively in CDOT ROW, however minor encroachments into adjacent TSG property could improve the trail experience and facilitate easier construction.	8'-10'	0.5	TSG, CDOT



TRAILS

MASTER PLAN

MAP 4.3 SHARED-USE PATH RECOMMENDATIONS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed

Shared Use Path

On-Street Improvements

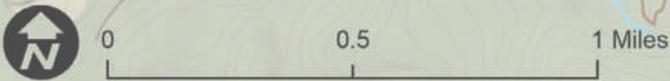
NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-directional Hike
- Descending Bikes Only
- Foot Traffic Only

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.



MAP 4.3.1 SHARED-USE PATH INSET



On-Street Improvements

The majority of Mountain Village’s existing roadways lack sidewalks or dedicated space for pedestrians and bicyclists. Roads are often narrow with equally narrow paved or unpaved shoulders. Despite the lack of dedicated space, many residents and visitors walk and bicycle on roadways, either on narrow gravel shoulders, or within the vehicle travel lane. For the majority of roadways this works well when motor vehicle volumes and speeds are low. A local culture of roadway courtesy can also have a significant impact on perceptions of

safety and comfort. On some roads, particularly those with relatively heavy vehicle and non-motorized traffic and the presence of blind corners, this mixed traffic approach can pose a safety issue. This plan identifies key areas where the addition of on-street improvements, including wide shoulders and advisory shoulders will improve safety and comfort for all users.

On-street improvements are described in Table 4.3 and illustrated in Map 4.4.

TABLE 4.3 ON-STREET IMPROVEMENTS

Trail ID	Trail Name	Trail Type	Description	Length (miles)	Stakeholders/ Partners
OS-1	Mountain Village Boulevard	Shoulder Improvements	Widen shoulders along Mountain Village Boulevard to accommodate a 4'-0" shoulder on downhill side / 6'-0" shoulder on uphill side. Upgrade to bike lanes if feasible.	2.3	TSG
OS-2	Russell Dr	Shoulders/Advisory Shoulders	Widen shoulders to 4'-0" on curves and areas requiring a solid centerline. In other locations, implement advisory shoulders and remove centerline striping.	0.9	Private landowners
OS-3	Adams Ranch Rd (alternative to project SU-7)	Shoulders/Advisory Shoulders	Widen shoulders to 4'-0" on curves and areas requiring a solid centerline. In other locations, implement advisory shoulders and remove centerline striping. Project is intended to serve as an alternative to a paved sidepath as proposed in SU-7.	1.5	Private landowners, TSG
OS-4	Mountain Village Blvd to Country Club Dr	Interim- Advisory Shoulders / Long-term Bike Lane	Interim recommendation- Stripe advisory shoulders from Blue Mesa to County Club Dr. Long term recommendation: Widen Mountain Village Boulevard to provide continuous shoulders and sidewalks (acquisition may be required).	0.2	Private landowners, TSG
OS-5	Benchmark Dr	Shoulders/Advisory Shoulders	See pages 4-16 and 4-17 for options.	1.5	
OS-6	San Joaquin Rd	Shoulders/Advisory Shoulders	See pages 4-16 and 4-17 for options.	1.1	

FIGURE 4.3 WIDE SHOULDERS (OS-1)

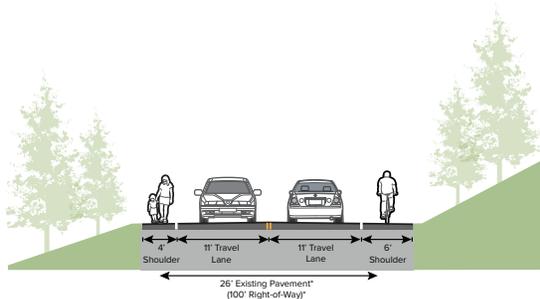


FIGURE 4.4 WIDE SHOULDERS (OS-2, OS-3)

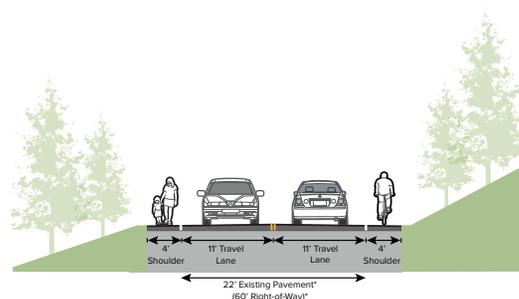
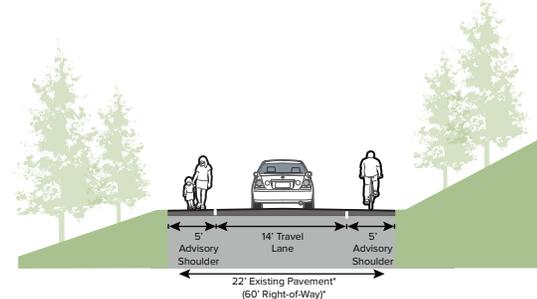


FIGURE 4.4 ADVISORY SHOULDERS (OS-2, OS-3, OS-4)





TRAILS

MASTER PLAN

MAP 4.4 ON-STREET RECOMMENDATIONS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-directional Hike
- Descending Bikes Only
- Foot Traffic Only

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.



On-Street Improvements Continued

Benchmark Drive and San Joaquin Road are the two primary roadways that connect a large portion of Mountain Village residents to the main thoroughfare, Mountain Village Boulevard. These roads in particular present challenges in creating safe and convenient access for pedestrians and cyclists with their steep profiles, sharp curves that decrease visibility, and narrow shoulders that are unpaved. The suggested improvements for Benchmark Drive and San Joaquin

Road are focused on the three options described below, and should be implemented on a case-by-case basis, giving consideration to funding, visibility, physical constraints, and engineering judgement. Shoulder widening efforts should be completed in conjunction with roadway reconstruction or utility projects.

OPTION 1: ADVISORY SHOULDERS | \$\$\$\$

Advisory shoulders offer a cost-efficient and low-impact way to provide accommodations for bicyclists and pedestrians, and is achieved by striping that allows flexibility for two-way motor traffic while dedicating space for cyclists and pedestrians. Due to complications with topography and sight lines around sharp curves along these two corridors, there may be limited application for advisory shoulders along Benchmark Drive and San Joaquin road. Additional study should be conducted to assess the feasibility of advisory shoulders on various segments of Benchmark and San Joaquin.



Advisory shoulder

OPTION 2: SHOULDER WIDENING | \$\$\$\$

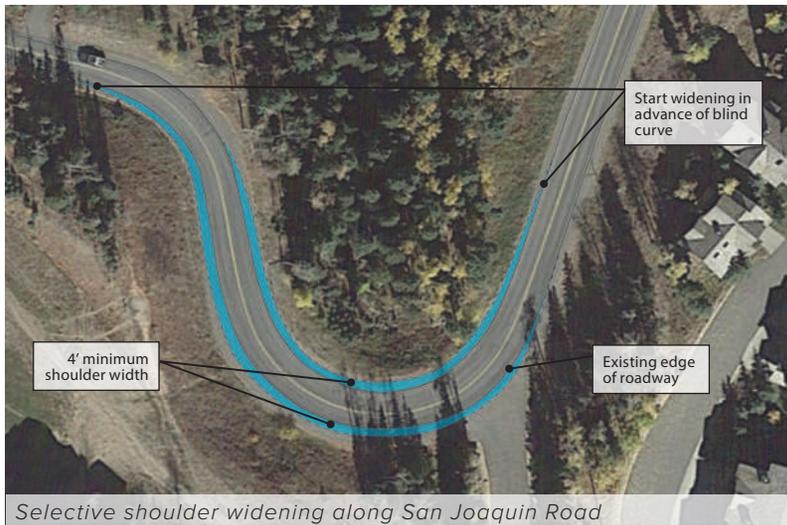
In locations that are inappropriate for advisory shoulders, or in locations where there is higher demand for bicycle and pedestrian accommodations, paved shoulders offer safe, delineated space to bike and walk. If corridor constraints limit the construction of paved shoulders on both sides of the street, shoulder widening should be consolidated to the side of the street on which users travel uphill to provide a more comfortable experience. In this scenario, downhill bicyclists are likely to “take the lane” as they will be traveling at higher speeds and the need for vehicles to pass will be less likely. Lower sections of San Joaquin that serve higher density housing developments and more potential users are a logical place to consider shoulder widening.



Shoulder widening

OPTION 2A: SELECTIVE SHOULDER WIDENING | \$\$\$\$

If implementation funds are limited, or if impacts from wholesale shoulder widening are deemed undesirable, selective widening may provide an option to improve bicycle and pedestrian comfort and safety at key locations. Priority locations for selective widening would be those that present challenges with regards to sight lines and visibility, particularly around sharp curves with blind corners. The image below highlights in blue selective widening of paved shoulders around a sharp curve along San Joaquin Road.



Selective shoulder widening along San Joaquin Road



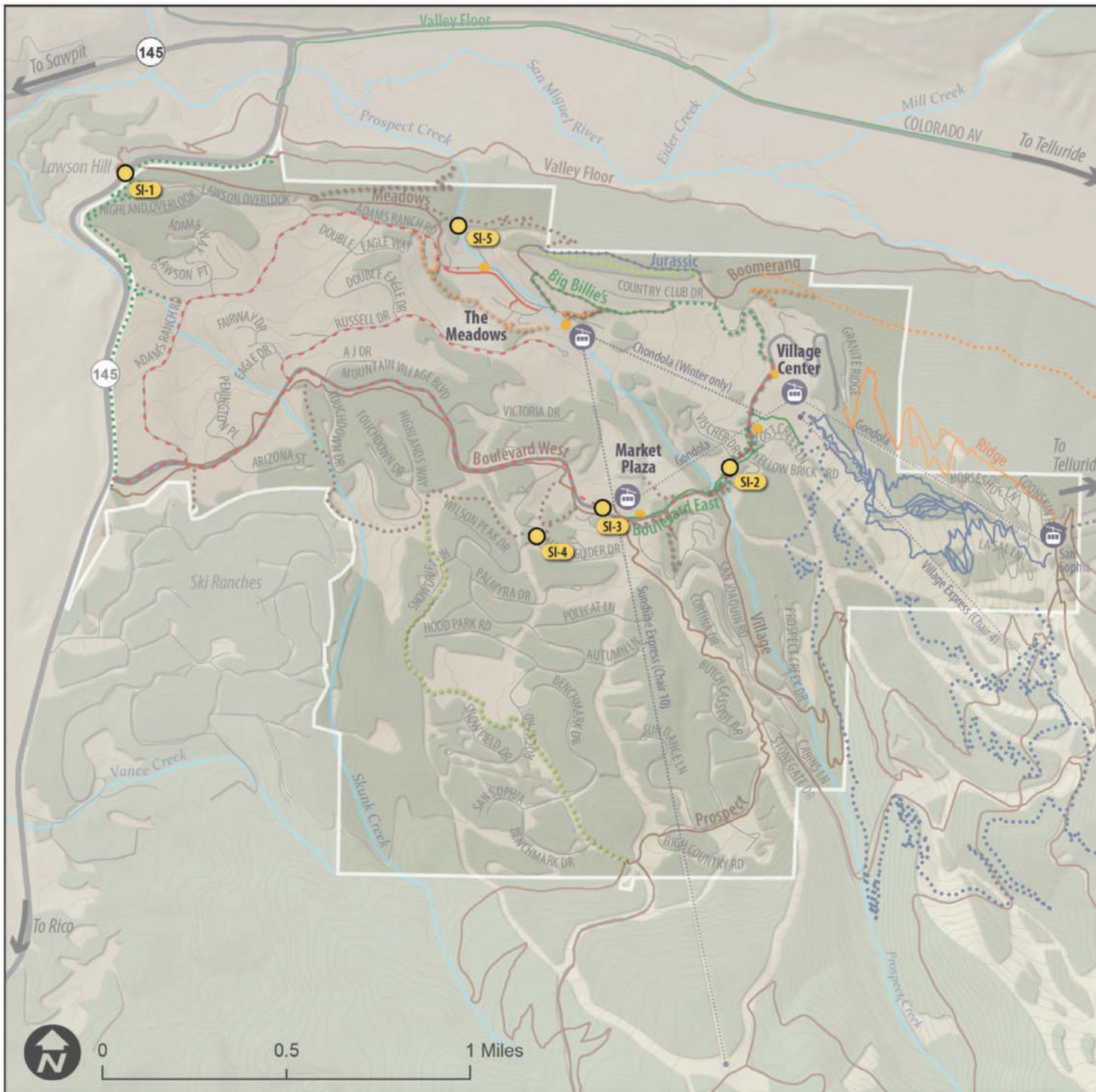
○ Potential locations for selective widening along Benchmark and San Joaquin

Spot Improvements

Proposed spot improvements are largely focused on improving bicycle and pedestrian connectivity across roads or natural features. Spot improvements are listed in Table 4.4 and displayed on Map 4.5.

TABLE 4.4 SPOT IMPROVEMENTS

Trail ID	Improvement Name	Improvement Type	Description	Stakeholders/ Partners
SI-1	SR-145 Grade-separated trail crossing	Grade-separated trail crossing	Construct a grade-separated trail crossing (overcrossing or undercrossing) across SR-145 to connect Mountain Village to Lawson Hill. Coordinate and explore funding options with CDOT.	CDOT
SI-2	Eliminate at-grade crossing/use ski bridge	Eliminate at-grade crosswalk	Remove the existing at-grade crosswalk on Mountain Village Boulevard which is currently sited at a skew angle and on a curve. Proposed trails on both sides of Mountain Village Boulevard and the use of the existing ski bridge as a trail crossing will eliminate the need for the at-grade crosswalk.	
SI-3	Boulevard Trail undercrossing	Trail undercrossing	Construct a new trail undercrossing from the proposed park at Elk Pond to Town Hall consistent with the Town Hall small area plan.	
SI-4	Elk Pond Trail Undercrossing	Trail undercrossing	Construct a trail undercrossing below Benchmark to facilitate the proposed Elk Pond Trail.	
SI-5	Meadows Express Bridge	Trail bridge	Construct a trail bridge over Prospect Creek to facilitate construction of the proposed Meadows Express trail.	TSG



TRAILS

MASTER PLAN

MAP 4.5 SPOT RECOMMENDATIONS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
 - Proposed
 - Shared Use Path
 - On-Street Improvements
- ### NATURAL SURFACE TRAILS
- Shared Use
 - Uphill Bike/
Multi-Directional Hike
 - Descending Bikes Only
 - Foot Traffic Only

- Proposed Spot Improvement

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

POLICY RECOMMENDATIONS

Implementing a world-class trail system takes more than simply building great trails; it requires policies be put in place to ensure efficient and effective system use and management. The following policy recommendations are intended to support the facility recommendations discussed in the previous section.



Create a dismount zone for bicyclists in Heritage Plaza

During peak season, there are high numbers of bicyclists exiting the mountain bike park at Heritage Plaza, which is often busy with pedestrians, including small children and the elderly. With the expansion of the Telluride Ski and Golf bike park and increasing numbers of visitors to Mountain Village, conflicts between pedestrians and mountain bikers in Heritage Plaza are expected to increase. Creating a dismount zone for bicyclists in Heritage Plaza is recommended to maintain a safe environment for everyone.

A dismount zone can be established with a municipal ordinance and promoted with signage. Enforcement of violators may be necessary, particularly during peak hours. To meet everyone's needs, delineating small zones where rental shops can allow customers to test ride bikes, should be considered as a potential component of the overall dismount zone.



A bicycle dismount zone would reduce conflicts between pedestrians and bicyclists.



Develop a comprehensive signage program for on-street, off-street, and natural surface trails

The Town of Mountain Village currently has some existing trail signage, but feedback from both stakeholders and the general public suggests that it is insufficient for most users to effectively navigate the system. Developing a comprehensive signage program for the entire trail system using current wayfinding best practices should be a priority for Mountain Village. A consistent and well-designed signage program will not only improve the user experience, it will provide an opportunity to promote the Mountain Village brand. Coordination with the Town of Telluride, the United States Forest Service, and Telluride Ski and Golf should be pursued, if possible, to facilitate connections to neighboring trail systems and destinations.



Develop a comprehensive and coordinated trail user etiquette campaign

With the large number of visitors coming to Mountain Village, and their varying levels of trail experience, conflicts between users on trails is not uncommon and poses a safety issue. Developing a comprehensive and coordinated trail user etiquette campaign across all trail-related organizations and businesses will help to ensure that people understand how to properly use the trail system. Such a campaign could include signage and educational materials to be distributed by the Town of Mountain Village, the Town of Telluride, Telluride Ski and Golf, and local bicycle shops.



Promote a trail system that is usable in all seasons

In recent years, winter bicycling has become increasingly popular in mountain resort communities, especially as weather patterns that ski destinations rely on become increasingly unpredictable. Winter bicycling presents an opportunity for such communities to provide outdoor recreation experiences year-round and to potentially attract new visitors.

Grooming trails after snowfalls is key to providing winter-time access. As the main trail corridor in Mountain Village, the Boulevard Trail should be prioritized for grooming. From a recreational perspective, grooming trails in open space and on the golf course presents an opportunity to provide additional fat biking opportunities, but will require coordination and approval from Telluride Ski and Golf. Trails maintained for fat biking should be kept separate from Nordic ski trails due to the differences in treads.



Improve trail-related amenities throughout the system

Trail-related amenities such as benches, lighting, map kiosks, and bicycle parking can improve user experience by increasing convenience and comfort. Benches provide opportunities to rest, lighting increases visibility and safety, and map kiosks help users orient themselves within the system.

When it comes to bicycle parking, people may ride more frequently if they know there are ample places to securely park their bikes. One strategy for increasing the amount of bicycle parking in a community is to require that it be provided with new development. The Town of Mountain Village should assess bike parking needs at the Village Center, Town Hall/Market Plaza, and the Meadows and install bike racks in public locations as needed. Bike parking can be temporary in some locations to meet seasonal fluctuations in demand. Reference the Association of Pedestrian and Bicycle Professionals (APBP)'s [Essentials of Bike Parking: Selecting and Install Bike Parking That Works](#) (2015) for further information on bicycle parking best practices.



Develop a shared mobility device ordinance

With a bike share program planned for launch by 2020, the Town of Mountain Village should take proactive steps to establish permitting and operational policies for other shared mobility providers. Since 2017, cities and towns have seen the rise of new direct-to-consumer business models for providing a range of shared mobility options, specifically dockless bike share, dockless e-bike share, and dockless e-scooter share. While these modes can, in some cases, coexist with established docked and hybrid systems and with other competing providers, municipalities have identified the value of closely managing the use of the public right-of-way and setting clear standards for entry to the local market and performance measures that align with city goals. This protects existing city investments and prioritizes the intended outcomes established by the city.

For examples of policies established in cities with existing public bike share programs, see: [Denver, Colorado](#); [Austin, Texas](#); and [Charlotte, North Carolina](#).



Covered short-term bicycle parking provides weather protection.

PUBLIC OUTREACH

On Friday, September 28, 2018, the project team held a second public engagement session aimed at gathering feedback on the Mountain Village Trails Master Plan draft plan vision, goals, and recommendations. Six stations were assembled to present different information to event attendees. The stations included: 1) Vision and Goals, 2) Overall Trail System, 3) Natural Surface Recommendations, 4) Shared-Use Path Recommendations, 5) On-Street Recommendations, and 6) Spot Improvements. Each station included informational posters and/or maps and participants received forms to fill out with their feedback. Overall, the feedback was positive. A summary of general feedback is listed below. Location-specific comments are illustrated in Map 4.6.

- There is a general preference for multi-use trails, but there is also broad support for the separation of descending bikes and hikers
- There is broad support for hike-only trails
- People have concerns about the speeds of descending bikes
- Someone advocated that road shoulders be widened to 6 feet
- There is a general need for trail etiquette awareness and signage
- Providing wide, paved paths to better accommodate e-bikes would benefit more types of users
- There is interest in better accommodating e-bikes, both by increasing the amount of wide, paved paths, and by allowing e-bikes to access shared-use trails
- Someone expressed safety concerns about removing centerlines on roads, especially when the area experiencing increases in vehicular traffic
- Some people would like to preserve technical trail features in appropriate locations
- There is a desire to protect public access to trails on TSG property

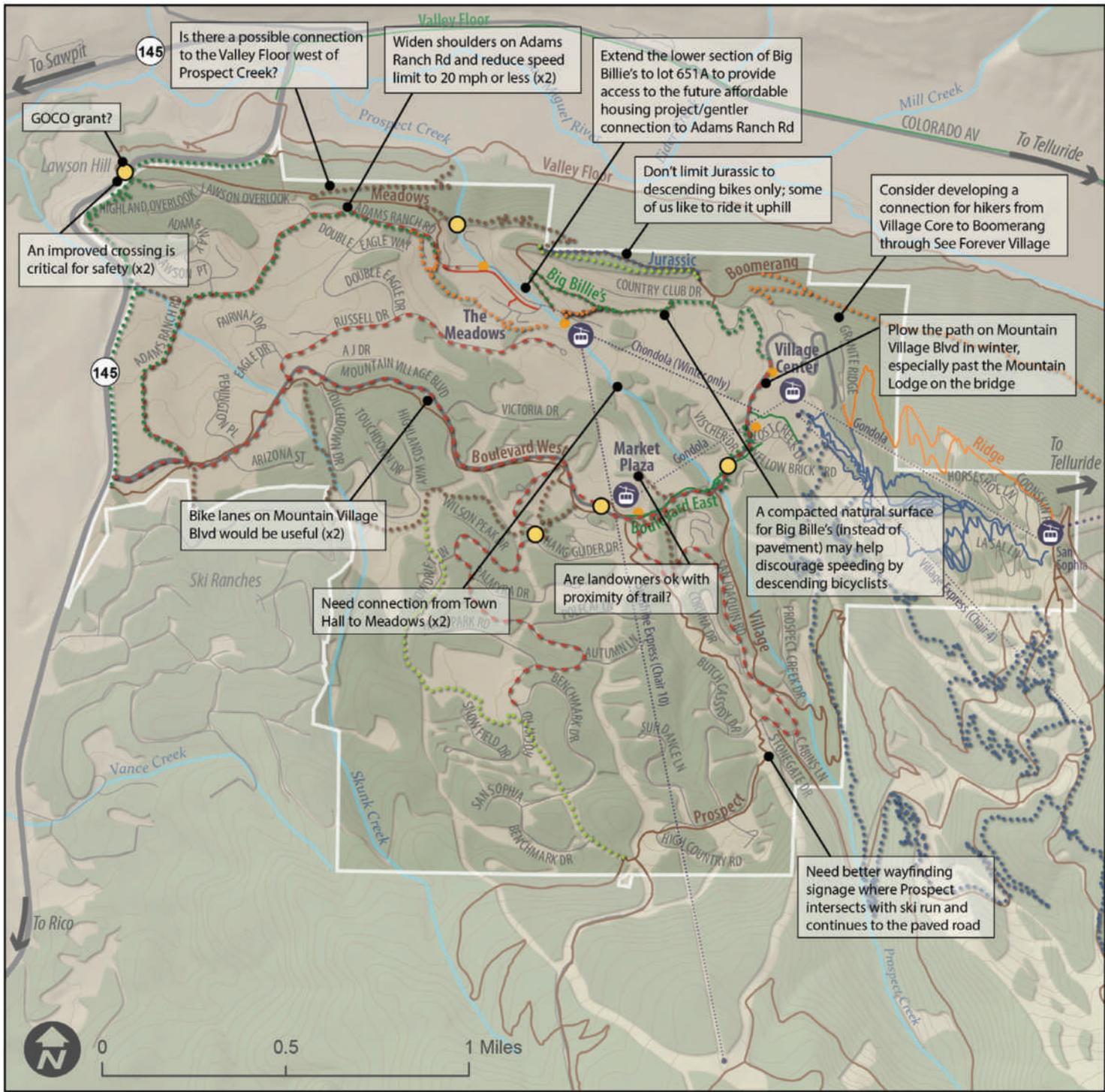
Participants were also asked to list the proposed projects they would most like to see implemented. The O'Reilly Trail (NS-7), the Stegosaurus Trail (NS-6) and the SH 145 Crossing (SI-1) were the most popular projects among meeting attendees.



Attendees of the September event review the recommendations.



An advertisement for the public event held in September.



TRAILS
MASTER PLAN

MAP 4.6 PUBLIC INPUT ON RECOMMENDATIONS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/
Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.



CHAPTER 5

IMPLEMENTATION



DESIGN GUIDELINES

Trails are one of the primary ways in which people experience the Town of Mountain Village. Natural surface trails that are carefully planned and sustainably constructed within Mountain Village will promote an enjoyable user experience and minimize future maintenance requirements. These design guidelines specify how trails and supporting facilities should be designed and constructed within the Town of Mountain Village. The following standards and guidelines are referred to in this guide:

- The Federal Highway Administration’s (FHWA) ***Manual on Uniform Traffic Control Devices (MUTCD)*** defines the standards to install and maintain traffic control devices on all public streets, highways, bikeways, and private roads open to public traffic.
- ***FHWA’s Small Town and Rural Multimodal Networks (2016)*** document is a design resource and idea book to help small towns and rural communities support safe, accessible, comfortable, and active travel for people of all ages and abilities.
- US Forest Service Standard Trail Plans and Specifications
- IMBA Trail Solutions: IMBA’s Guide to Building Sweet Singletrack
- Minnesota DNR Trail Planning, Design, and Development Guidelines

IMPLEMENTATION COMPONENTS



DESIGN GUIDELINES – Includes recommended design specifications for each facility type.



MAINTENANCE – Describes typical maintenance tasks for each trail type with some planning-level costs.



PRIORITIZATION/PHASING – Categorizes projects into three phases for implementation



PRIORITY PROJECTS – Highlights projects to be implemented first

Mountain Village Trail Types

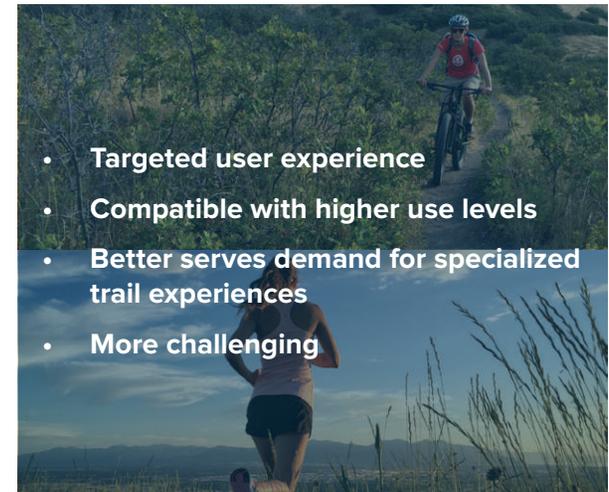
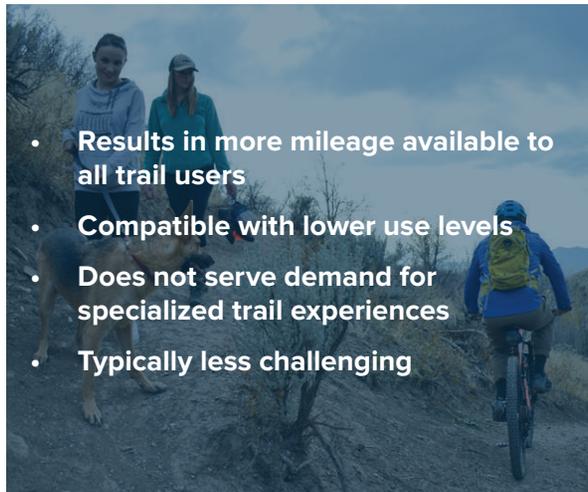
Natural surface trails can be designed to accommodate a broad or narrow range of users depending on the experience desired. Trails may also be required to serve other utilitarian access functions depending on the underlying property ownership or access agreement.

	NATURAL SURFACE				PAVED SURFACE		
	 SHARED USE TRAILS	 HIKE ONLY TRAILS	 DESCENDING BICYCLES ONLY	 UPHILL BIKE / MULTI-DIRECTIONAL HIKE	 SHARED USE PATH	 SHOULDER WIDENING	 ADVISORY SHOULDERS
Description	Shared use trails accommodate all types of non-motorized trail users (most commonly hikers, bicyclists, and equestrians)	Hiking-only trails are constructed to facilitate access to hikers and trail runners	Descending bicycle-only trails are constructed to enhance the experience and efficiency of riding a bicycle downhill	Shared use trail used to facilitate multi-directional access to hikers and trail runners, in addition to providing adequate space and limited interference for bicyclists to ride uphill	Paved shared use trails accommodate all types of non-motorized trail users (most commonly pedestrians and bicyclists)	Paved shoulders along the edge of roadways serve as a functional space for bicyclists and pedestrians to travel	Advisory shoulders accommodate two-way vehicular traffic and prioritize space for bicyclists with little widening of the roadway surface
Typical Width	36"-72"	18"-60"	36"-72"	36"-72"	8' min. - 14'	4' min. - 8'	4' min. - 6' (preferred)
Running Slope	Overall running slope of 10% or less (up to 15% for short segments)	Can be routed with steeper running slopes up to 15% (depending on local soil conditions)	Overall running slope of 6-8% or less to limit braking/skidding damage (up to 15% for short segments)	Overall running slope of 10% or less (up to 15% for short segments)	Running slope of 5% (any distance); 8.3% (max 200'); if path is within the road ROW it can match the road's running slope	Match existing roadway	Match existing roadway
Cross Slope	5% max	8% max	5% max	5% max	2% max	2% max	2% max, or match existing
Appropriate Characteristics	Small berms, rollers, slow-speed technical features, clear sightlines on faster segments of trail	Narrow tread, steps (where needed), tight switchbacks	Larger berms and/or high speed features, jumps, drops, elevated structures, and other technical features suited to bicyclists	Small berms, rollers, slow-speed technical features, clear sightlines on faster segments of trail	Maintain during winter with plowing and sweeping	Implement on rural roads that may lack dedicated bicycle facilities	Implement on low-volume, low speed roads lacking dedicated bicycle and pedestrian facilities
Inappropriate characteristics	Large berms, jumps, drops, high-speed features	Large berms, jumps, drops, high-speed features	Mandatory advanced features without "ride-arounds"	Large berms, jumps, drops, high-speed features	Any characteristics that compromise the accessible requirements noted above	Inadequate width along highly trafficked roadway with high speeds	Roadway segments with poor visibility; roads with speeds in excess of 35 mph and 3000 ADT
Management Considerations	Managed as shared use	Managed as single use; requires clear and repeated notices specifying use type; hike only trails may be used in conjunction with descending bicycle trails to provide equal access for all trail users	Managed as single use; requires clear and repeated notices specifying use type; descending bike trails may be used to provide a specific trail experience or to separate trail users for safety reasons	Managed as shared use; requires clear and repeated notices disallowing downhill bicycle travel; Uphill bike/ multi-directional hike trails can be used to allow trail users operating at similar speeds to share the same trail while prohibiting higher speed descending bicyclists	Managed as shared use; consider allowing e-bikes on paved shared use paths throughout Mountain Village	Direction of travel is commonly specified; may also be preferred-use or single use; clear shoulders of snow in winter	Launch an educational campaign with implementation to teach people how to drive, walk, and bike on roads with advisory shoulders

Natural Surface Trails

Trail Management Considerations

Natural surface trails can be managed and designed as shared use (allowing all types of non-motorized trail users) or single use (allowing a single type of trail user).

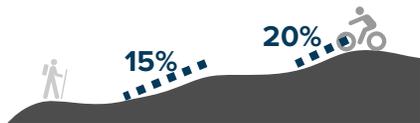
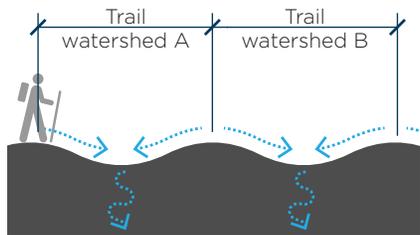
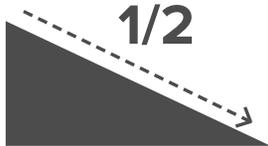


SHARED USE DESIGNATION CONSIDERATIONS

- Shared use trails accommodate the broadest range of users and provide the most mileage available to all user groups.
- Promotes shared stewardship of the trails.
- Cost- and resource-efficient, taking advantage of available space and trail mileage. This results in fewer miles than would be necessary to accommodate trails for individual user groups.
- Support the most visitors. Trails that lead to specific major destinations, such as historic features and scenic vistas, should be considered for shared use, since most visitors will be drawn to the point of interest regardless of the mode they'll use to get there.

SINGLE USE DESIGNATION CONSIDERATIONS

- Single use trails can alleviate congestion and conflicts among user groups when used in conjunction with shared use trails.
- Single use trails can be more technical or rugged, or provide higher quality trail experiences catered to a single trail user group.
- Single use trails can accommodate narrower tread widths without compromising the safety or enjoyment of other trail users.
- Single use trails can also help to mitigate site-specific constraints such as poor sightlines, steep terrain (by allowing construction of stairs), or sensitive environmental areas.



IDENTIFY CONTROL POINTS

Positive control points are places that people want to go. These points might include scenic overlooks, trail access points, interesting landforms, water, or historic sites. Negative control points are places that the trail system should avoid. These could include places like private property, sensitive environmental resources, or safety hazards. By routing trail users to places they instinctively want to go and avoiding potential liabilities, trail planners can mitigate the potential for unauthorized social trails while limiting trail user exposure to unsafe or undesirable places.

ADHERE TO THE HALF RULE

Trails whose running slope generally exceeds more than half the grade of the sideslope it's crossing are considered "fall line" trails. Drainage crossing a fall-line trail will follow the trail rather than crossing it creating a high probability for erosion.

ROLLING CONTOUR TRAILS

Rolling contour trails gently undulate while traversing side slopes to divide trails into distinct trail watersheds. Trail watersheds limit the amount of drainage flowing across a trail by combining an out-sloped trail tread with frequent high and low points (grade reversals) along the trail profile.

10% MAX. AVERAGE GRADE

An overall trail grade of less than or equal to 10% provides a general framework for a sustainable trail profile. An overall trail grade of 5-7% allows for some undulation and for short sections approaching 10%. Overall trail grades below 10% are also suitable for most soil types and minimizes erosion.

MAXIMUM SUSTAINABLE TRAIL GRADES

Maximum sustainable trail grades relate to short segments (10' or more) that may exceed the recommended overall average grade of 10%. Typically maximum sustainable trail grades vary between 15% and 20% depending on soil type, rock, annual rainfall, direction of travel or many other factors.

CREATE LOOPS

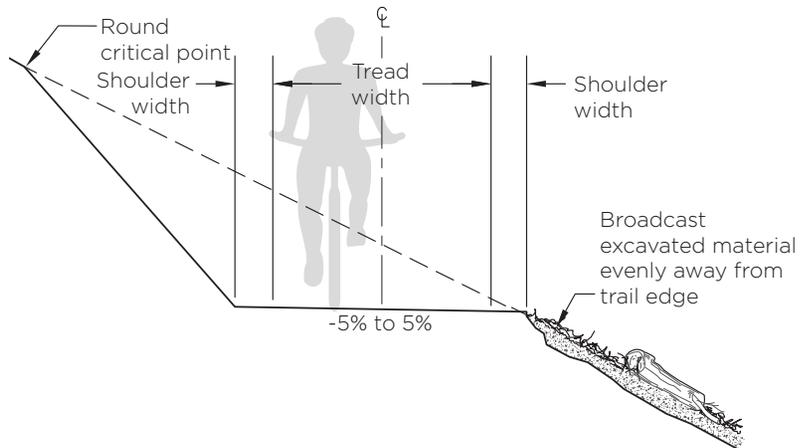
Routing trails as loops where feasible provides a more interesting trail experience. "Out and back", or dead-end trails sometimes promote the development of social trails when trail users are tempted to create their own loops.

* Application of trail alignment principles may not be possible on existing trails but should always be applied on new trails.

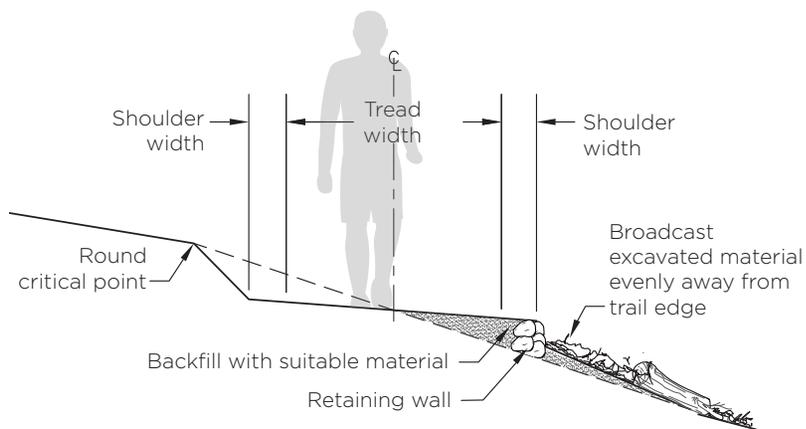
Trail Construction

Natural surface trails meet the recreational demands of hikers, mountain bikers, and other non-motorized recreational trail users. Proper trail construction is important to reduce ongoing maintenance costs as well as to ensure that the trail is both usable and enjoyable for intended user groups.

FULL BENCH CONSTRUCTION TRAILS



PARTIAL BENCH CONSTRUCTION TRAILS



DESIGN STANDARDS

- **Tread:** Trail surface should be compacted native material soil.
- **Trail Benching:** Full bench trails provide the most durable trail construction however partial bench trails can provide an adequate trail surface where full bench trails are not possible or "singletrack" is desired without waiting for vegetation to re-naturalize adjacent to the trail. Partial bench trails are only allowed with retaining walls on the downhill side.
- **Trail Texture:** Trail texture should vary based on intended user skill level, with smoother trails for less-skilled users and rugged trails for more-skilled users
- **Tread Width:** Varies by anticipated use levels, skill levels, and types of users (24" - 8'-0").
- **Horizontal Clearance:** A 1 ft. shoulder maintained with minimum vegetation should be provided free of obstacles.
- **Vertical Clearance:** 8 ft. min., 10' where equestrian use is anticipated
- **Cross Slope** May vary from -5% to 5%, but always sloped counter to user forces.
- **Running Slope:** Varies by intended trail type, see guidelines on p. 42.
- **Drainage:** Provide regular grade reversals (approximately every 25') and exits for trail drainage.
- **Erosion Control:** Spread approved native seed mix throughout disturbed soil areas along all new trails.
- **Additional Resources:** US Forest Service Standard Trail Plans and Specifications, IMBA Trail Solutions: IMBA's Guide to Building Sweet Singletrack (2004)

Construction Methods

The manner by which a trail is constructed (mechanized or by hand) influences the finished product. However, the two methods should not be conflated with a desired end result. Rather than rely on an implementation method, a proposed trail should be described using the following performance/design standards:

- Impacts (visual, soil and plant disturbance)
- Tread width
- Tread texture
- Tread shaping (in/out-slope, berms, lips/landings)
- Clearing limits
- Sinuosity/meander
- Drainage features (spacing and amplitude of grade reversals)
- Angle of repose of the back-slope
- Maximum height of tread obstacles

It is then up to the contractor to select the most cost-effective method to build the trail in conformance with the performance standards. For example, a narrow, rugged trail in the backcountry will likely be built by hand whereas a 48"-wide, smooth trail in the front-country will likely be built using mechanized equipment. Even with performance standards it is good practice to mandate maximum equipment size so that unqualified contractors don't bid on a project expecting to use equipment that is better suited for road building than trail construction.

Other factors besides access and physical characteristics may influence the chosen trail construction method. Schedule and availability of volunteers may also impact trail construction methods.

MECHANIZED TOOLS

Pros

- **Fast and cost effective**
- **Compacts soil better than hand construction**

Cons

- **Difficult to mobilize into the backcountry**
- **Challenging to preserve intentional tread obstacles**
- **Cannot traverse rocky terrain**



(Photo Credit: Sagebrush Construction)

HAND TOOLS

Pros

- **Minimal footprint**
- **Mobile**
- **Builds a culture of trail stewardship**

Cons

- **Highly variable rate of production**
- **Limited soil compaction**
- **Limited availability of skilled crews**
- **Potentially more expensive for longer trail segments**



(Photo Credit: Bingham Cyclery)

Page intentionally left blank

Shared Use Path

A shared use path provides a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users. Shared use paths are desirable for bicyclists of all skill levels preferring separation from traffic. Shared use paths should generally provide directional travel opportunities not provided by existing roadways. Most shared use paths are designed for two-way travel. Shared use paths along roadways are called “sidepaths”.



Typical Application

- Shared use paths are typically located in independent rights of way, separate from roadways.
- In utility corridors, such as powerline and sewer corridors.
- In waterway corridors such as along ditches, drains, streams, and rivers.

Design Features

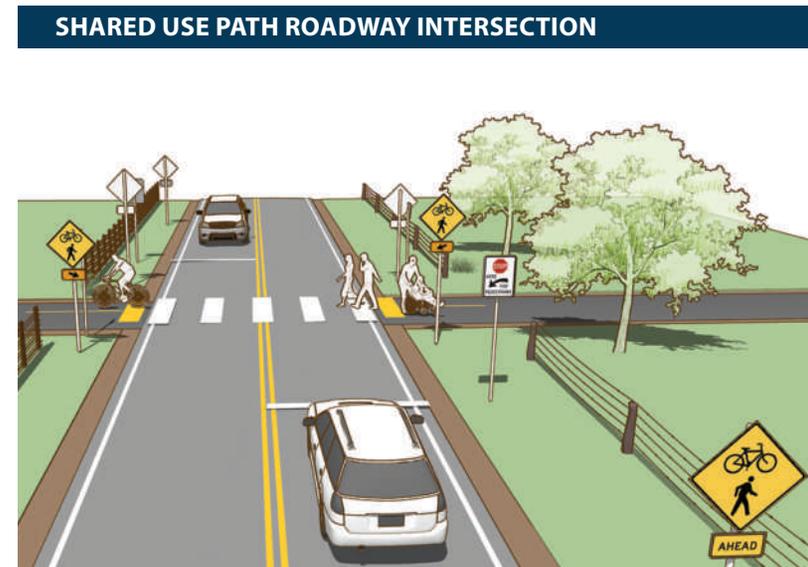
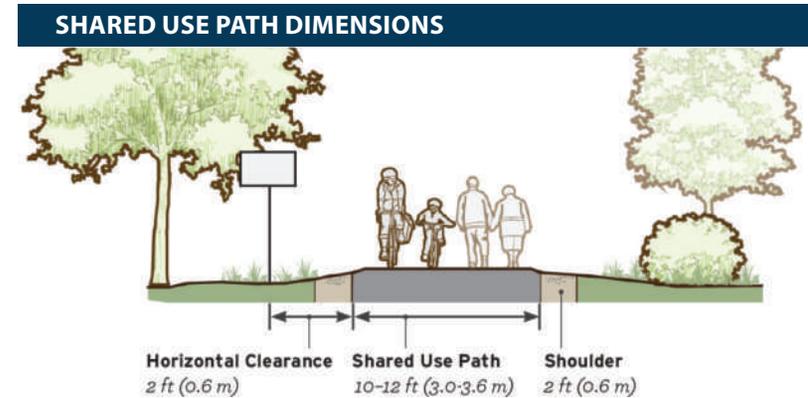
- Recommended minimum 10' width to accommodate moderate usage (14' preferred for heavy use). Minimum 8' width for low volume situations only.
- A 2 ft or greater shoulder on both sides of the path should be provided free of obstacles. An additional foot of lateral clearance, for a total of 3 ft, is required by the MUTCD for the installation of signage or other furnishings.
- Standard clearance to overhead obstructions should be 10 ft.

Further Considerations

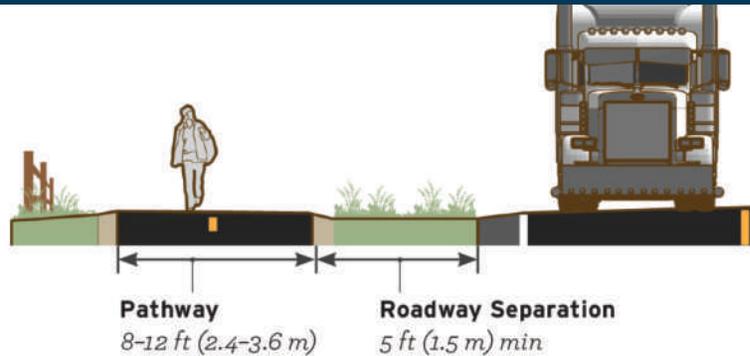
- Under most conditions, centerline markings are not necessary. Centerline markings should only be used for clarifying user positioning or preferred operating procedure:
Solid line = No Passing

Further Considerations (cont.)

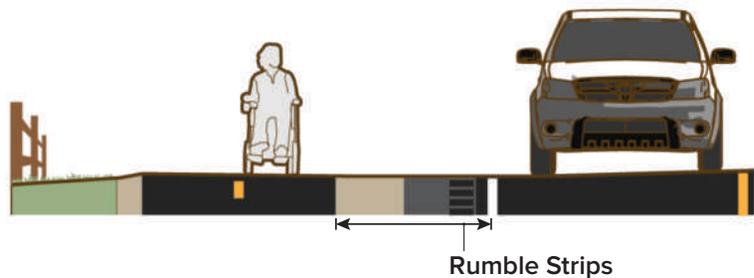
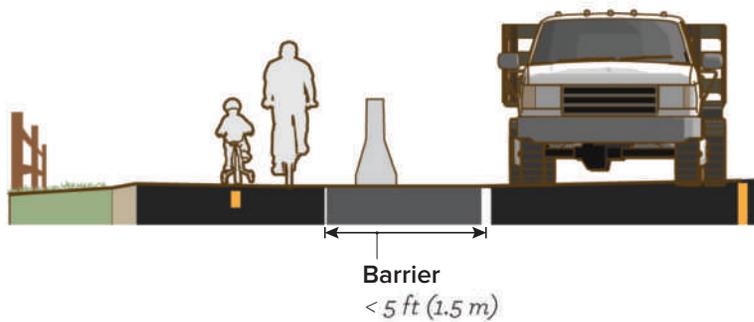
- Where there is a sharp blind curve, painting a solid yellow line with directional arrows reduces the risk of head-on collisions.
- Short sections of centerline are recommended upon the approach to street crossings to channelize path users.
- Small scale signs should be used in path environments (MUTCD 9B.02).
- Terminate the path where it is easily accessible to and from the street system, preferably at a trailhead, controlled intersection or at the beginning of a dead-end street.
- Use of bollards should be avoided as standard practice and only used if a history of motorized access violations is present. If bollards are used at intersections and access points, they should be colored brightly and/or supplemented with reflective materials to be visible at night.



SIDEPATH DIMENSIONS



ROADWAY SEPARATION



Sidepath Design Standards

- The preferred minimum roadway separation width is 6.5 - 16.5 ft. Minimum separation width is 5 ft.
- Separation narrower than 5 ft is not recommended, though it may be accommodated in constrained circumstances with the use of a physical barrier between the sidepath and the roadway. Barriers should prevent path users from moving into the roadway. Refer to the AASHTO Roadside Design Guide (2011) for additional guidance.
- In extremely constrained situations, rumble strips may be used as separation for short distances.
- It is important to keep approaches to intersections and major driveways clear of obstructions due to parked vehicles, shrubs, and signs on public or private property.
- Maximum cross slope of 2%. Design for a 1.5% cross slope to account for tolerance in construction.
- Running slopes should be below 5%. However, because sidepaths are located within a roadway right of way, the running slope may match the general grade established for the adjacent roadway.

References

- AASHTO. Guide for the Development of Bicycle Facilities. Chapter 5. 2012.
- FHWA. Manual on Uniform Traffic Control Devices. Chapter 9. 2009.

Page intentionally left blank

Sidepath Crossings

Sidepaths provide a high degree of comfort on long uninterrupted roadway segments, but have operational and safety concerns at driveways and intersections with secondary streets. Crossings should be designed to promote awareness, lower speeds, and facilitate proper yielding of motorists to bicyclists and pedestrians.

Typical Application

- At controlled and uncontrolled sidepath crossings of driveways or minor streets.
- Used to provide for visibility and awareness of the crossing by motorist in advance of the crossing.
- Increases the predictability of sidepath and road user behavior through clear, unambiguous right of way priority.

Design Features

- The sidepath should be given the same priority as the parallel roadway at all crossings.
- Provide clear sight triangles for all approaches of the crossing.
- Maintain physical separation to the crossing of 6.5 to 20 ft. As speeds on the parallel roadway increase, so does the preference for wider separation distance. Set back crossings of at least 15 feet allow for a vehicle to cross the path in a separate decision process from the merging maneuver with vehicle traffic.
- Use high visibility crosswalk markings to indicate the through area of the crosswalk.

Further Considerations

- Sidepaths running for long distances with many driveways or street crossings can create operational concerns. Attempt to limit or consolidate driveways along sidepaths.
- Along roadways, these facilities create a situation where a portion of the bicycle traffic rides against the normal flow of motor vehicle traffic and can result in wrong-way riding where bicyclists enter or leave the path.

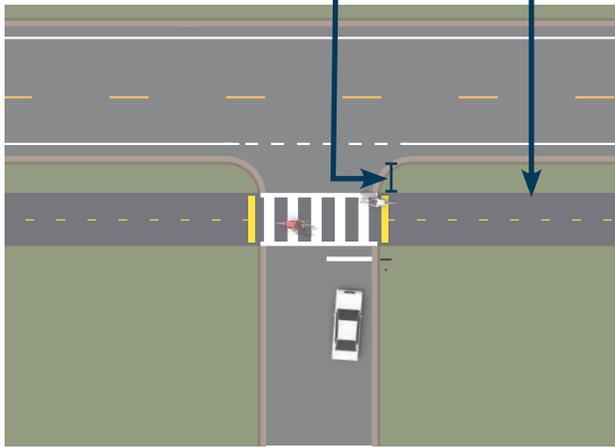
References

- AASHTO. Guide for the Development of Bicycle Facilities. 2012.
- FHWA. Incorporating On-road Bicycle Networks into Resurfacing Projects. 2015.
- FHWA. Separated Bike Lane Planning and Design Guide. 2015.

ADJACENT SIDEPATH CROSSING

6.5 ft minimum separation from roadway

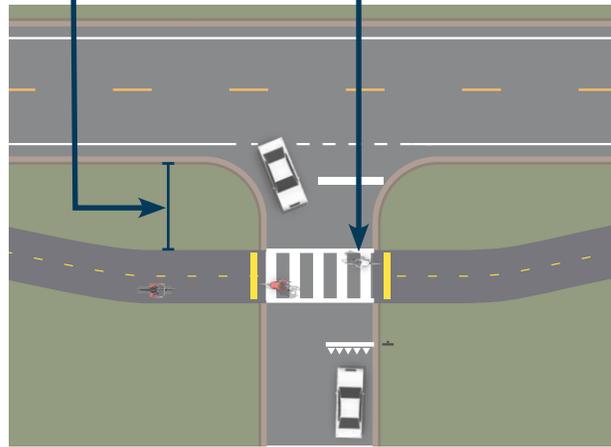
Bikeway is level along crossing



SEPARATED SIDEPATH CROSSING

15-20 ft preferred separation from roadway

Bikeway is level along crossing

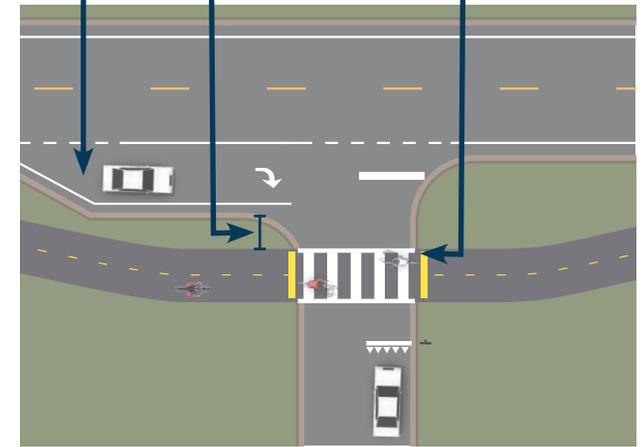


WITH DECELERATION LANE

Right turn deceleration lane.

6.5 ft preferred separation from roadway

Bikeway is level along crossing



Where space is constrained or sight distance is limited, an adjacent crossing can promote visibility of path users.

Where space is available, a separated crossing provides room for most motorists to yield to path users outside of the flow of through traffic.

On high-speed roadways, a deceleration lane is recommended to allow motorists to slow down as needed to yield to path users.

On-Street Improvements

Shoulder Widening

Where separated facilities for non-motorized users do not exist, paved shoulders can be widened and enhanced to become a functional space for bicyclists and pedestrians.



Wide paved shoulders provide pedestrians and bicyclists with usable space outside of the vehicle travel lane.

Typical Application

- Located in more rural environments where there are no curbs or gutters.
- Suitable for roadways with moderate to high speeds.

Design Features

- Any amount of paved shoulder can be beneficial for pedestrians and bicyclists, but a minimum 4 ft minimum rideable surface (exclusive of any buffer or rumble strip), is necessary to be fully functional.
- Provide additional width when possible to increase user comfort and safety. Higher vehicle speeds and volumes should correspond with greater shoulder widths. (See FHWA's *Small Town and Rural Multimodal Networks* for more information).
- The shoulder edge should be clearly delineated using a solid white line. A striped buffer space provides additional separation.
- Rumble strips can improve bicyclist safety as long as they do not infringe on the minimum rideable surface. If used, locate rumble strips on the edge line or within a buffer area. 12 foot gaps every 40-60 feet should be provided to allow access as needed. For further information on rumble strips, consult FHWA Technical Advisory 5040.39 and the FHWA Rumble Strips and Rumble Stripes Website.
- Shoulders that are intended for pedestrian use are required to meet accessibility standards.

At Intersections and Added Right Turn Lanes

- Discontinue solid shoulder edge lines at intersections and major driveways. The shoulder area can be defined through the intersection using a dotted white line. A second dotted white line can be added to the outside edge of the shoulder to provide further definition.
- Paved shoulders typically stay to the right of right turn lanes. This may lead to right-hook conflicts between through-bicyclists and turning vehicles.
- To mitigate conflicts with right turn lanes, bike lanes may be added at intersections to serve through-bicyclists. In this scenario, the right turn lane is introduced to the right of the bicycle lane, and drivers must yield to through-bicyclists before moving into the right-turn lane.

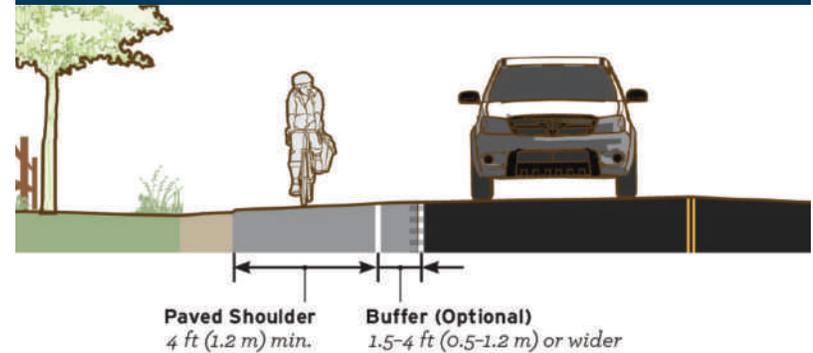
Further Considerations

- Use signage to indicate that motorists should yield to bicyclists and pedestrians through conflict areas.
- Contrasting or colored pavement in the shoulder area can provide greater differentiation between it and vehicle travel lanes.
- MUTCD D11-1 “Bike Route” wayfinding signage is not required but may be used to identify the road as a bicycle route and enhance motorist awareness of the presence of bicyclists.

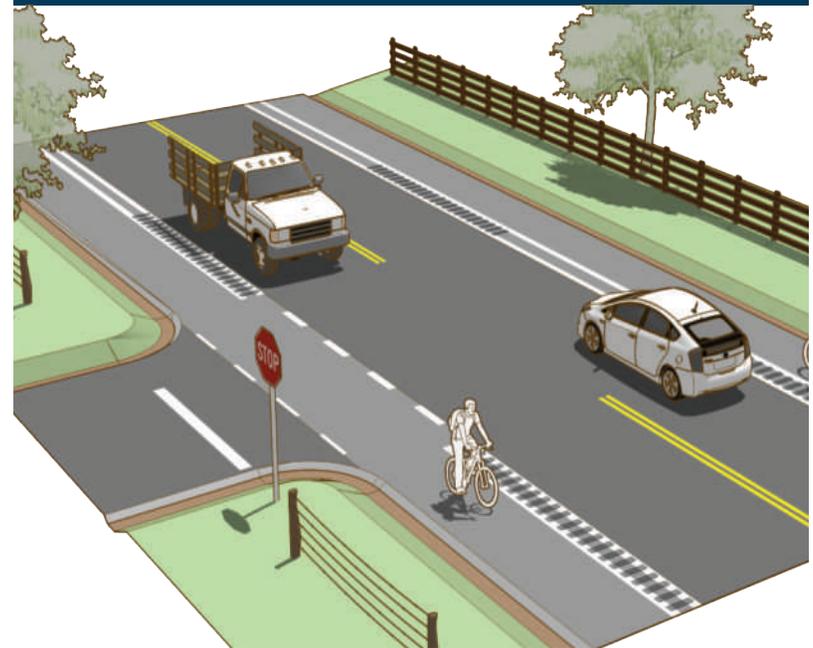
References

- AASHTO. Guide for the Development of Bicycle Facilities. Chapter 5.2.2. 2012.
- FHWA. Manual on Uniform Traffic Control Devices. Chapter 9. 2009.
- FHWA. Small Town and Rural Multimodal Networks. Chapter 3. 2016.

PAVED SHOULDER DIMENSIONS



TYPICAL PAVED SHOULDER LAYOUT



On-Street Improvements

Advisory Shoulders

Roads with advisory shoulders accommodate low to moderate volumes of two-way motor vehicle traffic and provide a prioritized space for bicyclists and pedestrians with little or no widening of the paved roadway surface.



Advisory shoulders prioritize shoulder space for pedestrians and bicyclists on narrow roads. Image credit: Michael David.

Typical Application

- Most appropriate on streets where motor vehicle traffic volumes are low-moderate (3,000-4,500 ADT), and where there is insufficient room for conventional bicycle lanes.
- Advisory shoulders are a type of shared roadway that clarify operating positions for bicyclists, occasional pedestrians, and motorists to minimize conflicts and increase comfort. Similar in appearance to bike lanes, advisory shoulders are distinct in that they are temporarily shared with motor vehicles during turning, approaching and passing.
- Advisory shoulders are delineated by dotted white lines, separated from a narrow two-way automobile travel area. The automobile zone should be configured narrowly enough so that two cars cannot pass each other in both directions without crossing the advisory lane line. Motorists may only enter the bicycle zone when no bicycles are present. Motorists must overtake bicyclists with caution due to potential oncoming traffic.

Design Features

- Advisory shoulder width of 5 ft (minimum)-6 ft (preferred).
- The automobile zone should be configured narrowly enough so that two cars cannot pass each other in both directions without crossing the advisory lane line. Minimum 2-way motor vehicle travel lane width of 16 ft.
- No centerline on roadway.
- Signage should be used to increase the conspicuity and intent of the treatment.

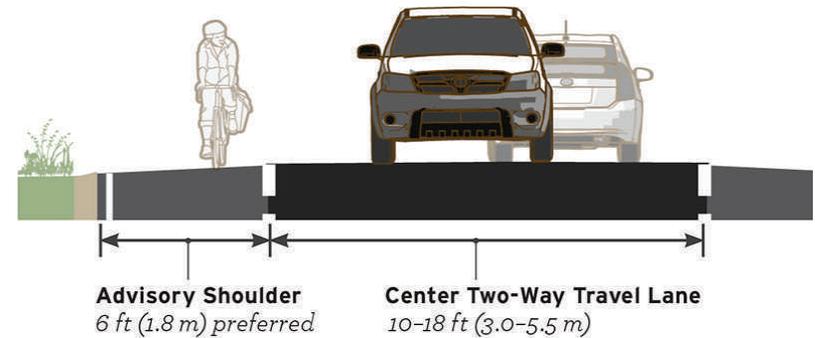
Further Considerations

- This treatment is under experimentation with FHWA, called “dashed bicycle lanes” (FHWA 2016). On federally funded projects, new designs, devices, or applications not covered in or not in compliance with the MUTCD should seek approval for experimentation and study. Section 1A.10 of the MUTCD describes the process of submitting a Request to Experiment. This involves approval by FHWA and follow-up evaluation and communication as to a treatment’s effectiveness.
- Consider the use of colored pavement within the advisory lane area to discourage unnecessary encroachment by motorists or parked vehicles.
- It is important to consider the needs of various road users when implementing an advisory shoulder. Required passing widths for truck or emergency vehicles should be considered on routes where such vehicles are anticipated.

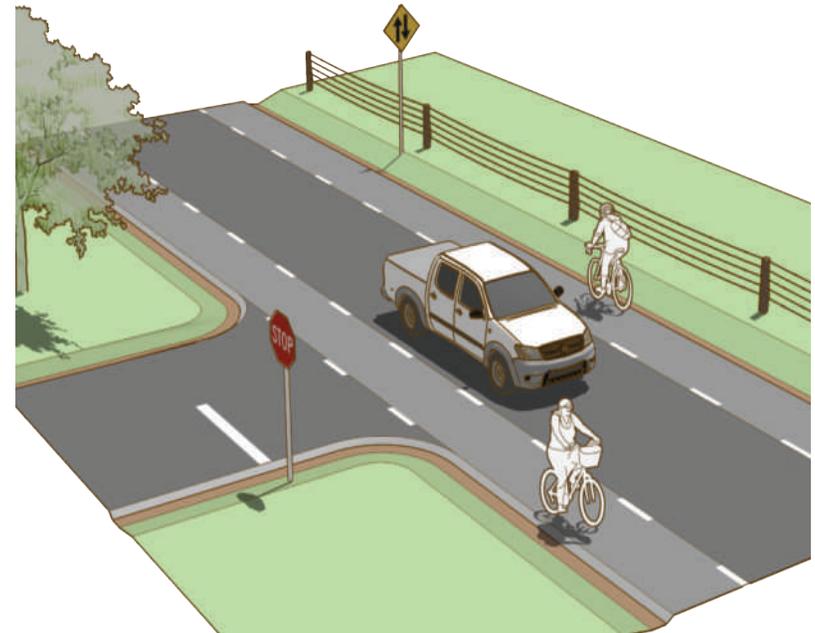
References

- FHWA. Small Town and Rural Multimodal Networks. Chapter 2. 2016.
- American Association of State Highway and Transportation Officials. Guide for the Planning, Design, and Operation of Pedestrian Facilities. 2004.
- Federal Highway Administration. Manual on Uniform Traffic Control Devices. 2009.

ADVISORY SHOULDER DIMENSIONS



TYPICAL ADVISORY SHOULDER LAYOUT



Grade-Separated Crossings

Overcrossings

Bicycle/pedestrian overcrossings provide critical non-motorized system links by joining areas separated by barriers such as roads, waterways, and ski runs. In most cases, these structures are built in response to user demand for safe crossings where they did not previously exist.



Overcrossings provide connections over barriers where at-grade crossings are infeasible or undesired.

Typical Application

- Where shared use paths cross high-speed and high-volume roadways where an at-grade signalized crossing is not feasible or desired, or where crossing waterways, ski runs, or other barriers.
- Depending on the type of facility or desired user group, overcrossings may be considered in many types of projects.
- Overcrossings work best when existing topography allows for smooth transitions.
- Specific design and construction specifications will vary for each overcrossing and can be determined only after all site-specific criteria are known.

Design Features

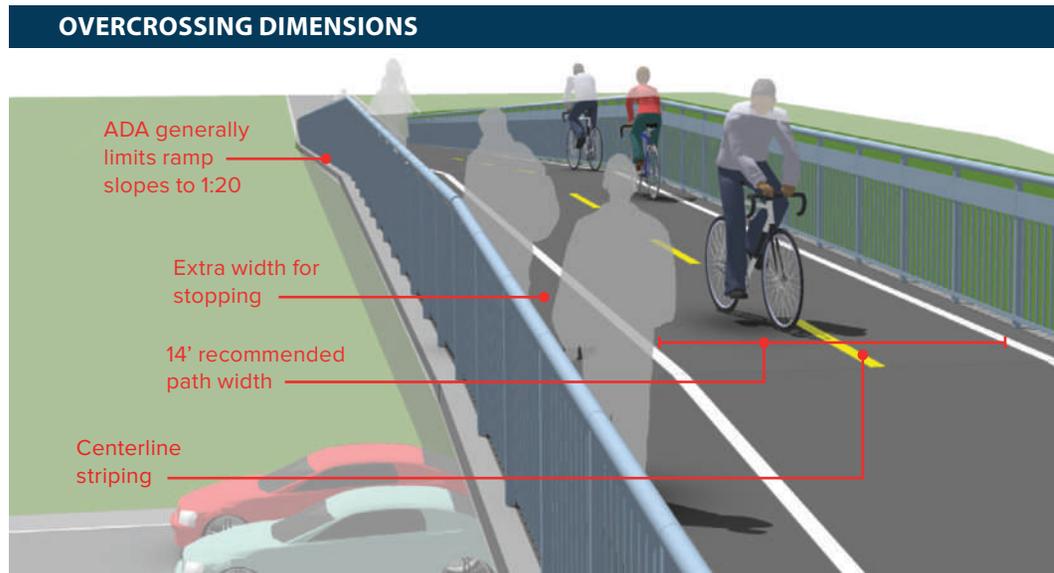
- The preferred path width is 14 feet. If the overcrossing has scenic vistas, provide additional width to allow for stopping.
- Provide a minimum 10-foot clearance for headroom on the overcrossing. Vertical clearance below the overcrossing depends on the feature being crossed. A roadway needs at least a 17-foot clearance.
- The overcrossing should have a centerline striping regardless of whether the rest of the path has one.

Further Considerations

- Always consult a structural engineer before completing overcrossing design plans before making alterations or additions to an existing overcrossing, and prior to installing a new overcrossing.
- The United States Access Board's ADA Accessibility Guidelines (ADAAG) strictly limits ramp slopes to 5% (1:20) with landings at 400 foot intervals, or 8.33% (1:12) with landings every 30 ft.
- Handrails must be of uniform height, no less than 34 in. and no more than 38 in. high from the finish surface of the ramp slope. Refer to local or state jurisdiction for guardrail specifications.

References

- AASHTO. Guide for the Development of Bicycle Facilities. Chapter 5. 2012.
- United States Access Board. Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way. 2011



Grade-Separated Crossings

Undercrossings

Bicycle/pedestrian undercrossings provide critical non-motorized system links by joining areas separated by barriers such as roads, waterways, and ski runs. Undercrossings are potential alternatives when overcrossings are not desired or feasible.



Undercrossings provide connections over barriers where at-grade crossings are infeasible or undesired.

Typical Application

- Locations where shared use paths or natural surface trails cross high-speed and high-volume roadways where an at-grade signalized crossing is not feasible or desired, or where crossing waterways, ski runs, or other barriers.
- Depending on the type of facility or desired user group, undercrossings may be considered in many types of projects.
- Undercrossings work best when existing topography allows for smooth transitions.

Design Features

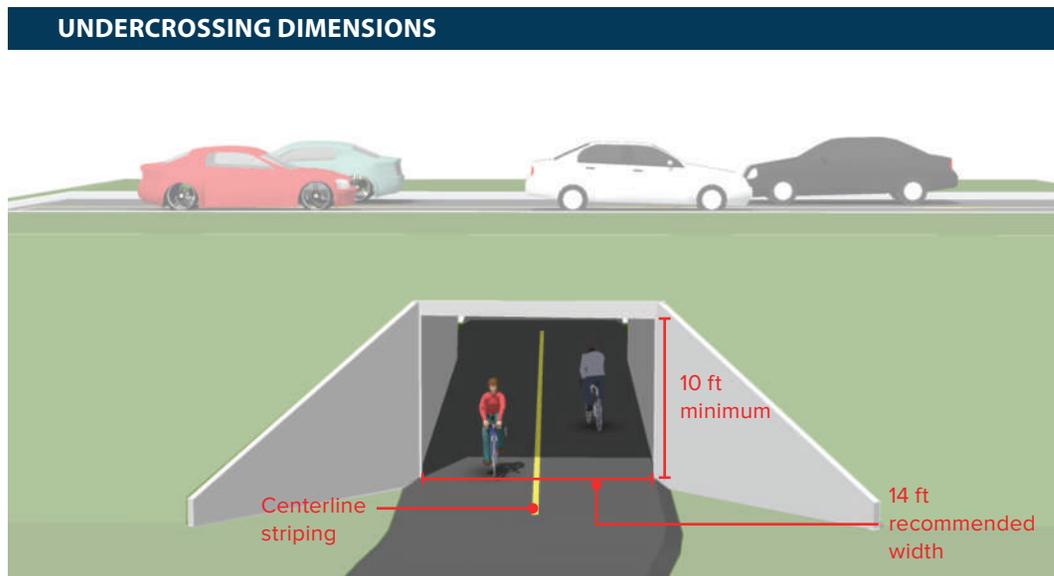
- The preferred width is 14 feet
- Undercrossings should provide a minimum of 10 feet of vertical clearance..
- To mitigate safety concerns, an undercrossing should be designed to be spacious, well-lit, and completely visible for its entire length from each end.

Further Considerations

- Compared to overcrossings, undercrossings of roadways typically have a smaller elevation differential, which requires shorter ramps for bicycles and pedestrians to navigate.

References

- AASHTO. Guide for the Development of Bicycle Facilities. Chapter 5. 2012.
- United States Access Board. Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way. 2011



MAINTENANCE

Regular maintenance is a critical component of a high-quality trail system. Without proper and timely maintenance, trails are at risk of erosion, overgrowth, and general degradation, which can pose risks to user safety and can have a negative impact on the user experience. People are more likely to walk or bicycle for transportation and recreation when they have access to well-maintained trails.

Trail maintenance is also crucial for minimizing impact on the natural environment, and wildlife; it also preserves the aesthetic beauty of the landscape. Ultimately, maintenance protects the investments made in building trails, and ensures that trails will continue to be assets to their community long into the future.

During the winter months, regular plowing and/or grooming of certain trails and paths is necessary to provide access, protect user safety, and reduce liability. Trail grooming can also increase opportunities for wintertime use such as cross-country skiing and fat biking.

The following recommendations provide a menu of options that address the three primary trail improvements proposed in this plan: **shared use paths, natural surface trails, and on-street improvements.**

Types Of Maintenance

This section provides a brief overview of typical trail maintenance tasks. It includes some general best practices.

Tree and Brush Trimming

Tree branches should be trimmed in a manner that leaves a one- to five-foot minimum horizontal clearance from the shoulder of the path and an eight- to twelve-foot vertical clearance. Any branches that appear to be dying, broken, or loose should be removed. Larger trees can be trimmed beyond the recommended clearance and trimmed less often. Trees should not be trimmed or pruned in a manner that thins out the branch cover and eliminates the shade it produces. Because natural surface trails are often less accessible than other types of trails and on-street facilities, a popular strategy is to trim trees

and brush beyond the minimum clearances to reduce maintenance frequency.

Mowing and Landscaping

Maintaining vegetation on path shoulders (in open space) and in sidepath buffers is important for preserving the integrity of the soil, preventing encroachment, and enhancing the character of the trails. The frequency of mowing and other landscaping activities will depend on the time of year and weather conditions. Grass or vegetation patches that wither or die should be replaced by seeding the patches, placing mulch, and watering them. If erosion occurs in the patch before the new grass is grown, grading the area may be necessary.

Weed Abatement

In the case of landscaped buffers adjacent to sidepaths or other planted areas near trails, weeds should be removed regularly to preserve the setting's aesthetic features. Native vegetation along trails in open space and wooded areas can typically be left untended (with the exception of trimming), and will contribute to the natural aesthetic. However, invasive plant species should be removed.

Debris Removal

Debris on paved paths can range from natural tree and plant droppings, such as leaves and twigs, to human-produced garbage and litter. Debris should be swept or blown off of the path to prevent tripping hazards and to preserve the paths' aesthetic features. Debris removal may be required more frequently at different times of year.

Snow Removal

For trails where snow removal is desirable, removal should occur immediately following winter weather events. On-street pedestrian and bicycle facilities can be plowed and/or de-iced concurrently with travel lanes. Paved paths can be cleared of snow using plows, shovels, snow blowers, or mechanical snowbrushes.

Gravel Replacement

Paths laid with gravel, crusher fines, or any other surface treatment other than pavement need to be inspected regularly for deterioration. Any deficiencies found in the trail, such as ruts, upheavals, potholes, or erosion, should be mitigated through grading and the reapplication of the surface material. Always compact the surface after reapplication to avoid additional deterioration. Wet spots can accelerate the degradation of gravel and crusher fine trails, and proper drainage strategies should be employed to ensure the mitigation of wet soil conditions.

Sign Repair and Replacement

Trail signage is not only critical for navigation and orientation, but also serves as a “brand” for the trail system. Keeping signage in good condition is therefore vital for maintaining a usable and appealing trail system. Trail signage should be inspected annually and replaced or repaired if damaged or defaced.

Regrading

Occasionally, portions of trails will need to be regraded to maintain a sufficiently even surface for users and to efficiently manage drainage. Natural surface trails will typically need spot regrading every couple of years to “deberm” the trail and promote drainage.

Restriping

Striping on paved paths should be inspected annually. Spring is typically the best time to inspect and restripe paths, as salt and winter weather can remove it. Restripe any areas where the striping has faded or been removed. Restriping on-street facilities such as shoulder lines or advisory shoulders should be done annually given Mountain Village’s climate and snowplowing frequency.

Crack Sealing and Repair

Sealing cracks in asphalt pavement is a cost-effective technique for extending the life of the asphalt surface. Crack sealing uses a flexible material that adheres to the crack edges but moves with the asphalt

as it contracts and expands with changes in temperature. Identifying and sealing cracks as soon as possible can reduce the rate at which potholes form. Seal cracks that are 1/8 of an inch or greater to prevent further deterioration.¹

Sealcoating

Exposure to water, sunshine, and other elements degrades the binder that holds the aggregate in asphalt together over time. Sealcoat is a material that provides protection from this type of damage. Regular sealcoating will extend the life of asphalt, and will also replenish the color and appearance of the pavement.

Pavement Overlay

An overlay consists of adding new asphalt material over the existing surface assuming the base services is still sound enough. Overlay is distinct from total replacement, less expensive and extends the life of the pathway. Asphalt overlays are required around 20 - 30 years after the initial installation if sealcoating is done periodically.



Crack sealing operations help to extend that lifespan of asphalt trails.

Natural Surface Trail Maintenance Resources

- » USFS Trail Construction and Maintenance Notebook
- » IMBA Trail Solutions: Chapter 7 Maintenance
- » Minnesota DNR Trail Planning, Design, and Development Guidelines

Natural Surface Trails

Natural surface trail maintenance varies widely based upon the original trail design and routing, soils, surrounding environment, drainage, user types, user volumes, and a number of other features. The following general maintenance activities should be conducted on trails that the Town of Mountain Village will maintain.

Inspections

Inspections on natural surface trails should be conducted at least twice yearly in spring and fall. A trail assessment form should be completed by Town of Mountain Village staff that identifies and locates all trail maintenance issues in need of attention. IMBA and the USFS have sample forms that could be used for this purpose.

Drainage and Tread Repair

Periodically, due to user traffic or drainage, trail treads will require maintenance. Trail tread should be restored to its original design condition. Restoration of the tread should include removal of slough or organic material, loose rocks, stumps, or roots that exceed the original specifications of the trail. Drainage repairs can vary widely from construction of drainage dips and knicks to culverts.

Pruning and Vegetation Removal

Pruning of vegetation and trees is a critical maintenance activity. Trails should typically be cleared four feet on the uphill side and a minimum of eight-feet overhead. Trees and shrubs should be cut as close to the ground as possible to prevent protruding stumps.

Sign Repair or Replacement

Proper maintenance and replacement of signs helps provide a good user experience and can prevent unauthorized social trails. Signs should be checked for fading or vandalism twice yearly, or as part of monthly visual inspections.



Structure Maintenance

Structures such as trail bridges, culverts, and retaining walls should be checked yearly for failure or risk of failure. If any structures pose a safety risk to trail users, the trail should be closed and repaired as soon as possible. If closure is anticipated for more than a couple of days, an alternate route should be provided as a bypass. Trail bridges should be checked to make sure abutments and support members are structurally sound. Culverts should be checked for blockages. Retaining walls should be checked for proper batter and loose stones.

Trail Decommissioning

Decommissioning, or removal, of undesirable social trails is an important component of a comprehensive natural surface maintenance strategy. Social trails can confuse users, increase the trail system's impact on the landscape. Decommissioning of unwanted social trails can vary widely from simple closure signage to complete obliteration and naturalization of the trail. Mountain Village should coordinate with the USFS on specific decommissioning strategies and treatments for trails on USFS lands.

Winter Grooming

Winter maintenance for Mountain Village natural surface trails includes grooming of the Boulevard West Trail (from Town Hall to SR 145) and grooming of the Boomerang Trail. These trails provide a pleasant Nordic skiing, snowshoeing, or fatbiking option for Mountain Village residents and a viable downhill connection into Telluride. The Town of Mountain Village should also consider grooming single track fatbike trails in conjunction with Nordic trails on the golf course. These wintertime activities provide year-round value to the trail system and can generate tourism opportunities for visitors who don't ski or are in search of a variety of activities.

Typical Planning Level Trail Maintenance Costs

Trail maintenance costs can vary widely on natural surface trails due to a number of variables such as use levels, exposure, soils, and sustainability of the initial trail construction. As a rule of thumb, land managers should budget approximately 5% of the initial construction cost of a natural surface trail for annual maintenance activities, such as those described above. This estimated maintenance cost should only be applied to sustainably constructed trails. Social trails, fall-line trails, or other trails not constructed to sustainable trail standards may require significantly more maintenance depending on local conditions.



Shared Use Paths And Sidepaths

Like natural surface trails, shared use paths and sidepaths require regular routine and capital maintenance to provide a quality experience to users. Maintenance activities will vary depending on the surface material (asphalt, concrete, or crusher fines).

Routine Maintenance

Maintenance needs will vary depending on the unique context and needs of each path. However, general routine maintenance includes sweeping, snow removal or grooming, landscaping and vegetation control, and repairs to the path surface. Table 5.1 lists typical shared use path and sidepath routine maintenance tasks, including frequency and estimated annual costs. Overall, routine maintenance for paved paths can range between \$500 and \$1,500 a year.

Winter Maintenance

Winter maintenance of shared use paths in Mountain Village is an important consideration for both winter tourists and residents. Winter maintenance consists of two primary activities: snow removal or grooming. This planning

document recommends snow removal on the Boulevard Trail between Town Hall and the Village Core to support winter walking and biking to these important community destinations. Recommended rerouting of the Boulevard Trail would remove the trail from active ski runs and allow winter snow removal to be considered.

Grooming of shared use paths is recommended on other shared use paths not identified for snow removal. This would include trails such as the proposed Big Billies Trail, Adams Ranch Road sidepath, and SR 145 trail. Grooming of these trails would support recreation and transportation uses during winter months.

Capital Maintenance

Major or capital maintenance activities typically involve more intensive maintenance repairs such as pavement seal coating, pavement overlays, pavement reconstruction, or other structural rehabilitations. Needs can vary widely based upon environmental factors, such as soil conditions, drainage and the quality of initial construction. Any paved path surface will deteriorate over time with asphalt surfaces dropping in quality rapidly after 10 years. Preservation efforts such as

TABLE 5.1 SHARED USE PATH AND SIDEPATH ROUTINE MAINTENANCE

Maintenance Activity	Function	Frequency	Est. Annual Cost (per mi.)
Path sweeping	Keep paved surfaces debris free	Twice annually (once in spring and once in fall)	\$140 (x2)
Litter and trash removal	Keep path clean and maintain consistent quality of experience for users	Annually, or as needed	\$70
Mowing path shoulders (native opens space areas)	Increases the effective width of the path corridor and helps prevent encroachment	Twice annually, in late spring and mid-to late-spring	\$100 (x2)
Tree and brush trimming	Eliminate encroachments into path corridor and open up sight lines	Annually, or less frequently as needed	\$100
Weed abatement	Manage existence and/or spread of noxious weeds, if present	Twice annually, in late spring and mid to late summer	\$140 (x2)
Safety Inspections	Inspect path tread, slope stability, and bridges or other structures	Annually	\$20
Snow removal/grooming	Limited to sections of the path where year-round access is desired	As needed (assume 20 events)	\$480
Sign and other amenity inspection/replacement	Identify and replace damaged infrastructure	Annually (assume 2 sign replacements)	\$100
Crack sealing and repair	Seal cracks in asphalt to reduce long term damage	Annually	\$250

seal coating extend the life of asphalt efficiently and at a lower cost than waiting for the surface to require reconstruction. Overlays may be needed after multiple seal coats or at approximately 30 years of service. A full reconstruction is typically needed after 50 years if the seal coat and overlay have been provided. Table 5.2 describes a typical 10-year capital maintenance scenario for paved paths.

Concrete paths will require significantly less capital maintenance than asphalt paths. Although they may require isolated jacking or replacement, limited capital maintenance expenditures can generally be expected for upwards of 50 years.

Shared use paths constructed out of crusher fines provide a stable ADA compliant surface. Like asphalt or concrete paths, these trails require periodic maintenance to provide a high quality experience. Minor re-grading should be done every two years to eliminate any ruts and add gravel to low spots. Table 6.5 illustrates typical costs associated with surface maintenance of crusher fines paths.

Financial planning for major or capital maintenance can be challenging. Typically asphalt shared use paths require greater capital maintenance activities with age and ultimately require full reconstruction at some point. Some jurisdictions stay focused on eventual reconstruction and treat this as a maintenance item to be budgeted for, whereas some treat this as a separate capital project to be considered at a later date.

TABLE 5.2 PAVED SHARED USE PATH AND SIDEPATH CAPITAL MAINTENANCE

Maintenance Activity	Time	Long Term Capital Costs		
Sealcoat	Year 10	\$0.19/SF	\$1.90/LF	\$10,000/mi
Sealcoat	Year 20	\$0.19/SF	\$1.90/LF	\$10,000/mi
Overlay	Year 30	\$2.00/SF	\$20.00/LF	\$105,000/mi
Sealcoat	Year 40	\$0.19/SF	\$1.90/LF	\$10,000/mi
Reconstruction	Year 50	\$6.50/SF	\$65.00/LF	\$343,000/mi

TABLE 6.5 UNPAVED SHARED USE PATH CAPITAL MAINTENANCE

Maintenance Activity	Time	Long Term Capital Costs		
Regrade	Every other year	\$0.05/SF	\$0.40/LF	\$2,112/mi

Capital Maintenance Guidance

- » Seal cracks as soon as possible to stop pot holes from forming.
- » Sealcoat the asphalt path surfaces on a regular basis to provide protection from the elements and extend the pavement’s usable life.
- » When minor to modest damage is present, overlays can sufficiently repair the surface without having to complete a total reconstruction.



A bobcat with a plow can be used to plow shared use paths and sidepaths.

Sweeping Guidance

- » Establish a seasonal sweeping schedule that prioritizes roadways with on-street bicycle and pedestrian facilities.
- » Sweep on-street facilities whenever there is an accumulation of debris.
- » Perform additional sweeping in the spring and fall
In curbed sections, sweepers should pick up debris; on open shoulders, debris can be swept onto gravel shoulders.
- » Pave gravel driveway approaches to minimize loose gravel on paved roadway shoulders.

Pavement Surface Guidance

- » Ensure that on new roadway construction, the finished surface on shoulders does not vary more than $\frac{1}{4}$ inch.
- » Maintain pavement so ridge buildup does not occur at the gutter-to-pavement transition.
- » Inspect the pavement 2 to 4 months after trenching construction activities are completed to ensure that excessive settlement has not occurred.
- » During chip seal maintenance projects, if the pavement condition of the shoulder is satisfactory, it may be appropriate to chip seal the travel lanes only. However, use caution when doing this so as not to create an unacceptable ridge between the shoulder and travel lane.
- » Maintain a smooth pothole-free surface.

On-Street Facilities

On-street pedestrian and bicycle facilities, including shoulders and advisory shoulders, are typically maintained as part of standard roadway maintenance programs, and extra emphasis should be put on keeping roadway shoulders clear of debris and snow, as well as keeping vegetation overgrowth from blocking visibility or creeping into the roadway. Maintenance activities could be driven by a regular schedule or by maintenance requests from the public. Typical maintenance costs for on-street facilities are shown in Table 5.3 on the following page.

Sweeping

When an on-street bicycle or pedestrian facility becomes filled with debris, users are forced into the motor vehicle lane. Poor facility maintenance can contribute to crashes and deter potential bicyclists and walkers.

Periodic checks should be made of the on-street bicycle and pedestrian network with the majority of work being confined to spot fixes and damage response. Street sweeping of on-street facilities will need to be coordinated with the management agency's roadway maintenance program to ensure that the roadway is cleared curb to curb.

Pavement Surface

Bicyclists are more sensitive to pavement quality than motorists because of reduced speeds, narrower tire widths, and, typically, lack of suspension or dampening systems. A chip size of $\frac{1}{4}$ inch or $\frac{3}{8}$ inch is recommended to provide comfortable riding surfaces for bicyclists. A seal coat, which is applied after the chip, also contributes to a smooth roadway surface.

Compaction, which occurs after trenches and other construction holes in roadways are filled, is another important pavement surface issue to consider. Uneven settlement after trenching can affect the roadway surface nearest the edge or curb where bicycles and pedestrians travel. Sometimes compaction is not achieved to a satisfactory level, and an uneven pavement surface can result due to settling over the course of days or weeks.

Pavement Overlay

Pavement overlays represent good opportunities to improve conditions for on-street bicycle and pedestrian facilities if done carefully. A ridge should not be left in the area where users travel (this occurs where an overlay extends part-way into a shoulder). Overlay projects also offer opportunities to widen shoulders or to re-stripe a roadway with advisory shoulders.

Winter Maintenance

Winter maintenance of bicycle and pedestrian facilities is an important consideration for a town like Mountain Village that receives significant amounts of snowfall. The Town should expect bicyclists and pedestrians to use the road and trail network year-round, even in inclement conditions, and providing safe conditions for trail users should be a top priority. Facilities that connect key destinations such as Mountain Village Center, Town Hall, and the Meadows should be prioritized for snow removal. Some communities plow streets with bicycle and pedestrian facilities by 7:00 am (starting at 4:00 am), Monday through Friday, to facilitate users' commute to school and work. On-street facilities should be plowed at the same time as the rest of the street and should not require additional cost or effort. Figure 5.1 displays recommended trail grooming and plowing for Mountain Village.

TABLE 5.3 ON-STREET FACILITIES MAINTENANCE

Maintenance Activity	Material	Frequency	Estimated Cost
Pavement sweeping	All	Weekly or monthly as needed	Part of regular street sweeping activities and costs
Snow removal	All	Simultaneous with regular roadway snow removal; otherwise, as needed	Depends on conditions; approx \$150/mile
Tree and shrub trimming	All	5 months to 1 year	Part of regular street sweeping activities and costs
Sign repair and replacement	Signs and poles	Every 10 years	\$300/sign
Shoulder striping	Paint	Yearly	\$1,230/mile

Pavement Overlay Guidance

- » **Extend the overlay over the entire roadway surface to avoid leaving an abrupt edge.**
- » **If the shoulder pavement is of good quality, it may be appropriate to end the overlay at the shoulder provided no abrupt ridge remains.**
- » **Ensure that inlet grates, and manhole and valve covers are within ¼ inch of the finished pavement surface and are made or treated with slip-resistant materials.**
- » **Pave gravel driveways to property lines to prevent gravel from being tracked onto shoulders.**

Snow Removal Guidance

- » **Mountain Village should employ a proactive or anti-icing strategy, and have a plan for the removal of de-icing surface material debris that accumulates in and around on-street bicycle and pedestrian facilities.**
- » **A prioritization schedule for snow removal is necessary and should focus on primary routes and destinations that impact the highest volume of bicyclists and pedestrians immediately following snow events.**
- » **Plow all the way to the curb or road edge to clear shoulders.**



TRAILS

MASTER PLAN

MAP 5.1 WINTER MAINTENANCE*

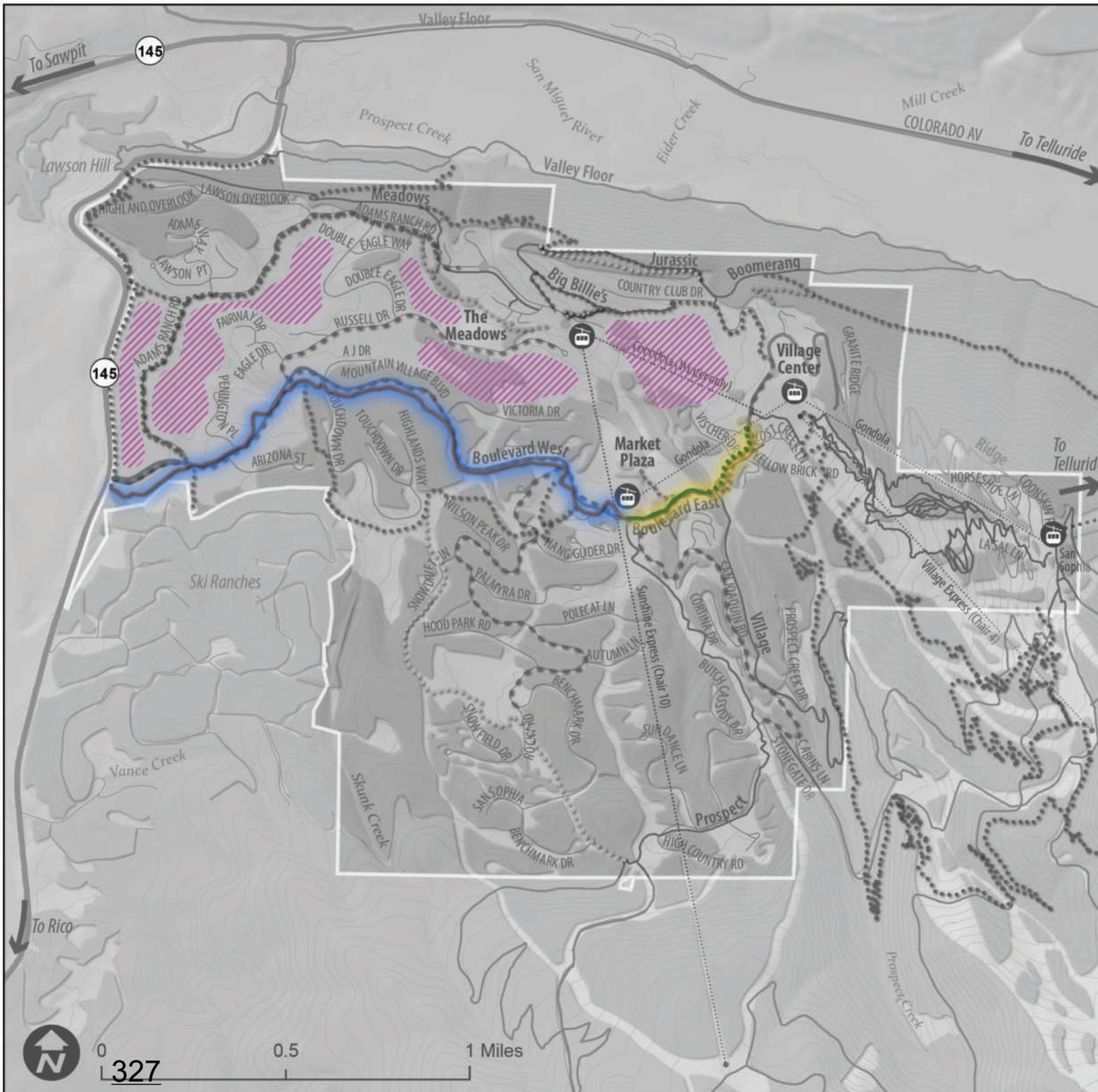
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared-Use Path
- Natural Surface Shared Use

WINTER MAINTENANCE

- Plow
- Groom
- Nordic Skiing & Fat Biking Grooming



*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

PRIORITIZATION / PHASING

Implementation of the proposed Mountain Village trail system will require a phased approach that accounts for both capital construction and ongoing maintenance. The following pages specify a general phasing framework for the implementation of the Mountain Village Trail system that addresses public needs, necessary permitting and pre-construction activities. Although project phasing is recommended, the Town of Mountain Village should remain flexible and opportunistic in regards to implementation. Deviation from the proposed implementation schedule may be warranted if opportunities exist to construct projects more economically, partner with other agencies, partner with other planned projects (such as utility work), respond to specific grant funding, or address a pressing public need.

PLANNING-LEVEL COSTS

Table 5.4 includes planning-level cost estimates per unit for the different types of facility and spot improvements that are recommended in this plan. Estimates are based on Alta's experience with similar projects. Detailed estimates from engineers and contractors should be obtained prior to construction.

Tables 5.5 to 5.7 list the improvements recommended for three distinct phases. Planning-level cost estimates are provided for each project based on the per unit cost in Table 5.4 and the length of the project.

TABLE 5.4 PLANNING-LEVEL COST ESTIMATES BY IMPROVEMENT TYPE

Facility Types	Unit	Unit Cost	Notes
Advisory Shoulders	LF	\$0.70	x2
4" skipped white stripe - paint	LF	\$0.25	
Symbol - paint	EACH	\$30.00	spaced every 300'
Sign	EACH	\$300.00	spaced every 600'
Natural Surface Trail			
12' path, 1' shoulders, native soil	LF	\$8.00	
Shared-Use Path, Sidepath			
12' path, 1' shoulders - asphalt	LF	\$200.00	
12' path, 1' shoulders - crusher fine	LF	\$100.00	
Shoulder Widening (approx. 4')	LF	\$215.00	x2
Standard Bike Lane	LF	\$0.85	x2
4" white stripe - paint	LF	\$0.25	
Bike Lane Symbol - paint	EACH	\$30.00	spaced every 300'
Bike Lane sign	EACH	\$300.00	spaced every 600'
Trail Overcrossing/Bridge	LF	\$3,500.00	
Trail Undercrossing	n/a	Varies	

*Planning Level Costs do not account for permitting, land acquisition, or design. Site-specific issues or constraints may result in higher costs.

PHASE I

The projects identified for Phase I are those which are considered to be most critical to meet immediate needs. Ideally, Phase I will be completed in one to three years.

TABLE 5.5 PHASE I IMPROVEMENTS

Trail ID	Trail Name	Improvement Type	Length (miles)	Planning-Level Cost
NS-1	See Forever Hiking Trail Connector	Natural Surface- Foot Traffic Only	0.3	\$12,672
NS-2	Bear Creek to Market Plaza	Natural Surface - Shared Use	0.1	\$4,224
NS-3	Bear Creek Extension	Natural Surface - Shared Use	0.1	\$4,224
NS-6	Stegosaurus	Natural Surface- Open to All Uphill Users/Downhill Bikes Prohibited	0.5	\$21,120
NS-7	O'Reilly Trail	Natural Surface- Foot Traffic Only	1.6	\$67,584
NS-8	Elk Pond Loop	Natural Surface- Shared Use	1.5	\$63,360
NS-9	Boulevard Trail (renovation project)	Natural Surface-Shared Use	1.9	\$40,128
NS-12	Boulevard to VCA	Natural Surface-Shared Use	0.1	\$4,224
NS-17	Jurassic (renovation project)	Natural Surface- Descending Bikes Only	0.5	\$0**
SU-6	Lawson Hill Connector	Shared Use Path (paved)	0.1	\$105,600
OS-2	Russell Dr	Shoulder Widening/Advisory Shoulders†	0.9	\$685,555
OS-4	Mountain Village Blvd to Country Club Dr	Advisory Shoulders (interim recommendation)	0.2	\$1,478
SI-1	SR-145 Grade- separated trail crossing	Grade-separated trail crossing	n/a	\$2,000,000
SI-3	Boulevard Trail Undercrossing	Construct a new trail undercrossing from the proposed park at Elk Pond to Town Hall consistent with the Town Hall small area plan.	n/a	\$2,000,000
SI-4	Elk Pond Trail Undercrossing	Construct a trail undercrossing below Benchmark to facilitate the proposed Elk Pond Trail.	n/a	\$800,000
Phase I Total				\$5,810,170

*Reconstruction assumed to be \$4.00/LF

**Management change only

†One-third of project assumed to require shoulder widening



TRAILS

MASTER PLAN

MAP 5.2 PHASE I IMPROVEMENTS*

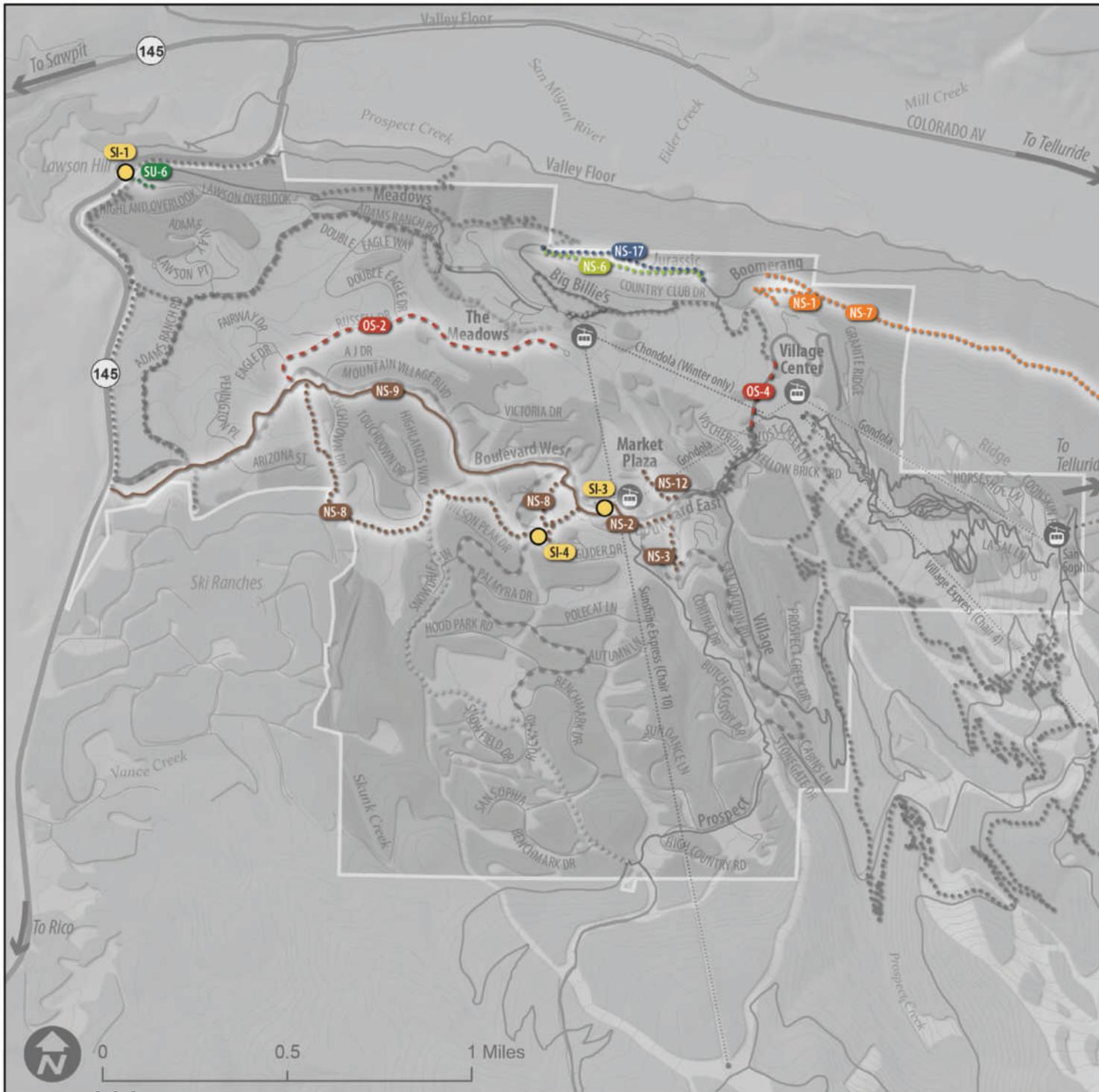
- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared-Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/
Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement



*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

PHASE II

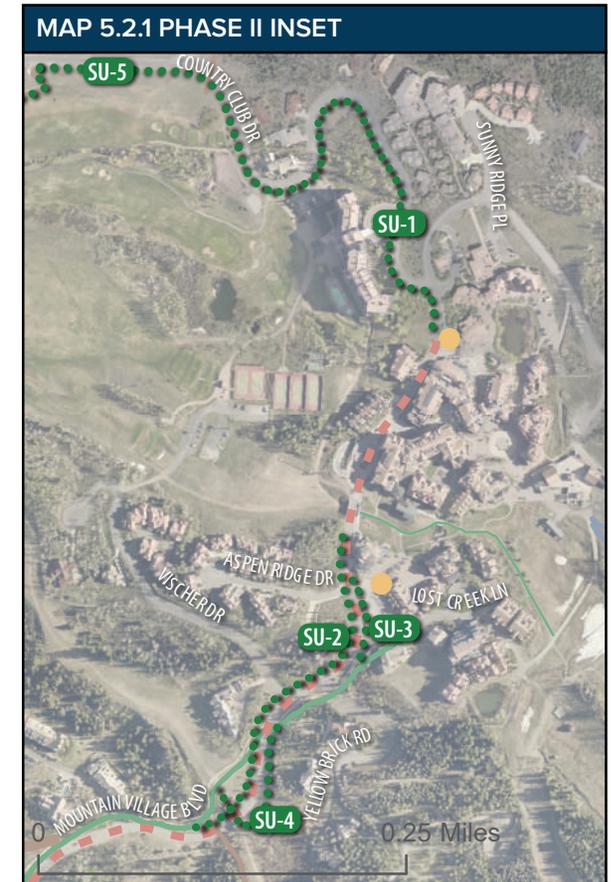
Phase II projects are mid-term projects to be completed in potentially three to six years. These projects are less critical than Phase I projects, but are still important to improve non-motorized access and connectivity in Mountain Village.

TABLE 5.6 PHASE II IMPROVEMENTS

Trail ID	Trail Name	Improvement Type	Length (miles)	Planning-Level Cost
NS-4	Meadows Express	Natural Surface- Shared Use	0.7	\$29,568
NS-5	Meadows Perimeter Hiking Trail	Natural Surface- Foot Traffic Only	0.5	\$21,120
NS-10	Tristant Trail	Natural Surface - Shared Use	<0.1	\$4,224
NS-13	Emergency Access Trail	Natural Surface-Shared Use	0.2	\$8,448
NS-14	Meadows Hiking Trail- Connector	Natural Surface- Foot Traffic Only	0.2	\$8,448
NS-15	Banner Trail	Natural Surface- Shared Use	0.5	\$21,120
NS-16	Big Billies- Hiking Connector (renovation)	Natural Surface- Foot Traffic Only	0.2	\$8,448
NS-18	Elk Pond to Prospect Trail	Natural Surface- Uphill Bike/Multi-Directional Hike	1.4	\$59,136
SU-1	Village Center to Big Billie's	Shared Use Path/Sidepath (paved)	0.3	\$316,800
SU-2	Boulevard Trail Extension	Sidepath (paved)	0.3	\$316,800
SU-3	Boulevard Extension #2	Sidepath (paved)	0.1	\$105,600
SU-4	Boulevard Trail Re-route	Sidepath (paved)	0.1	\$105,600
SU-5	Big Billie's	Shared Use Path (paved)**	0.6	\$633,600
SU-8	SR145- Mountain Village Blvd. to Emergency Access Rd.	Shared Use Path (crusher fines)	0.6	\$316,800
SU-10	SR145- Meadow Trail to Valley Floor	Shared Use Path (crusher fines)	0.5	\$264,000
SI-2	Eliminate at-grade crossing/use ski bridge	Eliminate at-grade crosswalk	n/a	\$1,500
SI-5	Meadows Express Bridge	Trail bridge	130'	\$455,000
Phase II Total:				\$2,676,212

*Renovation assumed to be \$8.00/LF

**Crusher fines would be approximately 50% the cost of paving





MASTER PLAN

MAP 5.3 PHASE II IMPROVEMENTS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

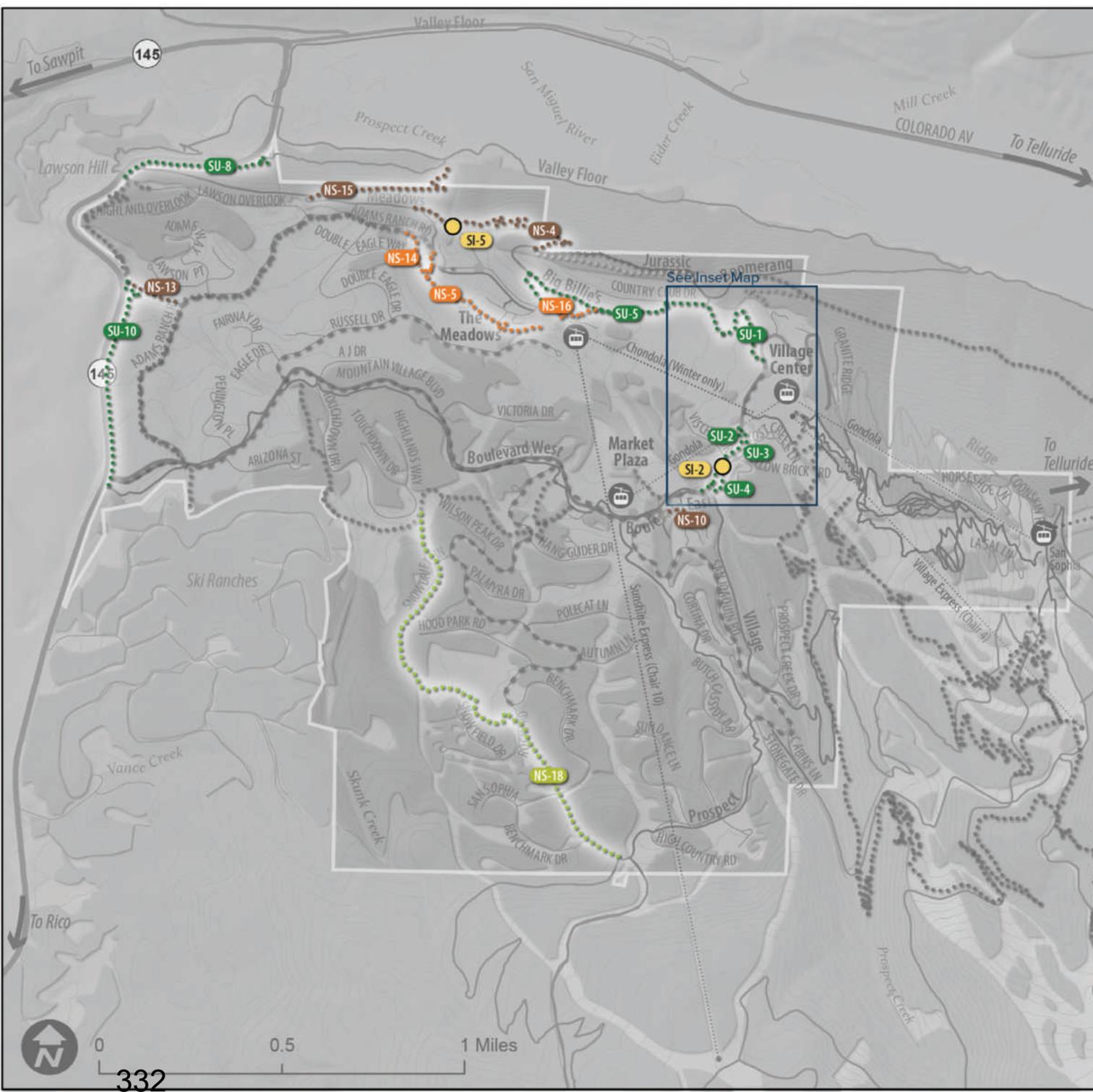
RECOMMENDATIONS

- Existing
- Proposed
- Shared-Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.



PHASE III

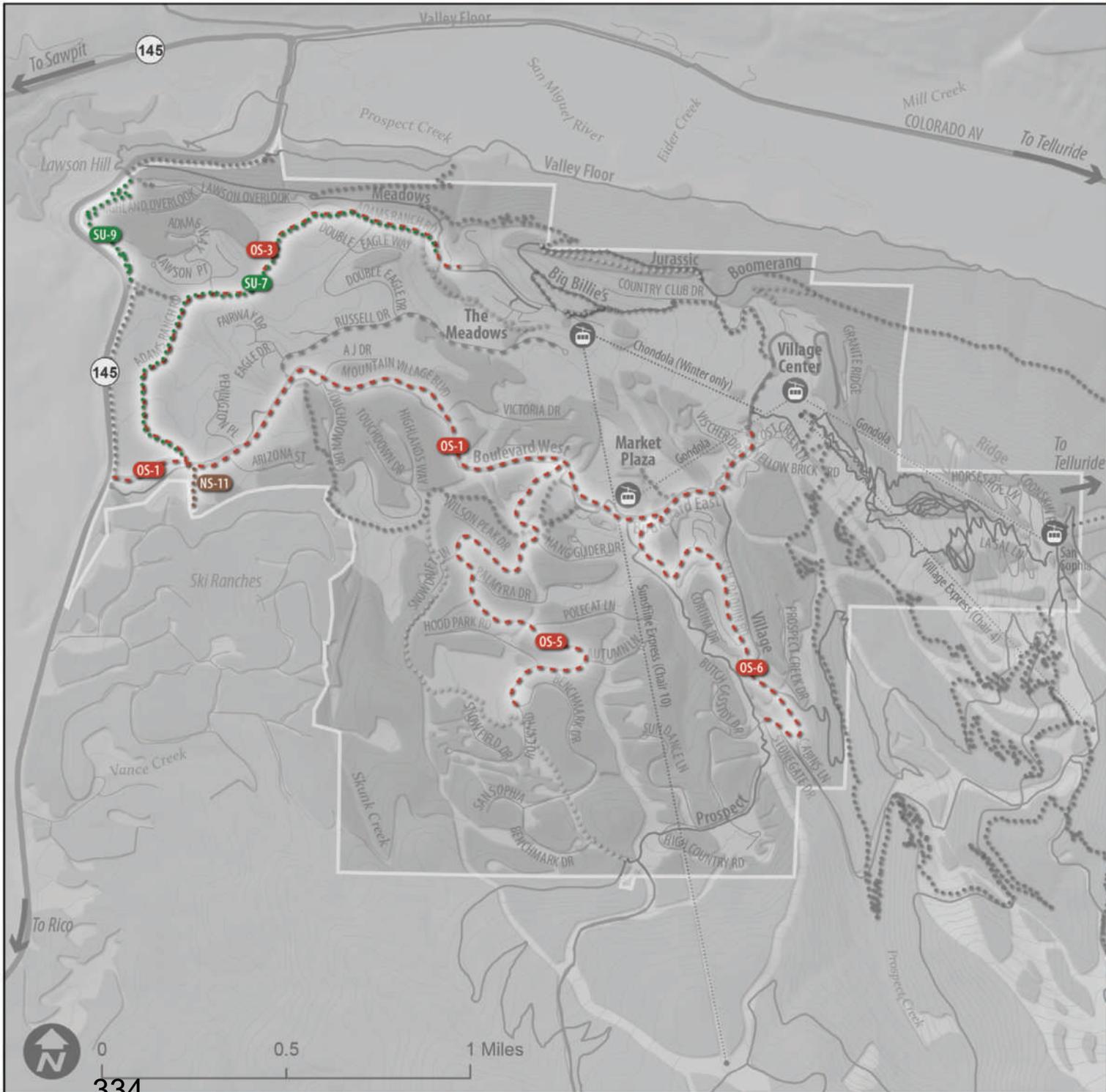
Phase III represents long-term projects that should be implemented after Phase I and II are complete. They will further improve the trail user experience and will help to meet future trail demand. Prior to implementation, Phase III projects should be reevaluated to determine whether they are still relevant to the conditions or if they need to be adjusted.

TABLE 5.7 PHASE III IMPROVEMENTS

Trail ID	Trail Name	Improvement Type	Length (miles)	Planning-Level Cost
OS-1	Mountain Village Boulevard	Shoulder Widening	2.3	\$2,610,960
OS-3	<i>Adams Ranch Rd (alternative to project SU-7)</i>	<i>Shoulder Widening/Advisory Shoulders*</i>	1.5	<i>\$571,296**</i>
OS-5	Benchmark Dr	Shoulder Widening/Advisory Shoulders*	1.5	\$571,296
OS-6	San Joaquin Rd	Shoulders/Advisory Shoulders**	1.1	\$422,722
SU-7	Adams Ranch Rd Sidepath	Sidepath	1.4	\$1,478,400
SU-9	SR145- Emergency Access Road to Meadow Trail	Shared Use Path (crusher fines)	0.6	\$316,800
Phase III Total:				\$5,400,178

*One-third of project assumed to require shoulder widening; additional study needed to determine precise limits of advisory shoulders and areas requiring shoulder widening

**Not included in Phase III total



MAP 5.4 PHASE III IMPROVEMENTS*

- Bus Stop
- Gondola Station
- Contour Line (100 feet)
- Forest Cover
- Town of Mountain Village

RECOMMENDATIONS

- Existing
- Proposed
- Shared-Use Path
- On-Street Improvements

NATURAL SURFACE TRAILS

- Shared Use
- Uphill Bike/ Multi-Directional Hike
- Descending Bikes Only
- Foot Traffic Only
- Proposed Spot Improvement

*Trails depicted in this map that are outside of the Mountain Village municipal boundary are not included in trail mileage mentioned elsewhere in this plan.

PRIORITY PROJECT- JURASSIC RENOVATION / STEGOSAURUS CONSTRUCTION

Trail user conflicts on Jurassic were one of the most commonly cited issues identified through the public outreach process. In particular, conflicts between high-speed descending bicyclists and other trail users including hikers, dog-walkers, and uphill bicyclists was routinely brought up. Jurassic serves as an important recreational amenity for Meadows Village residents and as an important commuter corridor in warmer months by linking the Village Plaza to the Meadows Trail and destinations beyond such as Lawson Hill and the Valley Floor.

Given the high volume of users, descending nature of the trail corridor, and constrained topography, the Planning Team determined that trail user conflicts likely could not be mitigated entirely by simply redesigning or widening the trail. A trail management strategy of separating trail users was proposed to address the speed differential, and associated safety concerns, between descending bicyclists and all other trail users.

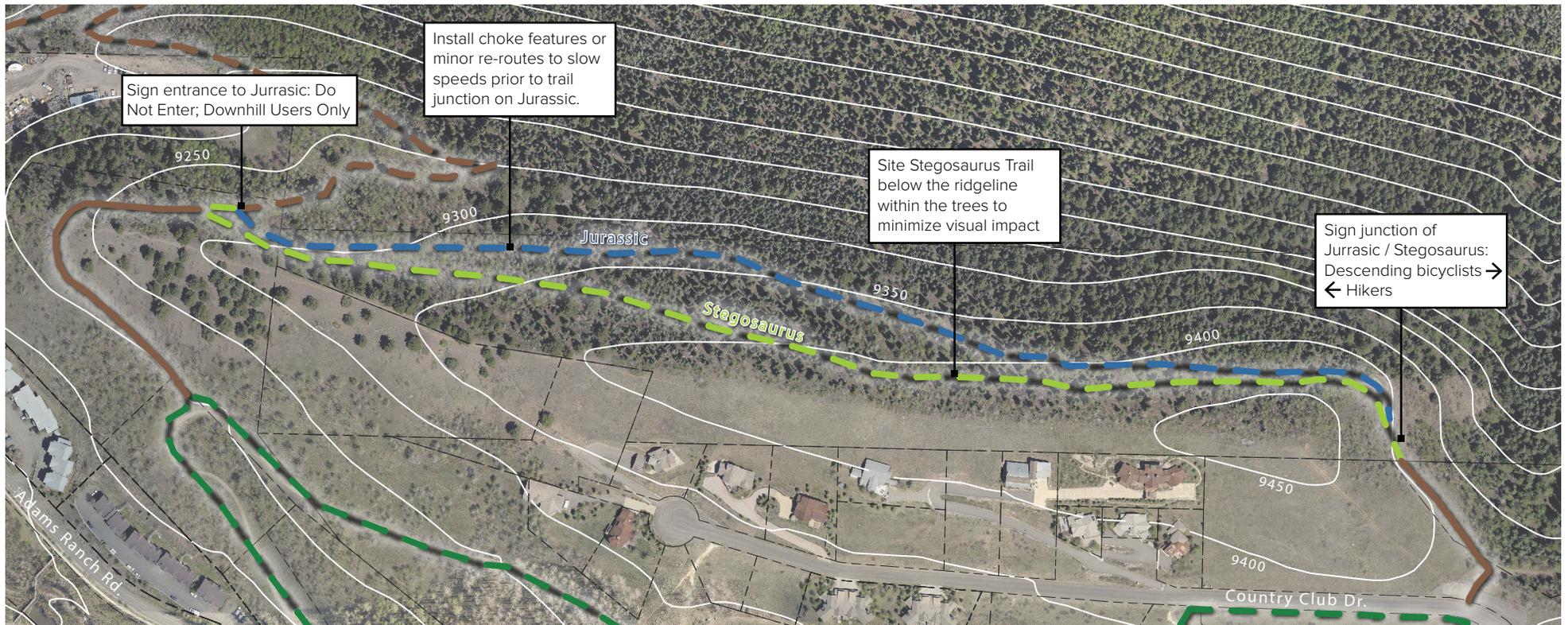
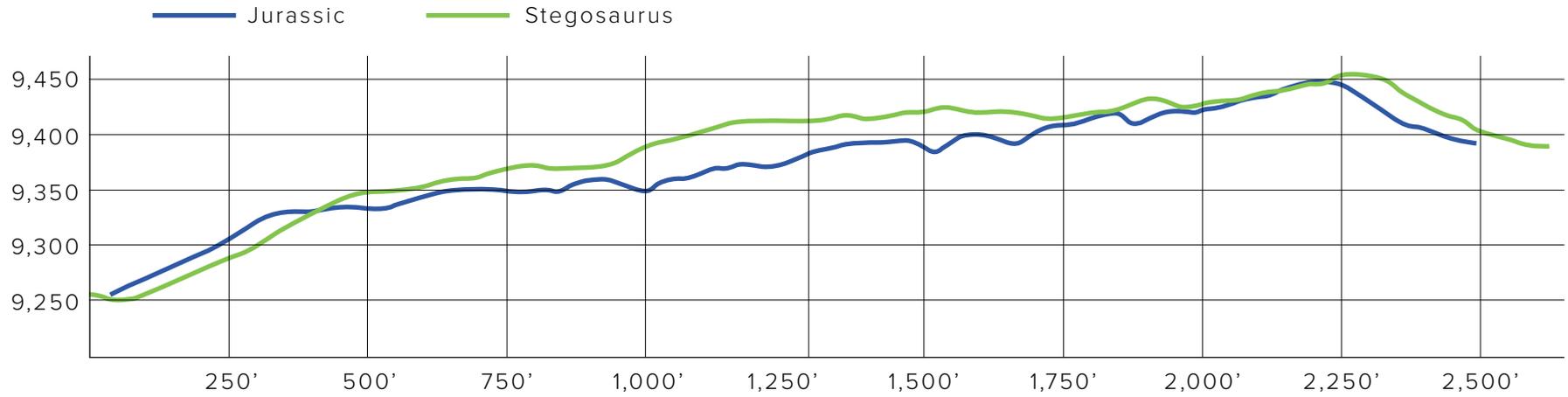
In the proposed configuration, Jurassic should serve as a one-way (westbound) descending bicycle-only trail. Hikers and up-hill bicyclists would be routed on a newly constructed trail (Stegosaurus) that would run roughly parallel and slightly uphill from Jurassic. S

Jurassic Trail Renovation Specifications

- Trail Management: Descending bicyclists only
- Tread widening to 30" - 36"
- Vertical clearance: 8' min.
- Minor reroutes to maintain momentum but keep speeds under control
- Addition of knicks or rolling grade dips where needed to improve drainage
- Mitigate blind corners through earthwork and vegetation removal
- Include small berms in corners to maintain momentum but do not encourage excessive speeds
- Trail Narrative: Provide a bicycle-optimized descending trail connecting Country Club Drive to the proposed Meadows Connector. Trail should allow bicyclists to maintain momentum but not encourage excessive speeding. Trail tread should be widened and blind corners should be rerouted or modified to improve visibility.

Stegosaurus Trail Construction Specifications

- Trail Management: Open to uphill bicyclists and multi-directional hiking traffic
- Tread width 42"
- Provide regular grade reversals to encourage positive drainage.
- Vertical clearance: 8' min.
- Trail Narrative: Provide a mellow, sustainable hiking and climbing bicycle trail to separate conflicting trail users from Jurassic. Seek to create an equally appealing trail experience so that hikers or climbing bicyclists would choose to use Stegosaurus over Jurassic. Trail should be situated below the ridge in the trees to minimize the visual impact. A separation of at least 20' should be maintained from Jurassic to discourage unauthorized access by descending bicyclists. In addition, design trail turns and features to be ridden at low speeds and discourage downhill bicycle use.



SCALE: 1" = 300'



To: Mayor and Town Council

From: Jim Loebe

For: July 18th, 2019 Town Council Meeting

Date: July 10th, 2019

Re: Consideration of Approval to Adopt the Town's Updated Title VI Program for Transit Grants

As an indirect recipient of Federal Transit Administration (FTA) grant funds, the Town of Mountain Village is required to have a Title VI program that meets the requirements of the FTA. The updated plan in this packet has had a preliminary review by the Colorado Department of Transportation (CDOT), the direct recipient of federal funding, and has been determined to meet FTA requirements.

Title VI prohibits discrimination on the basis of race, color or national origin in programs or activities receiving federal financial assistance. Mountain Village Transit services are free, equal access, and fully transparent with non-discrimination notices posted at all town owned transit facilities. The complaint process is easy to find and navigate for any user who feels their civil rights have been violated.

Proposed Motion: I move to approve the updated Town of Mountain Village Title VI Program.

Town of Mountain Village

Title VI Program

Updated 7/1/2019



Accepted and Approved:

_____ Date: _____

Laila Benitez – Mayor

On Behalf of the Mountain Village Town Council

Table of Contents

AGENCY BACKGROUND.....	1
TITLE VI ASSURANCES.....	1
NOTICE TO THE PUBLIC.....	2
COMPLAINT INSTRUCTIONS AND FORM	2
TITLE VI COMPLAINTS, INVESTIGATIONS AND LAWSUITS.....	3
PUBLIC PARTICIPATION.....	3
LIMITED ENGLISH PROFICIENCY (LEP) element.....	3
PLANNING AND ADVISORY BOARDS	4
FACILITY LOCATION EQUITY ANALYSIS.....	4
FIXED-ROUTE SYSTEMWIDE SERVICE STANDARDS.....	4
FIXED-ROUTE SYSTEMWIDE POLICIES	7
APPENDICIES	8

AGENCY BACKGROUND

The Town of Mountain Village is a home rule municipality located in San Miguel County, Colorado. The Town's Gondola public transportation system is the first public transit system of its kind in the United States. It provides free public transportation between the Town of Mountain Village and the Town of Telluride and currently provides open-door transportation services to over 2,500,000 people per year. Each of the 4 primary passenger terminals is situated in pedestrian-heavy locations with easy access to other components of the regional multimodal public transportation system and within close proximity to local merchants and businesses, as well as hiking and biking trails.

The Gondola provides continuous fixed route service seventeen hours per day, 7 days per week, 280+ days per year via a five-mile loop connecting the Towns of Mountain Village and Telluride. With 59, eight passenger cabins traveling at a constant speed of 11.2 miles per hour, the gondola can move 960 people every hour, each way, between the two Towns.

When the gondola is shut down for maintenance during the spring and fall shoulder seasons, the Town operates a fixed route bus service, mirroring gondola operating hours, consisting of (4) 14 passenger cut-away Ford/Goshen buses. Those buses also provide back-up for the gondola service in the event of a mechanical problem.

The Town also operates a regional employee van pool consisting of (12) 12-15 passenger vans running multiple daily fixed routes from Montrose, Cortez, Naturita and all points in between.

The Town accomplishes all of its transit related functions with a staff of 49 full-time employees.

The Town has been a direct recipient of section 5309 grants from the FTA. Since 2012, the Town has been a sub-recipient through CDOT of section 5311 admin and operating, section 5311 capital, section 5304 planning, and section 5339 state of good repair grants.

Mountain Village is a member of the San Miguel County Transit Advisory Committee (SMCTAC), a member of the Three River Regional Transit Coordinating Council. The Town is also an active member of the Gunnison Valley Transportation Planning Region. With all three groups, member agencies meet periodically to share their expertise in the operation and planning of transportation services.

TITLE VI ASSURANCES

The Town of Mountain Village hereby certifies that, as a condition of receiving Federal financial assistance under the Urban Mass Transportation Act of 1964, as amended, it will ensure that:

- The Town of Mountain Village shall submit on an annual basis, their Title VI Assurances, as part of their annual Certification and Assurance submission to the FTA.
- No person, on the basis of race, color, or national origin, will be subjected to discrimination in the level and quality of transportation services and transit-related benefits.

- The Town of Mountain Village will compile, maintain, and submit in a timely manner, Title VI information required by FTA Circular 4702.1A and in compliance with the Department of Transportation’s Title VI Regulation, 49 CFS, Part 21.7.
- The Town of Mountain Village will make it known to the public that those persons or persons alleging discrimination on the basis of race, color, or national origin as it relates to the provision of transportation services and transit-related benefits may file a complaint with the Federal Transit Administration and/or the U.S. Department of Transportation.

NOTICE TO THE PUBLIC

The following statement shall be posted in conspicuous and accessible locations in Town transit offices, Town bus stops, all gondola stations, and the Town website (www.townofmountainvillage.com) as well as permanently displayed in public transit vehicles. *(Documents will be translated into languages other than English, upon request.)*

Non-Discrimination - Your Rights Under Title VI of the Civil Rights Act of 1964
The United States Department of Transportation (DOT) ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color or national origin in the provisions of benefits and services resulting from federally assisted programs and activities. Any person, who believes the Mountain Village Transit has violated his /her Title VI protections, should contact the Town of Mountain Village at 970-369-8300 or email titleVI@mtnvillage.org . Mountain Village Transit has also developed a policy to assist individuals who are Limited English Proficient (LEP). Translation services, in order to assist LEP individuals, shall be made available to Mountain Village Transit customers upon request. Mountain Village Transit’s Title VI policy, complaint procedures, and LEP Plan shall be made available upon request by contacting the Town of Mountain Village at the above-noted information. For Federal Title VI information, please contact the Federal Transit Administration (FTA), Region 8 at 720-963-3300. Federal Title VI information, including filing complaints, can also be accessed on the FTA web site at: www.fta.dot.gov.

COMPLAINT INSTRUCTIONS AND FORM

The Town of Mountain Village Transportation Department operates without regard to race, color, or national origin.

Mountain Village Transit provides equal access to its programs and services to all members of the public. If you feel your rights, as defined by Title VI of the Civil Rights Act of 1964, have been violated a complaint may be filed utilizing the Town’s Title VI complaint form found in Appendix D. The complaint process is further defined in Appendix C of this Title VI plan. The plan in its entirety, including complaint instructions and complaint form are available on the Town’s website at www.townofmountainvillage.com.

TITLE VI COMPLAINTS, INVESTIGATIONS AND LAWSUITS

- There are no outstanding lawsuits or complaints naming the Town of Telluride that allege discrimination on the basis of race, color, or national origin with respect to service or other transit benefits.
- There are pending applications for Federal financial assistance, however there is no direct Federal financial assistance currently being provided to the Town of Telluride.
- During the course of the last three (3) years, there have not been any civil rights compliance review activities conducted with respect to the Town of Telluride.
- There are no pending construction projects which would negatively impact minority communities being performed by the Town of Telluride.

PUBLIC PARTICIPATION

The Town of Mountain Village holds town council meetings on a monthly basis. All town council meetings are open to the public and a portion of every meeting is devoted to public comment. Translators are available upon request. All meetings are held at Mountain Village Town Hall during regular business hours and are noticed on the Town's website, and with paper notices in both English and Spanish in high traffic areas throughout the town, including the Town's workforce housing complex where a large percentage of the minority population resides. Town Hall, an ADA compliant facility, is conveniently located in close proximity to the Town's major LEP population center and is a major stop on the Town's free multi-modal transportation system. Town transit staff presents semi-annual reports to the town council where various elements of transit operation are discussed and evaluated. Public comment on transit operations is encouraged during any town council meeting. The Town does not rely on any county or city funding, nor is there any coordination with any faith-based, educational, or other community organization.

LIMITED ENGLISH PROFICIENCY (LEP)

The Town of Mountain Village (Town) recognizes a need for limited LEP language services in its free public transportation sector. At present, it is estimated that 15% of the 1,401 Mountain Village population is Hispanic or Latino (of any race). The Town wants to insure this potential LEP group is aware of the Town's federally funded multimodal transit system schedule of services.

The regular fixed route Bus schedule and Gondola schedule is displayed at bus stops and gondola stations in both English and Spanish. Temporary schedule changes for festivals, special events and maintenance projects are displayed in the same manner.

The need for interpreters, to date, has been minimal. Mountain Village's use of bilingual employees has been timely and effective. The Town intends to continue this practice until demand warrants the fund required to formalize and expand the interpreter service.

The Town's website encourages the LEP community to provide feedback and suggestions to improve the language services provided.

Town transportation and customer information staff will be informed of our LEP objectives and the names and phone numbers of bilingual employees and other persons and organizations willing to assist if interpretation is necessary. Our main goal is to fulfill the LEP's language service needs.

The Town's full LEP plan is available on the website at www.townofmountainvillage.com/LEP

Town Employees Who Can Assist in Spanish Language Communication

Hector Delgado 729-3415

Interpreters / Translators

San Miguel Resource Center
Claudia Garcia – Bilingual Advocate
970 728 5842
general@smrcco.org
300 S. Pine – Suite 102
Telluride, CO 81435

PLANNING AND ADVISORY BOARDS

The Town of Mountain Village has not formed, nor belongs to any planning or advisory boards comprised of non-elected officials for the purpose of formulating local transit policies.

FACILITY LOCATION EQUITY ANALYSIS

The Town of Mountain Village has not constructed any new facilities in the past three years.

FIXED-ROUTE SYSTEMWIDE SERVICE STANDARDS

The Town of Mountain Village operates 3 distinct types of fixed route service:

- aerial gondola
- bus
- commuter shuttle.

Vehicle Load (Capacity) Standards

Gondola

- Eight seated passengers per cabin per manufacturers recommendations
- Maximum of 68 cabins total in service

Bus

- 14 seated passengers per manufacturers recommendations
- Standees permitted only if no seats are available
- Standees are a very rare occurrence on this fixed route service

Commuter Shuttle

- 15 passenger vans are rated for 11 seated passengers
- 12 passenger vans are rated for 9 seated passengers
- 7 passenger vans are rated for 5 seated passengers
- Standees are not permitted on commuter shuttle vehicles
- Commuter shuttles are derated for capacity when compared to manufacturers standards

Vehicle Headway Standards

Gondola – High Seasons

- Gondola headways are every 37 seconds
- Headways are consistent 7 days per week, 7am to midnight
- Headways have been set based on capacity demands

Bus – Shoulder Seasons

- Bus headways are 45 minutes and run only when the gondola service is closed for maintenance
- Headways mirror the gondola service, running 7 days per week, 7am to midnight
- Headways have been set according to ridership demand

Commuter Shuttle

- Commuter shuttle headways vary from markets served
- Depending upon ridership demand, anywhere from one to three headways per day from each market are in service
- Headways are dependent upon market demand and are flexible and responsive to commuter needs

On-time Performance Standards

Gondola

- Due to the nature of the gondola service, on-time performance standards are not applicable

Bus

- 90% on-time departure rate
- Barring road construction activities, on-time departures standards are not an issue

Commuter Shuttles

- Depart on-time and arrive on-time for each scheduled route
- Barring road construction activities, on-time departures standards are not an issue

Service Availability Standards

Gondola

- Gondola passenger terminals are situated in pedestrian-heavy locations, within a ¼ mile of town hall, employee housing, businesses, parking lots, guest lodging, shops, and other facets of the multi-modal local transit system. The original design of the gondola system and the locations of the passenger terminals took convenience and accessibility to the aforementioned items into prime consideration.

Bus

- The bus route was designed to supplement gondola service when not available, as well as expanding service to areas not directly connected to the gondola corridor.
- Bus stops are centrally located in residential areas, connecting them to economic hubs and other parts of the regions multi-modal transportation system.

Commuter Shuttles

- Commuter shuttles are not local by nature of the program's mission
- The shuttle program serves outlying areas that are either underserved or not served by other regional transit providers
- Shuttles have pre-designated pick-up and drop-off spots for each route which are in convenient locations for the populations served.

FIXED-ROUTE SYSTEM-WIDE POLICIES

Gondola – Passenger Stations

- Fully enclosed
- Heated
- Bathrooms
- Trash and recycling receptacles immediately outside stations
- Information kiosks
- Benches located in arrival and departure zones
- System information, including route maps and times of operation posted in conspicuous locations within the passenger stations
- Amenities are placed where the flow of passenger traffic dictates
- Route and schedule information is posted on the Town’s website as well as other social media outlets
- Due to the nature of this aerial fixed route transportation system, there are no plans for implementing electronic signage, route assignments, or storage/garage facilities

Bus

- Seven enclosed bus stops
- Trash and recycling receptacles
- Route maps and schedule information posted at all enclosed bus stops
- Amenities are placed where the flow of passenger traffic dictates
- Eight designated roadside pull-off stops with no amenities
- Route and schedule information is posted on the Town’s website as well as other social media outlets
- With only one route, there are no route assignments or electronic signage needed
- All busses are stored in a centrally located parking structure

APPENDICES

Appendix A: Notice to The Public (English and Spanish versions)

Appendix B: Complaint/Investigations Table

Appendix C: Complaint Procedure

Appendix D: Complaint Form

Appendix E: Staff LEP survey

APPENDIX A

Notice to Beneficiaries (English)

Non-Discrimination - Your Rights Under Title VI of the Civil Rights Act of 1964

The United States Department of Transportation (DOT) ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color or national origin in the provisions of benefits and services resulting from federally assisted programs and activities. Any person, who believes the Mountain Village Transit has violated his /her Title VI protections, should contact the Town of Mountain Village at 970-369-8300 or email titleVI@mtnvillage.org .

Mountain Village Transit has also developed a policy to assist individuals who are Limited English Proficient (LEP). Translation services, in order to assist LEP individuals, shall be made available to Mountain Village Transit customers upon request. Mountain Village Transit's Title VI policy, complaint procedures, and LEP Plan shall be made available upon request by contacting the Town of Mountain Village at the above-noted information. For Federal Title VI information, please contact the Federal Transit Administration (FTA), Region 8 at 720-963-3300. Federal Title VI information, including filing complaints, can also be accessed on the FTA web site at: www.fta.dot.gov.

Notice to Beneficiaries (Spanish)

La no discriminación - Sus Derechos Baja el Título VI de/ Acto Civil de Derechos de 1964

El Departamento de estados unidos del Transporte aseguran la conformidad repleta con el Título VI del Acto Civil de Derechos de 1964 prohibiendo la discriminación contra cualquier persona a base de la carrera, el color o el origen nacional en las provisiones de beneficios y servicios que resultan de programas y actividades federalmente ayudados. Cualquier persona, que cree que el Tránsito de Town of Mountain Village ha violado sus protecciones del Título VI, deben avisar el Town of Mountain Village en 970-369-8300 o titleVI@mtnvillage.org correo electrónico.

El Tránsito de Town of Mountain Village ha desarrollado también una norma para ayudar los individuos que se Limitan inglés Capaz (LEP). Los servicios de la traducción, para ayudar los individuos de LEP, se hará disponible a clientes de Tránsito de Town of Mountain Village sobre el pedido. La norma del Título VI del Tránsito de Town of Mountain Village, los procedimientos de la queja, y el Plan de LEP se harán disponibles sobre el pedido avisando el Pueblo de Town of Mountain Village en la información arriba notada. Para la información Federal del Título VI, avisa por favor la Administración Federal de Tránsito, la Región 8 en 720-963-3300. La información federal del Título VI, inclusive archivar las quejas, pueden ser conseguidas acceso a también en el sitio de telaraña de FTA en: www.fta.dot.gov.

APPENDIX B

INVESTIGATIONS/COMPLAINTS CHART

Type	Date	Summary (basis)	Status	Action(s) taken
Lawsuits				

APPENDIX C

TITLE VI COMPLAINT PROCEDURE

Background

The following procedures cover complaints filed under Title VI of the Civil Rights Act of 1964 for alleged discrimination in any program or activity administered by Mountain Village Transit.

These procedures do not affect the right of the Complainant to file formal complaints with other State or Federal agencies or to seek private counsel for complaints alleging discrimination. Every effort will be made to obtain early resolution of complaints at the lowest level possible. The option of informal mediation meeting(s) between the affected parties and Mountain Metropolitan Transit may be utilized for resolution. Any individual, group of individuals or entity that believes they have been subjected to discrimination prohibited under Title VI and related statutes may file a [written complaint](#) and send it to the following:

Title VI Coordinator
Mountain Village Transit
455 Mountain Village Blvd – Suite A
Mountain Village, CO 81435
Phone: (970) 729-3434
titleVI@mtnvillage.org

Complaints may also be filed with the Federal Transit Administration's Office of Civil Rights no later than one-hundred eighty (180) calendar days after the date of the alleged discrimination at 12300 West Dakota Avenue, Suite 310, Lakewood, CO 80228-2583, Phone: (720) 963-3313.

Title VI Complaint Procedure

1.) A formal complaint must be filed within one-hundred eighty (180) calendar days of the alleged occurrence. Complaints shall be in writing and signed by the individual or his/her representative, and will include the Complainant's name, address and telephone number; name of the alleged discriminating person(s), basis of complaint (race, color, national origin), and the date of the alleged act or acts. A statement detailing the facts and circumstances of the alleged discrimination must accompany all complaints. A [Mountain Village Transit Title VI Complaint Form](#) can be found on this website or may be requested by calling (970) 729-3434 or writing Mountain Village Transit's Title VI Coordinator at the address listed below. Mountain Village Transit encourages individuals to submit Title VI complaints in writing using this form and mailing to:

Title VI Coordinator
Mountain Village Transit
455 Mountain Village Blvd – Suite A
Mountain Village, CO 81435
titleVI@mtnvillage.org

2.) In the case where a Complainant is unable or incapable of providing a written statement, a verbal complaint of discrimination may be made to Mountain Village Transit's Title VI Coordinator. Under these circumstances, the Complainant will be interviewed, and the Title VI Coordinator will assist the Complainant in converting the verbal allegations to writing.

3.) When a complaint is received, the Title VI Coordinator will provide written acknowledgment to the Complainant within ten (10) calendar days by registered mail.

4.) If a complaint is deemed incomplete, additional information will be requested, and the Complainant will be provided sixty (60) calendar days to submit the required information. Failure to do so may be considered good cause for a determination of no investigative merit.

5.) Within fifteen (15) calendar days from receipt of a complete complaint, Mountain Village Transit will determine its jurisdiction in pursuing the matter and whether the complaint has sufficient merit to warrant investigation. Within five (5) calendar days of this decision, the Transit Director or his/her authorized designee will notify the Complainant and Respondent, by registered mail, informing them of the disposition.

a. If the decision is not to investigate the complaint, the notification shall specifically state the reason for the decision.

b. If the complaint is to be investigated, the notification shall state the grounds of Mountain Village Transit's jurisdiction, while informing the parties that their full cooperation will be required in gathering additional information and assisting in the investigation.

6.) When Mountain Village Transit does not have sufficient jurisdiction, the Transit Director or his/her authorized designee will refer the complaint to the appropriate State or Federal agency holding such jurisdiction.

7.) If the complaint has investigative merit, the Transit Director or his/her authorized designee will assign an investigator. A complete investigation will be conducted, and an investigative report will be submitted to the Transit Director within sixty (60) calendar days from receipt of the complaint. The report will include a narrative description of the incident, summaries of all persons interviewed, and a finding with recommendations and conciliatory measures where appropriate. If the investigation is delayed for any reason, the investigator will notify the appropriate authorities, and an extension will be requested.

8.) The Transit Director or his/her authorized designee will issue letters of finding to the Complainant and Respondent within ninety (90) calendar days from receipt of the complaint.

9.) If the Complainant is dissatisfied with Mountain Village Transit's resolution of the complaint, he/she has the right to file a complaint with the Departmental Office of Civil Rights, U.S. Department of Transportation, 1200 New Jersey Ave., S.E. Washington D.C. 20590, Phone: 202-366-4648

[Title VI Civil Rights Complaint Form](#)

APPENDIX D

MMOUNTAIN VILLAGE TRANSIT TITLE VI COMPLAINT FORM

Section I:				
Name:				
Address:				
Telephone (Home):			Telephone (Work):	
Electronic Mail Address:				
Accessible Format Requirements?	Large Print		Audio Tape	
	TDD		Other	
Section II:				
Are you filing this complaint on your own behalf?			Yes*	No
*If you answered "yes" to this question, go to Section III.				
If not, please supply the name and relationship of the person for whom you are complaining:				
Please explain why you have filed for a third party: _____				
Please confirm that you have obtained the permission of the aggrieved party if you are filing on behalf of a third party.			Yes	No
Section III:				
I believe the discrimination I experienced was based on (check all that apply):				
<input type="checkbox"/> Race <input type="checkbox"/> Color <input type="checkbox"/> National Origin				
Date of Alleged Discrimination (Month, Day, Year): _____				
Explain as clearly as possible what happened and why you believe you were discriminated against. Describe all persons who were involved. Include the name and contact information of the person(s) who discriminated against you (if known) as well as names and contact information of any witnesses. If more space is needed, please use the back of this form.				

Section IV				
Have you previously filed a Title VI complaint with this agency?			Yes	No

Section V	
Have you filed this complaint with any other Federal, State, or local agency, or with any Federal or State court?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, check all that apply:	
<input type="checkbox"/> Federal Agency: _____	
<input type="checkbox"/> Federal Court _____	<input type="checkbox"/> State Agency _____
<input type="checkbox"/> State Court _____	<input type="checkbox"/> Local Agency _____
Please provide information about a contact person at the agency/court where the complaint was filed.	
Name:	
Title:	
Agency:	
Address:	
Telephone:	
Section VI	
Name of agency complaint is against:	
Contact person:	
Title:	
Telephone number:	

You may attach any written materials or other information that you think is relevant to your complaint.

Signature and date required below

Signature Date

Please submit this form in person at the address below, or mail this form to:

Title VI Coordinator
Mountain Village Transit
455 Mountain Village Blvd – Suite A
Mountain Village, CO 81435
titleVI@mtnvillage.org

APPENDIX E
STAFF LEP SURVEY

The Town of Mountain Village is studying the language assistance needs of its riders so that we can better serve, communicate, and increase access with Limited English Proficient persons. Please complete the following survey and return it to Jim Loebe, Title VI Coordinator by August 31st, 2017.

How often do you come into contact with passengers who do not speak English or have trouble understanding you when you speak English to them? (Circle one)

Daily

Weekly

Monthly

Less frequently than monthly

What languages do these passengers speak? Please list.

What languages other than English do you understand or speak?

Would you be willing to serve as a translator when needed?