

TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL REGULAR MEETING THURSDAY, NOVEMBER 21, 2019, 8:30 AM 2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL 455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO AGENDA					
	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	30	Mahoney	Legal	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
3.	9:00	5			Break
4.	9:05	5			Public Comment on Non-Agenda Items
5.	9:10	5	Johnston Kennefick	Action	Consideration of Approval of Minutes: a. October 9, 2019 Special Budget Meeting b. October 17, 2019 Regular Town Council Meeting c. October 24, 2019 Special Meeting
6.	9:15	10	Kennefick Johnston	Action Public Hearing <i>Quasi-Judicial</i>	Liquor Licensing Authority: a. Consideration of an Application for a New Tavern Liquor License for Telluride Coffee Company, LLC.
7.	9:25	10	Mahoney	Action Legislative	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 5.04.060 [©] of the Municipal Code Vesting Authority in the Town Clerk to Administratively Review and Approve Applications for Liquor License Modification of Premises, Addition of an Optional Premise and Special Event Permit and Further Amending Section 5.04 to Revise Statutory References Consistent with Recent Legislative Statutory Revisions
8.	9:35	5	Swain	Public Hearing	Town Council Acting as the Board of Directors for the Dissolved Mountain Village Metro District: Public Hearing on the Proposed 2020 and Revised 2019 Budgets
9.	9:40	45	Haynes	Action	Town Council Acting as the Mountain Village Housing Authority: a. Communications Draft Plan b. Rental Adjustments c. Cable d. Sub-metering Electric e. Grill f. Improvements Plan g. General h. Consideration of a Resolution Establishing 2020 Rental Rates for Village Court Apartments
10.	10:25	120	Swain Vergari	Informational Action Worksession	Finance: a. Presentation of the October 31, 2019 Business & Government Activity Report (BAGAR) b. Consideration of the September 30, 2019 Financials c. Communications and Business Development Worksession d. Planning and Development Worksession and Goal Review e. Town Manager Goal Review f. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance of the Town Levying Property Taxes for the Year 2019 to be Collected in 2020 g. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Adopting the 2020 Budget and Revising the 2019 Budget h. Consideration of a Resolution Adopting Certain Fee Schedules Effective January 1, 2020
11.	12:25	30			Lunch
12.	12:55	15	Loebe Kjome Montgomery	Informational	Staff Reports a. Transit & Recreation b. Public Works c. Town Manager
13.	1:10	60	Miller	Action	Consideration of First Reading of an Ordinance Regarding A Major

			Mahoney	<i>Quasi-Judicial</i>	Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (Formerly Referred to as the Rosewood PUD and Now Known as La Montage) Including but Not Limited to, a Density Transfer and Rezone in Accordance with CDC Sections 17.3.8 and 17.4.12
14.	2:10	5	Miller	Action <i>Quasi-Judicial</i>	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone Located at Lot 30, 98 Aspen Ridge, Building 100; to Convert a Portion of a Commercial Unit to an Employee Apartment
15.	2:15	5	Starr	Action <i>Quasi-Judicial</i>	Consideration of a Resolution Regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard (<i>To be Continued to the December 12, 2019 Council Meeting</i>)
16.	2:20	60	Haynes Miller Starr	Action <i>Quasi-Judicial</i>	Consideration of Blue Mesa Lodge Rezoning: a. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit b. First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer to Rezone Blue Mesa Lodge (Lot 42B), Unit 41A from One (1) Efficiency Lodge Zoning Designation Unit to One (1) Lodge Zoning Designation Unit c. First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit d. First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21A & 21B from Two (2) Efficiency Lodge Zoning Designation to One (1) Lodge Zoning Designation e. First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 41B from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation f. First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a) a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation and b) Consideration of a Variance to the Lodge Parking Space Requirement Pursuant to CDC Section 17.4.16(<i>The Applicant has Asked for This Item to be Continued to the December 12, 2019 Council Meeting</i>)
17.	3:20	30	Starr	Action <i>Quasi-Judicial</i>	Consideration of a Resolution Regarding a Conditional Use Permit for a Public Art Installation on Lot OSP-49
18.	3:50	20	Jensen	Informational	Quarterly Update from Telluride Ski & Golf CEO Bill Jensen
19.	4:10	60	Miller	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Rezone and Density Transfer Application at Lot 640A, 306 Adams Ranch Rd, to Increase Employee Apartment Density by 12 Units from 30 to 42 Units
20.	5:10	15	Miller Anton Benitez		Request for the Town to Consent to an Application by the TMVOA to Provide Music in Heritage Plaza (Parcel OS3XRR) as Recommended by the Village Center Subarea Committee by way of Wireless Speakers Affixed to the Town-owned Light Poles as a Pilot Project
21.	5:25	15	Council	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition-Starr b. Colorado Flights Alliance - Gilbride

			Members & Staff		c. Transportation & Parking – Benitez/Duprey d. Budget & Finance Committee –Gilbride/Duprey e. Gondola Committee – Caton/Berry f. Colorado Communities for Climate Action – Berry g. San Miguel Authority for Regional Transportation (SMART)- Caton/Prohaska h. Eco Action Partners – Berry/Prohaska i. Telluride Historical Museum- Prohaska j. Telluride Conference Center –Gilbride/Binder k. Alliance for Inclusion – Binder l. Green Team Committee- Berry/Prohaska m. Mayor’s Update – Benitez
22.	5:40	5			Other Business
23.	5:45				Adjourn

Please note that times are approximate and subject to change.

jk
11/13/19

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

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE OCTOBER 9, 2019
TOWN COUNCIL SPECIAL BUDGET MEETING DRAFT**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:34 a.m. on Thursday, October 9, 2019 in the Mountain Village Town Hall, 455 Mountain Village Town Hall Boulevard, Mountain Village, Colorado.

Attendance:

The following Town Council members were present and acting:

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

Also in attendance were:

Kim Montgomery, Town Manager	Aiden Cress
Jackie Kennefick, Town Clerk	Tim Johnson
Susan Johnston, Deputy Town Clerk	David Averill
Christina Lambert, Deputy Clerk	Julia Caulfield
Kevin Swain, Finance Director	Dave Stockton
Julie Vergari, Chief Accountant	Cara Pallone
David Reed, Town Attorney	
Jim Mahoney, Assistant Town Attorney	
Chris Broady, Chief of Police	
Zoe Dohnal, Business Development & Community Engagement Coordinator	
Kathrine Warren, Marketing & Communications Coordinator	
Jim Loebe, Director of Transit & Recreation	
Sue Kunz, Director of Human Resources	
Michelle Haynes, Director of Planning & Development Services	
Sam Starr, Planner	
John Miller, Senior Planner	
Drew Harrington, Building Official	
Finn Kjome, Public Works Director	
Rob Johnson, Transit Manager	
Steve Lehane, Director of Broadband Services	
Cecilia Curry, VCA Property Manager	
Jim Soukup, Chief Technology Officer	
Jim Loebe, Director of Transit & Recreation	
Sue Kunz, Director of Human Resources	
Drew Harrington, Building Inspector	

2020 Budget Overview (2)

Director of Finance Kevin Swain presented.

Capital Projects (3)

Kevin Swain presented. During the discussion it was noted that \$300,000 budgeted for trail improvements would be removed from the 2019 budget.

On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to convene as the Board of Directors for the Dissolved Mountain Village Metropolitan District.

Town Council Acting as the Board of Directors for the Dissolved Mountain Village Metropolitan District: (4)

a. Debt Service Fund

Finance Director Kevin Swain presented.

On a **MOTION** by Patrick Berry and seconded by Jack Gilbride Council voted unanimously to re-convene as Town Council.

Telluride Conference Center (TCC) (5)

Mr. Swain presented the TCC budget stating that the Conference Center Committee has reconvened to study potential improvements to TCC geared toward increasing revenue. No changes requested.

Tourism Fund & Historical Museum Fund (6)

1. Guest Services Agent

Kevin Swain presented. Council discussion ensued regarding Marketing Telluride Inc. and funding for a guest services agent. Council direction was to remove \$40,000 in the 2020 budget and to remove \$12,000 in 2019 for the additional funding for this position
Dan Caton left the meeting at 9:01a.m.

Planning & Development Services (7)

a. Building

Director of Planning & Development Services Michelle Haynes presented. The following changes to the budget were requested:

- Remove Green Gondola donation costs
- Reduce the solar rebate program to zero
- Include an activity driver establishing benchmarks to determine if additional staff is needed in the department. Staff will reexamine projections for the last 5 years to show how many permits were pulled and not acted on within the budgeted year
- Continue the Cedar Shake Roof Incentive Program and increase funding for fee waivers to \$50,000 provided that Telluride Mountain Village Owners Association (TMVOA) matches the incentive
- Discontinue the Smart Irrigation Incentive Program
- Discontinue the Heat Trace Incentive Program

Council directed staff to meet offline with Patrick Berry to discuss the current building permit fee schedule and how it compares to surrounding towns and provide the information to all Council members.

Dan Caton returned to the meeting at 9:54 a.m.

b. Planning

Ms. Haynes presented. Council did not request any changes to the budget.

Mountain Village Housing Authority

a. Affordable Housing Development Fund

i. San Miguel Regional Housing Authority

Michelle Haynes and VCA Manager Cecilia Curry presented. Council direction was to focus primarily on Village Court Apartments safety items and produce a detailed maintenance schedule with efficiency, functionality and safety as the focus. Council did not request any changes to the budget.

b. Mortgage Assistance Fund

Council did not request any changes to the budget.

c. Village Court Apartments (VCA)

Michelle Haynes presented. Discussion ensued regarding the standard of landscaping and Council directed staff to lay out a detailed plan for immediate changes as well as phased landscaping with prioritization on safety issues. Staff will correct the TMVOA information regarding the per unit dues from showing \$150 monthly to \$150 annually. Council direction was to submeter each unit (electric) individually in buildings 1-9 and phase out offering free cable services by January 1, 2020. No changes for water/sewer and trash/recycling. Council directed staff to determine the net effect to renters with the above changes to cable and electric and provide to Council before the November meeting. Staff will also determine the funding required to enhance the VCA property to Town standards for consideration at the November meeting.

Child Development Fund (8)

Town Manager Kim Montgomery presented. Council directed staff to show revenue separately for the infant and toddler programs in the budget. Council did not request any changes to the budget.

Dan Caton left the meeting at 11:09 a.m.

Broadband Services and Information Technology(IT) (9)

Chief Technology Officer Jim Soukup and Dave Stockton from Uptown Services LLC presented. Council did not request any changes to the budget.

Marti Prohaska left the meeting at 11:33 a.m.

Public Works (10)

a. Building & Facility Maintenance

Director of Public Works Finn Kjome presented. Council did not request any changes to the budget.

b. Road & Bridge

Finn Kjome presented. Council did not request any changes to the budget.

c. Vehicle Maintenance Shop

Finn Kjome presented. Council did not request any changes to the budget.

Marti Prohaska returned to the meeting by telephone at 11:50 a.m.

d. Water & Sewer

Finn Kjome presented. Council direction was to include a 20% increase in water/sewer rates for Ski Ranches and Sky Field and a 10% increase in rates for Mountain Village in the budget. Additionally, Council requested that the budget have separate line items for Ski Ranches/Sky Field and the Town.

e. Vehicles & Equipment Acquisitions

Finn Kjome presented. Council did not request any changes to the budget.

f. Plaza Services & Public Trash

Finn Kjome presented. Council did not request any changes to the budget.

Dan Caton returned to the meeting at 12:32 p.m.

Council took a break from 12:37 p.m. to 12:50 p.m.

Public Safety (11)

a. Police

Police Chief Chris Broady presented. Council did not request any changes to the budget.

b. Community Services

Chief Broady presented the budget. Council did not request any changes to the budget.

c. Municipal Court

Council did not request any changes to the budget.

Transportation & Parking Services (12)

a. Parking Services

Director of Transit & Recreation Jim Loebe presented the budget. Council did not request any changes to the budget.

b. Municipal Bus Service

Jim Loebe presented. Council directed finance staff to distinguish what portion of the bus service is funded by SMART and what is funded by the Town. Council did not request any changes to the budget.

c. Employee Shuttle

Jim Loebe presented. Council did not request any changes to the budget.

d. Gondola & Chondola

Jim. Loebe presented. Council did not request any changes to the budget.

Parks & Recreation (13)

Jim Loebe presented. Council did not request any changes to the budget.

Administration: (14)

a. Town Manager

Town Manager Kim Montgomery presented. Council did not request any changes to the budget. Council directed staff to evaluate the agreement with Lobbyist Kenneth Lee to determine if the service is still valuable.

b. Legal

Town Attorney David Reed presented. Council directed staff to adjust the General Legal budget to the average of the last five-years.

c. Town Council

Town Clerk Jackie Kennefick presented. No changes were requested.

d. Town Clerk

Jackie Kennefick presented. Council direction was to leave funds in the 2020 election budget for staff training in Access and to move the phone maintenance line item to the IT Budget.

e. Human Resources

Human Resources Director Sue Kunz presented. Council directed that an additional \$30,000 be added to fund consulting services for a Personnel Development Committee.

f. Marketing & Business Development

Business Development & Community Engagement Coordinator Zoe Dohnal presented stating that her goal is to increase the Farm to Community Program participation to include approximately 70 families in 2020. Council directed staff to increase the funding from \$30,000 to \$40,000. It was noted that with recent changes to this department, there will be a worksession at the November 21 meeting prior to the first reading of the budget to delve into this departmental budget more deeply.

g. Finance

Kevin Swain presented. No changes were requested.

On a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to extend the meeting beyond six hours.

Community Grants and Contribution (15)

Council Member and Grant Committee Chair Natalie Binder presented. Council discussion ensued. No changes were made to the Grant Committee's recommendations.

Public comment was received by Cara Pallone.

There being no further business, on a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council unanimously agreed to adjourn the meeting at 2:57 p.m.

Respectfully prepared,

Susan Johnston, Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick, Town Clerk

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE OCTOBER 17, 2019
REGULAR TOWN COUNCIL MEETING **DRAFT****

AGENDA ITEM # 5b

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:33 a.m. on Thursday, October 17, 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
Jack Gilbride
Patrick Berry
Pete Duprey
Marti Prohaska

The following Town Council members were absent:

Natalie Binder

Also in attendance were:

Kim Montgomery, Town Manager
Susan Johnston, Deputy Clerk
Christina Lambert, Deputy Clerk
David Reed, Town Attorney
Sue Kunz, Director of Human Resources
Chris Broady, Chief of Police
Erica Moir, Police Officer
Kevin Swain, Finance Director
Zoe Dohnal, Business Development and Sustainability Manager
Kathrine Warren, Marketing & Communications Coordinator
Michelle Haynes, Director of Planning and Development Services
John Miller, Senior Planner
Sam Starr, Planner
Drew Harrington, Chief Building Official
Finn Kjome, Director of Public Works
Jim Loebe, Director of Transit and Recreation
Rob Johnson, Transit Manager
Hector Delgado, Cable Technician
Jim Soukup, Chief Technology Officer
Steven Lehane, Director of Cable & Broadband Services
Cecilia Curry, VCA Manager
Dawn Katz, Director of Mountain Munchkins
Mier Esch
Tracy Boyce
Heather Knox
Wiley Freeman
Alex Shelley

Bruce MacIntire
Tim Johnson
David Averill
Michael Martelon
Cath Jett
Ray Cody
Matt Moir
Riley McIntyre
Mark Martin
Julia Caulfield
Erin Ries
Julia Johnston
Kari Distefano
Marki Knopp
R.F. Scott
Louis Alaia
Susan Alaia
Eliot Brown
Lynne Beck
Ryan Yaseen
Robyn Pale
Virginia Howard
J.J. Ossola
Lexi Tuddenham
Kim Wheels
Paul Hora
Audrey Morton

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 (2)

The Mayor stated that there were no topics for discussion in Executive Session.

Council moved to agenda item 25.

Public Comment on Non-Agenda Items (4)

Public comment was received by Ray Cody.

Recognition of Great Service Award to Officer Erica Moir for Her Life Saving Effort (5)

Chief of Police Chris Broady presented the Great Service Award to Erica Moir for her heroic actions. Council thanked Officer Moir for making a difference.

Consideration of Approval of the September 19, 2019 Regular Town Council Meeting Minutes (6)

Deputy Clerk Susan Johnston presented. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to approve the September 19, 2019 Regular Town Council meeting minutes as presented.

Consideration of a Proclamation Declaring October as Domestic Violence Awareness Month (7)

The Mayor read the Proclamation and thanked Riley McIntyre and the San Miguel Resource Center for helping to bring awareness to the issue of domestic violence. On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to approve a Proclamation declaring October as Domestic Violence Awareness Month.

Consideration of a Proclamation Declaring October 2019 as Substance Abuse Prevention Month (8)

The Mayor read the Proclamation and thanked Julia Johnson and the Tri-County Health Network for helping to bring awareness to the issue of substance abuse. On a **MOTION** by Jack Gilbride and seconded by Dan Caton, Council voted unanimously to approve a Proclamation declaring October 2019 as Substance Abuse Prevention Month.

Liquor Licensing Authority: (9)

a. Consideration of an Application for a Temporary Modification of Premises by Telski Food and Beverage Services, LLC dba Tomboy Tavern to their Liquor License Optional Premises at the Ridge Club Great Room at the Ridge Club for the Fire Festival Event on December 7th, 2019

Susan Johnston presented. Patrick Berry recused himself due to his employment with Telski. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to approve an application for a Temporary Modification of Premises by Telski Food and Beverage Services, LLC dba Tomboy Tavern to their liquor license optional Premises at the Ridge Club Great Room for the Telluride Fire Festival event on December 7th, 2019 as presented.

b. Consideration of an Application for a Special Event Liquor Permit by Telluride Fire Festival at the Great Room at the Ridge Club for an Event on December 7th, 2019

Susan Johnston presented. Telluride Fire Festival applicant Erin Reis was in attendance to answer questions. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Pete Duprey, Council voted unanimously to approve an application for a Special Event Liquor Permit by Telluride Fire Festival at the Great Room at the Ridge Club for an event on December 7, 2019 as presented.

Marketing Telluride Inc. Quarterly Report (10)

President & CEO of Telluride Tourism Board Michael Martelon presented.

Staff Reports: (11)

a. Police Department

Chief of Police Chris Broady presented.

b. Planning & Development Services

Director of Planning & Development Services Michelle Haynes presented. Council directed staff to consider re-implementing a noxious weed incentive/policy and to implement an educational program for the public to create awareness in the spring.

c. Town Manager

Town Manager Kim Montgomery presented her report and stated that Brad Wilson with Facility Maintenance was the *Great Services Award* recipient for the month of September. Discussion ensued regarding the use of a survey to determine the level of interest in renting and/or purchasing Village Court Apartments/affordable housing. Council directed staff to distribute the survey by email blast, working with Sam Miguel Regional Housing Authority, Telluride Ski & Golf employees, website and paper surveys. Once the survey has been completed and the results analyzed, the VCA sub-committee will present the results to Council who will then decide whether to move forward with the feasibility study.

Finance: (12)

Director of Finance Kevin Swain presented. Council discussion ensued.

a. Presentation of the September 30, 2019 Business & Government Activity Report (BAGAR)

Council discussion ensued.

Consideration of a Resolution Approving the First Amendment to the San Miguel Authority for Regional Transportation (SMART) Intergovernmental Agreement Accepting the Inclusion of the Town of Rico as a Member with All Rights and Duties of a Member (13)

SMART Executive Director David Averill and Rico Town Manager Kari Distefano presented. Council discussion ensued regarding the equitability of adding the Town of Rico. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to approve a Resolution approving the first amendment to the San Miguel Authority for Regional Transportation Intergovernmental Agreement accepting the inclusion of the Town of Rico as a member with all rights and duties of a member.

First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone Located at Lot 30, 98 Aspen Ridge, Building 100; to Convert a Portion of a Commercial Unit to an Employee Apartment (14)

Senior Planner John Miller presented. Public comment was received from the representative for the applicant, Avventura LLC, Louis Alaia. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted 6-0 (with Natalie Binder absent) to approve on first reading 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 30 in order to convert a portion of a commercial unit to an employee apartment unit, based on the evidence and findings provided within the Staff Report of record dated August 2, 2019, and with the following conditions:

1. The requisite Employee Apartment Density is hereby reallocated within Lot 30 and reduces the size of the one commercial unit. The Ordinance shall indicate the change in commercial space and the size of the employee apartment in square feet.
2. 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.
3. The Lot list shall be updated to reflect one built and one unbuilt employee apartment assigned to the Lot.
4. A Town of Mountain Village 1997 Deed Restriction shall be executed concurrently with the Ordinance and recorded concurrently for the newly created employee apartment.
5. The density transfer and rezone approval does not preclude other necessary town applications and approvals such as design review (if needed), a building permit and a TMVHA site inspection prior to issuance of a Certificate of Occupancy.

Additional DRB recommended conditions:

6. Prior to the issuance of any Building permit for the conversion of the commercial space to employee apartment, the owner must verify and provide written documentation that the proposal meets all Town Building Department and Town of Mountain Village Housing

- Authority requirements for the space to be occupied as a dwelling unit.
7. The applicant shall verify livable square footage of the employee apartment along with the square footage of the remaining commercial space, prior to Final Approval of the Density Transfer and Rezone.

And to set the second reading, public hearing and final Council vote for November 21, 2019.

Second Reading, Public Hearing and Council Vote on an Ordinance Regarding Community Development Code (CDC) Amendments to Clarify Zoning Designation Definitions Including but not Limited to Efficiency Lodge, Lodge, Hotel Efficiency and Hotel Zoning Designation Definitions; to Include the Definition of Short Term Accommodations at CDC Chapter 17.8; and to Amend the Density Transfer and Rezone Section of the CDC to Add Criteria to Rezone and Density Transfer Applications when Rezoning from Efficiency Lodge, Hotel or Hotel Efficiency to Lodge Zoning Designations at CDC Section 17.4.9 Rezoning Process (15)

Michelle Haynes presented. Council discussion ensued. The Mayor opened the public hearing. Public comment was received by Louis Alaia, Eliot Brown, Richard Scott, Bruce MacIntire, Marki Knopp and Virginia Howard. The Mayor closed the public hearing. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted 5-1 (with Marti Prohaska dissenting and Natalie Binder absent) to adopt an Ordinance regarding Community Development Code amendments to clarify zoning designation definitions including but not limited to Efficiency Lodge, Lodge, Hotel Efficiency and Hotel Zoning designation definitions; to include the definition of Short Term Accommodations at CDC Chapter 17.8; and to amend the Density Transfer and Rezone section of the CDC to add criteria to Rezone and Density Transfer applications when rezoning from Efficiency Lodge, Hotel or Hotel Efficiency to Lodge zoning designations at CDC Section 17.4.9 rezoning process.

Council took a break for lunch from 11:58 p.m. to 12:20 p.m.

Consideration of a Resolution to Approve a Minor Subdivision, Specifically a Lot Line Adjustment Between Tract OS-I-E (Parking Lot) and Lot 1003R2 (Unit A, Grocery Store Building Addition Approximately 600 sq. ft. (16)

Michelle Haynes presented. TMVOA Director of Operations and Finance Garrett Brafford and TMVOA President & Chief Executive Officer Anton Benitez presented an update on the grocery store building remodel and addition. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded Pete Duprey, Council voted unanimously to approve by Resolution a Minor Subdivision application specifically, a lot line adjustment between Lot 1003R2 and Tract OS-1-E to allow for a small building addition to Unit A and associated façade improvements pursuant to CDC Sections 17.4.13 with the findings as outlined in the staff report and subject to the following conditions:

1. The plat and associated easement documents, will be recorded after the construction commences and prior to a final Certificate of Completion in order the accurately measure the increase footprint area of Lot 1003R2 and capture the constructed building overhang.
2. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
3. Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section 3. Plat Notes and Certifications and provide redline comments to the applicant prior to the execution of the final mylar.
4. Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.
5. As determined by the Town Attorney, the Town and the TMVOA may modify the Existing Perimeter Easement concurrent with recordation of the lot line adjustment plat.

Second Reading, Public Hearing and Council Vote of an Ordinance Amending the Community Development Code (CDC) Sections 17.1.1 Community Development Department, 17.3.3 Use Schedule, 17.4.2 Overview of Development Processes, 15.5.15 Vending Regulations, and 17.8 Definitions to Remove Vending Regulations from the CDC (17)

Planner Sam Starr presented. The Mayor opened the public hearing. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Jack Gilbride, Council voted 6-0 to adopt an Ordinance amending the Community Development Code Sections 17.1.1 Community Development Department, 17.3.3 Use Schedule, 17.4.2 Overview of Development Processes, 15.5.15 Vending Regulations, and 17.8 Definitions to Remove Vending Regulations from the CDC.

Council moved to agenda item 23.

Consideration of a Request for a Letter of Support Encouraging Congressman Tipton to Put His Input and Support Behind the CORE (Colorado Outdoor Recreation and Economy) Act Rather than the REC (Colorado Recreation Enhancement and Conservation) Act (18)

Sheep Mountain Alliance Executive Director Lexi Tuddenham presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Patrick Berry, Council voted unanimously to approve a letter of support encouraging Congressman Tipton to put his input and support behind the CORE Act rather than the REC Act.

Green Team Committee Third Quarter Report (19)

Business Development and Sustainability Manager Zoe Dohnal presented.

Eco Action Partners Update & Mountain Village 2018 Community Greenhouse Gas Inventory Report (20)

Executive Director Heather Knox and Energy Programs Coordinator Kim Wheels presented.

Presentation by San Miguel Power Association: Working Toward Change (21)

Communications Executive Alex Shelley and Manager of Member Services and Marketing Wiley Freeman from San Miguel Power Association presented. Council asked the presenters to provide members with a list of SMPA meetings and board members.

Discussion on Village Court Apartments (VCA) Rent Schedule (22)

This item was continued to the November Town Council meeting.

Discussion on Creation of a Compensation & Benefits Committee (23)

Director of Human Resources Sue Kunz presented. Council discussion ensued regarding the scope of the Personnel Development Committee. The Legal Department will draft the bylaws and charter for the committee. Members will be formally appointed when the bylaws are adopted and consensus was that Patrick Berry, Pete Duprey, Kim Montgomery and Sue Kunz would serve on the committee.

Council moved to agenda item 18.

Council Boards and Commissions Updates: (24)

a. San Miguel Watershed Coalition-Starr

1. Consideration of a Request for a Letter of Support for a Healthy Watersheds Grant Application

Planner Sam Starr presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to approve a letter of support for a Healthy Watersheds Grant Application.

b. Colorado Flights Alliance-Gilbride

c. Transportation & Parking-Duprey/Benitez

Council was in support of allowing free parking for electric and hybrid vehicles in Mountain Village parking lots. The parking committee will consider this recommendation and report back to Council.

d. Budget & Finance Committee- Gilbride/Duprey

e. Gondola Committee-Caton/Berry

f. Colorado Communities for Climate Action-Berry

g. San Miguel Authority for Regional Transportation -Caton/Prohaska/Benitez

h. Eco Action Partners-Berry/Prohaska

i. Telluride Historical Museum-Prohaska

j. Telluride Conference Center-Binder/Gilbride

- k. Alliance for Inclusion-Binder
- l. Green Team Committee- Berry/Prohaska
- m. Community Grant Committee-Benitez/Binder
- n. Mayor's Update- Benitez

Council moved to agenda item 4.

Other Business: (25)

- a. 2020 Proposed Council Meeting Dates

Susan Johnston presented. Council discussion ensued and Council consensus was to accept the dates as presented.

There being no further business, on a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to adjourn the meeting at 3:23 p.m.

Respectfully prepared,

Susan Johnston
Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick
Town Clerk

DRAFT

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE OCTOBER 24, 2019
TOWN COUNCIL SPECIAL MEETING**

The meeting of the Town Council was called to order by Mayor Laila Benitez at 11:00 a.m. on Thursday, October 24, 2019 in the Mountain Village Town Hall, 455 Mountain Village Town Hall Boulevard, Mountain Village, Colorado.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro-Tem
Jack Gilbride
Peter Duprey

The following Council members were absent:

Patrick Berry
Natalie Binder
Marti Prohaska

Also in attendance were:

Kevin Swain, Finance Director
Julie Vergari, Chief Accountant

The purpose of the special meeting was to further discuss the 2020 budget. Council discussion ensued.

There being no further business, on a **MOTION** by Pete Duprey and seconded by Jack Gilbride, Council unanimously agreed to adjourn the meeting at 1:20 p.m.

Respectfully submitted,

Jackie Kennefick, Town Clerk

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

From: Town Clerk's Department

Date: 11/14/2019

Re: Consideration of a New Liquor License Application for the November 21, 2019 Meeting

Consideration of an Application for a New Tavern Liquor License for Telluride Coffee Company, LLC.

All documentation and appropriate fees have been received. The following departments have reviewed the application: Clerk, Legal and Police. Fingerprints have been taken and sent to CBI to run along with a background check. Letters of support are included in the packet materials. The required posting and noticing have occurred, and no comments were filed. A new license requires a hearing so the Mayor will open a public hearing and take any public comment. The applicant has chosen to do a concurrent review with the State and has applied to and been approved by the Promotional Association to be attached to the Common Consumption Area once the liquor license is approved.

Staff recommendation: Motion to approve the application for a new Tavern Liquor License for Telluride Coffee Company, LLC.

Colorado Liquor Retail License Application

New License
 New-Concurrent
 Transfer of Ownership
 State Property Only

• All answers must be printed in black ink or typewritten
• Applicant must check the appropriate box(es)
• Applicant should obtain a copy of the Colorado Liquor and Beer Code: www.colorado.gov/enforcement/liquor

1. Applicant is applying as a/an
 Individual
 Limited Liability Company
 Association or Other
 Corporation
 Partnership (includes Limited Liability and Husband and Wife Partnerships)

2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation FEIN Number
Telluride Coffee Company LLC 3838229474

2a. Trade Name of Establishment (DBA) State Sales Tax Number Business Telephone
Telluride Coffee Company 04290764-003-5 970-369-4400

3. Address of Premises (specify exact location of premises, include suite/unit numbers)
565 Mountain Village Blvd. No. 103

City County State ZIP Code
Mountain Village San Miguel CO 81435

4. Mailing Address (Number and Street) City or Town State ZIP Code
PO Box 3885 Telluride CO 81435

5. Email Address
telluridecoffeecompany@yahoo.com

6. If the premises currently has a liquor or beer license, you must answer the following questions

Present Trade Name of Establishment (DBA)	Present State License Number	Present Class of License	Present Expiration Date
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Section A	Section B (Cont.)
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Nonrefundable Application Fees	Liquor License Fees
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Application Fee for New License.....\$1,550.00 Lodging & Entertainment - L&E (County)\$500.00
 Application Fee for New License w/Concurrent Review\$1,650.00 Manager Registration - H & R.....\$75.00
 Application Fee for Transfer.....\$1,550.00 Manager Registration - Tavern.....\$75.00
 Manager Registration - Lodging & Entertainment.....\$75.00
 Manager Registration - Campus Liquor Complex\$75.00

Section B	Liquor License Fees
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Add Optional Premises to H & R.....\$100.00 X _____ Total _____
 Add Related Facility to Resort Complex \$75.00 X _____ Total _____
 Add Sidewalk Service Area.....\$75.00
 Arts License (City)\$308.75 Optional Premises License (City).....\$500.00
 Arts License (County)\$308.75 Optional Premises License (County)\$500.00
 Beer and Wine License (City).....\$351.25 Racetrack License (City).....\$500.00
 Beer and Wine License (County).....\$436.25 Racetrack License (County).....\$500.00
 Brew Pub License (City)\$750.00 Resort Complex License (City).....\$500.00
 Brew Pub License (County).....\$750.00 Resort Complex License (County).....\$500.00
 Campus Liquor Complex (City).....\$500.00 Related Facility - Campus Liquor Complex (City).....\$160.00
 Campus Liquor Complex (County).....\$500.00 Related Facility - Campus Liquor Complex (County).....\$160.00
 Campus Liquor Complex (State).....\$500.00 Related Facility - Campus Liquor Complex (State).....\$160.00
 Club License (City).....\$308.75 Retail Gaming Tavern License (City)\$500.00
 Club License (County)\$308.75 Retail Gaming Tavern License (County).....\$500.00
 Distillery Pub License (City).....\$750.00 Retail Liquor Store License-Additional (City).....\$227.50
 Distillery Pub License (County).....\$750.00 Retail Liquor Store License-Additional (County).....\$312.50
 Hotel and Restaurant License (City).....\$500.00 Retail Liquor Store (City).....\$227.50
 Hotel and Restaurant License (County)\$500.00 Retail Liquor Store (County).....\$312.50
 Hotel and Restaurant License w/one opt premises (City).....\$600.00 Tavern License (City).....\$500.00
 Hotel and Restaurant License w/one opt premises (County).....\$600.00 Tavern License (County).....\$500.00
 Liquor-Licensed Drugstore (City)\$227.50 Vintners Restaurant License (City)\$750.00
 Liquor-Licensed Drugstore (County)\$312.50 Vintners Restaurant License (County).....\$750.00
 Lodging & Entertainment - L&E (City)\$500.00

Questions? Visit: www.colorado.gov/enforcement/liquor for more information

Do not write in this space - For Department of Revenue use only

Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total
			\$

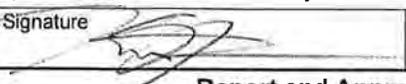
Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit:** www.colorado.gov/enforcement/liquor for more information

Items submitted, please check all appropriate boxes completed or documents submitted	
I.	Applicant information <input checked="" type="checkbox"/> A. Applicant/Licensee identified <input checked="" type="checkbox"/> B. State sales tax license number listed or applied for at time of application <input checked="" type="checkbox"/> C. License type or other transaction identified <input checked="" type="checkbox"/> D. Return originals to local authority (additional items may be required by the local licensing authority) <input checked="" type="checkbox"/> E. All sections of the application need to be completed
II.	Diagram of the premises <input checked="" type="checkbox"/> A. No larger than 8 1/2" X 11" <input checked="" type="checkbox"/> B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) <input type="checkbox"/> C. Separate diagram for each floor (if multiple levels) <input checked="" type="checkbox"/> D. Kitchen - identified if Hotel and Restaurant <input checked="" type="checkbox"/> E. Bold/Outlined Licensed Premises
III.	Proof of property possession (One Year Needed) <input type="checkbox"/> A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk <input checked="" type="checkbox"/> B. Lease in the name of the applicant (or) (matching question #2) <input type="checkbox"/> C. Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant <input type="checkbox"/> D. Other agreement if not deed or lease. (matching question #2)
IV.	Background information (DR 8404-I) and financial documents <input checked="" type="checkbox"/> A. Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members) <input checked="" type="checkbox"/> B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved state vendor. Do not complete fingerprint cards prior to submitting your application. The Vendors are as follows: IdentoGO – https://enroll.identogo.com/ Phone: 844-539-5539 (toll-free) Identogo FAQs: https://www.colorado.gov/pacific/cbi/identification-faqs Colorado Fingerprinting – http://www.coloradofingerprinting.com Appointment Scheduling Website: http://www.coloradofingerprinting.com/cabs/ Phone: 720-292-2722 Toll Free: 833-224-2227 <input type="checkbox"/> C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license <input type="checkbox"/> D. List of all notes and loans (Copies to also be attached)
V.	Sole proprietor/husband and wife partnership (if applicable) <input type="checkbox"/> A. Form DR 4679 <input type="checkbox"/> B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
VI.	Corporate applicant information (if applicable) <input type="checkbox"/> A. Certificate of Incorporation <input type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Certificate of Authorization if foreign corporation (out of state applicants only)
VII.	Partnership applicant information (if applicable) <input type="checkbox"/> A. Partnership Agreement (general or limited). <input type="checkbox"/> B. Certificate of Good Standing
VIII.	Limited Liability Company applicant information (if applicable) <input checked="" type="checkbox"/> A. Copy of articles of organization <input checked="" type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Copy of Operating Agreement (if applicable) <input type="checkbox"/> D. Certificate of Authority if foreign LLC (out of state applicants only)
IX.	Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application <input type="checkbox"/> A. \$75.00 fee <input checked="" type="checkbox"/> B. Individual History Record (DR 8404-I) <input checked="" type="checkbox"/> C. If owner is managing, no fee required

Name Telluride Coffee Company	Type of License Tavern-City	Account Number		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
a. Been denied an alcohol beverage license?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
b. Had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
Waiver by local ordinance? <input type="checkbox"/> <input type="checkbox"/>				
Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
13 a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
13 b. Are you a Colorado resident?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership , lease or other arrangement?		<input checked="" type="checkbox"/> <input type="checkbox"/>		
<input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____				
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:				
Landlord Plaza 103, LLC	Tenant Telluride Coffee Company, LLC	Expires 4/30/26		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		<input type="checkbox"/> <input checked="" type="checkbox"/>		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Last Name N/A	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?		<input type="checkbox"/> <input checked="" type="checkbox"/>		
Number of additional Optional Premise areas requested. (See license fee chart) _____				
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.				
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? If "yes" a copy of license must be attached.				<input type="checkbox"/> <input checked="" type="checkbox"/>

Name Telluride Coffee Company LLC	Type of License Tavern City	Account Number		
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. How long has the club been incorporated?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
22. Campus Liquor Complex applicants answer the following:				
a. Is the applicant an institution of higher education?		Yes No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
23. For all on-premises applicants.				
a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details.				
b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager Slezack		First Name of Manager Mary Ann		
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
25. Related Facility - Campus Liquor Complex applicants answer the following:		Yes No		
a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager		First Name of Manager		
26. Tax Information.				
a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name Mary Ann Slezack	Home Address, City & State PO Box [REDACTED] Telluride CO 81435	DOB [REDACTED]	Position Owner/Manager	%Owned 100
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: <input type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				

Name Telluride Coffee Company		Type of License Tavern -City	Account Number	
Oath Of Applicant				
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 or Beer Code which affect my license.				
Authorized Signature 		Printed Name and Title Mary Ann Slocak		Date 10/21/19
Report and Approval of Local Licensing Authority (City/County)				
Date application filed with local authority October 21, 2019		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) November 21, 2019		
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:				
<input checked="" type="checkbox"/> Fingerprinted <input type="checkbox"/> Subject to background investigation, including NCIC/CCIC check for outstanding warrants				
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license				
(Check One)				
<input type="checkbox"/> Date of inspection or anticipated date _____ <input checked="" type="checkbox"/> Will conduct inspection upon approval of state licensing authority				
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000? <input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. <input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?				Yes No <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.				
Local Licensing Authority for Mountain Village		Telephone Number 970-369-6429		<input checked="" type="checkbox"/> Town, City <input type="checkbox"/> County
Signature	Print	Title	Date	
Signature	Print	Title	Date	

Tax Check Authorization, Waiver, and Request to Release Information

I, MaryAnn Steuk am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of Telluride Coffee Company LLC (the "Applicant/Licensee") to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business) <u>Telluride Coffee Company LLC</u>		Social Security Number/Tax Identification Number <u>[REDACTED]</u>	
Address <u>P.O. BOX 3885</u>			
City <u>Tell.</u>		State <u>CO</u>	Zip <u>81435</u>
Home Phone Number <u>970- [REDACTED]</u>		Business/Cell Phone Number <u>970- [REDACTED]</u>	
Printed name of person signing on behalf of the Applicant/Licensee <u>MaryAnn Steuk</u>			
Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) <u>[Signature]</u>			Date signed <u>10/7/19</u>

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application. (Please attach a separate sheet if necessary to enable you to answer questions completely)				
1. Name of Business Telluride Coffee Company LLC		Home Phone Number (970) [REDACTED]	Cellular Number (970) [REDACTED]	
2. Your Full Name (last, first, middle) Mary Ann Slezack		3. List any other names you have used		
4. Mailing address (if different from residence) PO Box 3885		Email Address telluridecoffeecompany@yahoo.com		
5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)				
Street and Number		City, State, Zip		From
To				
Current 415 Mountain Village Blvd. No. 1232		Mountain Village, CO 81435		7/1/14
Previous				current
6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)				
Name of Employer or Business		Address (Street, Number, City, State, Zip)		Position Held
From		To		
Telluride Coffee Company		585 Mountain Village Blvd.		Owner
				1/6/11
				current
7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.				
Name of Relative		Relationship to You		Position Held
Name of Licensee				
N/A				
8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.) Yes No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.) Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.) Yes No

Personal and Financial Information

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth 1/15/1965	b. Social Security Number 651-██-██	c. Place of Birth ██████████	d. U.S. Citizen <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
e. If Naturalized, state where Denver, Colorado		f. When 02/01/██	g. Name of District Court Denver, CO
h. Naturalization Certificate Number ██████████	i. Date of Certification ██████████	j. If an Alien, Give Alien's Registration Card Number N/A	k. Permanent Residence Card Number N/A
l. Hair Blk	m. Eye Color ██	n. Gender F	o. Race ██
r. Do you have a current Driver's License/ID? If so, give number and state. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No # 00██ State Colorado			

14. Financial Information.
a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. \$ 2000.00

b. List the total amount of the **personal** investment, made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$ 0.00

* If corporate investment only please skip to and complete section (d)
** Section b should reflect the total of sections c and e

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

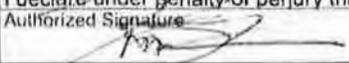
Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount
Cash		Checking	Wells Fargo Bank NA	4700

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Print Signature MaryAnn Stezak	Title owner	Date 10/7/19
---	-----------------------------------	----------------	-----------------



Colorado Secretary of State
 Date and Time: 01/10/2011 01:07 PM
 ID Number: 20111015472

Document must be filed electronically.
 Paper documents will not be accepted.

Document processing fee
 Fees & forms/cover sheets
 are subject to change.

\$50.00

Document number: 20111015472
 Amount Paid: \$50.00

To access other information or print
 copies of filed documents,
 visit www.sos.state.co.us and
 select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

Telluride Coffee Company, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "l.l.c.", "llc", or "Ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

565 Mountain Village Blvd

(Street number and name)

Telluride

(City)

CO

(State)

81435

(ZIP/Postal Code)

United States

(Country)

(Province - if applicable)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

Korn

(Last)

Robert

(First)

(Middle)

(Suffix)

OR

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

100 W. Colorado Av

(Street number and name)

Telluride

(City)

CO

(State)

81435

(ZIP Code)

Mailing address
(leave blank if same as street address)

POB 185
(Street number and name or Post Office Box information)

Telluride CO 81435
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) Gillespie Maryann
(Last) (First) (Middle) (Suffix)

OR

(if an entity)
(Caution: Do not provide both an individual and an entity name.)

Mailing address POB 3885
(Street number and name or Post Office Box information)

Telluride CO 81435
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in
(Mark the applicable box.)

one or more managers.

OR

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

<u>Korn</u>	<u>Robert</u>		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
<u>POB 185</u>			
<small>(Street number and name or Post Office Box information)</small>			
<hr/>			
<u>Telluride</u>	<u>CO</u>	<u>81435</u>	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
<u></u>	<u>United States</u>		
<small>(Province – if applicable)</small>	<small>(Country)</small>		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Telluride Coffee Company, LLC

is a

Limited Liability Company

formed or registered on 01/10/2011 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 20111015472 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 10/03/2019 that have been posted, and by documents delivered to this office electronically through 10/04/2019 @ 16:41:00 .

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 10/04/2019 @ 16:41:00 in accordance with applicable law. This certificate is assigned Confirmation Number 11839446 .



A handwritten signature in blue ink that reads "Jena Griswold".

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."

FIRST AMENDMENT TO SUBLEASE AGREEMENT

THIS FIRST AMENDMENT TO SUBLEASE AGREEMENT ("Amendment") dated as of September 2, 2019, is attached and made a part of that certain Sublease Agreement dated May 8, 2018 (the "Sublease"), between Christy Sports L.L.C., a Colorado limited liability company ("Sublandlord") and Telluride Coffee Company LLC, a Colorado limited liability company ("Subtenant").

IN THE EVENT of a conflict between the Sublease and this Amendment, this Amendment shall supersede to the extent necessary to resolve any such conflict, but no further.

WHEREAS, the Master Lease is currently scheduled to expire on April 30, 2021 but Sublandlord intends to exercise its option thereunder to extend the term of the Master Lease for an additional five (5) years such that the Master Lease will expire on April 30, 2026.

WHEREAS, Subtenant desires to extend the Sublease for a term concurrent with the extension of the Master Lease and Sublandlord has agreed to such extension of the Sublease.

SUBTENANT AND SUBLANDLORD agree to the following:

1. Section 4 of the Sublease is hereby amended to:

Term. The term of this Sublease will begin on the Commencement Date and will end on April 30, 2026; provided, however, that this Sublease shall terminate earlier in the event of a termination for any reason whatsoever of the Master Lease; provided, however, that in the event the Master Lease is terminated, Subtenant shall receive no less than sixty (60) days' notice thereof to the extent that it is feasible for Sublandlord to provide such notice.

2. Rent. Subtenant shall continue to pay Base Rent to Sublandlord in the amount of \$2546.70 per month from the date hereof through April 30, 2020. On May 1, 2020 and on each May 1 thereafter, Base Rent shall increase by three percent (3%). Subtenant shall continue to be responsible for the payment of Additional Rent, as set forth in the Sublease.

3. Except as amended by this First Amendment, all terms, provisions, and conditions of the Sublease shall remain in full force and effect.

IN WITNESS WHEREOF, Sublandlord and Subtenant have executed this First Amendment as of the date first above written.

SUBLANDLORD:

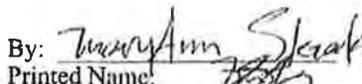
CHRISTY SPORTS L.L.C.,
a Colorado limited liability company



By: _____
Printed Name: Hugh O'Winter
Its: Vice President of Business Development

SUBTENANT:

TELLURIDE COFFEE COMPANY LLC,
a Colorado limited liability company

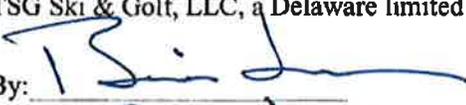


By: _____
Printed Name: _____
Its: Owner

GUARANTOR OF LEASE OBLIGATIONS

The undersigned, the Guarantor of the obligations of Subtenant under the Sublease, hereby acknowledges this Amendment and agrees that its guaranty shall remain in full force and effect.

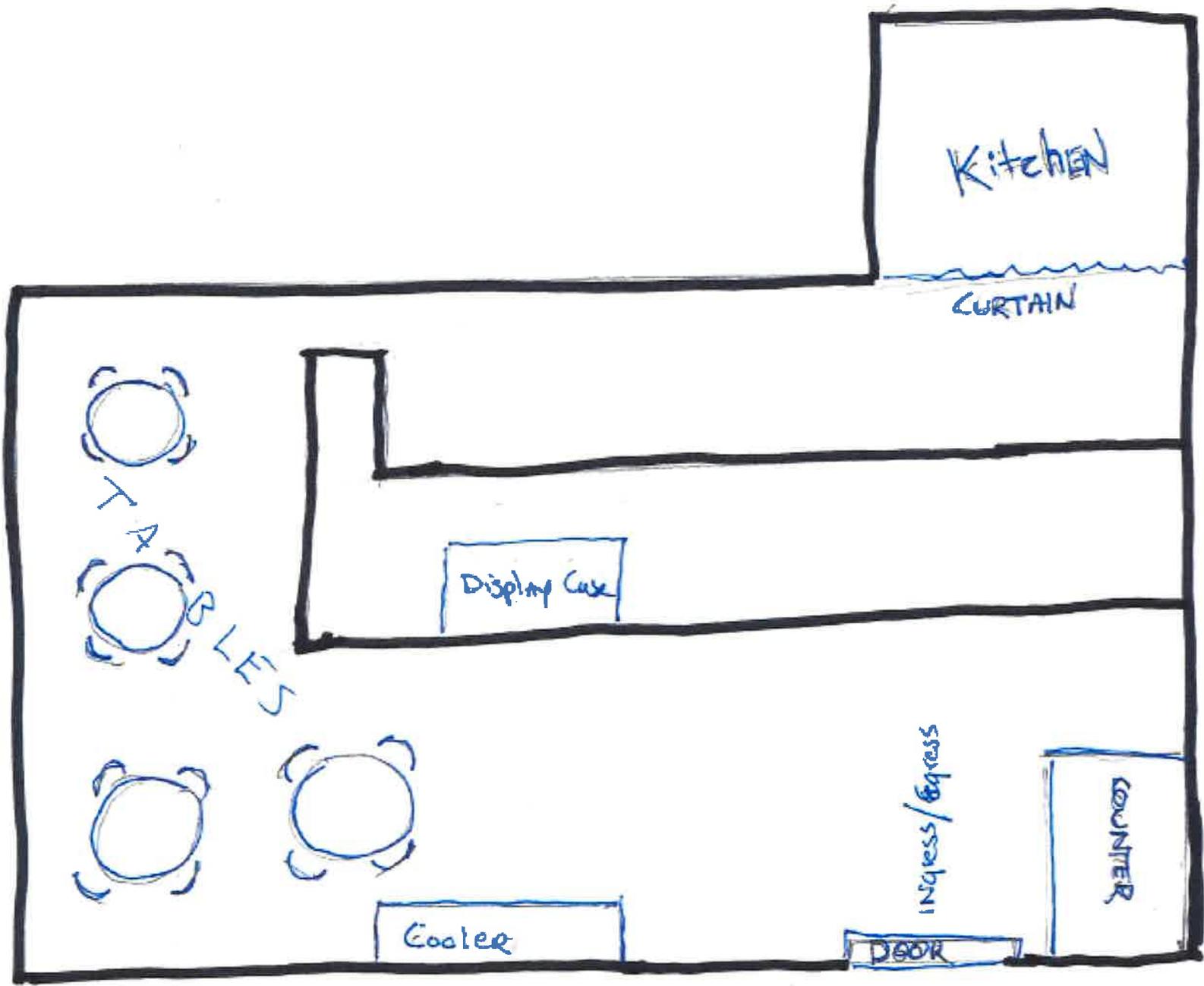
TSG Ski & Golf, LLC, a Delaware limited liability company, dba Telluride Ski & Golf

By: 

Name: Bill Jensen

Title: CEO

2137895.1



LICENSED PREMISES



key

- Heating towers 4 total
- 2x2 tables 5
- ▣ 2x4 tables 3
- Round table 2
- chairs 34
- stands for ~~rope~~ pipe 15 Every 8-10'
- 2 levels of rope 1.5-2" thick
- 8 umbrellas flat say T.C.C yellow
- 4 no outside alcohol signs 4"x6" allowed

MADELINE HOTEL & RESIDENCES

T.C.C.

THE PLAZA BLD.

REFLECTION PLAZA



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

1" = 20'
 11-19



September 24, 2019

To Whom It May Concern:

This letter is to document our support for Maryann Slezak's business, Telluride Coffee Company, to pursue and obtain a liquor license. We believe any opportunities to enhance the overall experience for visitors in Mountain Village will in turn benefit all businesses operating nearby.

If you have any questions, please don't hesitate to ask.

Sincerest Regards,

A handwritten signature in blue ink, appearing to read "Joanna Smith", is written over the typed name.

Joanna Smith

Owner

Joanna@telluridedistilling.com

303-594-3553

Greenspan, Jon

From: jg@sunrisetelluride.com
Sent: Wednesday, October 02, 2019 2:12 PM
To: Greenspan, Jon
Subject: Fwd: Letter of support

EXTERNAL EMAIL/OUTSIDE SENDER

Sent from my iPad

Begin forwarded message:

From: "jg@sunrisetelluride.com" <jg@sunrisetelluride.com>
Date: October 2, 2019 at 2:10:08 PM MDT
To: "jg@sunrisetelluride.com" <jg@sunrisetelluride.com>
Subject: Letter of support

Adam Singer
Poachers Pub
113 Lost Creek Lane
Mountain Village, CO.

To whom it may concern; I as owner of Poachers Pub approve of a liquor license , being issued for the Telluride Coffee Company.
Thank you for your attention to this matter.
Best regards,
Adam Singer

Sent from my iPad

Susan Johnston

From: jg@sunrisetelluride.com
Sent: Thursday, October 31, 2019 4:56 PM
To: mvclerk
Cc: Telluride Coffee company
Subject: tcc approval

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern

Im writing this to express my opinion to allow Telluride Coffee CO to obtain a liquor license. Not only do I believe in TCC as a small business that is privately owned but it also allows for some more identity for the Mtn Village. We need more business that allow us to have choice and diversity in our community. Therefore I support TCC application to obtain a liquor license.

Thx very much from
Jonathan Greenspan
#2 Spring Creek dr
MTN Village Co

Susan Johnston

Subject: FW: Coffee liquor license

From: John Broadhead <johnbroadhead7527@gmail.com>

Date: November 13, 2019 at 7:13:32 PM MST

To: Jackie Kennefick <JKennefick@mtnvillage.org>

Subject: Coffee liquor license

I support the coffee company getting its liquor license because it will bring more money and popularity to mountain village.

Sent from my iPhone

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 10:16 AM
To: Susan Johnston
Subject: FW: Telluride Coffee Company Liquor License

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

From: Dylan Cantor <dyca1842@colorado.edu>
Sent: Wednesday, November 13, 2019 8:30 PM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: Telluride Coffee Company Liquor License

Greetings Jackie,

I hope all is well in your neck of the woods. Anyhow, I heard about the Telluride Coffee Company's request in mountain village for a Liquor License and think it would be a great boon for both them and the core of the village. As packed as the area is in the winter ski season another bar combined with Coffee expertise would be very welcomed by the tourist populations looking for a quick pit stop in the village. Any time tourists are spending more money in Telluride/Mtn vill is a good thing for the local economy and I believe the Coffee Company with a liquor license can contribute to this.

-Sincerely,
Dylan

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 10:15 AM
To: Susan Johnston
Subject: FW: Telluride Coffee Company

From: Len R <lenrybicki@hotmail.com>
Sent: Thursday, November 14, 2019 9:07 AM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: Telluride Coffee Company

I'm Len Rybicki. I own units at The Peaks, and Mountain Lodge. I have been living in Mountain Village part-time since 2013. I feel it's a benefit that Telluride Coffee Company is applying for a liquor license. It is a friendly, casual environment for people to come and enjoy some coffee and breakfast, or lunch. Many people go there and have always been satisfied. I totally support the Owner being issued a liquor license because the Telluride Coffee Company has always been an asset to the Village Core, and being able to expand the business will make it better than it is now. **Thank you.**

Sincerely,
Len Rybicki
Ten 64, LLC



September 20, 2019

To: Town of Mountain Village
Re: Telluride Coffee Company - Letter of Support for Liquor License

This e-mail shall serve as TSG Ski & Golf's ("TSG") support of the Application by Maryann Slezak and the Telluride Coffee Company for a new liquor license at the Telluride Coffee Company premises. The Telluride Coffee Company premises are located at 565 Mountain Village Blvd., Mountain Village, Colorado (ground floor of the Plaza Building). TSG owns the second floor of the Plaza Building, as well as commercial space on the ground floor. TSG also operates its full-time, year round business in the Plaza Building, as its corporate headquarters are located above Telluride Coffee Company on the second floor of the Plaza building.

We fully support the Application and the sale of alcohol at the Telluride Coffee Company premises. The Telluride Coffee Company serves a wide variety of delicious food and drinks. The business itself, along with Maryann and her staff are an integral part of the Mountain Village Core community. Their business brings a unique vitality to the Core, and the service of alcoholic beverages at Telluride Coffee Company premises will promote additional year-round vitality and sustainability.

Sincerely,

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

Bill Jensen, CEO
TSG Ski & Golf, LLC
565 Mountain Village Blvd
Mountain Village, CO 81435
Bjensen@tellurideskiresort.com

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 10:34 AM
To: Susan Johnston
Subject: FW: Telluride Coffee Company - Liquor License Application

From: Anne Reissner <areissner765@aol.com>
Sent: Thursday, November 14, 2019 9:55 AM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Cc: areissner765@aol.com
Subject: Telluride Coffee Company - Liquor License Application

Hi. My name is Anne Reissner. I own units at The Peaks and Mountain Lodge. I currently live here part-time. I am very pleased to hear that Telluride Coffee Company is applying for a liquor license. It is a casual environment for people to come and enjoy a meal or have some drinks with friends. I totally support the Owner in getting her liquor license because it would definitely benefit Mountain Village. Thank you for your consideration.

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 10:38 AM
To: Susan Johnston
Subject: FW: Telluride Coffee Company

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

From: Lorrie Denesik <lorrie@residetelluride.com>
Sent: Thursday, November 14, 2019 10:37 AM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: Telluride Coffee Company

Town Council
Telluride Mountain Village

November 14, 2019

As a Mountain Village property owner and business woman in Mountain Village, I have frequented the Telluride coffee company for many years. The owner, Maryann, seems to be one of the hardest working and dedicated business owners in Mountain Village. Her coffee shop has grown to include more services and food items which has been greatly needed. I believe that allowing a liquor license for her business would be extremely beneficial to the visitors and locals of Mountain Village alike.

Regards,

Lorrie Denesik
LIV Sotheby's International Realty
970-729-1783 Cell
Sent from my iPhone

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 11:53 AM
To: Susan Johnston
Subject: FW: Telluride Coffee Company

From: Darren Miller <darren@rollingrelaxationmassage.com>
Sent: Thursday, November 14, 2019 11:51 AM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: Telluride Coffee Company

Dear Sir and/or Madam:

Hello, I'm Darren Miller. I've lived here for going on 13 years and am also a local business owner. I've had my business in Mountain Village for 4 years full time. I frequently go to the Telluride Coffee Company. It's a simple, but high quality business. I've been a supporter since day 1 with Maryann and even prior when Mike Perkins owned it.

I feel giving them a liquor license will be an asset so they can expand their menu selection and hopefully hours of operation to offer guest that coffee or after dinner drink on their way home from Telluride, bringing business back to Mountain Village.

I completely support granting the Telluride Coffee Company a liquor license. I like to think I was the one who planted the idea in her mind.

I can be reached at 303-257-6070 or stop by my place of business in Blue Mesa Condominiums

Thank you,
Darren Miller
Rolling Relaxation Massage & Bodywork

Susan Johnston

From: Jackie Kennefick
Sent: Thursday, November 14, 2019 12:34 PM
To: Susan Johnston
Subject: FW: Telluride Coffee Company - Mary Ann Slezak

Follow Up Flag: Follow up
Flag Status: Completed

From: Amy Allison <alatelluride@gmail.com>
Sent: Thursday, November 14, 2019 12:31 PM
To: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: Telluride Coffee Company - Mary Ann Slezak

Mountain Village:

I am writing in support of Mary Ann Slezak, owner/manager of Telluride Coffee Company. I've been told that she has applied to have a liquor license on the premise.

I am an owner of unit #327 at The Peaks and spend time in Mountain Village primarily in the summer. While I don't know Mary Ann well, I frequent Telluride Coffee a few times per week while I am there. If you haven't been there, I recommend the paninis and wraps. The quality of the food and level of service has always been excellent.

Having the option to sell alcohol will enhance Mary Ann's business and will provide more reasons and options for customers to hang out in the core. The more people linger and relax in the core of Mountain Village, the more the core will have a reputation of being a lively place to visit and listen to the music too.

I support Mary Ann and her business expansion.

Amy Allison
Owner, The Peaks unit #327

Memo

To: Mayor and Town Council
From: Andrew M. Boyko
Date: November 11, 2019
Re: Ordinance Amending Municipal Code 5.04

This memorandum outlines the proposed amendment to Chapter 5.04 of the Mountain Village Municipal Code. Specifically, the Town Council's delegation of authority to the Town Clerk as discussed in previous Council Meetings, and revisions to the statutory references in the Municipal Code involving the State Liquor and Beer Codes.

1. Authority of the Town Clerk.

The Town Council discussed its role as the local liquor licensing authority at the August Town Council meeting. The Council requested that Legal review the Council's options regarding the expansion of the Town Clerk's authority to review and administratively approve certain classes of liquor license applications.

At the September Council Meeting, Legal provided Council with three options regarding the expansion of the Town Clerk's authority. Presented with those options, Council expressed its desire to further expand the Town Clerk's administrative approval authority to include three additional classes of liquor license applications: Modification of Premises, Addition of an Optional Premises, and Special Event Permits.

The proposed amendment effectuates the Council's request to expand the Town Clerk's authority. While Council is further delegating authority to the Town Clerk, the amendment does not change the standards for review and administrative approval. Even with the expanded authority for review, the Town Clerk may still at his or her discretion refer any licensing decision to the Town Council.

2. State Liquor and Beer Codes

The Colorado State Legislature adopted certain changes to the State Liquor and Beer Codes. House Bill 2018-1025 created Articles 3, 4, and 5, of Title 44, of the Colorado Revised Statutes and relocated the provisions previously located under Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes.

Currently the Municipal Code contains references to the powers of the local liquor licensing authority pursuant to Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes. The proposed amendment to the Municipal Code reference the newly created and relocated Articles of the State Liquor and Beer Codes.

First Reading, Setting a Public Hearing, and Council Vote on an Ordinance Amending Chapter 5.04 of the Municipal Code Vesting Authority in the Town Clerk to Administratively Review and Approve Applications for Liquor License Modification of Premises, Addition of an Optional Premise, and Special Event Permits and Revising Statutory References to the State Liquor and Beer Codes.

ORDINANCE NO. 2019-____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING CHAPTER 5.04 OF THE MUNICIPAL CODE VESTING AUTHORITY OF ADMINISTRATIVE REVIEW AND APPROVAL OF LIQUOR LICENSE APPLICATIONS AND TO INCLUDE REVISED STATUTORY REFERENCES

WHEREAS, pursuant to Articles 3, 4 and 5 of Title 44 of the Colorado Revised Statutes, the Town of Mountain Village, Colorado (“Town”) possesses the authority to license and regulate, concurrently with the state of Colorado, the service and sale of alcoholic beverages within the Town as the Local Licensing Authority; and

WHEREAS, certain functions of the Local Licensing Authority may be delegated to the Town Clerk, pursuant to § 44-5-107(4), as a means of increasing the efficiency of the Local Licensing Authority and better serving those parties wishing to obtain approvals under the Colorado Liquor and Colorado Beer Codes; and

WHEREAS, the Town Council wishes to delegate to the Town Clerk certain authority to act upon specified applications; and

WHEREAS, the Council further finds that the Town Clerk’s office possesses the necessary resources, time and expertise to process renewals, and changes in ownership or changes in manager applications and render decisions thereon in accordance with applicable law; and

WHEREAS, the Council finds that electing for the delegation of authority as provided for herein, will provide a more efficient review of such applications without adversely affecting the quality or thoroughness of such review; and

WHEREAS, the Colorado State Legislature through House Bill 2018-1025, created Articles 3, 4, and 5, of Title 44, of the Colorado Revised Statutes, and relocated the provisions of the Colorado Liquor and Beer Codes which were previously located under Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes; and

WHEREAS, the Council finds the amendments to Chapter 5.04 of the Town of Mountain Village Municipal Code are necessary to bring the Code in compliance with the current and applicable State law.

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

Section 1. Amendment to 5.04

The Town Council hereby approves the amendment to Section 5.04 of the Municipal Code as set forth in Exhibit A

Section 2. Ordinance Effect

This ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.

Section 3. Severability

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

Section 4. Effective Date

This ordinance shall become effective upon _____, 2020.

Section 5. Public Hearing

A public hearing on the ordinance was held on the 12th day of December, 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 21st day of November, 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 12th day of December, 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 November 21st, 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				
Pete Duprey				
Marti Prohaska				
Patrick Berry				
Jack Gilbride				
Natalie Binder				

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.

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 December 12th, 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				
Pete Duprey				
Marti Prohaska				
Patrick Berry				
Jack Gilbride				
Natalie Binder				

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)

EXHIBIT A

CHAPTER 5.04

LIQUOR LICENSING AND REGULATIONS

Sections:

- 5.04.010 General Provisions
- 5.04.020 Optional Premises Licenses
- 5.04.030 Five Hundred Foot Restriction
- 5.04.040 Alcoholic Beverage Tastings
- 5.04.050 Exclusive Local Review Process for Special Event Permit Applications
- 5.04.060 Administrative Approval for Liquor Licenses
- 5.04.070 Creation of Entertainment District and Requirements for a Promotional Association

5.04.010 General Provisions

- A. These standards have been adopted pursuant to the provisions of Sections 44-3-310, 44-3-313(1)(d)(III) and 44-3-301(10)(a), C.R.S., of the Colorado Liquor Code. (Ord. 97-0527-13§ 1, 02-05(part), 05-01 § 1, 2019-_____)

5.04.020 Optional Premises Licenses

- A. Supplement. These standards shall be considered in addition to all other laws or regulations applicable to the issuance of licenses under the Colorado Liquor Code for optional premises licenses or for optional premises for hotel and restaurant licenses. These two types of optional premises will collectively be referred to as “optional premises” in these standards unless otherwise specified.
- B. Facilities. Optional premises may only be approved when located on or adjacent to an “outdoor sports and recreational facility” as defined in Section 44-3-103(33)(b), C.R.S. The types of outdoor sports and recreation facilities which may be considered in relation to optional premises are the following:
1. Country Clubs
 2. Golf Courses
 3. Ski Areas

There is no restriction on the minimum size of the outdoor sports and recreational facility which may be eligible for related optional premises. However, the Town Council may consider the size of the particular outdoor sports and recreational facility in relationship to the number of optional premises requested for the facility, and may reject any optional premises if the Council determines that the related facility is too small to justify an optional premises license.

- C. Number. There are no restrictions on the number of optional premises which any one licensee may have. However, any licensee requesting approval of more than one optional premise shall:
1. Explain the reasons for each optional premises requested, and;
 2. Demonstrate how the optional premises relate to each other from an operational standpoint, and;
 3. Demonstrate the need for each optional premise in relationship to the outdoor sports and recreational facility and its guests.
- D. Requirements. When submitting a request for approval of optional premises, an applicant shall also submit the following information:
1. Complete application similar in content to an application for a tavern license, in addition to paying all required fees.

2. For new hotel and restaurant licenses, shall identify the optional premises location (s) as part of the hotel and restaurant license application; provided, however, that an applicant for optional premises for existing hotel and restaurant licenses need only submit an application which conforms to the requirements of this standard.
3. A map or other drawing illustrating the outdoor sports and recreational facility boundaries and the location(s) of each optional premises presently located on or adjacent to the outdoor sports and recreation facility.
4. A legal description of the area within which the optional premises is to be located. This description need not identify the exact location of the optional premises; however, the description must be specific enough to permit reasonable identification of the area within which the optional premises is to be located.
5. A description of the method(s) which will be used to identify and control the optional premises when it is in use. For example, the type of signs, fencing or other notices or barriers to be used to control ingress and egress to and from the optional premises.
6. Shall demonstrate to the satisfaction of the Council that provisions have been made for storing malt, vinous and spirituous liquors in a secure area on or off the optional premises for future use on the optional premises.

- E. Notification. Pursuant to Section 44-3-310(4), C.R.S., no alcoholic beverages may be served on an optional premises without the licensee having provided written notice to the state and local licensing authority forty-eight (48) hours prior to serving alcoholic beverages on the optional premises. The notice must contain the specific days and hours during which the optional premises are to be used. In this regard, there is no limitation on the number of days which a license may specify in each notice. However, no notice may specify any date of use which is more than 180 days from the notice date. (Resolution No. 1997-0527-13)

5.04.030 Five Hundred Foot Restriction

Pursuant to Colorado Beer, Liquor, Special Event Codes and Code of Regulations, Section 44-3-313(1)(d)(III), C.R.S., The local licensing authority of any municipality, by ordinance, may eliminate or reduce the distance restrictions imposed by said Code of Regulations for any class of Liquor License, or may establish one or more types of schools from the application of any distance restriction established pursuant to the Code of Regulations.

The distance restrictions as imposed by Section 44-3-313(1)(d)(III), C.R.S., prohibiting the sale of liquor within five hundred (500) feet of any public or parochial school, are eliminated for all classes of Liquor Licenses within the Town. (Ord. 2002-05 (part))

5.04.040 Alcoholic Beverage Tastings

- A. Pursuant to Section 44-3-301(10)(a), C.R.S., the local licensing authority of any municipality, by ordinance, may authorize alcoholic beverage tastings for licensed retail liquor and liquor licensed drug stores within the Town.

- B The Town shall not require an application separate from their premise license prior to allowing retail liquor licensees and liquor licensed drug stores to conduct alcoholic beverage tastings, and elects not to impose additional limitations on such tastings beyond those limitations set forth in Article 3 of Title 44 of the Colorado Revised Statutes.
- D. This Chapter shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- E. The provisions of this Chapter are severable and the invalidity of any section, phrase, clause or portion of the Chapter as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Chapter.

5.04.050 Exclusive Local Review Process for Special Event Permit Applications

- A. Pursuant to Section 44-5-107(5)(a), C.R.S., the Town Council of the Town of Mountain Village, acting as the local liquor licensing authority, hereby elects to exercise exclusive local control over the issuance of liquor license special event permits for events within the Town and hereby delegates to the town Clerk authority to administratively review and approve the aforementioned liquor license special event permits, The preceding recitals are adopted as specific findings and determinations of the Council.
- B. The provision of this section notwithstanding, the Town Clerk shall report to the Colorado Liquor Enforcement Division, within ten (10) days after the Town issues any special event permit, the name of the organization to which the permit was issued, the address of the permitted location, and the permitted dates of alcohol beverage service.
- C. Upon receipt of an application for a special event permit the Town Clerk shall, as required by Section 44-5-107(5)(c), C.R.S., access information made available on the web site of the state licensing authority to determine the statewide permitting activity of the organization applying for the permit. The Town shall consider compliance with the provisions of Section 44-5-105(3) limiting to fifteen (15) the number of special event permits issued in any one year to any one organization, before approving any application.

In addition, before approval, the Town Clerk shall confirm the following when appropriate:

- 1. For special event licenses:
 - a. Timely and proper posting of a conspicuous public notice sign as required by Article 5, Title 44, C.R.S., as amended.
 - b. Whether the applicant satisfies the eligibility criteria set forth in Article 5, Title 44, C.R.S., as amended.
 - c. After investigation, no sufficient grounds for denial appear to exist and no protests have been filed by affected persons.

- d. That the applicant has not exceeded and does not propose to exceed the maximum number of special event calendar days permitted by Article 5, Title 44, C.R.S., as amended.
- e. Each application for a special event permit shall be accompanied by an application fee in an amount equal to the local licensing fee established by Section 44-5-107(2).

5.04.060 Administrative Approvals for Liquor Licenses

- A. The liquor and beer licensing authority for the Town of Mountain Village shall be the Town Council (“Council”). As such, the Town Council shall be known as the “Liquor Licensing Authority” or, in this Chapter, as the “Authority.” (Ord. No. 2012-02 §1(A)).
- B. The Town Clerk shall assist the authority by receiving all applications; coordinating with other Town departments when relevant; scheduling required public hearings; and exercising the Clerk’s discretion in forwarding applications for renewals, transfer of ownership, and change of manager of a licensee. (Ord. No. 2012-02 §1(B)).
- C. As set forth below, the Town Clerk is hereby vested with authority to administratively review and approve applications for liquor license renewals; transfer of ownership including corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships; and change of manager of a licensee; modification of premises; additions of optional premises; and special event permits as set forth above.
 - 1. Renewals. The Town Clerk is authorized to administratively review and approve an application for the renewal of any previously approved liquor license where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete license renewal application and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S;
 - b. The applicant’s license is in good standing with the Town and the State, and no violation of law has occurred during the previous year;
 - c. To the knowledge of the Town Clerk, there is no pending or proposed criminal or legal investigation or charges against the applicant or the licensed premises; and
 - d. There is no other information known by the Town Clerk that would cause the Town Clerk, in her reasonable belief, to believe that some violation of applicable law has occurred or that the license should not be renewed. (Ord. No. 2012-02 §1(C)).
 - 2. Transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships. The Town Clerk is authorized to administratively review and approve an application for the transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships, of any previously approved liquor license where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:

- a. The applicant has timely and properly submitted a complete application for transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S; and
 - b. The applicant satisfies the eligibility criteria set forth in Section 44-3-307, C.R.S. (Ord. No. 2012-02 §1(C)).
 3. Change of manager of a licensee. The Town Clerk is authorized to administratively review and approve an application for the change of manager for a licensed establishment where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete application for change of manager and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S. and the new manager has presented himself to the Police Department for fingerprinting and background investigation, and
 - b. There is no information known by the Town Clerk that could support denial of the application for change in manager under applicable law. (Ord. No. 2012-02 §1(C)).
 4. Temporary permits. Town Clerk is authorized to administratively review and approve an application for a temporary permit where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete application for a temporary permit and tendered all required fees in accordance with this Chapter and the provisions of Section 44-3-303, C.R.S.;
 - b. There is pending an application for the transfer of the liquor license corresponding to the application for a temporary permit;
 - c. The premises subject to the proposed temporary permit is currently subject to a valid liquor license; and
 - d. There is no information known by the Town Clerk that could support denial of the application for change in ownership under applicable law. (Ord. No. 2012-02 §(C)).
- D. Notwithstanding any authority delegated to the Town Clerk for the administrative approval of applications under this Section, the Town Clerk may, at her discretion, refer any licensing decision authorized to her under this Section to the Authority if, in the Town Clerk's opinion, the matter should be presented to the Authority. In the event the Town Clerk cannot or will not approve a transfer or renewal of a license, or the issuance of a temporary permit, or the approval of a change in manager of a licensee, then the Town Clerk shall refer the application to the Authority for consideration in accordance with applicable law. Written notice of the time and place of such consideration shall be mailed to the applicant by regular mail at least ten (10) days in advance thereof and shall contain such facts or reasons relied upon by the Town Clerk in declining to issue the license or permit or approval. Notice of the proceedings shall also be timely published and posted on the subject premises in accordance with the requirements set forth in Section 44-3-311, C.R.S., and timely provided to any person who may have filed a protest against the issuance of the license with the Town Clerk. Additionally, any license or permit applicant, or any party in interest (as defined in Section 44-3-311, C.R.S.), who is dissatisfied with a decision of the Town Clerk under this Section

may appeal same to the Authority by filing a written protest with the Town Clerk not more than ten (10) days after the date of the decision appealed from. The Town Clerk shall promptly set the appeal for hearing before the Authority in accordance with the notice and hearing procedures described above. (Ord. No. 2012-02 §1(D)).

- E. The Town Clerk shall not approve an application for the renewal or transfer of a license where the Police Department has timely submitted written objections to the Town Clerk concerning such action. Whenever such an objection is received, the Town Clerk shall set the application for hearing before the Authority in accordance with the procedures set forth in Subsection D above. (Ord. No. 2012-02 §1(E)).
- F. The Town Clerk shall regularly report to the Authority in a timely manner all licensing actions taken by the Town Clerk under the provisions of this Section. (Ord. No. 2012-02 §1(F)).
- G. Severability. If any provision, clause, sentence or paragraph of this Chapter or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Chapter are declared to be severable. (Ord. No. 2012-02 §1).

5.04.070 Creation of Entertainment District and Requirements for a Promotional Association

- A. Purpose. It is the Purpose of this Chapter for the Town of Mountain Village to exercise its local option to allow common consumption areas in the Town by establishing an Entertainment District as provided in Section 44-3-301(11), C.R.S.
- B. Authority. The Town Council acting in its capacity as the local liquor licensing authority shall hereby be authorized to: (i) certify and decertify promotional associations; (ii) designate the location, size, security, and hours of operation of common consumption areas; and (iii) allow attachment of licensed premises to common consumption areas. (Ord. No. 2012-03 §1(B)).
- C. Operational Requirements of Promotional Associations and Common Consumption Areas. After certification of a Promotional Association, the Promotional Association shall abide by the following operational requirements in addition to any specific requirements imposed by the Town upon certification of the Promotional Association:
 - 1. The size of the common consumption area shall not exceed the area approved by the local licensing authority; however, the Promotional Association may make such area smaller at any time provided the new area is clearly delineated using physical barriers to close the area to motor vehicle traffic and limit pedestrian access.

2. The Promotional Association shall provide an appropriate amount of security to ensure compliance with the liquor code and prevent a safety risk to the neighborhood. Such security shall be considered as part of the application for approval of the Promotional Association. All security within the Common Consumption area or its attached licensed premises shall complete the server and seller training program established by the Director of the Liquor Enforcement Division of the Department of Revenue.
3. The Promotional Association shall obtain and maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the Local Licensing Authority of at least one million (\$1,000,000) dollars per occurrence which names the Town of Mountain Village as an additional insured.
4. Common Consumption areas and their attached licensed premises may serve alcohol and the customers may consume alcohol until 12:00 a.m. unless further restricted by Town Council in the certification of the Promotional Association. The hours of sale and consumption may differ between the licensed premises and Common Consumption Area. It is unlawful for any attached licensed premise to serve or the Promotional Association to allow consumption of alcohol beverages in the Common Consumption area after 12:00 a.m. or as further restricted by the Town Council in the certification of the Promotional Association.
5. The Entertainment District for purposes of this Chapter is established in the areas depicted in Exhibit A. (Ord. No. 2012-03 §1(C)).

D. Application for Certifying a Promotional Association. An application for Certifying a Promotional Association under the provisions of this Chapter and the Colorado Liquor Laws shall be made to the Town on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:

1. A copy of the Articles of Incorporation and Bylaws and a list of all Directors and Officers of the Promotional Association.
2. A list of all of the licensed premises which have opted to be included in the applicable promotional association, a detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the Common Consumption Area, approximate location of security personnel.
3. A detailed description of security arrangements within the Common Consumption Area.
4. A list of dates and hours of operation of the Common Consumption Area for the upcoming calendar year.
5. Documentation showing possession of the Common Consumption Area.
6. List of the attached licensees listing the following information: liquor license number, a list of any past liquor violations, and a copy of any operational agreements.
7. An insurance certificate of general liability and liquor liability insurance naming the Town of Mountain Village as additional insured
8. Documentation of the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise.

9. An application fee of \$500. (Ord. No. 2012-03 §1(D)).
- E. Application for Recertification of a Promotional Association. A Certified Promotional Association shall apply for Recertification by January 31st of each year on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:
1. A copy of any changes to the Articles of Incorporation, Bylaws and/or Directors and Officers of the Promotional Association.
 2. The items listed on Sec. B through G.
 3. An Application fee of \$250.
 4. A list of dates and hours of operation of the Common Consumption Area for the upcoming calendar year.
 5. Any changes to the Certified Promotional Association from the original certification, including but not limited to changes to the Common Consumption Area or the security arrangements. (Ord. No. 2012-03 §1(E)).
- F. Application for Attachment to a Common Consumption Area. An Application by a Liquor Licensee to attach to an existing Common Consumption Area of a Certified Promotional Association shall be on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:
1. Authorization for attachment from a Certified Promotional Association.
 2. The name of the representing Director to sit on the board of the Certified Promotional Association.
 3. Detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the common consumption area, approximate location of security personnel.
 4. An Application fee of \$150. (Ord. No. 2012-03 §1(F)).
- G. Review of Applications for Certification, Recertification, or Attachment. Upon receipt of an application for Certification or Recertification of a Promotional Association, or Attachment of a Liquor Licensee to an existing Common Consumption Area, the Town Council shall consider such application within sixty (60) days of receipt. The Town Council shall review the application for compliance with the requirements of this Chapter, the Colorado Liquor Laws and the desires and needs of the community and after consideration and a public hearing, the town Council may either approve the application with or without conditions or deny the application. (Ord. No. 2012-03 §1(G)).
- H. Decertification of a Promotional Association. The Town has the power to decertify a Promotional Association. The process shall be in the same manner as provided in Sections 44-3-301(11)(c)(III) and 44-3-601, C.R.S., as related to liquor licenses. (Ord. No. 2012-03 §1(H)).

- I. Safety Clause. The Town Council hereby finds, determines and declares that this Chapter is promulgated under the police powers of the Town , that it is promulgated for the health, safety, morals and general welfare of the public and that this Chapter is necessary for the preservation of the health and safety and for the protection of public convenience and welfare. The Town Council further determines that this Chapter bears a rational relationship to the proper legislative objective sought to be attained. (Ord. No. 2012-03 §2).

- J. Chapter Effect. This Chapter shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the Chapters repealed or amended as herein provided and the same shall be construed and concluded under such prior Chapters. (Ord. No. 2012-03 §3).

- K. Severability. The provisions of this Chapter are severable and the invalidity of any section, phrase, clause or portion of the Chapter as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Chapter. (Ord. No. 2012-03 §4).

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Municipal Debt Service

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
DSF Revs	Tax - Specific Ownership	149,712	29,307	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
DSF Revs	Tax - Property - 2007 Bonds	1,704,922	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2009 Bonds	306,445	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2014 Bonds	248,849	498,185	555,545	555,545	-	548,019	(7,526)	549,506	545,594	548,693	551,183
DSF Revs	Tax - Property - 2005 Bonds	673,199	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2006A Bonds	480,933	-	-	-	-	-	-	-	-	-	-
Total Property Taxes		3,564,060	527,492	587,545	587,545	-	580,019	(7,526)	581,506	577,594	580,693	583,183
DSF Revs	2014 Bond Reserve Fund	1,315	1,664	300	300	-	300	-	300	300	300	300
DSF Revs	Interest-2006B Liquidity Fund	2,614	2,436	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
DSF Revs	Interest-Other Interest	-	370	-	-	-	-	-	-	-	-	-
DSF Revs	Interest Revenue - 2011 Gondola Bonds	373	531	200	200	-	200	-	200	200	200	200
Total Investment Income		4,302	5,001	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
DSF Revs	Contribution- TMVOA	60,455	59,608	60,066	60,066	-	59,002	(1,064)	60,894	533,676	-	-
DSF Revs	Contribution-Telski	144,060	142,042	143,134	143,134	-	140,598	(2,536)	145,106	1,271,724	-	-
Total Contributions		204,515	201,650	203,200	203,200	-	199,600	(3,600)	206,000	1,805,400	-	-
Total Debt Service Fund Revenues		3,772,877	734,143	792,745	792,745	-	781,619	(11,126)	789,506	2,384,994	582,693	585,183
Debt Service	Bond Admin Fees/Trustee Charges	1,925	1,158	2,750	1,158	(1,592)	1,158	-	1,158	1,158	1,158	1,158
Debt Service	Audit Fees	-	2,000	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Debt Service	Bank Fees	250	-	-	-	-	-	-	-	-	-	-
Debt Service	County Treasurer Collection Fees	102,762	14,995	16,980	16,980	-	16,763	(217)	16,806	16,692	16,782	16,854
Total Administrative Fees		104,937	18,153	21,730	20,138	(1,592)	19,921	(217)	19,964	19,850	19,940	20,012
Debt Service	2007 Bonds - Principal	1,705,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2007 Bonds Interest	89,513	-	-	-	-	-	-	-	-	-	-
Debt Service	2005 Bonds Principal	680,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2005 Bonds Interest	34,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2009 Bonds Principal	310,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2009 Bonds Interest	12,400	-	-	-	-	-	-	-	-	-	-
Debt Service	2011 Gondola Bonds Principal (1)	115,000	115,000	120,000	120,000	-	120,000	-	130,000	1,770,000	-	-
Debt Service	2011 Gondola Bonds Interest (1)	89,515	86,650	83,200	83,200	-	79,600	(3,600)	76,000	35,400	-	-
Debt Service	2006A Bonds Principal	490,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2014 Parking Bonds Principal	15,000	275,000	285,000	285,000	-	285,000	-	295,000	300,000	315,000	330,000
Debt Service	2006A Bonds Interest	10,655	-	-	-	-	-	-	-	-	-	-
Debt Service	2014 Parking Bonds Interest	256,525	256,225	250,725	250,725	-	245,025	(5,700)	236,475	227,625	215,625	203,025

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Debt Service

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Total Bond Principal & Interest		3,807,608	732,875	738,925	738,925	-	729,625	(9,300)	737,475	2,333,025	530,625	533,025
Total Expense		3,912,545	751,028	760,655	759,063	(1,592)	749,546	(9,517)	757,439	2,352,875	550,565	553,037
DSF Revs	Transfer (To)/From General Fund	(207,439)	-	-	-	-	-	-	-	-	-	-
DSF Revs	Transfer (To)/From GF Specific Ownership Taxes	(149,712)	(29,307)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Total Other Source/Uses		(357,151)	(29,307)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Surplus (Deficit)		(496,819)	(46,191)	90	1,682	1,592	73	(1,609)	67	119	128	146
Beginning Fund Balance		947,098	450,279	450,633	404,088		405,770		405,843	405,911	406,029	406,157
Ending Fund Balance		450,279	404,088	450,723	405,770		405,843		405,911	406,029	406,157	406,303

(1) The 2022 principal budget reflects the intent of the TMVOA and TSG LLC to call the remaining bonds outstanding as soon as legally allowed and noticed.



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 9

TO: Town Council acting as the Mountain Village Housing Authority

FROM: Michelle Haynes, Planning and Development Services Director

FOR: Meeting of November 21, 2019

DATE: November 10, 2019

RE: A Resolution of the Mountain Village Housing Authority Approving Rental Adjustments at Village Court Apartments (VCA) effective in the year 2020 with each lease renewal.

PURPOSE

Town Council, acting as the Mountain Village Housing Authority, is considering VCA rent adjustments effective with each lease renewal in 2020. Staff is also providing a draft tenant communication letter for Council information and review because additional changes have been directed by Town Council, effective in 2020, such as tenant responsibility for basic cable and tenant responsibility for electric usage in studio and two bedroom units. There are also additional regulation, policy and property improvement information to share with VCA tenants.

EXHIBITS

- A. VCA Rent Analysis and Proposed Adjustments
- B. Mountain Village Housing Authority Resolution
- C. Proposed Tenant Communication
- D. Village Court Apartment Affordable Housing History
- E. Additional Information the VCA Committee asked to be shared with Council
 - i) Rent Analysis VCA and Shandoka Only
 - ii) VCA Rent Analysis, Comparison square feet and cost per square feet
 - iii) HOME & CBDG Unit Rent Impacts with a proposed rent adjustment

RENT ADJUSTMENT ASSUMPTIONS AND RECOMMENDATION

The VCA Committee met on October 21 and 29, 2019 to formulate the form of the table information, recommendation, and assumptions regarding the VCA rent adjustments.

Figure 1. Rent Adjustment Recommendation Summary Table

Unit Type	Existing Rent	Proposed Rent	Change(+/-)
Studio	\$700	\$674	-\$26
One Bedroom	\$862	\$887	+\$25
Two Bedroom	\$1,071	\$990	-\$80
Three Bedroom	\$1,251	\$1,288	+\$37

The VCA committee asked that the rents be normalized as shown in the table (exhibit A).

The rents were normalized in the table in the following ways:

- 1) For studio and two bedroom units, rents are reduced by the San Miguel Power Association (SMPA) average electric use.
- 2) For all unit types, TMVOA dues are backed out prior to the proposed rent adjustments, then added back into the proposed 2020 rent.
- 3) The proposed increase is 3% for one and three bedroom units based upon the net rent value.
- 4) The proposed increase for studio and two-bedroom is 3% plus a \$6.50 fee to cover the sub-meter costs to VCA, over an estimated five year period.

INFORMATION PROVIDED BY SAN MIGUEL POWER ASSOCIATION (SMPA)

The VCA committee and Town Council requested specific electric billing data in order to better assess rent adjustments. SMPA provided average electric usage data over a three year period for each unit type at VCA. In buildings 1-3 SMPA reduced the building electric value by 25% to account for the commercial uses, then averaged the remaining electric bills between the tenant units. The SMPA electric adjustment is shown in the table of exhibit A. In 2014, VCA utilized the HUD electric allowance for the purposes of rent adjustments; in 2020, the Town directed that the SMPA average electric usage data be utilized because it reflects site specific usage.

DETAILS REGARDING STUDIO AND TWO-BEDROOM UNIT RENT ADJUSTMENTS

Studio and 2-bedroom units will no longer include electricity in the rent. Like the one-bedroom and three-bedroom units, studios and two-bedroom units electric will be sub-metered and billed directly to the tenants. The proposed rent adjustments reduce the rent for studios and two-bedroom units by an estimated average monthly electric cost provided by San Miguel Power Association. Table 1. (above) and exhibit A, show an overall rent decrease for studios and two-bedroom units to account for the change in electric billing.

RENT AJUSTMENT JUSTIFICATION

The Mountain Village Housing Authority increased rents three times, in 2010, 2014 and 2019 over the past ten years. Tenants will realize the value of a rental increase by continuing to see improvements to apartments and grounds.

The rental increase is also intended to offset increasing operation and maintenance costs, keep up with Area Median Income (AMI) changes each year, and better support improvements to the property and units. VCA rents are well below Fair Market Rents (FMR) for our region and in all cases (except one bedroom units), well below similar inventory within the region.

IMPROVEMENTS SINCE 2017

Since 2017, VCA has spent over \$1,000,000 in property improvements including and not limited to the following projects:

- Created 72 additional parking spaces by creating two new parking areas and restriping the parking lot.
- Added a laundry room to building 8.
- Replaced water heaters that had outlived their lifespan.
- Replaced appliances.
- Replaced carpet and vinyl in the units.

PROPOSED TENANT COMMUNICATION

Attached (as exhibit C) is a proposed communication to VCA tenants making tenants aware of the changes to policy and regulation including and not limited to the removal of shed structures, removal of basic cable as an included utility, grill policy changes and implementation, the rent adjustments, submetering of buildings 1-9, and improvements in 2020.

RECOMMENDED MOTION

I move to approve a Resolution of the Mountain Village Housing Authority, to adjust Village Court Apartment rents in 2020 with lease renewal with the findings as stated in the Resolution as exhibit B and rental adjustments shown on exhibit A, VCA Rent Analysis and Proposed 2020 Rents.

2020 Proposed Village Court Apartments Rent including regional comparative properties

PROPOSED INCREASE TABLE SHOWING PER MONTH VALUES								
APARTMENT	Number of Units	2019 Rent Amount	SMPA Electric Adjustment(1)	TMVOA Dues Adjustment per Month	Net Rent	Proposed Increase Based on Net Rent	Add Back TMVOA Dues	2020 Proposed Rent
STUDIOS								
Village Court (Apartment)	78	\$ 700	(\$52)	(\$12.50)	\$ 636	\$ 25.57	\$ 12.50	\$674
Virginia Placer (Apartment)	6	\$863						\$898
Big Billies (Dormitory)	9	\$788						\$788
Tiny Homes (Free Standing)	3	\$729						\$758
Big Billies (Dormitory)	138	\$688						\$688
Average		\$754						\$761
Median		\$729						\$758
1 BEDROOM								
Village Court	78	\$ 862	paid by tenant	(\$12.50)	\$ 850	\$ 25.49	\$ 12.50	\$887
Mountain View	5	\$700						\$700
Shandoka	12	\$ 885						\$898
Shandoka	30	\$ 851						\$864
Average		\$812						\$837
Median		\$851						\$876
2 BEDROOM								
Village Court	52	\$ 1,071	(\$116)	(\$12.50)	\$ 943	\$ 34.78	\$12.50	\$990
Virginia Placer	9	\$1,451						\$1,509
Shandoka	10	\$ 1,167						\$1,185
Shandoka	4	\$ 1,302						\$1,322
Mountain View	25	\$1,100						\$1,100
Virginia Placer	3	\$1,421						\$1,478
Shandoka	35	\$ 1,132						\$1,149
Average		\$1,262						\$1,247
Median		\$1,235						\$1,185
3 BEDROOM								
Village Court	12	\$ 1,251	paid by tenant	(\$12.50)	\$ 1,239	\$ 37.16	\$ 12.50	\$1,288
Shandoka	5	\$ 1,564						\$1,587
Shandoka	11	\$ 1,488						\$1,510
Shandoka	7	\$ 1,457						\$1,479
Average		\$1,440						\$1,466
Median		\$1,473						\$1,495
TOTAL VCA RENT REVENUES		\$ 2,310,480						\$ 2,264,257

Notes:

- SMPA Electric Adjustment for studios and two-bedrooms provided by San Miguel Power. The average electric usage was provided over a three year period per each unit type. Assumes 25% of the electric bill for buildings 1,2 & 3, that have associated commercial space, is removed from the residential tenant electric use average. Then the remaining electric bill (less 25%) was distributed between the remaining residential tenant units.
- The Mountain Village Housing Authority pays TMVOA dues of \$150 per employee apartment unit per year. The VCA Committee wanted to account for these dues in the analysis.
- Effective January 1, 2020, Basic cable will no longer be provided for free to VCA residents and will reduce VCA expenses by \$61,000 per year.
- Shandoka rent includes water, sewer, trash and recycling.
- VCA proposed rent includes water, sewer, trash, and recycling.
- VCA electric to be sub-metered for studios and two- bedroom units, paid by tenant.
- VCA 1 bedroom and 3 bedroom have always been submetered and pay their own electric bill.
- Proposed Increase is 3% for all units. Studio and two-bedroom units have an additional \$6.50 value based upon a sub-metering project payback over five years.
- Shandoka will increase rents by 1.5% in 2020. That increase is reflected in the table. Virginia Placer and Tiny Homes will increase by 4% in 2020, also reflected in the table.
- Total rent revenues are lower; however, the town will no longer pay an approximate electric bill of \$150,000 a year for tenant units in buildings 1-9, so VCA electric utility expenses will be reduced.
- Big Billies and Mountain View electric which is included in the rent, could not be provided in time for this analysis.

**RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
TOWN OF MOUNTAIN VILLAGE, COLORADO
FOR THE ADOPTION OF CERTAIN
PROPOSED VILLAGE COURT APARTMENTS FEE ADJUSTMENTS FOR 2020**

Resolution No. 2019–

RECITALS

- A. The Town of Mountain Village Housing Authority has increased rents at Village Court Apartments (VCA) three times in ten years: 2010, 2014 and 2019; and,
- B. The VCA committee met on October 21, 2019 and October 29, 2019 to discuss the rental adjustments; and,
- C. Town Council discussed rent adjustments during two budget work sessions on October 7, 2019 and October 15, 2019 and one public meeting on November 21, 2019; and,
- D. Rental adjustments are necessary to keep up with operations and maintenance costs; and,
- E. Village Court Apartments will no longer provide basic cable included in the rent; and,
- F. Studio and two-bedroom unit electricity will no longer be provided as part of the rent; and,
- G. Rental fee adjustments will become effective upon lease renewal for one bedroom and three bedroom units and,
- H. Rental fee adjustments for studio and two-bedroom units will become effective upon lease renewal and upon electric submeter installation; and,
- I. Rental fee adjustment proposed by this resolution are the following:

Unit Type	Existing Rent	Proposed Rent
Studio	\$700	\$674
One Bedroom	\$862	\$887
Two Bedroom	\$1,071	\$990
Three Bedroom	\$1,251	\$1,288

NOW THEREFORE, BE IT RESOLVED, that the Town of Mountain Village Housing Authority, Town of Mountain Village, Colorado, hereby approves and adopts the attached 2020 fee schedule modifications shown under recital I. above.

This Resolution adopted by the Town Council of the Town of Mountain Village, Colorado, at a public meeting held on the 21th day of November, 2019.

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home-rule municipality**

ATTEST:

Laila Benitez, Mayor

Jackie Kennefick, Town Clerk

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Town Attorney



TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
VILLAGE COURT APARTMENTS
 415 Mountain Village Blvd. Suite 1
 Mountain Village, CO 81435
 970-728-9117 Pho
 970-728-1318 Fax

VCA provides a safe, clean, friendly living environment for the residents of our community with a positive attitude.

IMPORTANT NOTICE REGARDING CHANGES AT VILLAGE COURT APARTMENTS

November 22, 2019

Dear VCA tenants:

Since 2017, the Mountain Village Housing Authority spent approximately \$1 million improving Village Court Apartments. These improvements include:

- Two new paved parking areas.
- Restriped the entire parking area that added an additional 72 parking spaces in combination with the new paved parking areas.
- A new laundry facility attached to building 8.
- Replaced water heaters that outlived their life span.
- Replaced appliances (refrigerators, stoves and dishwashers).
- Replaced carpet and vinyl in each apartment.

In the past decade, rents have increased just three times: in 2010, 2014 and 2019. The Town put forth their best efforts in 2010 to simplify rents and align them with regional housing rates. However, due to of the lack of incremental rent increases since 2010, our rent structure has not kept up with inflation, operating and maintenance costs, Area Median Income rates, the Consumer Price Index, comparable regional deed-restricted housing rates or Fair Market Rents.

VCA tenants can expect incremental rent increases each year moving forward with the understanding that the additional revenues will be utilized to fund further property improvements. The Mountain Village Housing Authority has adopted the following rate increase for 2020 to be implemented with the lease renewal:

Unit Type	Existing Rent	Proposed Rent
Studio	\$700	\$674
One Bedroom	\$862	\$887
Two Bedroom	\$1,071	\$990
Three Bedroom	\$1,251	\$1,288

The Mountain Village Housing Authority has adopted the following work plan items in its 2020 budget, so you have a sense of what improvements to expect in the remainder of 2019 and 2020.





TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY
VILLAGE COURT APARTMENTS
415 Mountain Village Blvd. Suite 1
Mountain Village, CO 81435
970-728-9117 Pho
970-728-1318 Fax

VCA provides a safe, clean, friendly living environment for the residents of our community with a positive attitude.

These planned improvements are:

1. A landscape plan to create park-like areas, realign some sidewalks and create turf areas that are easy to maintain. Generally develop an outdoor space standard akin to the rest of the Mountain Village. This will be implemented over the course of several years.
2. The parking area will be re-asphalted and re-stripped.
3. Installation of programmable thermostats in each unit in order to reduce energy consumption.
4. Basic cable service will no longer be included in the rent effective January 1, 2020. If you wish to continue this service, please contact Town of Mountain Village Cable Department at 970-369-0555 and have an account set up in your name.
5. One- and three-bedroom units will transition from having electricity included in their rent to paying for their own electric bill.
6. Personal grills, which are prohibited in the existing lease, will be removed from premises by January 1, 2020. The town will install charcoal grills on the property for tenant use by the summer of 2020.
7. Hallway lighting will be replaced and improved.
8. Exterior open cubby areas beneath stairwells in buildings 1,2,3,8 and 9, currently used for personal storage by tenants, will be managed better and will be expected to be kept tidier. We are working through a system to either screen from view or organize personal items in a tidier matter in 2020 and will keep tenants posted.
9. Laundry rooms are now equip with key-pad access and hours of operation are from 8:00 a.m. to 10 p.m.
10. Enhanced snow removal policies and practices to create a safe, walkable and drivable environment for tenants.
11. Common areas will be improved and maintained at a higher standard.
12. Cumulative written violations of VCA regulations will be considered at lease renewal to assure we maintain a safe living environment for all tenants with renters who abide by VCA regulations.

We will continue to communicate improvements in the VCA tenant newsletter. You can find an archive of 12 months of tenant newsletters on the Village Court Apartments webpage at the following link: townofmountainvillage.com/vca.

Sincerely
Michelle Haynes
Housing Director
Mountain Village Housing Authority



VILLAGE COURT APARTMENTS (VCA) AFFORDABLE HOUSING HISTORY

Village Court Apartments housing is available to community members who are employed within the Telluride R-1 School District. VCA administrative staff verifies employment as part of the rental application process, along with Lawful Presence verification that demonstrates a tenant is lawfully present in the United States.

Of the 220 VCA Units, 88 units are further income and rent-restricted because of a Federal Community Block Grant and State Housing Development Grant of \$1.38 million for the VCA Rehabilitation Project. We also have seven (7) units that are equally limited in income and rent due to a past HOME loan deed restriction.

We also currently have six (6) Section 8 tenants at VCA. Section 8 is also called the Housing Choice Voucher Program, providing federal rental assistance to low income-eligible tenants by subsidizing a portion of their monthly rent and utilities.

Village Court Apartments provides a range of affordable housing options for tenants. Of the 220 existing units, 125 units are unencumbered by any rental or income restrictions, absent the requirement to be employed in the R-1 school district and demonstrate lawful presence in the United States.

2020 Rental Comparison Shandoka and Village Court Apartment

PROPOSED INCREASE TABLE SHOWING PER MONTH VALUES

Number of Units	SQ. FT.	VCA Rent	SMPA Electric Adjustment(1)	TMVOA Dues Adjustment	Net Rent	Proposed Increase Based upon Net Rent	Add Back TMVOA Dues	2020 Proposed Rent
STUDIOS								
Village Court (Apartment)	78	\$ 700	(\$52)	(\$12.50)	\$ 636	\$ 25.57	\$ 12.50	\$674
1 BEDROOM								
Village Court	78	\$ 862	paid by tenant	(\$12.50)	\$ 850	\$ 25.49	\$ 12.50	\$887
Shandoka	12	\$ 885						\$898
Shandoka	30	\$ 851						\$864
Average		\$ 827						\$837
Median		\$ 851						\$876
2 BEDROOM								
Village Court	52	\$ 1,071	(\$116)	(\$12.50)	\$ 943	\$ 34.78	\$ 12.50	\$990
Shandoka	10	\$ 1,167						\$1,185
Shandoka	4	\$ 1,302						\$1,322
Shandoka	35	\$ 1,132						\$1,149
Average		\$ 1,235						\$1,247
Median		\$ 1,167						\$1,185
3 BEDROOM								
Village Court	12	\$ 1,251	paid by tenant	(\$12.50)	\$ 1,239	\$ 37.16	\$ 12.50	\$1,288
Shandoka	5	\$ 1,564						\$1,587
Shandoka	11	\$ 1,488						\$1,510
Shandoka	7	\$ 1,457						\$1,479
Average		\$1,440						\$1,466
Median		\$1,473						\$1,495

2020 Rental Comparison with Square Feet and Cost per Square Feet

PROPOSED INCREASE TABLE SHOWING PER MONTH VALUES											
APARTMENT	Number of Units	Sq. Ft.	Cost Per Sq. Ft.	2019 Rent Amount	SMPA Electric Allowance(1)	TMVOA Dues Adjustment	Net Rent	Proposed Increase	Add Back TMVOA Dues	2020 Proposed Rent	Cost per Sq. Ft. 2020 Proposed Rent
STUDIOS											
Village Court (Apartment)	78	351	\$1.99	\$ 700	(\$52)	(\$12.50)	\$ 636	\$ 25.57	\$ 12.50	\$674	\$1.92
Virginia Placer (Apartment)	6	407	\$2.12	\$863						\$898	\$2.21
Big Billies (Dormitory)	9	363	\$2.17	\$788						\$788	\$2.17
Tiny Homes (Free Standing)	3	290	\$2.51	\$729						\$758	\$2.61
Big Billies (Dormitory)	138	242	\$2.84	\$688						\$688	\$2.84
Average		331	\$2.33	\$754						\$761	\$2.35
Median		351	\$2.17	\$729						\$758	\$2.21
1 BEDROOM											
Village Court	78	525	\$1.64	\$ 862	paid by tenant	(\$12.50)	\$ 850	\$ 25.49	\$ 12.50	\$887	\$1.69
Mountain View	5	628	\$1.11	\$700						\$700	\$1.11
Shandoka	12	532	\$1.66	\$ 885						\$898	\$1.69
Shandoka	30	476	\$1.79	\$ 851						\$864	\$1.81
Average		540	\$1.73	\$812						\$837	\$1.58
Median		529	\$1.73	\$851						\$876	\$1.69
2 BEDROOM											
Village Court	52	785	\$1.36	\$ 1,071	(\$116)	(\$12.50)	\$ 943	\$ 34.78	\$12.50	\$990	\$1.26
Virginia Placer	9	837	\$1.73	\$1,451						\$1,509	\$1.80
Shandoka	10	778	\$1.50	\$ 1,167						\$1,185	\$1.52
Shandoka	4	770	\$1.69	\$ 1,302						\$1,322	\$1.72
Mountain View	25	760	\$1.45	\$1,100						\$1,100	\$1.45
Virginia Placer	3	711	\$2.00	\$1,421						\$1,478	\$2.08
Shandoka	35	704	\$1.61	\$ 1,132						\$1,149	\$1.63
Average		760	\$1.69	\$1,262						\$1,247	\$1.72
Median		765	\$1.65	\$1,235						\$1,185	\$1.67
3 BEDROOM											
Village Court	12	1075	\$1.16	\$ 1,251	paid by tenant	(\$12.50)	\$ 1,239	\$ 37.16	\$ 12.50	\$1,288	\$1.20
Shandoka	5	1,025	\$1.53	\$ 1,564						\$1,587	\$1.55
Shandoka	11	1,018	\$1.46	\$ 1,488						\$1,510	\$1.48
Shandoka	7	943	\$1.55	\$ 1,457						\$1,479	\$1.57
Average		1015	\$1.42	\$1,440						\$1,466	\$1.45
Median		1022	\$1.49	\$1,473						\$1,495	\$1.52

VCA Units with AMI Income and Rent Limitations per DOLA Covenant

Unit Type	Number of Units	Maximum Rent Limitation Per HOME Rent Limitation Chart	Current Rent per Month	Proposed Rental Increase	Additional Income or deficiency
Studio CDBG	40	892.00	700.00	\$674	218.00
Studio CDBG	14	966.00	700.00	\$674	292.00
1 Bedroom CDBG	19	890.00	862.00	\$887	3.00
2 Bedroom CDBG	15	1,150.00	1,071.00	\$990	160.00
1 Bedroom HOME Unit	5	890.00	862.00	\$887	3.00
1 Bedroom HOME Unit	1	730.00	730.00	\$887	(157.00)
3 Bedroom HOME Unit	1	1,222.00	1,222.00	\$1,288	(66.00)
TOTAL	95				(223.00)

Notes:

1. For the units that pay their own electricity (studios and 3 bedrooms) the maximum rent limitation is adjust to include the HUD utility allowance amount
2. At current rent levels and with the proposed changes, only two units would be required to impose rents less than the proposed rent increase. The total reduction in income is shown in the table
3. CDBG - Community Development Block Grant
4. HOME - Home Investment Partnerships (Community Planning and Development HUD program)

 Business and Government Activity Report For the month ending: October 31st									
Activity	2019			2018			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Cable/Internet <i>In November 2018, bulk internet subscribers increased 8%</i>									
# Residential & Bulk Basic Cable	779	(41)		806	(43)		(27)	-3.3%	
# Premium Channel Residential & Bulk Subscribers	402	(8)		452	(5)		(50)	-11.1%	
# Digital Subscribers	194	(11)		204	(12)		(10)	-4.9%	
# Internet Subscribers	1,948	(33)		1,730	(34)		218	12.6%	
Average # Phone Subscribers	93	(1)		101	0		(8)	-7.92%	
Village Court Apartments									
Occupancy Rate	%	100.00%	1.82%	99.14%	98.19%	0.00%	98.37%	0.77%	0.8%
# Vacated Units		1	(2)	15	3	2	10	5	50.0%
# Work Orders Completed		30	15	312	47	21	296	16	5.4%
# on Waiting List		206	1		145	13		61	42.1%
Public Works									
Service Calls		691	178	3,342	389	(23)	3,411	(69)	-2.0%
Snow Fall	Inches	8	8	280	4	4	158	122	77.2%
Snow Removal - Streets & Prkg Lots	Hours	100	100	3,573	32	32	1,468	2,105	143.4%
Roadway Maintenance	Hours	174	(135)	1,385	142	(134)	2,835	(1,450)	-51.1%
Water Billed Consumption	Gal.	16,637,000	(7,023,000)	194,892,000	8,476,000	(8,699,000)	199,075,000	(4,183,000)	-2.1%
Sewage Treatment	Gal.	5,016,000	(2,500,000)	86,583,000	5,058,000	(1,818,000)	73,915,000	12,668,000	17.1%
Child Development Fund									
# Infants Actual Occupancy		6.17	0.52		5.87	0.39		0.30	5.1%
# Toddlers Actual Occupancy		14.91	(1.27)		11.61	0.30		3.30	28.4%
# Preschoolers Actual Occupancy		16.22	(0.31)		14.88	1.04		1.34	9.0%
Transportation and Parking									
GPG (noon snapshot)		3,194	(2,453)	66,303	2,739	(3,018)	56,609	9,694	17.1%
GPG Parking Utilization (% of total # of spaces occupied)		22.4%	-18.50%	47.4%	19.80%	-21.90%	41.0%	6.4%	15.6%
HPG (noon snapshot)		971	178	13,080	470	(256)	10,423	2,657	25.5%
HPG Parking Utilization (% of total # of spaces occupied)		29.5%	4.60%	40.6%	12.80%	-10.00%	32.8%	7.8%	23.8%
Total Parking (noon snapshot)		6,299	(3,094)	113,544	5,371	(3,749)	102,221	11,323	11.1%
Parking Utilization (% of total # of spaces occupied)		25.1%	-13.60%	46.2%	22.10%	-15.50%	42.1%	4.1%	9.7%
Paid Parking Revenues		\$87,958	\$50,309	\$454,116	\$32,033	\$6,959	\$335,957	\$118,159	35.2%
Bus Routes	# of Passengers	6,712	(1,338)	61,422	5,872	(2,565)	49,694	11,728	23.6%
Employee Shuttle	# of Passengers	1,597	177	14,323	1,224	30	12,488	1,835	14.7%
Employee Shuttle Utilization Rate	%	54.30%	-0.80%	53.3%	51.10%	-2.90%	51.0%	2.30%	4.5%
Inbound (Vehicle) Traffic (Entrance)	# of Cars	62,255	(5,412)	669,223	56,607	(12,633)	656,468	12,755	1.9%
PART TIME: judge, town council, child care SEASONAL: 2 Plazas NEW HIRES: gondola mech; 2 gondola ops TERMS: 1 temp police officer, 1 child care, 1 MARRS, 1 equip operator, 1 recreation REASON FOR TERMS: 1 retirement, 1 family moving, 2 personal, 1 end of season									
Human Resources									
FT Year Round Head Count		86	3		86	3		0	0.0%
Seasonal Head Count (FT & PT)		2	(3)		3	(5)		(1)	-33.3%
PT Year Round Head Count		17	(2)		22	(1)		(5)	-22.7%
Gondola FT YR, Seasonal, PT YR Head Count		56	2		60	8		(4)	-6.7%
Total Employees		161	0		171	5		(10)	-5.8%
Gondola Overtime Paid	Hours	138	(273)	3,498	270	(100)	2972	526	17.7%
Other Employee Overtime Paid		122	54	948	111	(16)	1175	(227)	-19.3%
# New Hires Total New Hires		3	(9)	79	6	1	67	12	17.9%
# Terminations		5	(9)	76	8	0	11	65	590.9%
# Workmen Comp Claims		1	(1)	14	0	(1)	3	11	366.7%
Workmen Comp Claims Costs		\$0	(\$994)	\$11,371	\$0	(\$256)	\$4,547	\$6,824	150.1%
Number of Reported Injuries		0	(2)	16	1	0	10	6	60.0%
Marketing & Business Development									
Town Hosted Meetings		6	2	45	4	0	45	0	0.0%
Email Correspondence Sent		12	(17)	154	9	(3)	95	59	62.1%
E-mail List	#	6,621	(235)		9,015	#VALUE!		(2,394)	-26.6%
News Articles		12	(3)	132	na	#VALUE!	na	#VALUE!	#VALUE!
Press Releases Sent		1	(5)	49	4	2	20	29	145.0%
Gondola and RETA <i>Current RETA revenues are unaudited</i>									
Gondola	# of Passengers	125,586	(142,645)	2,775,362	101,980	(208,232)	2,625,632	149,730	5.7%
Chondola	# of Passengers	0	0	102,140	0	0	99,459	2,681	2.7%
RETA fees collected by TMOVA		\$ 1,526,748	\$ 1,070,906	\$ 5,230,810	\$ 610,815	\$ 213,690	\$ 4,890,952	\$339,859	6.9%
Recreation <i>Summer - May 1 - October 31</i>									
Adventure Rock Registrations		49	(238)	1776	82	(104)	2186	(410)	-18.8%
Disc Golf Registrations		133	(207)	2369	78	(502)	2917	(548)	-18.8%
Platform Tennis Registrations		8	(56)	291	25	(43)	318	(27)	-8.5%



Business and Government Activity Report
For the month ending: October 31st

Activity	2019			2018			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Police									
<i>"non custodial" Summons taken out of Arrests line</i>									
Calls for Service	#	302	(83)	3,491	286	(17)	3,591	(100)	-2.8%
Investigations	#	8	(3)	136	8	(3)	155	(19)	-12.3%
Alarms	#	33	10	299	33	3	273	26	9.5%
Arrests	#	0	(3)	33	1	(1)	24	9	37.5%
Summons	#	0	(2)	30	na	#VALUE!	na	#VALUE!	#VALUE!
Traffic Contacts	#	8	(5)	180	12	7	187	(7)	-3.7%
Traffic Tickets Written	#	4	0	41	0	(2)	92	(51)	-55.4%
Parking Tickets Written	#	223	(116)	3,339	302	65	3,046	293	9.6%
Administrative Dismissals	#	1	(5)	43	8	5	54	(11)	-20.4%
Building/Planning									
Community Development Revenues		\$278,107	\$121,378	\$1,294,279	\$175,101	(\$72,518)	\$1,059,097	\$235,183	22.2%
# Permits Issued		77	38	374	51	23	372	2	0.5%
Valuation of Mtn Village Remodel/New/Additions Permits		\$10,657,540	\$5,016,683	\$43,337,002	\$5,358,392	\$1,671,462	\$28,551,321	\$14,785,681	51.8%
Valuation Mtn Village Electric/Plumbing/Other Permits		\$1,219,419	\$1,069,639	\$3,195,431	\$553,392	\$359,941	\$2,118,612	\$1,076,819	50.8%
Valuation Telluride Electric/Plumbing Permits		\$671,984	\$205,034	\$3,589,984	\$345,540	(\$203,560)	\$3,691,427	(\$101,443)	-2.7%
# Inspections Completed		552	156	3,427	174	-45	2,327	1,100	47.3%
# Design Review/Zoning Agenda Items		17	-3	129	6	-2	94	35	37.2%
# Staff Review Approvals		26	2	152	25	-9	314	(162)	-51.6%
Plaza Services									
Snow Removal Plaza	Hours	72	72	2308	10	10	858.3	1,450	168.9%
Plaza Maintenance	Hours	402	(38)	3508	326	(26)	4210	(702)	-16.7%
Lawn Care	Hours	85	(209)	1618	77	(118)	1556	62	4.0%
Plant Care	Hours	328	(98)	2496	366	(212)	3317	(821)	-24.8%
Irrigation	Hours	88	(70)	820	92	(2)	811	9	1.1%
TMV Trash Collection	Hours	92	(19)	1026	79	(26)	1071	(45)	-4.2%
Christmas Decorations	Hours	574	569	1259	611	578	1513	(255)	-16.8%
Residential Trash	Pound	21500	(3,700)	243,800	20,100	1,650	210600	33,200	15.8%
Residential Recycle	Pound	30030	(3,219)	351,554	34,533	534	294370	57,184	19.4%
Diversion Rate	%	58.28%	1.39%	59.05%	63.21%	-1.61%	58.29%	0.76%	1.3%
Vehicle Maintenance									
# Preventive Maintenance Performed		22	7	176	16	(10)	198	(22)	-11.1%
# Repairs Completed		35	12	226	32	16	264	(38)	-14.4%
Special Projects		4	4	37	4	4	12	25	208.3%
# Roadside Assists		1	0	5	0	0	4	1	25.0%
Finance									
# Other Business Licenses Issued		37	9	996	14	8	825	171	20.7%
# Privately Licensed Rentals		2	1	75	0	(1)	74	1	1.4%
# Property Management Licensed Rentals		7	4	427	3	1	424	3	0.7%
# Unique VRBO Property Advertisements Listings for MV		423	7	485	485	12	(62)	(62)	-12.8%
# Paperless Billing Accts (YTD is total paperless customers)		-8	(15)	840	(15)	(25)	852	(12)	-1.4%
# of TMV AR Bills Processed		2,155	(30)	21,706	2,097	(21)	21,314	392	1.8%
Accounts Receivable				General Fund Investment Activity					
Current	TMV Operating Receivables (includes Gondola funding)		Utilities - Broadband and Water/Sewer		VCA - Village Court Apartments		Change in Value (Month) \$255,876		
	\$606,156	98.0%	\$540,939	91.2%	\$2,223	31.7%			
30+ Days	10,000	1.6%	38,022	6.4%	-	0.0%	Ending Balance \$11,752,671		
60+ Days	15	0.0%	9,875	1.7%	-	0.0%	Investment Income (Month) \$26,375		
90+ Days	23	0.0%	3,800	0.6%	-	0.0%	Portfolio Yield 2.11%		
over 120 days	2,103	0.3%	574	0.1%	4,785	68.3%	Yield Change (Month) -09		
Total	\$ 618,297	100.0%	\$ 593,210	100.0%	\$ 7,008	100.0%			
Current	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR		Other Statistics		
	\$28,216	86.0%	\$ 1,177,534	94.1%	\$396,125	-96.0%			
30+ Days	3,789	11.6%	51,811	4.1%	(605,612)	146.7%	Population (estimated) 1,434		
60+ Days	503	1.5%	10,393	0.8%	(202,750)	49.1%	(Active) Registered Voters 871		
90+ Days	286	0.9%	4,109	0.3%	(5,695)	1.4%	Property Valuation 290,861,460		
over 120 days	-	0.0%	7,462	0.6%	5,190	-1.3%			
Total	\$ 32,794	100.0%	\$ 1,251,309	100.0%	\$ (412,742)	100.0%			

Town of Mountain Village Broadband Subscriber Statistics

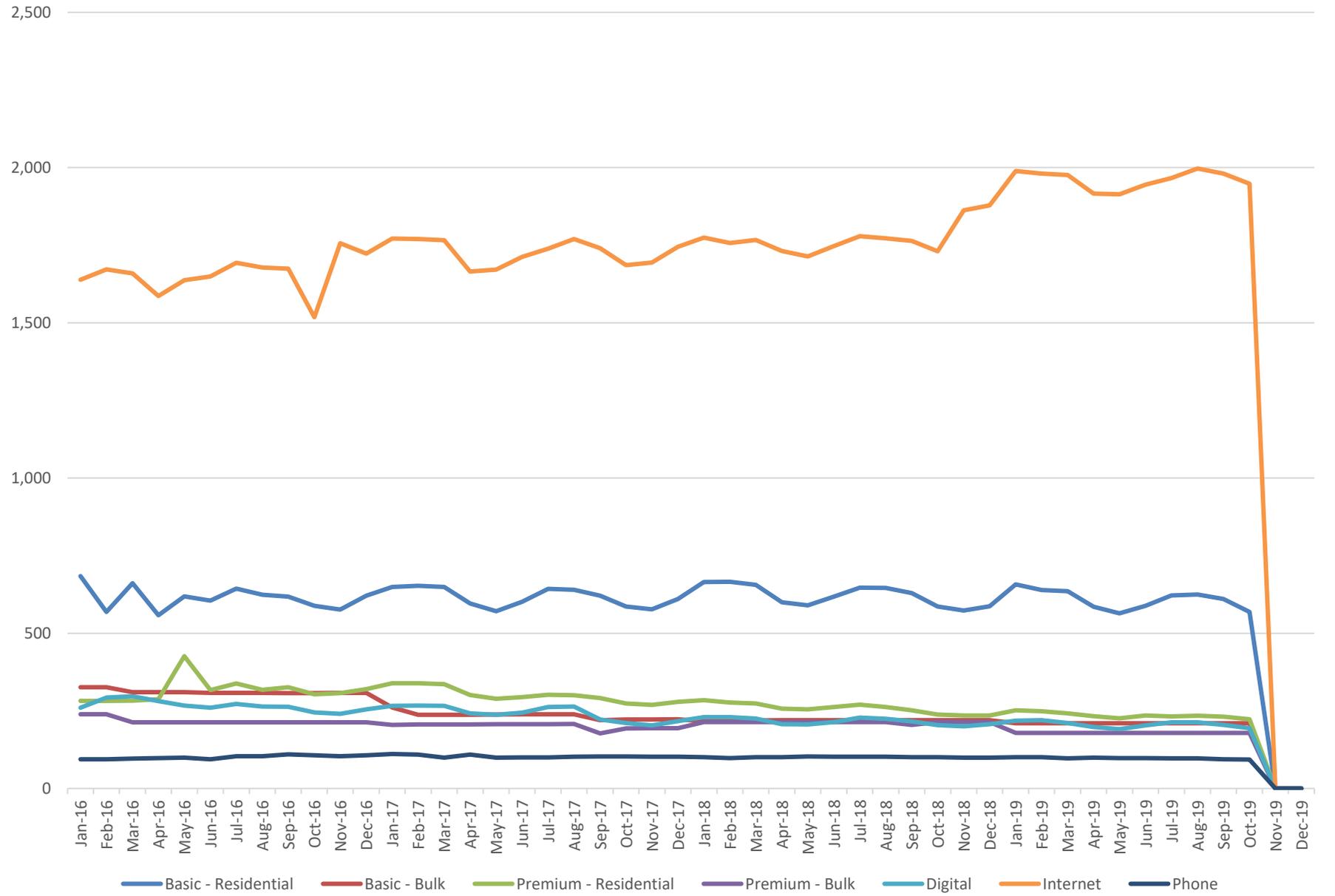
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2019 EBU Subscribers												
Basic - Residential	657	639	635	585	564	588	622	625	610	569	0	0
Increase (Decrease) - Prior Year	-1.20%	-4.05%	-3.20%	-2.50%	-4.41%	-4.85%	-3.86%	-3.25%	-3.02%	-2.90%	-100.00%	-100.00%
Basic - Bulk	210	210	210	210	210	210	210	210	210	210	0	0
Increase (Decrease) - Prior Year	-2.78%	-2.78%	-4.11%	-4.55%	-100.00%	-100.00%						
Premium - Residential	252	249	242	233	226	235	232	234	231	223	0	0
Increase (Decrease) - Prior Year	-11.27%	-10.11%	-11.68%	-9.34%	-11.37%	-10.31%	-14.07%	-10.69%	-8.33%	-6.30%	-100.00%	-100.00%
Premium - Bulk	179	179	179	179	179	179	179	179	179	179	0	0
Increase (Decrease) - Prior Year	-16.36%	-12.68%	-16.36%	-100.00%	-100.00%							
Digital	218	220	211	198	191	203	213	213	205	194	0	0
Increase (Decrease) - Prior Year	-5.22%	-4.35%	-6.22%	-4.35%	-7.28%	-5.14%	-6.58%	-4.91%	-5.09%	-4.90%	-100.00%	-100.00%
Internet	1,989	1,981	1,976	1,916	1,914	1,945	1,966	1,997	1,981	1,948	0	0
Increase (Decrease) - Prior Year	12.12%	12.75%	11.83%	10.69%	11.67%	11.33%	10.51%	12.70%	12.30%	12.60%	-100.00%	-100.00%
Phone	101	101	97	99	98	98	97	97	94	93	0	0
Increase (Decrease) - Prior Year	0.00%	3.06%	-3.96%	-1.98%	-4.85%	-3.92%	-4.90%	-4.90%	-6.93%	-7.92%	-100.00%	-100.00%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2018 EBU Subscribers												
Basic - Residential	665	666	656	600	590	618	647	646	629	586	573	587
Increase (Decrease) - Prior Year	2.47%	1.99%	1.08%	0.67%	3.33%	2.83%	0.62%	0.94%	1.29%	0.00%	-0.69%	-3.77%
Basic - Bulk	216	216	219	220	220	220	220	220	220	220	220	220
Increase (Decrease) - Prior Year	-17.24%	-8.86%	-7.59%	-7.17%	-7.56%	-7.95%	-7.95%	-7.95%	0.00%	-0.90%	-0.90%	-1.35%
Premium - Residential	284	277	274	257	255	262	270	262	252	238	235	235
Increase (Decrease) - Prior Year	-16.22%	-18.29%	-18.45%	-14.62%	-11.76%	-10.88%	-10.60%	-12.67%	-13.40%	-13.14%	-12.64%	-15.77%
Premium - Bulk	214	214	214	214	214	214	214	214	205	214	214	214
Increase (Decrease) - Prior Year	4.39%	3.88%	3.88%	3.88%	3.38%	3.38%	3.38%	2.88%	15.82%	10.88%	10.31%	10.31%
Digital	230	230	225	207	206	214	228	224	216	204	200	207
Increase (Decrease) - Prior Year	-13.53%	-13.86%	-15.41%	-14.46%	-13.08%	-12.30%	-12.98%	-15.15%	-2.70%	-3.32%	-1.48%	-4.61%
Internet	1,774	1,757	1,767	1,731	1,714	1,747	1,779	1,772	1,764	1,730	1,862	1,878
Increase (Decrease) - Prior Year	0.17%	-0.73%	0.06%	3.96%	2.57%	2.04%	2.30%	0.11%	1.38%	2.61%	9.92%	7.62%
Phone	101	98	101	101	103	102	102	102	101	101	99	99
Increase (Decrease) - Prior Year	-9.01%	-10.09%	2.02%	-7.34%	4.04%	2.00%	2.00%	0.00%	-1.94%	-1.94%	-2.94%	-2.94%

2017 EBU Subscribers												
Basic - Residential	649	653	649	596	571	601	643	640	621	586	577	610
Increase (Decrease) - Prior Year	-5.12%	14.76%	-1.82%	6.81%	-7.75%	-0.66%	-0.16%	2.56%	0.49%	-0.34%	0.17%	-1.77%
Basic - Bulk	261	237	237	237	238	239	239	239	220	222	222	223
Increase (Decrease) - Prior Year	-19.94%	-27.30%	-23.55%	-23.55%	-23.23%	-22.40%	-22.40%	-22.40%	-28.34%	-27.69%	-27.92%	-27.60%
Premium - Residential	339	339	336	301	289	294	302	300	291	274	269	279
Increase (Decrease) - Prior Year	20.21%	20.21%	18.73%	4.88%	-32.16%	-7.26%	-10.65%	-5.66%	-10.74%	-9.57%	-12.38%	-12.81%
Premium - Bulk	205	206	206	206	207	207	207	208	177	193	194	194
Increase (Decrease) - Prior Year	-14.23%	-13.81%	-3.29%	-3.29%	-2.82%	-2.82%	-2.82%	-2.35%	-16.90%	-9.39%	-8.92%	-8.92%
Digital	266	267	266	242	237	244	262	264	222	211	203	217
Increase (Decrease) - Prior Year	2.31%	-8.87%	-10.44%	-13.88%	-11.24%	-6.15%	-3.68%	0.00%	-15.59%	-13.88%	-15.42%	-14.90%
Internet	1,771	1,770	1,766	1,665	1,671	1,712	1,739	1,770	1,740	1,686	1,694	1,745
Increase (Decrease) - Prior Year	8.05%	5.86%	6.45%	4.98%	2.08%	3.82%	2.72%	5.48%	3.94%	11.07%	-3.53%	1.28%
Phone	111	109	99	109	99	100	100	102	103	103	102	102
Increase (Decrease) - Prior Year	18.09%	15.96%	3.13%	11.22%	0.00%	6.38%	-3.85%	-1.92%	-6.36%	-3.74%	-1.92%	-4.67%

2016 EBU Subscribers												
Basic - Residential	684	569	661	558	619	605	644	624	618	588	576	621
Increase (Decrease) - Prior Year												
Basic - Bulk	326	326	310	310	310	308	308	308	307	307	308	308
Increase (Decrease) - Prior Year												
Premium - Residential	282	282	283	287	426	317	338	318	326	303	307	320
Increase (Decrease) - Prior Year												
Premium - Bulk	239	239	213	213	213	213	213	213	213	213	213	213
Increase (Decrease) - Prior Year												
Digital	260	293	297	281	267	260	272	264	263	245	240	255
Increase (Decrease) - Prior Year												
Internet	1,639	1,672	1,659	1,586	1,637	1,649	1,693	1,678	1,674	1,518	1,756	1,723
Increase (Decrease) - Prior Year												
Phone	94	94	96	98	99	94	104	104	110	107	104	107
Increase (Decrease) - Prior Year												
	302.00		3,491.00	286.00		3,591.00						
	8		136	8		155						
	33		299	33		273						
	0		33	1		24						
	0		30 na		na							
	8		180	12		187						
	4		41	0		92						
	223		3339	302		3046						
	1		43	8		54						

Cable Subscribers 2016-present





Memorandum

To: Town Council
From: Kevin Swain, Finance Director
Date: November 13, 2019
Re: Town of Mountain Village Financial Statements through September 2019

Mountain Village Financials Statements through September 2019

General Fund Summary

The General Fund reflects a year to date surplus of \$3.1 million. Permit and use taxes are now over prior year and budget. Sales taxes show an increase of 14% over prior year and 10% over budget. Revenues of \$10 million were over budget by \$853,099.

Total GF operating expenditures of \$6.6 million were under budget by \$237,164.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ -	\$ 20,500	\$ 20,426	(74)
Child Development Fund	\$ 20,056	\$ 97,640	\$ 56,016	(41,624)
Conference Center Subsidy	\$ -	\$ 151,752	\$ 151,044	(708)
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 41,505	\$ 403,028	\$ 448,465	45,437
Vehicle & Equipment Acquisition Fund	\$ -	\$ 106,000	\$ 105,767	(233)

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	\$ 58,049	\$ 525,156	\$ 521,245	(3,911)
*Tourism Fund	\$ (4,837)	\$ 31,149	\$ 18,264	(12,885)
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific ownership taxes)	\$ 2,486	\$ 20,079	\$ 20,912	833

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

The Bobcat leases have been paid, and a compressor for Road & Bridge, a Plaza Services vehicle, and Police equipment have been purchased. A transfer from the General Fund in the amount of \$105,767 has been made.

Capital Projects Fund – No Fund Income Statement Attached

\$20,426 was spent on the Shop remodel consulting fees.

Historical Museum Fund – No Fund Income Statement Attached

\$95,601 in property taxes were collected and \$93,685 was tendered to the historical museum. The county treasurer retained \$1,916 in treasurer’s fees.

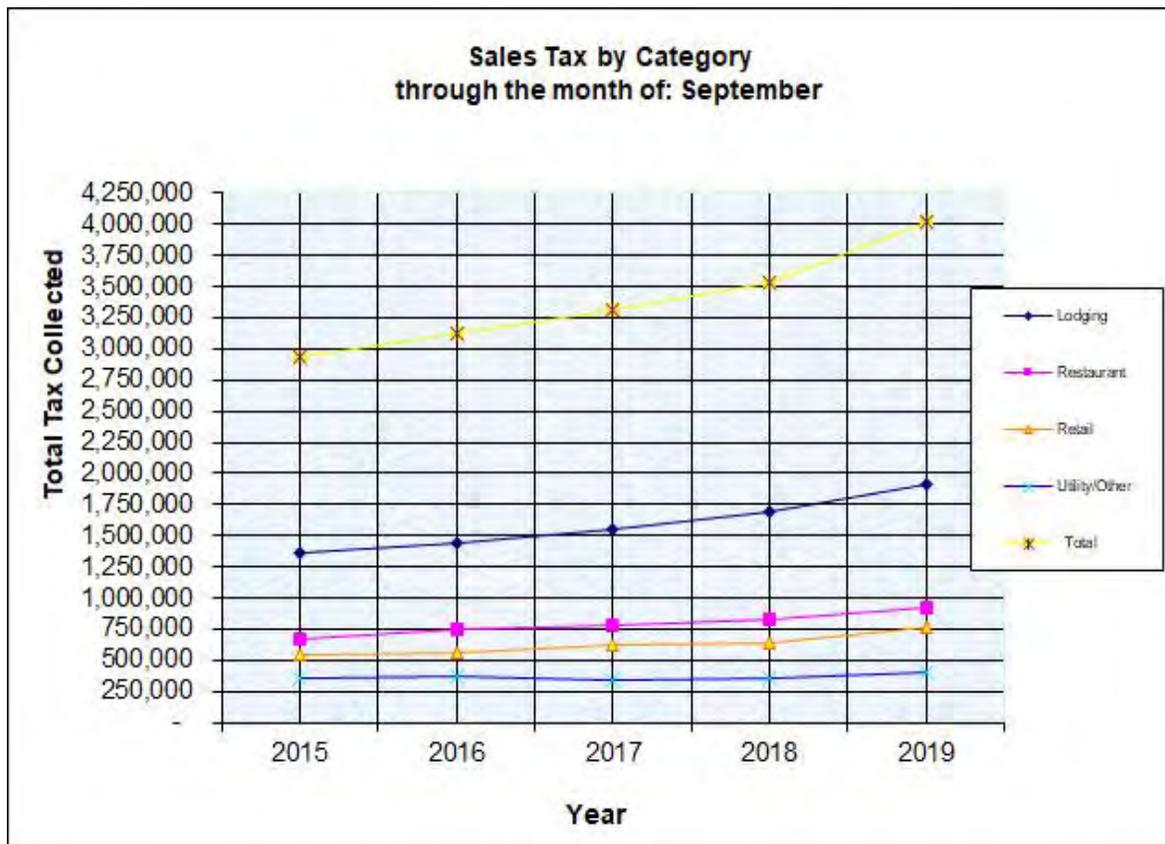
Mortgage Assistance Fund – No Fund Income Statement Attached

\$30,000 in employee down payment assistance has been granted and paid.

Sales Tax

Sales taxes of \$4.2 million are 14% over 2018 through this period and are over budget by 10%. Retail shows the highest growth at 20.65%, followed by lodging at 12.88%. Retail growth is now being enhanced from remote sales, now taxable at the delivery location under new Colorado state law.

Actual Sales Tax Base By Class, Through September 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	30,129,973	32,000,392	6%	34,545,155	8%	37,789,911	9%	42,657,156	4,867,245	12.88%
Restaurant	14,886,995	16,814,996	13%	17,488,379	4%	18,478,770	6%	20,616,491	2,137,721	11.57%
Retail	12,054,973	12,618,039	5%	13,782,603	9%	14,180,170	3%	17,108,115	2,927,945	20.65%
Utility/Other	8,045,774	8,119,609	1%	7,745,661	-5%	8,022,263	4%	9,030,042	1,007,778	12.56%
Total	65,117,715	69,553,036	7%	73,561,798	6%	78,471,114	7%	89,411,804	10,940,690	13.94%



Tourism Fund

2019 restaurant taxes totaling \$411,849 have been collected and \$403,612 was tendered to the airline guarantee program. \$1,705,113 in lodging taxes were collected and \$1,679,536 was tendered to the airline guarantee program and to MTI. Additional Funding of \$42,444 was also made for the guest services agent. The Town retained \$33,814 in administrative fees, and penalties and interest of \$2,652. These fees are offset by the additional funding for the guest services agent.

Lodging taxes are exceeding prior year by 12.9% and budget by 16%. Restaurant taxes are ahead of prior year and budget by 11.6% and 13.1%, 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	310,947		18.64%	270,687	12.95%
March	303,173	304,515	312,990	322,588	401,256		24.39%	323,700	19.33%
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	138,632		0.63%	126,812	8.53%
July	136,711	153,342	158,585	170,730	195,155		14.31%	165,183	15.36%
August	88,990	111,760	112,264	136,080	160,456		17.91%	116,767	27.23%
September	113,475	139,363	148,624	171,040	156,306		-8.61%	154,789	0.97%
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	1,705,113		-7.63%	1,764,925	-3.51%
Tax Base	36,586,237	39,766,902	43,142,003	46,150,032	42,627,813			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	62,864		9.92%	55,332	11.98%
February	53,871	60,243	60,144	63,140	66,720		5.67%	61,384	8.00%
March	60,420	71,171	74,202	75,202	87,671		16.58%	76,082	13.22%
April	2,876	1,511	1,829	7,119	7,364		3.43%	1,946	73.57%
May	5,457	4,568	4,448	4,838	4,299		-11.14%	4,539	-5.58%
June	25,426	34,359	34,365	39,048	38,614		-1.11%	35,015	9.32%
July	40,081	44,827	46,470	46,603	60,113		28.99%	47,551	20.90%
August	29,015	35,020	34,998	39,031	44,479		13.96%	35,879	19.33%
September	32,169	36,195	39,291	36,920	39,725		7.60%	40,202	-1.20%
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	411,849		-6.90%	432,283	-4.96%
Tax Base	18,337,941	20,598,437	21,150,852	22,119,524	20,592,446			21,614,150	

Business license fees of \$314,723 are over budget (less than 1%) and over prior year (\$6,163). \$295,840 was remitted to MTI and \$24,126 in admin fees and penalties were transferred to the General Fund.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	\$ 274,728	\$ 205,881	\$ 68,847	33.44%	\$ 319,535	\$ 44,807	\$ 307,828	\$ 464,430	\$ 284,485
Contributions	27,077	29,459	(2,382)	-8.09%	43,438	16,361	2,914	90,925	66,037
Fines and Forfeits	8,316	5,868	2,448	41.72%	6,077	(2,239)	56,849	7,537	9,457
Interest Income	217,588	28,892	188,696	653.11%	45,000	(172,588)	64,387	41,177	60,277
Intergovernmental	520,062	494,822	25,240	5.10%	552,131	32,069	415,779	348,837	350,846
Licenses and Permits	286,283	259,794	26,489	10.20%	337,708	51,425	268,256	471,407	247,056
Miscellaneous Revenues	62,901	46,648	16,253	34.84%	79,118	16,217	40,849	80,884	63,972
Taxes and Assessments	8,604,422	8,076,914	527,508	6.53%	9,232,575	628,153	7,929,029	8,272,142	7,432,673
Total Revenues	10,001,377	9,148,278	853,099	9.33%	10,615,582	614,205	9,085,891	9,777,339	8,514,803
Operating Expenses									
Legislation & Council	55,823	59,058	(3,235)	-5.48%	88,253	32,430	55,798	68,002	38,320
Town Manager	193,280	190,950	2,330	1.22%	329,148	135,868	188,195	180,690	166,119
Administrative Services	271,409	283,013	(11,604)	-4.10%	393,681	122,272	261,724	268,975	259,676
Finance	650,064	669,532	(19,468)	-2.91%	854,225	204,161	657,642	630,970	608,937
Technical	303,432	256,889	46,543	18.12%	391,173	87,741	254,796	147,476	126,689
Human Resources	253,538	240,801	12,737	5.29%	341,293	87,755	262,478	220,092	223,331
Town Attorney	345,609	359,274	(13,665)	-3.80%	460,000	114,391	305,768	335,362	442,403
Communications and Business Development	391,324	384,738	6,586	1.71%	507,388	116,064	242,047	164,178	217,534
Municipal Court	21,738	21,797	(59)	-0.27%	32,541	10,803	20,404	20,844	19,761
Police Department	671,494	705,253	(33,759)	-4.79%	978,923	307,429	597,403	572,416	552,819
Community Services	39,195	39,688	(493)	-1.24%	54,529	15,334	36,976	36,138	33,708
Community Grants and Contributions	102,363	102,850	(487)	-0.47%	120,350	17,987	122,850	86,000	59,250
Roads and Bridges	881,418	896,403	(14,985)	-1.67%	1,135,064	253,646	853,771	853,175	770,527
Vehicle Maintenance	306,866	319,989	(13,123)	-4.10%	444,492	137,626	307,823	453,191	341,777
Municipal Bus	166,486	182,032	(15,546)	-8.54%	266,181	99,695	166,220	146,194	128,593
Employee Shuttle	38,018	54,428	(16,410)	-30.15%	88,032	50,014	40,573	29,524	30,407
Parks & Recreation	331,359	376,368	(45,009)	-11.96%	562,537	231,178	378,189	388,410	327,794
Plaza Services	943,374	951,083	(7,709)	-0.81%	1,335,738	392,364	852,185	795,371	961,238
Public Refuse Removal	48,770	45,203	3,567	7.89%	65,083	16,313	49,038	37,382	36,175
Building/Facility Maintenance	139,302	180,747	(41,445)	-22.93%	251,168	111,866	137,424	148,049	117,647
Building Division	183,888	229,023	(45,135)	-19.71%	525,767	341,879	223,536	286,301	209,227
Housing Division Office	15,321	14,653	668	4.56%	20,706	5,385	13,879	13,351	15,461
Planning and Zoning Division	245,980	273,443	(27,463)	-10.04%	475,343	229,363	291,514	264,811	231,233
Contingency	-	-	-	#DIV/0!	97,216	81,895	-	-	2,600
Total Operating Expenses	6,600,051	6,837,215	(237,164)	-3.47%	9,818,831	3,203,459	6,320,233	6,146,902	5,921,226
Surplus / Deficit	3,401,326	2,311,063	1,090,263	47.18%	796,751	(2,589,254)	2,765,658	3,630,437	2,593,577
Capital Outlay	90,652	100,301	(9,649)	-9.62%	622,000	531,348	120,422	631,120	41,588
Surplus / Deficit	3,310,674	2,210,762	1,099,912	49.75%	174,751	(3,135,923)	2,645,236	2,999,317	2,551,989
Other Sources and Uses									
Sale of Assets	14,953	-	14,953	#DIV/0!	-	(14,953)	14,533	-	4,822
Transfer (To) From Affordable Housing	(448,465)	(403,028)	(45,437)	11.27%	(484,453)	(35,988)	(393,469)	(367,776)	(341,633)
Transfer (To) From Broadband	-	-	-	#DIV/0!	(1,367,588)	(1,367,588)	10,000	-	-
Transfer (To) From Child Development	(56,016)	(97,640)	41,624	-42.63%	(191,850)	(40,806)	(88,118)	(58,615)	(19,669)
Transfer (To) From Capital Projects	(20,426)	(20,500)	74	-0.36%	(75,000)	(93,264)	(11,247)	(263,642)	(311,336)
Transfer (To) From Debt Service	20,912	20,079	833	4.15%	32,000	(489,245)	21,407	319,204	104,006
Transfer (To) From Overhead Allocation	521,245	525,156	(3,911)	-0.74%	591,008	69,763	377,741	351,080	334,086
Transfer (To) From Parking Services	-	-	-	#DIV/0!	(58,490)	(2,474)	-	-	-
Transfer (To) From Conference Center	(151,044)	(151,752)	708	-0.47%	(262,033)	(262,033)	(123,634)	(153,170)	(145,972)
Transfer (To) From Tourism	18,264	31,149	(12,885)	-41.37%	33,682	12,770	37,571	58,735	12,633
Transfer (To) From Vehicle/Equipment	(105,767)	(106,000)	233	-0.22%	(249,231)	(143,464)	(304,901)	(555,778)	(177,333)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(206,344)	(202,535)	(3,809)	1.88%	(2,031,955)	(2,367,283)	(460,115)	(669,962)	(540,396)
Surplus / Deficit	\$ 3,104,330	\$ 2,008,227	\$ 1,096,103	54.58%	\$ (1,857,204)	\$ (5,503,206)	\$ 2,185,121	\$ 2,329,356	\$ 2,011,593

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

<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	11,418,736	4,744,526
Ending Fund Balance	\$ 15,060,326	\$ 8,386,117

Revenues

Taxes & Assessments - Property taxes are lagging budget \$8,700. This is due to abatements. Specific Ownership taxes are exceeding budget by \$40,000 and are \$11,700 more than prior year. Sales tax revenues are 10% over budget and 14% over prior year. Construction use tax is now greater than prior year and budget.

Licenses & Permits - Construction permits are now ahead of budget \$40,000, electrical and plumbing permits, as well as construction parking fees are under budget.

Intergovernmental - Intergovernmental revenues are ahead of budget in highway user taxes and severance tax revenues.

Charges for Services - DRB fees are over budget \$11,900, road impact fees are over budget \$24,460 and plan review fees are over budget \$27,300.

Fines & Forfeitures - Over budget due to traffic fines.

Investment Income - Interest is exceeding budget and prior year primarily due to better rates and more cash available to invest.

Miscellaneous - Under budget in ice rink revenues and vending cart/plaza use rents, but unbudgeted grants and insurance proceeds offset the shortage.

Contributions - Reimbursements for the roof waiver program and gondola shuttle usage have been recorded.

Top Ten Budget Variances

Under Budget

Building Division - \$45,135 Savings in employee costs due to a vacancy.

Parks and Recreation - \$45,009 Offset labor is more than budgeted due to valley floor grooming, trails grooming and ice rink expenses are under budget.

Building/Facility Maintenance - \$41,445 Under budget in personnel costs, boiler repair, and Town Hall facilities expense.

Police - \$33,759 Savings in personnel costs, including worker's compensation.

Over Budget

Technical - \$46,543 Over budget in hardware replacement and software support.

Human Resources- \$12,737 Over budget in recruiting and payroll processing software costs.

Communications and Business Development - \$6,586 Over budget in print advertising and web site costs.

Trash Removal - \$3,567 Removal services are over budget and prior year.

Town Manager - \$2,330 Due to insurance legal fees.

Housing Division (Office) - \$668 Employee costs are over budget due to worker's compensation.

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

	2019						2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Tourism Fund									
Revenues									
Business License Fees	\$ 314,723	\$ 310,294	\$ 4,429	1%	\$ 315,307	\$ 584	\$ 308,560	\$ 311,417	\$ 286,122
Lodging Taxes - Condos/Homes	920,233	775,095	145,138	19%	966,629	46,396	806,382	747,448	689,674
Lodging Taxes - Hotels	784,879	721,461	63,418	9%	857,199	72,320	701,970	633,977	593,147
Lodging Taxes - Prior Year	5,311	-	5,311	#DIV/0!	-	(5,311)	5,781	692	882
Penalties and Interest	7,895	14,717	(6,822)	-46%	21,000	13,105	16,886	12,635	9,979
Restaurant Taxes	411,849	372,978	38,871	10%	445,251	33,402	369,091	349,797	336,488
Restaurant Taxes - Prior Year	1,779	-	1,779	#DIV/0!	-	(1,779)	394	-	85
Total Revenues	2,446,670	2,194,545	252,125	11%	2,605,386	158,716	2,209,064	2,055,965	1,916,377
Tourism Funding									
Additional Funding	42,444	32,093	10,350	32%	40,000	(2,444)	25,429	313	38,000
Airline Guaranty Funding	1,243,463	1,098,831	144,632	13%	1,330,021	86,558	1,104,021	1,020,038	958,857
MTI Funding	1,142,499	1,032,472	110,028	11%	1,199,183	56,684	1,039,542	976,879	904,388
Total Tourism Funding	2,428,406	2,163,396	265,010	89%	2,569,204	140,798	2,168,993	1,997,230	1,901,244
Surplus / Deficit	18,264	31,149	(12,885)	-41%	36,182	17,918	40,071	58,735	15,133
Administrative Fees									
Audit Fees	-	-	-	#DIV/0!	2,500	2,500	2,500	-	2,500
Total Administrative Fees	-	-	-	#DIV/0!	2,500	2,500	2,500	-	2,500
Surplus / Deficit	18,264	31,149	(12,885)	-41%	33,682	15,418	37,571	58,735	12,633
Other Sources and Uses									
Transfer (To) From Other Funds	(18,264)	(31,149)	12,885	-41%	(33,682)	(15,418)	(37,571)	(58,735)	(12,633)
Total Other Sources and Uses	(18,264)	(31,149)	12,885	-41%	(33,682)	(15,418)	(37,571)	(58,735)	(12,633)
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	\$ 5,113	\$ 9,545	\$ 8,348
Fines and Forfeits	38,550	22,527	16,023	71%	30,000	(8,550)	30,249	20,770	39,130
Gondola Parking Garage	79,160	51,670	27,490	53%	75,000	(4,160)	60,185	106,685	95,717
Heritage Parking Garage	208,722	139,587	69,135	50%	175,000	(33,722)	165,316	165,692	116,112
Parking in Lieu Buyouts	-	-	-	#DIV/0!	-	-	-	80,000	2,632
Parking Meter Revenues	19,418	13,701	5,717	42%	18,000	(1,418)	16,680	13,152	7,560
Parking Permits	8,790	9,450	(660)	-7%	12,000	3,210	11,115	5,553	-
Special Event Parking	123,643	120,000	3,643	3%	120,000	(3,643)	50,628	49,286	57,107
Total Revenues	478,283	356,935	121,348	34%	443,473	(34,810)	339,286	450,683	326,606
Operating Expenses									
Other Operating Expenses	85,648	4,741	80,907	1707%	24,769	(60,879)	13,630	7,832	4,886
Personnel Expenses	96,500	98,919	(2,419)	-2%	139,202	42,702	84,190	88,026	84,314
Gondola Parking Garage	40,331	46,419	(6,088)	-13%	118,084	77,753	35,941	28,762	27,842
Surface Lots	9,797	22,041	(12,244)	-56%	28,900	19,103	36,238	41,578	16,206
Heritage Parking Garage	64,069	72,978	(8,909)	-12%	105,735	41,666	51,705	68,421	59,012
Meadows Parking	16	-	16	#DIV/0!	-	(16)	1,000	1,000	1,000
Total Operating Expenses	296,361	245,098	51,263	21%	416,690	120,329	222,704	235,619	193,260
Surplus / Deficit	181,922	111,837	70,085	63%	26,783	(155,139)	116,582	215,064	133,346
Capital									
Capital	92,696	4,800	87,896	1831%	129,800	37,104	5,615	4,800	4,800
Surplus / Deficit	89,226	107,037	(17,811)	-17%	(103,017)	(192,243)	110,967	210,264	128,546
Other Sources and Uses									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(37,203)	(37,203)	-	0%	(41,337)	(4,134)	(22,818)	(21,840)	(21,728)
Transfer (To) From General Fund	-	-	-	#DIV/0!	58,490	58,490	-	-	-
Total Other Sources and Uses	(37,203)	(37,203)	-	0%	17,153	54,356	(22,818)	(21,840)	(21,728)
Surplus / Deficit	\$ 52,023	\$ 69,834	\$ -	0%	\$ (85,864)	\$	\$ 88,149	\$ 188,424	\$ 106,818
Beginning Fund Balance	\$ 232,422	\$ 85,864	\$ 146,558						
Ending Fund Balance	\$ 284,445	\$ 155,698	\$ 128,747						

Parking revenues are over budget \$121,348. HPG revenues are over budget and prior year 50% and 26%. Parking meter (surface lots) revenues are over budget 42% and prior year 16%. GPG is over budget and over prior year 53% and 31%. Parking fines are also ahead of budget 71%. Personnel costs and other (general parking) costs are over budget due to a refund for a parking buyout received in a prior period. GPG is under budget in supplies. Surface lots is under budget in parking meter expenses, maintenance, and striping. HPG has budget savings in tech support and shared costs. The year to date transfer to the General Fund is \$37,203, which is the overhead allocation.



To: TMVOA; Town Council
From: Kevin Swain, Finance Director
Date: November 13, 2019
Re: Gondola Quarterly Report, September 30, 2019

At quarter end September 2019, the gondola fund is \$99,550 under budgeted expenses.

Gondola Fund - Expenditures

1. Mobile Aerial Rapid Rescue System (MARRS):

Annual budget: \$76,246
YTD expenditures: \$44,747
YTD budget: \$50,964

MARRS is 12.2% under budget. This is primarily due to savings in personnel costs.

2. Chondola Operations and Maintenance:

Annual budget: \$212,660
YTD expenditures: \$117,546
YTD budget: \$124,269

Chondola operations expenses are under budget by 5.4%. There are savings in utilities and in maintenance personnel costs.

3. Gondola Operations:

Annual budget: \$1.95 million (includes grant success fees)
YTD expenditures: \$1.3 million
YTD budget: \$1.37 million

Gondola operations were under budget by \$63,500. The main savings are in group insurance and worker's compensation but there is an overage in other personnel costs. There are savings in supplies also.

4. Gondola Maintenance:

Annual budget: \$1.35 million
YTD expenditures: \$929,274
YTD budget: \$992,799

Gondola maintenance is under budget in parts & supplies and personnel costs.

5. Fixed, General, Overhead and Administration:

Annual budget: \$455,556

YTD expenditures: \$352,678

YTD budget: \$348,096

FGOA costs are \$4,582 over budget. This is due primarily to communications (due in part to the purchase of new radios) and natural gas.

6. Town Administrative Overhead:

Annual Budget: \$45,000

YTD transfer: \$29,839

YTD budget: \$33,750

Administrative allocations are based on actual hours and are considered a transfer to the General Fund rather than an expense.

7. Major Repairs and Replacements:

Annual Budget: \$1.45 million (there are matching grant funds of \$391,000 towards expenses)

YTD expenditures: \$1 million

YTD budget: \$968,694

Expenditures made were for the fiber optics control system (over budget by \$36,300), cabin refurbishments, and station upgrades.

8. Capital Outlay:

Annual Budget: \$128,000

YTD expenditures: \$22,888

YTD budget: \$23,000

Capital expenditures were for a vehicle, bike racks, and gondola cabin.

Overall Financial Performance through September 2019

Total gondola expenditures through this period of \$3.8 million were 2.6% under budget. Total funding for the period of \$3.8 million was primarily provided by TMVOA (76%), with contributions of approximately \$2.9 million, \$183,520 (4%) provided by TSG from lift ticket sales, grant funding of \$708,584 (18%) and miscellaneous revenues and event operations funding of \$5,500.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	\$ 5,318	\$ -	\$ 5,318	#DIV/0!	\$ -	\$ (5,318)	\$ 2,667	\$ 5,577	\$ 5,381
Event Operations Funding - TOT	-	-	-	#DIV/0!	36,000	36,000	-	-	-
Operations Grant Funding	127,814	128,000	(186)	-0.15%	141,240	13,426	126,686	119,052	122,995
Capital/MR&R Grant Funding	580,770	390,800	189,970	48.61%	390,800	(189,970)	473,063	88,000	531,189
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	3,658
Miscellaneous Revenues	204	-	204	#DIV/0!	-	(204)	2,160	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	1,672	3,350
TMVOA Operating Contributions	2,468,059	2,629,510	(161,451)	-6.14%	3,841,128	1,373,069	2,449,703	2,226,080	2,212,961
TMVOA Capital/MR&R Contributions	445,429	600,894	(155,465)	-25.87%	1,189,578	744,149	1,083,400	933,167	920,778
TSG 1% Lift Sales	183,520	161,461	22,059	13.66%	200,000	16,480	155,406	163,196	152,913
Total Revenues	3,811,114	3,910,665	(99,551)	-2.55%	5,798,746	1,987,632	4,293,085	3,536,744	3,953,225
Operating Expenses									
Overhead Allocation Transfer	29,839	33,750	(3,911)	-11.59%	45,000	15,161	40,714	30,244	32,890
MAARS	44,747	50,964	(6,217)	-12.20%	76,246	31,499	45,261	48,773	44,248
Chondola	117,546	124,269	(6,723)	-5.41%	212,660	95,114	187,751	144,623	132,225
Grant Success Fees	-	-	-	#DIV/0!	8,474	8,474	-	-	-
Operations	1,310,831	1,369,093	(58,262)	-4.26%	1,950,227	639,396	1,213,928	1,186,406	1,166,237
Maintenance	929,274	992,799	(63,525)	-6.40%	1,348,651	419,377	951,420	797,866	810,810
FGOA	352,678	348,096	4,582	1.32%	455,556	102,878	297,548	307,665	314,848
Major Repairs and Replacements	1,003,311	968,694	34,617	3.57%	1,452,378	449,067	1,430,768	162,551	644,194
Contingency	-	-	-	#DIV/0!	121,554	121,554	-	-	-
Total Operating Expenses	3,788,226	3,887,665	(99,439)	-2.56%	5,670,746	1,882,520	4,167,390	2,678,128	3,145,452
Surplus / Deficit	22,888	23,000	(112)	0	128,000	105,112	125,695	858,616	807,773
Capital									
Capital Outlay	22,888	23,000	(112)	-0.49%	128,000	105,112	125,695	858,616	807,773
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

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

	2019				2018	2017	2016		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Actual YTD	Actual YTD	Actual YTD		
Child Development Fund									
Revenues									
Daycare Fees	\$ 194,587	\$ 215,265	(20,678)	-9.61%	\$ 275,396	\$ 80,809	\$ 199,279	\$ 205,525	\$ 214,166
Fundraising Revenues - Daycare	265	2,340	(2,075)	-88.68%	13,000	12,735	1,950	6,148	12,233
Fundraising Revenues - Preschool	650	-	650	0.49%	5,000	(141,616)	-	3,075	2,880
Grant Revenues - Daycare	49,375	34,005	15,370	45.20%	34,005	(15,370)	34,005	24,450	27,174
Grant Revenues - Preschool	36,693	19,557	17,136	87.62%	25,700	(10,993)	25,200	13,000	10,408
Preschool Fees	146,616	133,691	12,925	9.67%	177,167	176,517	132,092	124,831	134,651
Total Revenues	428,186	404,858	23,328	5.76%	530,268	102,082	392,526	377,029	401,512
Operating Expenses									
Daycare Other Expense	67,399	58,030	9,369	16.15%	93,919	26,520	46,935	51,324	55,022
Daycare Personnel Expense	254,154	272,090	(17,936)	-6.59%	387,612	133,458	272,367	243,809	236,526
Preschool Other Expense	45,151	41,935	3,216	7.67%	55,706	10,555	44,024	29,490	24,932
Preschool Personnel Expense	117,498	130,443	(12,945)	-9.92%	184,881	67,383	117,318	111,021	104,701
Total Operating Expenses	484,202	502,498	(18,296)	-3.64%	722,118	237,916	480,644	435,644	421,181
Surplus / Deficit	(56,016)	(97,640)	41,624	-42.63%	(191,850)		(88,118)	(58,615)	(19,669)
Other Sources and Uses									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	56,016	97,640	41,624	42.63%	191,850	135,834	88,118	58,615	19,669
Total Other Sources and Uses	56,016	97,640	41,624	42.63%	191,850	135,834	88,118	58,615	19,669
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

Child Development revenues are \$23,300 over budget or 5.76%. Although daycare fees 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 \$19,000 under budget due to personnel costs although playground improvements are over budget. We have received grant funds for the playground. The program has required \$56,016 in funding from the General Fund in 2019 through this period. This compares to the year to date budget of \$97,640 for support and prior year support of \$88,118.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	\$ 2,097,158	\$ 1,990,440	\$ 106,718	5.36%	\$ 2,689,927	\$ 592,769	\$ 2,043,229	\$ 1,886,903	\$ 1,666,274
Other Revenues	7,796	8,143	(347)	-4.26%	13,450	5,654	5,255	9,238	7,157
Ski Ranches Water	147,027	145,167	1,860	1.28%	190,273	43,246	119,962	119,179	106,047
Skyfield Water	23,837	21,976	1,861	8.47%	28,715	4,878	21,273	24,299	21,946
Total Revenues	2,275,818	2,165,726	110,092	5.08%	2,922,365	646,547	2,189,719	2,039,619	1,801,424
Operating Expenses									
Mountain Village Sewer	333,089	375,114	(42,025)	-11.20%	550,737	217,648	367,604	311,610	293,494
Mountain Village Water	653,095	679,921	(26,826)	-3.95%	1,097,075	443,980	735,863	588,132	605,560
Ski Ranches Water	23,192	33,086	(9,894)	-29.90%	41,887	18,695	19,300	25,300	13,135
Contingency	-	-	-	#DIV/0!	33,794	33,794	-	-	-
Total Operating Expenses	1,009,376	1,088,121	(78,745)	-7.24%	1,723,493	714,117	1,122,767	925,042	912,189
Surplus / Deficit	1,266,442	1,077,605	188,837	17.52%	1,198,872		1,066,952	1,114,577	889,235
Capital									
Capital Outlay	570,131	575,000	(4,869)	-0.85%	1,296,950	726,819	404,851	296,624	296,467
Surplus / Deficit	696,311	502,605	193,706	38.54%	(98,079)		662,101	817,953	592,768
Other Sources and Uses									
Overhead Allocation Transfer	(153,878)	(153,878)	-	0.00%	(170,976)	(17,098)	(114,305)	(108,453)	(103,091)
Mountain Village Tap Fees	97,461	100,000	(2,539)	-2.54%	100,000	2,539	79,976	255,316	33,804
Grants	-	-	-	#DIV/0!	-	-	-	-	-
Ski Ranches Tap Fees	6,000	5,000	1,000	20.00%	5,000	(1,000)	-	21,232	-
Skyfield Tap Fees	-	-	-	#DIV/0!	2,000	2,000	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	352	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(50,417)	(48,878)	(1,539)	3.15%	(63,976)	(13,559)	(34,329)	168,447	(69,287)
Surplus / Deficit	\$ 645,894	\$ 453,727	\$ 192,167	42.35%	\$ (162,055)		\$ 627,772	\$ 986,400	\$ 523,481
Beginning (Available) Fund Balance	\$ 4,471,994	\$ 3,875,233	\$ 596,761						
Ending (Available) Fund Balance	\$ 5,117,888	\$ 4,328,960	\$ 788,928						

The snowmaking water budget has been adjusted to reflect the current amount. Excess and irrigation water fees are over budget \$80,000, base fees are over budget \$26,500. Skyfield and Ski Ranch are over budget in excess and base fees. Sewer expenditures are under budget by 11.2%, primarily for (TOT) regional sewer charges. MV water is under budget mainly in personnel costs due to vacancies. Ski Ranch operations is under budget in repair & maintenance and employee costs. Capital costs were for Ski Ranches capital, YBR well, regional sewer, a replacement pump, and leak detection system.

**Town of Mountain Village Monthly Revenue and Expenditure Report
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	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	\$ 753,701	\$ 773,452	\$ (19,751)	-2.55%	\$ 1,016,752	\$ 263,051	\$ 726,591	\$ 679,772	\$ 648,493
Internet User Fees	828,842	710,821	118,021	16.60%	948,479	119,637	779,178	714,909	644,066
Other Revenues	32,890	43,699	(10,809)	-24.74%	68,640	37,598	41,150	45,887	35,437
Phone Service Fees	31,042	31,625	(583)	-1.84%	42,000	9,110	32,119	28,266	27,841
Total Revenues	1,646,475	1,559,597	86,878	5.57%	2,075,871	429,396	1,579,038	1,468,834	1,355,837
Operating Expenses									
Cable Direct Costs	635,393	667,301	(31,908)	-4.78%	874,963	239,570	616,187	602,710	591,231
Phone Service Costs	16,107	19,243	(3,136)	-16.30%	26,000	9,893	18,528	18,333	18,721
Internet Direct Costs	187,081	160,281	26,800	16.72%	211,116	24,035	153,000	163,500	173,032
Cable Operations	413,197	417,331	(4,134)	-0.99%	605,999	192,802	408,511	410,591	391,850
Contingency	-	-	-	#DIV/0!	3,000	3,000	2,313	55	-
Total Operating Expenses	1,251,778	1,264,156	(12,378)	-0.98%	1,721,078	469,300	1,198,539	1,195,189	1,174,834
Surplus / Deficit	394,697	295,441	99,256	33.60%	354,793		380,499	273,645	181,003
Capital									
Capital Outlay	430,485	430,485	-	0.00%	1,561,645	1,131,160	57,770	128,193	48,649
Surplus / Deficit	(35,788)	(135,044)	99,256	-73.50%	(1,206,852)		322,729	145,452	132,354
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)	(10,000)	-	-
Overhead Allocation Transfer	(153,662)	(153,662)	-	0.00%	(160,736)	(7,074)	(117,943)	(106,421)	(95,396)
Total Other Sources and Uses	(153,662)	(153,662)	-	0.00%	1,206,852	1,360,514	(127,943)	(106,421)	(95,396)
Surplus / Deficit	\$ (189,450)	\$ (288,706)	\$ 99,256	-34.38%	\$ -		\$ 194,786	\$ 39,031	\$ 36,958
Beginning (Available) Fund Balance	\$ 38,941	\$ -	\$ 38,941						
Ending (Available) Fund Balance	\$ (150,510)	\$ (288,706)	\$ 138,197						

Cable user revenues continue to be under budget but over prior year. The prior year variance is mainly due to increased rates. Internet revenues are over budget and prior year 16.6% and 6%. Other revenues are under budget 25% 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 over budget due to a reciprocal agreement for traded services. Phone service revenues are over budget by 1.84%, while phone service expenses are under budget by 16.3%. Broadband operating expenses are under budget in repair & maintenance. Capital expenses are for system upgrades.

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

	2019				Annual Budget	Budget Balance	2018	2017	2016
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			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	5,058	-
Administration	69,573	70,281	(708)	-1.01%	92,033	22,460	67,045	67,548	62,988
Marketing	75,000	75,000	-	0.00%	100,000	25,000	50,000	75,000	75,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
Total Operating Expenses	144,573	145,281	(708)	-0.49%	242,033	97,460	119,062	147,606	137,988
Surplus / Deficit	(144,573)	(145,281)	708	-0.49%	(242,033)		(119,062)	(147,606)	(137,988)
Capital Outlay/ Major R&R	6,471	6,471	-	0.00%	20,000	13,529	4,572	5,564	7,984
Surplus / Deficit	(151,044)	(151,752)	708	-0.47%	(262,033)		(123,634)	(153,170)	(145,972)
Other Sources and Uses									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	151,044	151,752	(708)	-0.47%	262,033	110,989	123,634	153,170	145,972
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	151,044	151,752	(708)	74.00%	262,033	110,989	123,634	153,170	145,972
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues, contracted marketing \$'s, and HVAC repairs.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	25,010	9,721	15,289	157.27%	12,778	(12,232)	9,930	10,045	10,015
Sales Proceeds	-	-	-	#DIV/0!	285,000	285,000	-	-	-
Total Revenues	25,010	9,721	15,289	157.27%	297,778	272,768	9,930	10,045	10,015
Operating Expenses									
Community Garden	487	563	(76)	-13.49%	750	263	-	-	-
Property Purchase Expenses	2,278	-	2,278	#DIV/0!	285,000	282,722	-	-	-
Leased Properties	17,129	-	17,129	#DIV/0!	-	(17,129)	-	-	-
HA Consultant	-	-	-	#DIV/0!	-	-	-	4,900	-
RHA Funding	50,000	50,000	-	0.00%	92,625	42,625	107,668	87,776	88,500
Town Owned Properties	14,087	12,801	1,286	10.05%	13,987	(100)	19,363	11,468	9,758
Density bank	14,580	11,013	3,567	32.39%	11,013	(3,567)	8,856	8,856	8,856
Total Operating Expenses	98,561	74,377	24,184	32.52%	403,375	304,814	135,887	113,000	107,114
Surplus / Deficit	(73,551)	(64,656)	8,895	-13.76%	(105,597)	(32,046)	(125,957)	(102,955)	(97,099)
Other Sources and Uses									
Transfer (To) From MAP	(30,000)	(30,000)	-	0.00%	(60,000)	-	-	-	-
Gain or Loss on Sale of Assets	(3,208)	-	(3,208)	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund - Sales Tax	448,465	403,028	45,437	11.27%	505,159	56,694	393,469	367,776	341,633
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	415,257	373,028	42,229	11.32%	(1,047,640)	(1,415,399)	393,469	367,776	341,633
Surplus / Deficit	\$ 341,706	\$ 308,373	\$ (33,333)	-10.81%	\$ (1,153,237)	\$ (1,447,445)	\$ 267,512	\$ 264,821	\$ 244,534
Beginning Fund Equity Balance	\$ 1,820,664	\$ 1,816,107	\$ 4,557						
Ending Equity Fund Balance	\$ 2,162,370	\$ 2,124,480	\$ 37,890						

1. For the VCA phase 4 expansion.

Expenses consist of HOA dues, which were increased by 25%, RHA contribution, lease payments for a rental unit, maintenance and utilities on town owned properties, and the purchase and resale of 2 deed restricted units.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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	\$ 1,710,408	\$ 1,715,828	\$ (5,420)	0%	\$ 2,287,771	\$ 577,363	\$ 1,697,924	\$ 1,677,459	\$ 1,704,166
Other Operating Income	95,040	60,857	34,183	56%	79,260	(15,780)	92,685	73,306	42,797
Less: Allowance for Bad Debt	-	-	-	#DIV/0!	-	-	-	-	(1,917)
Total Operating Revenue	1,805,448	1,776,685	28,763	2%	2,367,031	561,583	1,790,609	1,750,765	1,745,047
Operating Expenses									
Office Operations	146,425	147,979	1,554	1%	199,919	53,494	136,763	122,650	107,578
General and Administrative	105,016	116,708	11,692	10%	133,935	28,919	102,052	122,314	93,651
Utilities	300,148	293,812	(6,336)	-2%	395,945	95,797	277,441	277,256	265,794
Repair and Maintenance	306,757	310,046	3,289	1%	452,293	145,536	275,170	296,993	275,567
Major Repairs and Replacement	196,667	197,023	356	0%	453,323	256,656	266,406	113,120	195,848
Contingency	-	-	-	0%	16,264	16,264	-	-	9,338
Total Operating Expenses	1,055,013	1,065,568	10,555	1%	1,651,679	596,666	1,057,832	932,333	947,775
Surplus / (Deficit) After Operations	750,435	711,117	39,318	6%	715,352		732,777	818,432	797,272
Non-Operating (Income) / Expense									
Investment Earning	(6,313)	(45)	6,268	13928%	(60)	6,253	(3,564)	(702)	(45)
Debt Service, Interest	286,675	286,884	209	0%	381,884	95,209	296,174	305,079	315,459
Debt Service, Fees	-	-	-	#DIV/0!	100,000	100,000	-	-	-
Debt Service, Principal	-	-	-	#DIV/0!	956,393	956,393	-	-	-
Total Non-Operating (Income) / Expense	280,362	286,839	6,477	2%	1,438,217	1,157,855	292,611	304,377	315,414
Surplus / (Deficit) Before Capital	470,073	424,278	45,795	11%	(722,865)		440,166	514,055	481,858
Capital Spending	381,040	400,000	18,960	5%	9,400,000	9,018,960	180,040	3,671	-
Surplus / (Deficit)	89,033	24,278	64,755	267%	(10,122,865)		260,126	510,384	481,858
Other Sources / (Uses)									
Transfer (To)/From General Fund	(146,663)	(146,663)	-	0%	(162,959)	(162,959)	(81,961)	(84,122)	(81,461)
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	1,618,756	-	-	-
Total Other Sources / (Uses)	(146,663)	(146,663)	-	0%	9,809,134	1,618,756	(81,961)	(82,054)	(81,461)
Surplus / (Deficit)	(57,630)	(122,385)	64,755	-53%	(313,731)		178,165	428,329	400,397

Rent revenues are under budget by less than 1% and are slightly over previous year. Other revenues are over budget 56% due mostly to interest income, laundry revenues, and parking enforcement. Office operations under budget 1% budget. Although housing allowance is over budget, group insurance and telephone costs are under. General and administrative is under budget 10% due mainly to property insurance, legal fees, and marketing however, village association dues have increased. Utilities are 2% over budget and 8% more than last year. Maintenance is under budget 1%. MR&R is tracking on budget Expenses include carpet replacement, vinyl replacement, appliances, light replacement, and the bobcat lease. Capital expenditures are for the expansion project for soft costs.

**Town of Mountain Village Monthly Revenue and Expenditure Report
September 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)	\$ (68,358)	\$ -
Contributions	41,600	41,600	-	0.00%	203,200	161,600	43,325	44,753	46,488
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	545,542	543,756	1,786	0.33%	555,545	10,003	547,790	3,432,783	3,384,233
Reserve/Capital/Liquidity Interest	4,064	1,023	3,041	297.28%	2,000	(2,064)	3,607	3,272	851
Specific Ownership Taxes	20,912	20,079	833	4.15%	32,000	11,088	21,407	111,765	104,006
Total Revenues	612,118	606,458	5,660	140.00%	792,745	180,627	562,908	3,524,215	3,535,578
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	138,216
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 bonds)									
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	317,341
Surplus / (Deficit)	445,156	439,496	5,660	1.29%	53,820		391,471	3,027,388	3,218,238
Operating Expenses									
Administrative Fees	328	500	(172)	-34.40%	16,980	16,652	2,250	250	9,760
County Treasurer Collection Fees	16,398	16,563	(165)	-1.00%	4,750	(11,648)	14,879	101,161	101,699
Total Operating Expenses	16,726	17,063	(337)	-1.98%	21,730	5,004	17,129	101,411	111,458
Surplus / (Deficit)	428,430	422,433	5,997	1.42%	32,090		374,342	2,925,977	3,106,779
Other Sources and Uses									
Transfer (To) From General Fund	(20,912)	(20,079)	(833)	4.15%	(32,000)	(11,088)	(21,407)	(111,765)	(104,006)
Transfer (To) From Other Funds (1)	-	-	-	#DIV/0!	-	-	-	(207,439)	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
Total Other Sources and Uses	(20,912)	(20,079)	(833)	4.15%	(32,000)	(11,088)	(21,407)	(319,204)	(104,006)
Surplus / (Deficit)	\$ 407,518	\$ 402,354	\$ 5,164	1.28%	\$ 90		\$ 352,934	\$ 2,606,773	\$ 3,002,773
Beginning Fund Balance	\$ 404,087	\$ 450,633	\$ (46,546)						
Ending Fund Balance	\$ 811,605	\$ 852,987	\$ (41,382)						

09/30/19
TOWN FIXED INCOME INVESTMENTS

PURCHASE DATE	MATURITY DATE	DESCRIPTION	ID #	Purchase	Cost	COUPON	CALLABLE	PURCHASED INTEREST	ADJUSTMENT	9/30/2019 MARKET VALUE	LAST INT DATE	CUMULATIVE INTEREST PAID TD
				PRICE PER SHARE					TO MARKET			
10/30/17	10/30/19	FED Home Loan Bank	3130ACLX0	100.0000000	250,000.00	0.01625	YES	0.00	-44.92	249,955.08	04/30/19	6,093.75
01/12/18	11/26/19	Freddie Mac	3134G9KW6	98.8000000	247,000.00	0.01350	YES	0.00	2,777.56	249,777.56	05/28/19	5,062.50
11/27/17	11/27/19	FED Home Loan Bank	3130ACRR7	100.0000000	250,000.00	0.01720	YES	0.00	-70.11	249,929.89	05/28/19	6,450.00
02/14/18	02/14/20	Federal Farm Credit Bank	3133EJCN7	100.0000000	250,000.00	0.02070	NO	0.00	216.34	250,216.34	08/14/19	7,762.50
05/02/16	04/28/20	Freddie Mac	3134G9AY3	100.0000000	250,000.00	0.01350	YES	0.00	-766.16	249,233.84	04/29/19	10,125.00
10/30/17	04/30/20	FED Home Loan Bank	3130ACLU6	100.0000000	250,000.00	0.01750	YES	0.00	-281.89	249,718.11	04/30/19	6,562.50
10/12/18	04/30/20	US Treasury Note	9128284J6	99.4218750	248,554.69	0.02375	YES	0.00	2,158.20	250,712.89	04/30/19	5,937.50
11/15/17	05/15/20	FED Home Loan Bank	3130ACN83	99.8250000	249,562.50	0.01700	YES	0.00	123.56	249,686.06	05/15/19	6,552.08
01/30/18	07/30/20	FED Home Loan Bank	3130ADDM1	100.0000000	250,000.00	0.02100	YES	0.00	38.95	250,038.95	07/30/19	7,875.00
11/16/18	11/13/20	FED Home Loan Bank	3130AFAB3	100.0000000	500,000.00	0.03000	YES	0.00	570.62	500,570.62	05/13/19	7,500.00
01/12/18	12/21/20	Freddie Mac	3134GSAP0	99.7500000	249,375.00	0.02080	YES	0.00	729.87	250,104.87	06/21/19	7,800.00
07/15/19	01/15/21	Freddie Mac	3134GTZX4	100.0000000	500,000.00	0.02100	YES	0.00	134.00	500,134.00	-	-
01/29/19	01/29/21	FED Home Loan Bank	3130AFRA7	100.0000000	500,000.00	0.02650	YES	0.00	1,242.30	501,242.30	07/29/19	6,625.00
05/17/16	02/17/21	Federal Farm Credit Bank	3133EGA28	100.0000000	250,000.00	0.01580	YES	0.00	-1,175.48	248,824.52	08/19/19	12,837.50
08/16/19	08/19/21	Freddie Mac	3134GT2Q5	100.0000000	500,000.00	0.02000	YES	0.00	-1,834.29	498,165.71	-	-
09/24/19	09/24/21	FED Home Loan Bank	3130AGZN8	100.0000000	500,000.00	0.01750	YES	0.00	-710.64	499,289.36	-	-
10/29/18	10/29/21	FED Home Loan Bank	3130AF4J3	100.0000000	250,000.00	0.03150	YES	0.00	208.95	250,208.95	04/29/19	3,937.50
04/18/19	04/18/22	Freddie Mac	3134GTDP5	100.0000000	500,000.00	0.02650	YES	0.00	148.94	500,148.94	-	-
05/13/16	05/15/22	Freddie Mac	3134GTKM4	100.0000000	500,000.00	0.02650	YES	0.00	386.45	500,386.45	-	-
09/16/19	06/16/22	Freddie Mac	3134GUBH2	100.0000000	500,000.00	0.02050	YES	0.00	199.61	500,199.61	-	-
09/23/19	09/23/22	Federal Farm Credit Bank	3133EKQ90	100.0000000	500,000.00	0.02000	YES	0.00	165.69	500,165.69	-	-
08/08/19	11/08/22	Freddie Mac	3134GTV91	100.0000000	500,000.00	0.02300	YES	0.00	-626.44	499,373.56	-	-
07/03/19	01/03/23	Freddie Mac	3134GTXR9	100.0000000	500,000.00	0.02350	YES	0.00	7.68	500,007.68	-	-
09/27/19	03/27/23	Federal Farm Credit Bank	3133EKT97	100.0000000	500,000.00	0.02120	YES	0.00	-307.16	499,692.84	-	-
07/17/19	04/17/23	Freddie Mac	3134GTB77	100.0000000	500,000.00	0.02150	YES	0.00	768.67	500,768.67	-	-
08/27/19	02/27/24	Federal Farm Credit Bank	3133EKG59	100.0000000	500,000.00	0.02030	YES	0.00	-5,130.59	494,869.41	-	-
06/03/19	06/03/24	Freddie Mac	3134GTQ55	100.0000000	500,000.00	0.02625	YES	0.00	1,909.43	501,909.43	-	-
06/05/19	06/05/24	Freddie Mac	3134GTQR7	100.0000000	500,000.00	0.02650	YES	0.00	1,753.72	501,753.72	-	-
09/25/19	09/23/24	Intl Bk Recon & Develop	459058HG1	100.0000000	500,000.00	0.02200	YES	61.11	-289.59	499,710.41	-	-
									2,303.27	11,496,795.46		
					11,494,492.19				2,303.27	11,496,795.46		

TOWN OF MOUNTAIN VILLAGE
 Account Number: 1AB22317

Statement Ending: September 30, 2019

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								
3130ACLX0	FEDERAL HOME LOAN BANK	10/30/19	1.625%	250,000.000	99.9820	249,955.08		Y
3134G9KW6	FREDDIE MAC	11/26/19	1.350%	250,000.000	99.9110	249,777.56		Y
3130ACRR7	FEDERAL HOME LOAN BANK	11/27/19	1.720%	250,000.000	99.9720	249,929.89		Y
3133EJCN7	FEDERAL FARM CREDIT BANK	02/14/20	2.070%	250,000.000	100.0865	250,216.34		N
3134G9AY3	FREDDIE MAC	04/28/20	1.350%	250,000.000	99.6935	249,233.84		Y
3130ACLU6	FEDERAL HOME LOAN BANK	04/30/20	1.750%	250,000.000	99.8872	249,718.11		Y
9128284J6	UNITED STATES TREASURY NOTE	04/30/20	2.375%	250,000.000	100.2852	250,712.89		
3130ACN83	FEDERAL HOME LOAN BANK	05/15/20	1.700%	250,000.000	99.8744	249,686.06		Y
3130ADDM1	FEDERAL HOME LOAN BANK	07/30/20	2.100%	250,000.000	100.0156	250,038.95		Y
3130AFAB3	FEDERAL HOME LOAN BANK	11/13/20	3.000%	500,000.000	100.1141	500,570.62		Y
3134GSAP0	FREDDIE MAC	12/21/20	2.080%	250,000.000	100.0419	250,104.87		Y
3134GTZX4	FREDDIE MAC	01/15/21	2.100%	500,000.000	100.0268	500,134.00		Y
3130AFRA7	FEDERAL HOME LOAN BANK	01/29/21	2.650%	500,000.000	100.2485	501,242.30		Y
3133EGAZ8	FEDERAL FARM CREDIT BANK	02/17/21	1.580%	250,000.000	99.5298	248,824.52		Y
3134GT2Q5	FREDDIE MAC	08/19/21	2.000%	500,000.000	99.6331	498,165.71		Y
3130AGZN8	FEDERAL HOME LOAN BANK	09/24/21	1.750%	500,000.000	99.8579	499,289.36		Y
3130AF4J3	FEDERAL HOME LOAN BANK	10/29/21	3.150%	250,000.000	100.0836	250,208.95		Y
3134GTDP5	FREDDIE MAC	04/18/22	2.650%	500,000.000	100.0298	500,148.94		Y
3134GTKM4	FREDDIE MAC	05/13/22	2.650%	500,000.000	100.0773	500,386.45		Y
3134GUBH2	FREDDIE MAC	06/16/22	2.050%	500,000.000	100.0399	500,199.61		Y
3133EKQ90	FEDERAL FARM CREDIT BANK	09/23/22	2.000%	500,000.000	100.0331	500,165.69		Y
3134GTV91	FREDDIE MAC	11/08/22	2.300%	500,000.000	99.8747	499,373.56		Y
3134GTXR9	FREDDIE MAC	01/03/23	2.350%	500,000.000	100.0015	500,007.68		Y
3133EKT97	FEDERAL FARM CREDIT BANK	03/27/23	2.120%	500,000.000	99.9386	499,692.84		Y
3134GTB77	FREDDIE MAC	04/17/23	2.150%	500,000.000	100.1537	500,768.67		Y
3133EKG59	FEDERAL FARM CREDIT BANK	02/27/24	2.030%	500,000.000	98.9739	494,869.41		Y
3134GTQS5	FREDDIE MAC	06/03/24	2.625%	500,000.000	100.3819	501,909.43		Y
3134GTQR7	FREDDIE MAC	06/05/24	2.650%	500,000.000	100.3507	501,753.72		Y
459058HG1	INTL BK RECON & DEVELOP	09/23/24	2.200%	500,000.000	99.9421	499,710.41		Y

TOWN OF MOUNTAIN VILLAGE
Account Number: 1AB22317

Portfolio Holdings (Continued) *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	<i>USD</i>			11,500,000.000		11,496,795.46	0.00	

2019 Financial Planning Management Summary* - Qtr 3

* This summary is a combined town revenue and expenditure summary not prepared in accordance with governmental budgeting and accounting standards, but rather to provide a summary look at the actual revenue and expenditures with debt service allocated to the appropriate fund or operation.

	Governmental Funds				Enterprise (Business-Type) Funds							Governmental Pass Through Funds Special Revenue Funds					
	General Fund	Vehicle Acquisition	Debt Service Fund	Capital Projects	Parking Services	Water/Sewer	Broadband	TCC	VCA	Affordable Housing Development Fund and Mortgage Assistance	Child Development Fund	Total	Percentage of Total	Tourism	Historical Museum	Gondola	
Inflows																	
Revenues	\$ 10,001,377	\$ -	\$ -	\$ -	\$ 478,283	\$ 2,275,818	\$ 1,646,475	\$ -	\$ 1,805,448	\$ 25,010	\$ 428,186	\$ 16,660,597		\$ 2,446,670	95,601	\$ 3,811,114	\$ 23,013,982
Debt Service Income																	
Property Tax (Income)	-	-	20,912	-	545,542	-	-	-	-	-	-	566,454		-	-	-	566,454
Other Income	-	-	-	-	4,064	-	-	-	6,313	-	-	10,377		-	-	41,600	51,977
Total Debt Service Income	-	-	20,912	-	549,606	-	-	-	6,313	-	-	576,831		-	-	41,600	618,431
Inflow Subtotal (Revenues)	10,001,377	-	20,912	-	1,027,889	2,275,818	1,646,475	-	1,811,761	25,010	428,186	17,237,428		2,446,670	95,601	3,852,714	23,632,413
Other Sources and Uses (Inflows)																	
Interfund Transfers In	560,421	105,767	-	20,426	-	-	-	151,044	-	448,464	56,016	1,342,138		-	-	-	1,342,138
Tap Fees	-	-	-	-	-	103,461	-	-	-	-	-	103,461		-	-	-	103,461
Sale of Assets	14,953	-	-	-	-	-	-	-	-	(3,208)	-	11,745		-	-	-	11,745
Other Sources and Uses (Inflows) Total	575,374	105,767	-	20,426	-	103,461	-	151,044	-	445,256	56,016	1,457,344		-	-	-	1,457,344
Total Inflows	10,576,751	105,767	20,912	20,426	1,027,889	2,379,279	1,646,475	151,044	1,811,761	470,266	484,202	18,694,772		2,446,670	95,601	3,852,714	25,089,757
Outflows																	
Operating Expense																	
Cable, Phone, and Internet Service Delivery Costs	-	-	-	-	-	-	842,607	-	-	-	-	842,607	7.82%	-	-	-	842,607
Consulting, Contract Labor, Professional Services	142,558	-	-	-	-	-	-	7,559	19,426	-	1,482	171,025	1.59%	-	-	34,300	205,325
Dues, Fees, and Licenses	154,387	-	-	-	100,404	22,753	16,092	69,573	38,578	20,789	369	422,945	3.93%	-	1,916	27,013	451,874
Environmental Projects	75,357	-	-	-	-	875	-	-	4,369	-	-	80,601	0.75%	-	-	-	80,601
Equipment and Vehicle Maintenance	53,515	-	-	-	-	30,007	11,704	-	1,890	-	-	97,116	0.90%	-	-	5,649	102,765
Fuel (Vehicles)	115,485	-	-	-	606	7,763	2,558	-	2,880	-	48	129,340	1.20%	-	-	4,066	133,406
Funding Support to Other Agencies/Programs	127,363	-	-	-	-	-	-	-	-	80,000	40,594	247,957	2.30%	1,243,463	93,685	-	1,585,105
Government Buildings and Facility Expense	139,887	-	-	-	61,414	2,519	3,777	-	79,650	24,174	34,035	345,456	3.21%	-	-	44,232	389,688
Information Technology	259,625	-	-	-	2,823	5,169	42,101	-	8,033	-	-	317,751	2.95%	-	-	29,595	347,346
Legal Services	353,805	-	-	-	-	30,939	431	-	8,922	-	-	394,097	3.66%	-	-	3,373	397,470
Marketing, Public Communications, and Regional Promotion	126,538	-	-	-	1,376	-	-	75,000	2,045	-	-	204,959	1.90%	1,184,943	-	-	1,389,902
Other Expenses	207,442	-	-	-	7,296	-	-	-	1,603	2,765	6,599	225,705	2.10%	-	-	44,237	269,942
* Salaries and Wages	2,624,795	-	-	-	67,293	251,563	200,931	-	221,460	-	273,653	3,639,695	33.79%	-	-	1,520,944	5,160,639
* Other Personnel Expense	1,172,352	-	-	-	29,208	109,503	86,143	-	93,026	-	97,758	1,587,990	14.74%	-	-	558,316	2,146,306
Property Insurance	111,217	-	-	-	-	14,490	3,866	-	54,344	-	-	183,917	1.71%	-	-	35,185	219,102
Road, Bridge, and Parking Lot Paving, Striping, and Repair	412,937	-	-	-	6,580	-	-	-	-	-	-	419,517	3.90%	-	-	-	419,517
Supplies, Parts and Materials	132,716	-	-	-	1,676	59,579	13,762	-	47,698	-	11,208	266,639	2.48%	-	-	164,558	431,197
Travel, Education, and Conferences	44,331	-	-	-	-	440	-	-	6,502	-	3,039	54,312	0.50%	-	-	8,078	62,390
Utilities-W/S, Electric, Natural Gas, Internet, Communications	345,742	-	-	-	17,686	189,247	20,248	-	272,312	833	8,300	854,368	7.93%	-	-	271,981	1,126,349
Water/Sewer Service Delivery	-	-	-	-	-	284,529	-	-	-	-	-	284,529	2.64%	-	-	-	284,529
Total Expense	6,600,052	-	-	-	296,362	1,009,376	1,251,779	144,573	862,738	128,561	477,085	10,770,525	100.00%	2,428,406	95,601	2,751,527	16,046,060
Capital and Major Repairs	90,652	81,359	-	20,426	92,696	570,131	430,484	6,471	573,315	-	7,117	-		-	-	1,029,748	1,029,748
Debt Service Expense																	
Principal/Interest	-	-	-	-	125,363	-	-	-	286,675	-	-	412,038		-	-	41,600	453,638
County Treasurer and Trustee Fees	-	-	-	-	16,726	-	-	-	-	-	-	16,726		-	-	-	16,726
Total Debt Service Costs	-	-	-	-	142,089	-	-	-	286,675	-	-	428,764		-	-	41,600	470,364
Outflows (Expenses) Subtotal	6,690,704	81,359	-	20,426	531,147	1,579,507	1,682,263	151,044	1,722,728	128,561	484,202	11,199,289		2,428,406	95,601	3,822,875	17,546,172
Other Sources and Uses (Outflows)																	
Interfund Transfers Out	781,717	-	20,912	-	37,203	153,878	153,662	-	146,663	-	-	1,294,035		18,264	-	29,839	1,342,138
Other	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-
Other Sources and Uses Total (Outflows)	781,717	-	20,912	-	37,203	153,878	153,662	-	146,663	-	-	1,294,035		18,264	-	29,839	1,342,138
Total Outflows	7,472,421	81,359	20,912	20,426	568,350	1,733,385	1,835,925	151,044	1,869,391	128,561	484,202	12,493,325		2,446,670	95,601	3,852,714	18,888,311
Net Budget Surplus (Deficit)	3,104,330	24,408	-	-	459,539	645,894	(189,450)	-	(57,630)	341,705	-	6,201,447		-	-	-	6,201,446
Outstanding Debt (end of previous year)	\$ -	\$ -	\$ -	\$ -	\$ 6,835,000	\$ -	\$ -	\$ -	\$ 11,881,789	\$ -	\$ -	\$ 18,716,789		\$ -	\$ -	\$ 2,140,000	\$ 20,856,789
* Total Personnel Expense - S&W and Benefits	3,797,147	-	-	-	96,501	361,066	287,074	-	314,486	-	371,411	5,227,685	48.54%	-	-	2,079,260	7,306,945

Job Title: Business Development & Sustainability Senior Manager
FLSA: Exempt

Effective Date: October, 2019

NATURE OF WORK:

Duties will include coordinating, planning, managing and administering town programs, events, policies, outreach and regulations to achieve an active Mountain Village Center, community vitality, energy reduction goals, regional cooperation and community resiliency goals. Specifically, duties include managing staff, committee members and the budget.

DISTINGUISHING CHARACTERISTICS:

- Ability to communicate well with the appropriate Town of Mountain Village (TMV) staff, stakeholders and community members to achieve town economic, vitality and energy conservation and resiliency goals.
- Cultivate community partnerships and relationships with key organizations, businesses, and become the Town's subject-matter expert on their goals and missions, as a means to develop engagement opportunities to achieve town vibrancy.
- Ability to be a big picture thinker along with tracking on deadlines, organization, administration of conditions and execution of approval documents.

DUTIES AND RESPONSIBILITIES:

Community Engagement:

- Manage, implement and administer effective outreach programs or events. Create measurable goals and evaluation strategies for Mountain Village community engagement initiatives.
- Work with all departments to effectively implement coordinated projects; provides input on efforts to improve the level and quality of Town services; participates in identifying efficient operations and funding solutions.
- Ensure the town's programs and services are consistently presented in a strong and positive manner
- Serve as a resource on marketing and business development-related matters for other organizations, governments and the public
- Establish, develop and maintain strong working relationships with other organizations, governments and the public
- Serve as the Town of Mountain Village spokesperson and coordinate with the Communications team to ensure a consistent message.

Special Events:

- Manage all special events applications, facilitation and Finance tracking. Coordinate with Plaza Services staff on implementation.
- Increase awareness of Mountain Village as a special event destination. Create and manage a comprehensive instructional guide.
- Provide event and sponsorship facilitation to assist event organizers through the town approval process and connect them with other potential event partners

Communication and Project Management:

- Manage the Marketing and Communications team to oversee and refine communication strategies from the Town of Mountain Village along with local and regional partners. Implement the strategic goals and objectives of the Mountain Village Comprehensive Plan and its associated documents as it relates to economic and business development

- Direct and develop information for departmental communications, town communication, and regional communication.
- Assists with promotion of Town projects, programs, activities, events, practices and policies, attends community meetings; reports back worthy information to appropriate town departments; presents timely information at these meetings, when applicable.
- Manage all communication strategy focused on “Village Vibrancy” efforts throughout Village Center.
- Coordinate with Town of Telluride, Telluride Ski Resort, TMVOA, Visit Telluride, San Miguel County, and a large number of other partners to create a uniform message and communication hub for residents and visitors.
- Manage or assist with town signage and wayfinding.

Market on the Plaza:

- Plan, produce and manage the Town’s ‘Market on the Plaza’ and any supplemental Market event series as well as Market assets.
- Coordinate with the Finance Department in managing all Market revenues and budgets. Ensure sustainable growth and Market development. Continue to grow in diversity and size while maintaining profits for both the Town and participating vendors.
- Solicit and engage vendors. Maintain good relationships and foster a good working environment.

Business Engagement, Retention & Recruitment:

- Help foster economic diversification and development in conjunction with the business corridor and other key organizations. Advocate for the business community to help them achieve desired outcomes. Coordinate relationships/collaborations between businesses and assist in the development of strategies to achieve common goals.
- Increase awareness of Mountain Village as a business location and access to inventory/network of resources available to the business community.
- Develop a strong working knowledge of area businesses and industry drivers
- Serve as the Town’s comfortable and consistent point-of-contact for new and existing businesses. Act as liaison and ombudsman for businesses who need help navigating town government’s policies, processes, regulations, etc. for future economic development. Attend regional meetings, including Region 10 and merchant meeting, and have an understanding of business resources. Develop, maintain and advance relationships with the business community.
- Respond to merchant requests; serve the needs and desires of merchants and oversee plaza development projects. Manage all plaza use agreements and deadlines, plaza use fee schedules and policies in the Community Development Code, making updates when necessary. Monitor compliance of Plaza Uses regarding third-party uses of public plazas. Assist with enforcement when necessary.
- Solicit and engage plaza vendors. Manage the Plaza Vending Committee, plaza vending rules and regulations, and fee schedule.
- Develop goals, strategies and programs to target and recruit desirable business prospects
- Assist with economic development grant writing as needed.
- Manage the Lunch and Learn workshops by organizing speakers, marketing, and operations.

Environmental Sustainability:

- Act as the Town’s environmental sustainability contact, and appropriately communicate the Town’s Green efforts. Serve as liaison and staff representative for the Mountain

Village Green Team Committee while also participating in all related subcommittees. Attend regional meetings on the Town's behalf and as an advocate of the town's interests

- Have an overarching understanding of the Town's environmental goals and current projects. Coordinate with Plaza Service Manager to analyze energy use data.
- Maintain Bag Resolution data collection. Manage EPA reporting and profile.
- Manage town-led incentive and environmental programs. Coordinate with regional sustainability efforts.
- Manage all third-party consulting and GHG inventory reporting
- An understanding of current federal and state legislation that may affect the Town's efforts and initiatives.

Contract Management

- Manage contracts with other organizations associated with the department's overall goals.

Financial Management

- Ensure the operation and implementation of the department's programs meet budget guidelines
- Prepare and manage the department's annual budget and develop comprehensive goals and measures for purposes of performance reviews and reporting biannually to Town Council.
- Explore the feasibility of business development grant and incentive programs

MINIMUM QUALIFICATIONS:

A qualified candidate demonstrates leadership qualities, business development and marketing experience. Previous experience in managing and supervising personnel and the ability to engage community leaders to advance the goals of the town are essential. Must be a passionate advocate for Mountain Village and possess excellent communication skills with the ability to work with a wide range of constituents and community representatives. Must possess excellent relationship building skills with the ability to work closely with prospects and develop effective and meaningful relationships. In addition, a qualified candidate possesses a high level of energy and drive – a “make things happen” personality – and an achievement-oriented style that entails minimal supervision and the ability to manage multiple projects and assignments. A qualified candidate possesses a personal value system that encompasses high integrity, commitment to quality, a solid work ethic, good judgment, tact and diplomacy, and similar qualities of the highest caliber.

Applicants will be required to undergo drug testing prior to employment and may be subject to further drug and alcohol testing throughout their employment.

Licenses/Certification(s):

Graduate from an accredited four-year college or university, business administration, economics, marketing, public relations or related field, and five years of experience in marketing, project management, business development, financial analysis or closely related field; or any equivalent combination of education and experience.

Possession of a valid Colorado State Driver's License is required. A Driving record search will be conducted on all applicants prior to employment and will be subject to observation throughout their employment.

KNOWLEDGE, SKILLS & ABILITIES REQUIRED:

Knowledge of: business community, marketing and business development

Skills in: Communications, preparing and presenting information to public bodies; assessing and prioritizing multiple tasks, projects and demands; communicate effectively in verbal and written forms; establish and maintain effective working relationships with co-workers and customers. Strong presentation and writing skills required.

Experience with event planning, public speaking and project execution from beginning to end. Experience with social media, print media and Microsoft office suite and Adobe Creative Suite computer programs.

Ability to: analyze and interpret complex information and present it in various ways that make sense to a diverse and large audience.

Environmental Factors: Work is performed both in the field in a variety of weather conditions and in a standard office environment; work involves competing demands, performing multiple tasks, working to deadlines, occasional work beyond normal business hours, and responding to customer issues. Ability to work some evenings, weekends, holidays as needed.

Physical Factors: While performing the duties of this job, the employee is frequently required to sit for extended periods of time and may occasionally be required to lift and/or move items weighing up to 30 pounds.

Job Title: Public Information Specialist
FLSA: Non-Exempt

Effective Date: October 10, 2019

NATURE OF WORK:

The Public Information Specialist will oversee communication, marketing and public relations for the Town of Mountain Village per the direction of the Business Development and Sustainability Senior Manager. This position shares Town of Mountain Village initiatives with the community and local businesses through communications, outreach and marketing support. The Public Information Specialist oversee content creation for multiple departments, acts as public information officer for the town, and is responsible for social media, email marketing and media relations.

DUTIES AND RESPONSIBILITIES:

- Manages the promotion of town projects, programs, events, practices and policies, attends appropriate community meetings and reports back worthy information to appropriate town departments; presents timely information at these meetings, when applicable.
- Serves as the Town of Mountain Village spokesperson.
- Writes and edits blogs and press releases for print and broadcast.
- Coordinate interviews with the media and appropriate town staff, Council and/or other board members; maintains positive working relationships with all members of the local media; maintains the town's media contacts and press lists.
- Follows consistent Associated Press (AP) style and guidelines; Create style guidelines specific to the communications medium and project; manages the town brand.
- Coordinates with town staff to ensure message development and consistency, and timing is in line with the town's goals.
- Manages the design, look, feel and tone of all digital and print marketing collateral and the distribution of all marketing collateral.
- Manages email marketing and maintains the town's email database.
- Tracks and analyzes media and impressions and uses data to guide marketing plans, strategies and tactics.
- Develops and maintains the town's website and any associated sites; site navigation and responsive design being of utmost importance.
- Manages social media channels including Facebook, LinkedIn, & Twitter; collaborating with departments to write, produce, and edit posts as well as build an editorial and social media content calendar.
- Manages the promotion of Mountain Village amenities, activities and events.
- Maintains the town's video, image and collateral library.
- Assists with the preparation of the department's annual budget recommendations, which includes the communication needs of every town department.
- Assists with invoicing and payment processing for department.

Any other task not listed but deemed appropriate.

MINIMUM QUALIFICATIONS:

Preferred Bachelor's Degree in communications, marketing or a related field AND two years of marketing, public relations, social media, and media relations experience; or an equivalent combination of education, training, and experience.

Licenses/Certification(s):

Possession of a valid Driver's License is required.

KNOWLEDGE, SKILLS & ABILITIES PREFERRED:

Knowledge of: Knowledge of the dynamics of communication, marketing, media relations, writing, publishing, and brand development; Experience in the use of social media platforms and Web 2.0 software and technologies to create effective communications; Strong project management skills preferred; graphic design preferred; knowledge of and ability to effectively use Microsoft Office package (MS Word, Access, Desktop Publisher, PowerPoint, and Excel) Web-based programs and technologies, design and photo editing software, e-mail software.

Skill in: Excellent knowledge of the English language, including grammar, punctuation, usage, and the ability to write for a diverse audience using a plethora of communication tools; skilled in the use of style per the Associated Press and proofreading and editing. Skilled in public presentations and interpersonal communications, both verbal and written. Possess the ability to interface positively with town departments, boards, organizations, community citizens, businesses and visitors. Possesses good judgment, tact and diplomacy. Ability to analyze and interpret complex information and present it in various ways that make sense to a diverse and large audience. Ability to be a self-starter and continuously educate yourself about the ever-changing communication field and converse with technical experts in their applied fields. Ability to work some evenings, weekends, and holidays as needed.

Environmental Factors:

Work is performed in a standard office environment; requires some travel to attend meetings and monitor events. Position involves competing demands, performing multiple tasks at once, working to deadlines, work may include some meetings and events beyond normal business hours, and responding to community issues.

Physical Factors:

While performing the duties of this job, the employee is frequently required to sit for long periods of time and may be required to lift items weighing up to 30 pounds and entertain the media by participating in various types of physical activity.

TOWN OF MOUNTAIN VILLAGE

2020 BUDGET

COMMUNICATIONS & BUSINESS DEVELOPMENT DEPARTMENT PROGRAM NARRATIVE

COMMUNICATIONS & MARKETING PROGRAM NARRATIVE

Staff engages and connects with town constituents, businesses, visitors, community stakeholders and media through various tools to communicate all Town of Mountain Village (TMV) programs, events and news. Information is compiled and disseminated promptly to clearly communicate all TMV messaging. This department develops and implements TMV marketing strategies, and manages the town's website, all digital and print advertising, social media channels and email marketing for 12 different town departments. Additionally, staff serves as the Public Information Officer for emergency management under the direction of the Police Chief and the Town Manager.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM NARRATIVE

Staff creates, implements and manages vitality efforts to organically drive Mountain Village's economic development, including, but not limited to, Market on the Plaza, special events and plaza use. An active Mountain Village center, community vitality, regional cooperation, and community resiliency are all achieved by managing and administering town programs, events, policies, outreach and regulations. The focus is to engage the community at-large, fostering relationships and offering Town expertise and resources when necessary.

SUSTAINABILITY PROGRAM NARRATIVE

Staff manages an action-driven Green Team and oversees implementation of the TMV's sustainability efforts. Additionally, staff oversees TMV's Green House Gas inventory reporting and works with various departments to apply recommendations in order to reach the Town's zero-waste goals.

COMMUNICATIONS & MARKETING DEVELOPMENT PROGRAM GOALS

1. Prepare and stay within the department's approved budget, with a 40 percent budget reduction over the previous year, while actively seeking opportunities to optimize financial costs and maintaining a similar scope and community impact of work.
2. Administer, maintain and manage consistent email marketing and media messaging for all Town of Mountain Village programs, projects, meetings and events.
3. Provide a timely and informed response to the public, staff and council to inquiries regarding town services, issues and complaints through personal contact, telephone and electronic media.
4. Develop, create and execute campaigns to promote town-related amenities, events, programs, public works, policies and significant developments for 12 departments through all appropriate TMV channels (digital and print).
5. Develop and maintain the Town's website with a focus on site navigation, responsive design and relevant information for website visitors.
6. Develop and drive marketing strategy for the retention and growth of the Town's broadband customers.

COMMUNICATIONS & MARKETING PROGRAM PERFORMANCE MEASURES

Item 1

1. Year-end expenditure totals do not exceed the adopted budget while meeting all department goals.

Item 2

1. Maintain a 5 percent increase year over year (YOY) of volume of email correspondence sent, with an average open rate of 20 percent and click-through rate of 3 percent.
2. Grow business, community, and visitor email lists by 5 percent YOY, specifically targeted to categorized interests to help drive engagement and segment audiences for better engagement.
3. Follow all AP Stylebook and Town design guidelines in creating HTML email campaigns for a consistent image and voice.

Item 3

1. Positioning the Communications department as the familiar contact for all public, staff and council inquires by responding within 24 hours during the work week and by Monday for non-emergency weekend issues.
2. Serve as the Public Information Officer for emergency management under the direction of the Police Chief and the Town Manager, communicating all emergency messaging within 10 minutes of receiving.

Item 4

1. Respond to all [internal departmental communication requests](#) within 24 hours during the work week and by Monday for non-emergency weekend issues and, depending on the scope, completing projects within 72 hours.
2. Grow all town social media platforms (Facebook, Twitter, LinkedIn and Instagram) by a steady 5 percent increase in posts and an average 20 percent increase in followers YOY.
3. Grow public relations outreach with a 20 percent increase in press releases sent YOY, tracking publications and media reach.

Item 5

1. Launch the upgraded website with an improved search function, and user-friendly layout by November 25, 2019.
2. Manage and oversee website content and development for all Town departments, driving traffic and maintaining website optimization with a growth visitation (website users) by 10 percent YOY.
3. Train a representative from several Town departments in the first quarter of 2020 on [Processwire](#) (the new content management system), so document uploads and simple edits can be made by in real-time.
4. Create an online form capability for all current downloadable pdf forms currently are on our website by end of year 2020.

Item 6

1. Refine the Broadband customer database for more targeted marketing efforts.

2. Define demographic and marketing position through customer surveys, targeting a 90 percent completion rate for 250+ responses.
3. Respond to survey results with marketing efforts targeted on interest and need to drive Broadband customer conversion to fiber.
4. Assist the broadband department and broadband consultant Uptown with development of the communication and marketing campaign for Town's Broadband and Cable including messaging of new fiber and cable options and costs.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM GOALS

1. Manage the quarterly meetings of Business Development Advisory Committee (BDAC), which shall advise and make recommendations to Town Council on matters related to economic development.
2. Develop, maintain and advance relationships and collaborations between businesses and the Town, helping them navigate government policies and processes.
3. Create and maintain a user-friendly and robust online business directory thorough the improved Town of Mountain Village website.
4. Create, implement and manage Market on the Plaza, special event permitting and plaza use contracts, continuing to grow permitting revenues and Market sales tax revenues.
5. Continue implementation of strategic signage and wayfinding program for the Town of Mountain Village, completing Phase II and working to maintain wayfinding design standards throughout all aspects of Mountain Village communication.
6. Offer three to four Lunch and Learn events annually to business owners and/or the community-at-large, offering relevant educational and developmental opportunities.
7. Continue to assist Merchants by utilizing Region 10 and Colorado's West Central Small Business Development Center (SBDC) recourses.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM PERFORMANCE MEASURES

Item 1

1. Set the BDAC meeting dates, agendas, and packets once a quarter.
2. Focus meetings on additional enhanced vitality efforts, 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.
3. Ensure the committee assists with providing input and expertise on ways to encourage and help businesses and individuals to invest in the Town, create jobs, and increase the tax base.

Item 2

1. Annual one-on-one check-ins with individual business owners, as well as responding to all inquiries within 24 hours during the workweek and by Monday for non-emergency weekend issues.
2. The development and management of a comprehensive business database, including up-to-date business amenities/offers, media/information channels, and contact details.
3. Maintain constant communication with TMVOA and TSG to understand collaboration opportunities and planning efforts.
4. Attend monthly TMVOA hosted merchant meetings.

Item 3

1. Directory mimics wayfinding business categories, additional filters are offered for a targeted search. Each listing comprises of an eye-catching photo, business summary, contact information, hours of operation, menu (if applicable), location, and links to any appropriate sites.
2. Acting as a tool to display all of TMV offerings and a clear platform for all businesses, including those which may not have a professional website.

Item 4

1. Maintain a 10 percent growth in Market on the Plaza revenues YOY.
2. Maintain executed three-year plaza license agreements with a 100 percent completion of new/renewal requests.
3. Responsibly grow plaza vending permits in-line with demand, focusing on summer vending.
4. Grow special event permitting by 10 percent annually. Creating a streamlined approval process and marketing Mountain Village as an event destination.

Item 5

1. Manage summer and winter wayfinding business directory updates.
2. Continue to incorporate wayfinding design in all internal and external communication and marketing collateral when appropriate.
3. Continue to educate the public and business on a universal wayfinding language of location designations.

Item 6

1. Work with TMV departments and external experts to provide quality information to the public/business owners, fostering educational opportunities and growth.
2. Create networking opportunities and develop relationships with constituents, positioning Town staff as a comfortable and reliable source of information and assistance.

Item 7

1. Attend Region 10 board meetings and utilize SBDC resources when assisting local businesses.

SUSTAINABILITY PROGRAM GOALS

1. Prepare and stay within the committee's approved budget, with a 17 percent budget reduction over the previous year, while actively seeking opportunities to optimize financial costs and maintaining a similar community impact of work.
2. Serve as the Town representative on regional sustainability groups including Carbon Neutral Coalition, Sneffels Energy Board and Green Team.
3. Manage Green Team agenda and committee meetings.

4. Assist in directing and facilitating the Town's sustainability efforts, offering Green Team staff support.
5. Exhaust incentive funds for all Town incentive programs including, compost, solar, cedar shake, defensible space and farm to community program. Additionally, educate constituents on fee waivers for smart building and deed-restricted housing incentives.
6. Maintain efforts to reach the Town's greenhouse gas (GHG) reduction targets as more than a 26 percent reduction by 2025 by overseeing GHG inventory reporting for the Town government, Mountain Village community, and region. Look into utility consumption, waste, flow, sources, and efficiency and work with various departments to apply improvement recommendations.

SUSTAINABILITY PROGRAM GOALS PERFORMANCE MEASURES

Item 1

1. Year-end expenditure totals do not exceed the adopted budget while accomplishing the annual committee workplan.

Item 2

1. Attend monthly meetings by phone or in person to update regional organizations on TMV's sustainability efforts. Contribute to regional efforts when appropriate.

Item 3

1. Work with Green Team committee chair and clerk staff to set meeting agendas.
2. Ensure all efforts are in line with the yearly workplan focusing on three attainable goals which ultimately reduces TMV's greenhouse gas emissions.

Item 4

1. Help in the execution of TMV sustainability efforts. Examples include creation of the compost application, single-use plastics benchmark survey, and communication collateral creation.

Item 5

1. Ensure all incentive program participation and application processes are easily accessible, utilizing all communication channels to promote initiatives to targeted groups and encourage incentive utilization.

Item 6

1. Oversee the RFP process for an environmental consultant's GHG report for all divisions, tools for the Town to better track future data collection, and clear recommendations in reducing emissions to reach TMV's goals.
2. Work with the Public Works department to ensure monthly data tracking in order to access real time energy use.
3. Use consultant recommendations to set departmental environmental goals.

2019 ACCOMPLISHMENTS

Communications and Marketing

1. The department has continued to increase town communication through email marketing, social media and community outreach seeing an increase in local media coverage and more social media engagement.
2. As of 11/1/19, there is a 38 percent increase in press releases distributed a 53 percent increase in media mentions compared to the previous year.
3. As of 11/1/19, staff increased the volume of email marketing campaigns by 35 percent over 2018.
4. Social media channels flourished with a 16 percent increase in followers (people who subscribe to our account), 22 percent increase in impressions (number of times content is displayed), and a 73 percent increase in engagements (interactions people have with TMV content).
5. Mayor's column started in 2019 offering a direct marketing piece to local readers in the *Telluride Daily Planet* recapping each month's town council meetings.
6. Our new town website was developed and rebuilt and will be launched end of November.

Business Development and Community Engagement

7. Successfully initiated monthly Lunch & Learns offering educational forums for our business/merchant corridor on topics related to accounting, bookkeeping, marketing and more.
8. Increased total Market on the Plaza revenue by 84 percent over 2018.
9. As of 11/1/19, increased special event permitting by 60 percent over 2018
10. As of 11/1/19, saw a 222 percent increase in executed three-year Plaza License Agreements from 2017, which includes a 125 percent increase in plaza vending participation.

Sustainability

11. Promoted community incentives programs through direct mailer, online drip campaign and media outreach which resulted in Cedar Shake program funding being exhausted for 2019.
12. Served 61 families (126 participants) in the Farm to Community program distributing 7016.2 pounds of food and reducing carbon footprint by 16 mt-CO₂e (equivalent to burning 17,500 pounds of coal).

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Communications & Business Development

Worksheet	Account Name	Actuals		2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
		2017	2018	Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Communications & Business Development	Salaries & Wages	78,391	139,368	196,915	196,915	-	135,515	(61,400)	132,503	132,503	132,503	132,503
Communications & Business Development	Group Insurance	10,946	23,833	37,500	37,500	-	27,000	(10,500)	27,540	28,091	28,653	29,226
Communications & Business Development	Dependent Health Reimbursement	-	(529)	(720)	(2,000)	(1,280)	(2,000)	-	(2,000)	(2,000)	(2,000)	(2,000)
Communications & Business Development	PERA & Payroll Taxes	12,150	21,464	30,286	30,286	-	21,181	(9,105)	21,041	21,041	21,041	21,041
Communications & Business Development	PERA 401K	1,555	2,826	7,877	7,877	-	3,388	(4,489)	3,975	5,300	5,300	5,300
Communications & Business Development	Workers Compensation	118	124	185	185	-	194	9	204	214	225	236
Communications & Business Development	Other Employee Benefits	1,750	600	2,700	2,700	-	1,900	(800)	1,938	1,977	2,016	2,057
Communications & Business Development	Consultant Services	13,775	8,882	16,000	16,000	-	5,000	(11,000)	5,000	5,000	5,000	5,000
Communications & Business Development	Green Team Compost	-	1,199	25,000	25,000	-	20,000	(5,000)	20,000	20,000	20,000	20,000
Communications & Business Development	Green Team Green House Gas (1)	-	12,000	17,135	17,135	-	19,000	1,865	19,000	19,000	19,000	19,002
Communications & Business Development	Green Team Communications/Education	-	-	10,000	10,000	-	7,570	(2,430)	7,570	7,570	7,570	7,570
Communications & Business Development	Green Team MV Clean Up (2)	-	-	1,400	1,400	-	1,400	-	1,400	1,400	1,400	1,400
Communications & Business Development	Green Team Bike to Work (3)	-	-	30	30	-	30	-	30	30	30	30
Communications & Business Development	Green Team Green Lights (4)	-	1,314	5,000	5,000	-	-	(5,000)	-	-	-	-
Communications & Business Development	Green Team Dues & Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Communications & Business Development	Farm to Community Initiative (5)	-	23,245	30,000	30,000	-	40,000	10,000	40,000	40,000	40,000	40,000
Communications & Business Development	Facility Rent (6)	-	300	3,600	3,600	-	-	(3,600)	-	-	-	-
Communications & Business Development	Dues & Fees	2,700	1,591	2,195	2,195	-	2,000	(195)	2,000	2,000	2,000	2,000
Communications & Business Development	Travel, Education & Training	2,094	6,645	8,000	8,000	-	3,000	(5,000)	3,000	3,000	3,000	3,000
Communications & Business Development	Live Video Streaming	14,110	15,741	18,000	18,000	-	15,000	(3,000)	15,000	15,000	15,000	15,000
Communications & Business Development	Marketing-Business Development	28,714	60,471	65,000	59,000	(6,000)	27,000	(32,000)	27,000	27,000	27,000	27,000
Communications & Business Development	Marketing-Software	-	495	-	6,000	6,000	5,000	(1,000)	5,000	5,000	5,000	5,000
Communications & Business Development	Marketing-Design	-	873	2,500	2,500	-	6,000	3,500	6,000	6,000	6,000	6,000
Communications & Business Development	Marketing-Public Relations	-	11,903	10,000	10,000	-	-	(10,000)	-	-	-	-
Communications & Business Development	Marketing-Video	-	2,500	6,500	6,500	-	1,500	(5,000)	1,500	1,500	1,500	1,500
Communications & Business Development	Postage & Freight	-	54	500	500	-	500	-	500	500	500	500
Communications & Business Development	Surveys	-	-	1,500	1,500	-	-	(1,500)	-	-	-	-
Communications & Business Development	Photos	2,554	5,108	5,000	5,000	-	2,000	(3,000)	2,000	2,000	2,000	2,000
Communications & Business Development	General Supplies & Materials	2,912	2,722	4,500	4,500	-	2,000	(2,500)	2,000	2,000	2,000	2,000
Communications & Business Development	Business Meals	481	1,438	1,600	1,600	-	400	(1,200)	400	400	400	400
Communications & Business Development	Employee Appreciation	120	208	600	600	-	200	(400)	200	200	200	200
Communications & Business Development	Books & Periodicals	-	213	200	200	-	-	(200)	-	-	-	-
Communications & Business Development	Communications - Phone	936	2,150	3,600	3,600	-	2,872	(728)	2,872	2,872	2,872	2,872
Communications & Business Development	Website Hosting	8,960	5,626	6,300	6,300	-	3,500	(2,800)	3,500	3,500	3,500	3,500
Communications & Business Development	Website Management	8,913	35,243	18,000	18,000	-	17,000	(1,000)	17,000	17,000	17,000	17,000
Communications & Business Development	E-Mail Communication	14,799	16,217	19,000	19,000	-	8,000	(11,000)	8,000	8,000	8,000	8,000
Communications & Business Development	Print Advertising	17,824	18,158	18,000	18,000	-	9,000	(9,000)	9,000	9,000	9,000	9,000
Communications & Business Development	Promo Items/Info	12,500	-	1,950	1,950	-	950	(1,000)	950	950	950	950
Communications & Business Development	Special Events Marketing	128	-	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	Broadcast Programming	1,188	-	5,600	5,600	-	1,200	(4,400)	1,200	1,200	1,200	1,200
Communications & Business Development	Online Advertising	303	583	5,000	5,000	-	1,000	(4,000)	1,000	1,000	1,000	1,000
Communications & Business Development	Social Media	3,671	3,854	9,500	9,500	-	5,000	(4,500)	5,000	5,000	5,000	5,000
Total		241,594	426,419	597,953	596,673	(1,280)	397,300	(199,373)	395,323	397,248	397,860	398,486

- (1) New RFP has been drafted for government and community GHG emissions reporting. We have asked for the tools to track data in house and develop future reporting internally.
- (2) Green Team is growing this event year over year
- (3) An increase of \$150 for Bike to Work participation
- (4) Tri-state is cutting the rebate next year so TMV will not continue their support in 2020
- (5) Council has supported increasing the funds for this program
- (6) Telluride Works membership will not continue in 2020

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PLANNING SERVICES PROGRAM NARRATIVE**

Planning Services has a primary responsibility for administering the Community Development Code (CDC) and implementing the vision and goals of the Comprehensive Plan; assisting the Design Review Board and Town Council regarding policy and development decisions; facilitating amendments to the CDC and associated regulation and policy documents; identify, verifying and enforce design and land use compliance in the community; long-range planning, development review, promoting fire mitigation, forest health and environmental sustainability; and assisting homeowners and developers through town processes.

PLANNING SERVICES GOALS

Goal 1: Assist the business community, residents and homeowners achieve their goals of building and/or improving their property

Measure

1. Respond to inquiries (phone and email) within 24 hours
2. Issue class 1 approvals within three days
3. Issue class 2 approvals within five days
4. Remove and replace development permits with staff level sign off associated with design review approval tracked in Meritage as a no-fee permit with final planner review. Fully implemented by the second quarter
5. Replace paint and stain application and similar applications, with a determination of no effect issued by email, to reduce process for the public and staff, fully implemented by the second quarter

Goal 2: Implement the Vision of the Comprehensive Plan as directed by Town Council

Measure

1. Continue to prioritize VCA Phase IV, a subarea planning effort for construction as directed by Council
2. Work with TSG and TMVOA as directed on subarea planning efforts

Goal 3: Clarify and streamline the Community Development Code (CDC) to advance the vision of the community

Measure

1. CDC Amendments scheduled in 2019-2020:
 - a. Refine our long-range planning and CDC amendment work plan and continue to identify CDC amendments for the workplan.
 - b. Conform and clarify the Community Development Code with the Comprehensive Plan-work with legal. Specifically, reduce the prescriptive effect of the table and parcel details in the Comprehensive Plan
 - i. Gain Town Council consensus regarding the Comprehensive Plan update work plan, first quarter
 1. Staff proposes beginning with the Village Center Subarea, first thru third quarters
 2. Staff proposes the next subarea to be amended is the Meadows, fourth quarter
 - ii. Staff to redline the Comprehensive Plan, Village Center Subarea, first quarter
 - iii. Staff presents the redline Comprehensive Plan amendment in a work session with Town Council, end of the first quarter

- iv. Staff organizes an open house for the public, beginning of the second quarter
- v. Staff collects results from the open house and schedules a work session with the Design Review Board, second quarter
- vi. Staff schedules a second work session with Town Council
- vii. Staff schedules a Resolution to amend the Village Center Subarea section of the Comprehensive Plan, end of the second quarter
- viii. Staff will bring a conforming CDC amendment (a review and recommendation by the DRB, and two readings of an ordinance by Town Council), completed by the third quarter.
- ix. Staff will redline the Meadows Subarea Section of the Comprehensive Plan by the fourth quarter.
- c. Continue an annual clean-up amendment (small errors and edits)
- d. Design Variations
- e. Architectural Lighting
- f. Village Center lighting
- g. Accessory Structures
- h. Plaza Use Design Standards update

Goal 4: Continue education, outreach and compliance efforts regarding efficiency lodge, hotel and, hotel efficiency zoning designations

Measure

1. Create a powerpoint presentation regarding accommodation zoning designations, first quarter
2. Meet with attorney's, HOA's, realtors and stakeholders to provide information and education to prevent compliance-related issues moving forward at least monthly and upon request, beginning in the first quarter
3. Work with the Communications and Business Development Department to develop digital education materials/website presence, web materials by the first quarter, all other materials by the second quarter
4. Create a town compliance plan and policies – work with legal, formalized by end of the second quarter

Goal 5: Prioritize forest health and wildfire mitigation measures in the community

Measure

1. Continue implementation of no fee tree permits for foresters
2. Respond to site visit and tree removal requests within 24 hours
3. Schedule site walks and permit issuance for simple permits within 48 hours
4. Implement a budworm treatment packet distribution and placement program on public and private lands
5. Re-evaluate and set expectations with West Regional Wildfire Council prior to the beginning of each year

Goal 6: Implement measures to reduce energy usage (GHG emissions) in the built environment

Measure

1. Work with the green team to identify Green House Gas Emissions implementation strategies through planning and building to reduce the 60% built environment emissions. Attend Green Team meetings in order to identify items to be integrated into the Green Team workplan in 2020

Goal 7: Provide advancement opportunities for staff through education and experience in the department

Measure

1. Assure staff certifications and memberships are kept up to date
2. Send staff to minimally one training/conference a year such as a planning conference, GIS training, a western slope planning networking conference, resort planner's conference, housing conference, building conference or forestry conference
3. Provide more complex development review and CDC amendment opportunities, along with problem-solving opportunities for staff so that they can gain knowledge and experience (identified within their respective yearly evaluation materials)
4. Identify staff training, strengths, opportunities, education and, aspirations consistent with Town Council succession planning goals
5. Train for GIS proficiency within the department which is normal and customary nationwide for planners

2019 PLANNING DIVISION ACHIEVEMENTS

- 1. CDC amendments completed in 2019:**
 - a. Clarified Outdoor Lighting Regulations
 - b. Clarified insurance requirements for open burns permits
 - c. Clarified driveway design width requirements
 - d. Reduced bonding requirements from 150% to 125% to better align with analogous community standards
 - e. Modified notice requirements for Class 5 applications
 - f. Clarified height requirements for Single-Family Common Interest Community zones
 - g. Allow for staff-level review of synthetic roof material
 - h. Removed vending regulations
 - i. Clarified short term accommodations and definitions of zoning designations
 - i. Provided efficiency lodge zoning designation information packets to each of the HOA's who have efficiency lodge zoning designations constructed on their property
 - ii. Inventoried all efficiency lodge units from resolutions, ordinances and condominium maps of record
 - iii. Processed and administer rezone and density transfer applications
 - iv. Facilitated bringing properties into compliance with town laws
 - v. Held multiple work sessions with Town Council
 - vi. Fielded multiple emails, phone calls and in-person meetings with concerned property owners related to this issue
 - j. Discussed with the DRB single-family zoning, gutters & downspouts, retaining walls, height calculations as possible CDC amendments
- 2. Streamlined process, increase incentives and invite public participation to encourage compliance with planning and building regulations, policies and procedures while developing a sense of community.**
 - a. Streamlined the Cedar Shake Incentive Program and all \$50,000 funds were utilized in 2019
 - b. Waived development fees for deed-restricted development.
 - i. Three deed-restricted homes were approved for design by the DRB
 - ii. Two deed-restricted remodels were permitted

- iii. We waived \$38,700 in building permit fees with a valuation of \$1 million dollars
 - c. Completed and implemented an aesthetic sandwich board in conjunction with TMVOA to help improve Village Center signage design to better meet design requirements and appear more uniform
 - d. Increased sign and sandwich board compliance in the Village Center assuring a greater aesthetic standard. We made six contacts in 2019 to conform signs to MV design regulations
 - e. Increased participation and funding in the Farm to Community Income Qualified Program to serve from 40 to 60 families (now under the communications dept)
 - f. Enhanced marketing for all incentive programs by working with the communications department
 - g. Provided Council with a building permit fee comparison in 2018 and 2019
 - h. Utilized a tile roof coating material as a test project on VCA Building 9 to be considered for other roof tile buildings if it proves to be durable
 - i. Worked with the County emergency services (911) to identify problematic addressing issues in the MV. Worked with emergency services, police and town mapping personnel to appropriately address properties related to new construction
- 3. Implement and Participate in Subarea Planning Efforts:**
 - a. Complete road realignment, landscape design, platting and, zoning to achieve a greater sense of arrival and park improvements through design in 2019 and bid and construction in 2020. Put on hold by Council
 - b. Participated in the Village Pond planning efforts
 - c. Facilitated planning and building review for the Town Hall façade improvements
 - d. Participated in the Trails Master Plan Planning Efforts
 - e. Completed development and design review for VCA Phase IV including building permit review
 - f. Implemented portions of Village Center Vibrancy Plan.
 - i. Reduced sign fee from \$250 to \$50 and in some cases waived the fee in the Village Center
 - ii. Completed sandwich board design and implementation in conjunction with TMVOA
 - iii. Removed vending regulations from CDC and it is now implemented by a committee
 - iv. Clarify and update Plaza Use Standards – in process
 - v. Enforced portions of the CDC to maintain commercial storefronts for commercial use
- 4. Fund and communicate forest health and wildfire mitigation rebate and incentive programs that include both the defensible space and the cedar shake rebate program.**
 - a. Enhanced marketing efforts with electronic and print materials
 - b. 12 site walks to date and 3 defensible space rebates
 - c. Identified a 2020 program of budworm pheromone packs
 - d. 103 staff tree permits issued to date
- 5. Develop programs and policies to reduce the use of electricity, natural gas, fuel, paper, water, and chemicals.**
 - a. Advertised and added the Smart Build Program (100% permit fee waiver for smart building) on our incentive page on the website and integrated it with our overall incentive marketing campaign

- b. We stubbed out a gas line to VCA so that future buildings do not need to rely entirely on electric utilities
- c. Digitized over 7,500 planning documents in 2019. We removed enough filing cabinets to create a new office space and remove storage of paper and filing cabinets

6. Staff Education and Training

- a. Planners attended the State and National American Planning Association Conference
- b. Director attended the Housing Colorado conference in Keystone, CO
- c. The Town paid for Planner's AICP (Planning) Certification and Training
- d. Evaluated building permit software products and held a joint meeting with the County and Town of Telluride to evaluate building permit software that all three entities may choose to use
- e. Upgraded plan review software from Adobe PDF to BlueBeam

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
BUILDING DIVISION NARRATIVE**

The Building Division administers and enforces the Building Regulations, including but not limited to the International Residential Code, International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, National Electrical Code and the International Fuel Gas Code. The Building Division conducts plan review and issues permits; performs housing and dangerous building code inspection and enforcement; conducts field inspections of new construction and remodels; participates in code development with regional building departments; administers the Town's contractor licensing program; and meets continuing education requirements of the ICC. The Building Division provides plumbing and electrical inspections within the Town of Telluride per an existing intergovernmental agreement. The Building Division may also perform building inspections within San Miguel County based on a Memorandum of Understanding. The Building Division also administers energy and resource reducing incentive programs including but not limited to the solar energy program. The building division also administers the Renewable Energy Mitigation (REMP) program. The building department's primary goal is building safety and responsive customer service.

BUILDING DIVISION GOALS

1. Adopt the 2018 International Building Codes including the 2018 International Energy Conservation Code
2. Ensure all Building Permit applications are processed in a timely manner.
3. Accurately respond to all customer inquiries in a timely manner regarding building design or Town policies.
4. Conduct contractor and architect training on the Electrical Code, Building Regulations and adopted International Code Council series as amended.
5. Operate the department in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water, and chemicals.
6. Operate within Town Council adopted budget.

BUILDING DIVISION PERFORMANCE MEASURES

1. (Goal 1 from above). Adopt the 2018 ICC Codes by end of year 2020. Assemble the necessary professional groups to hold meetings to review, amend and make recommendation to council for adoption the 2018 I Codes.
 - a. Pay particular attention to how the updated codes may impact construction costs and life safety concerns.
 - b. Understand how the updated codes may reduce energy use and/or waste consistent with town goals.
2. (Goal 2 from above) Ensure all Building Division applications are processed in accordance with the following timelines:
 - a) Conduct all inspections within 24 business hours of inspection request.
 - b) Building Permit, Electrical Permit, Plumbing Permits and Other Building Permits: Reach a decision on building permits within 10 business days unless plan revisions or unique building considerations warrant a longer review time.
3. (Goal 3 from above) Respond to customer inquiries by email or phone call within 24 hours. If it needs research then 72 hours.
4. (Goal 4 from above) By the end of the year, conduct contractor and architect training regarding Electrical Code, Building Regulations and adopted International Code Council series, as amended.
5. (Goal 5 from above) Administer the incentive programs including but not limited to the solar rebate incentive. Work with the Green Team to create a more attractive solar incentive program. Building permitting submittals, reviews and approvals are paperless. Continue scanning paper files.
6. (Goal 6 from above) Operate within the Town Council adopted budget.

2019 BUILDING DIVISION ACHIEVEMENTS

Implementing 2019 Goals

1. Promoted our building inspector to Building Official. Drew holds the highest number of certifications of any jurisdictional regional peer. Including and not limited to combination inspector certification (9 certifications total). Since accepting the building official position, he has completed five plans examiner certifications.
2. Hired a building inspector. Within the first quarter of employment, he completed his residential inspector and commercial building inspector certifications.

3. Initiated clearer roles and communication with the Town of Telluride related to the requirements for boiler installation and the plumbing code.
4. Implemented a policy to allow non-ICC contractors to do small repair jobs that previously required an ICC certified contractor to perform. The non-ICC contractors are considered handymen, and are required to have a TMV business license and receive building permits (when required).
5. Mountain Village remains a leader in adopted building codes regionally. We are on the 2012 Building codes while the County is on the 2009 codes and the Town of Telluride are on the 2003 Codes.
6. Fulfilled 50 open records requests in 2019.
7. Finalized 74 permits that had expired and otherwise were missing inspections or left unresolved constituting a close out of 25% of our expired permits.
8. Upgraded our permitting software which took a significant amount of staff time and re-training time with contractors.
9. Our Administrative Assistant is one of five staff members who participate in answering general inquiry calls into Town Hall in 2019.
10. Integrated WUIC exterior deck requirements into design review conditions to proactively address new construction deck issues with the wildland fire interface requirements in the CDC and building codes.
11. Ensured all Building Division applications are processed in accordance with the following timelines:
 - A. Conducted all inspections within 24 business hours of inspection request.
 - B. Building Permit, Electrical Permit, Plumbing Permits and Other Building Permits: Reached decisions on building permits within 10 business days unless plan revisions or unique building considerations warrant a longer review time. Done
12. Responded to customer inquiries by email or phone call within 24 hours. If it needs research then 72 hours.
13. Administered the incentive programs including but not limited to the solar rebate.
14. Operated within Town Council adopted budget.
15. Performed San Miguel County inspections as needed pursuant to our intergovernmental agreement.

The Town Manager is responsible for the implementation of all Town Council policy decisions; direct Town operations efficiently; create an organizational culture that values employees and results in the delivery of excellent municipal services for the residents and visitors to Mountain Village in a cost-effective manner.

DEPARTMENT GOALS

1. Ensure Town goals are met by achieving departmental goals through oversight and management
2. Responsible for retaining, managing and motivating Town staff
3. Ensure the long-term financial stability of the Town through strategic and effective management practices
4. Establish and maintain effective communication and working relationships with stakeholders vital to the long-term success of Mountain Village i.e. TSG, TMVOA, Town of Telluride, Telluride Tourism Board, SMART, San Miguel County, etc.
5. Support the Town's overall environmental programs
6. Assist with oversight and management of the Marketing and Business Development Department ("MBD") to promote economic development, support TMV businesses and promote TMV programs and services
7. Improve IT and Broadband capacity and services
8. Develop a succession plan with a systematic approach to ensuring leadership continuity within the Town by recruiting and/or encouraging individual employee growth and development

DEPARTMENT PERFORMANCE MEASURES

1. Achieve an average of 90% of each department's goals annually
2. Achieve an overall employee satisfaction rating of 80% of employees as either "satisfied" or "very satisfied" on the annual employee survey (2010 = 44%, 2011 = 83%, 2012 = 82%, 2013 = 75%, 2014 = 82%, 2015 = 80%, 2016 = 88%, 2017 = 93%, 2018 = 91% and 2019 = 93%)
3. Work with Council, the Finance and Budget Committee, Directors and staff to develop an acceptable budget for adoption prior to the December 15th statutory requirement. Revise current budget and following year's budget to respond to any variable conditions while maintaining acceptable levels of reserves as determined by Council. Operate within the adopted budget for the Town annually
4. Minimum of monthly meetings, correspondence and/or phone calls with each of the primary stakeholders: TSG, TMVOA, TOT, TTB, SMART, SMC, etc. staff that focus on short and long-term goals
5. Ensuring 100% of the departments have annual environmental goals and are participating in and supporting our town's overall environmental programs
6. Success is measured directly on departmental goal achievement (i.e. 5 = achieve 4.5 - 5 on MBD goals, 4 = 4.49 - 4.0, 3 = 3.99 - 3.50)
7. Implement recommendations of the IT and Broadband Committee within the time frames and budgets as directed by Council. Complete infrastructure installation of the FTTP project by year end 2020 and have all customers operational with final phase locations operational by first quarter 2021
8. Develop the following at the Town Manager and Director levels in 2020:
 - a. A roadmap for succession including key positions – complete by January 31, 2020
 - b. Formal succession planning policy and plan – complete within first quarter 2020
 - c. Identify timeframes for succession development – complete by first quarter 2020
 - d. Identify high potential employees – complete by second quarter 2020
 - e. Prepare development plans for high potential employees to be included in performance evaluations – complete end of third quarter 2020
 - f. Conduct gap analysis to identify what skills are needed vs. what skills exist and associated training and mentorship needs – complete by December of 2020 (complete each year by December for incorporation in the following year's performance evaluation)

ACHIEVEMENTS

1. **Budget**
 - Budget adopted pursuant to all requirements
2. **Prepare Goals/Performance Measures and Evaluations for Direct Reports**
 - 2019 evaluations completed and delivered by December 2019 with 2020 performance goals and measures to be prepared by January 2020
3. **Telluride Ski and Golf ("TSG") and Town Partnership Objectives**
 - Partnership issues resolved in 2018:
 - Received deed for e Access Tract AT-14mergency egress on
 - TSG extended the Meadows Park license agreement

- Received a one-year license agreement for the disc golf course
 - Updated the MOU acknowledging TSG public benefits
4. **Wayfinding Project**
 - This three- year project will be completed by year end 2019.
 5. **Human Resources Hiring**
 - Successfully hired Jim Soukup, CTO, Drew Harrington was promoted to Building Official, Matt Gonzales, Building Inspector, Patrick Dasaro, Payroll, Lindsay Niehaus, Accounting Billing/Receivables, Chuck Tomlinson, HR Coordinator, Dustin Miles, Broadband Systems Tech, Brad Wilson, Tech-Building Maintenance, Larry Baird, Gondola Mechanic, Joshua Bissonnette, Water Tech, Justin Vigil, Water Tech, Joel Burk, Deputy Police Chief, Grant Markwell, Police Officer
 6. **Employee Satisfaction Survey**
 - Conducted the tenth annual employee satisfaction survey with **93% of employees responding either “satisfied” or “very satisfied”**, tied for the highest rating since we began conducting the survey. The year before I became Town Manager this same measure was at 44%. Since I have been Town Manager, we have averaged 85%
 7. **Village Court Apartments (“VCA”)**
 - VCA laundry room – addition of 4 washers and 4 dryers to building 8
 - Concrete roof tile project – demonstration roof coating project on building 9
 - Carpet, tile and appliance upgrades continued and were completed for end of life products VCA
 - Continued development and analysis for the expansion of the project for 49 additional units which included issuing an RFP for an architect and owner’s representative and hiring firms and representatives for both.
 - Worked with the architect and their consultants to reach a conclusion to move forward with modular construction upon receiving approval from Council
 - Issued an RFP for general contractors for the construction of the units and considering an addendum to that RFP for bids for a for sale project versus for rent
 8. **Workforce Housing**
 - Secured a two-year lease on a Northstar unit for our Senior Planner John Miller to sublease from the town.
 - Purchased a Castellina and Cassidy Ridge deed restricted units. These units were resold to one Mountain Village business owner and a Town employee. They are both price capped and the Town has first right of refusal to purchase them back.
 9. **Telluride Regional Waste Water Treatment Plant (“TRWWTP”)**
 - Finn Kjome and I continue to work with Town of Telluride and San Miguel and the newly formed Funding Committee to successfully develop a financial plan for funding of the recommendations from the Master Plan efforts.
 10. **Gondola Long Term Planning Committee and Subcommittee**
 - Developing a path and plan to move forward with key stakeholders to determine the future of the gondola, timing for improvements and funding mechanisms. In 2019 key stakeholders agreed to begin to meet regularly by year end and into 2020 to achieve these goals.
 11. **IT/Broadband**
 - All free WiFi systems throughout the Village Center were upgraded as directed by Council well in advance of the March 1, 2019 completion date. This was an outcome suggested by AECOM’s “low hanging fruit” improvements as determined by the Village Center Subarea Improvements Plan.
 - Successfully hired Jim Soukup for the newly created CTO position.
 - Completed the purchase of 4,000 IP addresses, negotiated a lower rate with redundancy for a new internet provider and reduced rates on our phone VOIP product.
 - Issued an RFP and hired 1. a contractor for the FTTP project, 2. Equipment provider for the FTTP project, 3. Upgraded the headend and installed new equipment and 4. Began construction and on schedule for the BETA customers to begin utilization of the new system and infrastructure installation for all of Phase I.
 - Implemented Crowd Strike managed cyber security system.

**TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. 2019 - __**

AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO, FOR THE 2020 BUDGET YEAR.

RECITALS

- A. The Town Council for the Town of Mountain Village (“The Town”), has adopted the annual budget in accordance with the Local Government Budget Law.
- B. The citizens of the Town have previously approved a general operating mill levy of 13.110 mills to generate property tax revenues to defray the general operating expenses of the Town and authorized the Town without increasing its mill levy to collect and expend whatever amounts are raised annually from its authorized mill levy; and in 2004, the citizens of the Town approved a mill levy of .333 mills dedicated to fund the Telluride Historical Museum.
- C. Pursuant to Colorado State Statute 29-1-301, the Town may adjust the amount of its tax levy authorized by an additional amount to cover abatements and refunds.
- D. The amount of funds necessary to budget for general operating purposes from general property tax revenues is \$4,125,468 and 13.110 mills will generate this amount of funds.
- E. The amount of funds necessary to meet the Telluride Historical Museum annual funding obligation is \$104,789 and .333 mills will generate this amount of funds.
- F. The amount of funds necessary to cover amounts abated and refunded in the current fiscal year is \$13,310 and .0423 mills will generate this amount of funds.
- G. The 2019 valuation for assessment for the Town of Mountain Village as certified by the County Assessor is \$314,681,000.

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

Section 1. That for the purpose of meeting all general operating expenses of the Town of Mountain Village during the 2020 budget year, there is hereby levied a tax of 13.110 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 2. That for the purpose of meeting all Telluride Historical Museum funding obligations of the Town of Mountain Village during the 2020 budget year, there is hereby levied a tax of .333 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 3. That for the purpose of meeting abatement and refunds realized in the current fiscal year, there is hereby levied a tax of .0423 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 4. The Town Treasurer of the Town of Mountain Village is hereby authorized and directed to immediately certify to the County Commissioners of San Miguel County, Colorado, the mill levy for the Town of Mountain Village as herein above determined and set.

INTRODUCED ON FIRST READING BEFORE THE TOWN COUNCIL ON NOVEMBER 21, 2019.

ADOPTED BY THE TOWN COUNCIL ON SECOND READING AFTER PUBLIC HEARING, this 12th day of December, 2019.

This Ordinance shall be effective the 12th day of January, 2020.

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 12th day of December, 2018.

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 __November 21st_____, 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				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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.

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				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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)

TOWN OF MOUNTAIN VILLAGE

BUDGET 2020

TOWN COUNCIL 1ST READING AND PUBLIC HEARING 11/21/2019**EXECUTIVE SUMMARY**

The attached 2020 draft budget is presented to the Town Council for the first reading of the adopting ordinance and for purposes of conducting a public hearing on the Mountain Village Metropolitan District (“MVMD”) 2020 budget. The Budget and Finance Committee received a draft of the 2020 Budget on August 20. That draft totaled \$41 million for all funds. Since then the Town Council met on September 19 and reviewed the budget in its regular work-session and conducted special meeting on October 9 to study the budget draft department by department in a work-session format. On October 24th the Town Council held another special meeting where it continued its study of the budget. From each of these meetings direction for modifications were given to staff for implementation. Those modifications are summarized below.

As a result of those modifications the consolidated 2020 budget now totals \$47.5 million for all funds and results in a \$4.7 million drawdown of available reserves for capital projects. The net increase in spending reflected from August to November is primarily driven by \$9.2MM in capital spending budgeted in 2019 now being carried over to 2020. Those carry overs are: Gondola bike rack at \$100,000, VCA Phase 4 at \$8.1MM, Broadband Fiber at \$523,000, Regional Wastewater Treatment Contribution \$454,000 and a police patrol vehicle at \$43,000. A total reserve (\$15.1MM) equal to 38% of the budgeted operating and capital expenditures (\$39.5MM) for all funds not considered pass thru or funded by other partners will be maintained meeting the Town Council budget policy of a reserve of at least 35%.

At this meeting Town Council will convene as the Board of Directors of the Mountain Village Metropolitan District (“MVMD”) to conduct a public hearing on the 2019 budget for MVMD. Council will then reconvene and consider on first reading setting the mill levy for 2019 property taxation to be collected in 2020 and conduct a first reading and set a public hearing for the 2020 budget and the 2019 amended budget. Other budget business items on the Council agenda are a resolution increasing fees for base rate water and sewer and broadband services.

NOTABLE CHANGES TO THE BUDGET DRAFT FOR FIRST READING

The following are notable modifications to the budget draft since the first draft rolled out to the Budget and Finance Committee on August 20:

- Remove the Town Hall subarea improvement from the capital projects. (\$2,000,000).
- Adjusted compensation, payroll taxes and retirement by reducing the merit-based compensation adjustment to 2.5% from 3% and adding the PERA rate increase of .5% that will become effective July 1, 2020. (\$27,000).
- Budget funding for wages and payroll taxes for the position of the Director of Communications and Business Development was removed and an allowance for wage and payroll tax adjustments was added for the remaining staff members. (\$79,000).

- The Farm to Community budget was increased. \$10,000.
- Other reductions to the Communications and Business Development Budget made to the operating budget. (\$134,000).
- The Community Grant Program was reduced to those awards being recommended by the Grant Committee. (\$10,300).
- The Legal Budget was reduced. (\$102,000).
- The operating budget for the Town Clerk was increased for training and janitorial outsourcing. \$7,800.
- The Human Resource budget was increased to add compensation and benefits consulting. \$30,000.
- The Human Resource budget was also decreased for employee functions. (\$5,000).
- Support funding from the Regional Daycare organization was added to the childcare development revenue budget. (\$35,000).
- A request for consulting to the Daycare Department was removed. (\$20,000).
- Present the infant daycare budgets separately in the Child Development budget for children not yet in the preschool program.
- Recognizing the significant plan for pedestrian safety improvements in the 2020 budget, remove money for trail improvements. (\$300,000).
- The fiber upgrade portion budgeted for in 2019 but not yet complete will be moved to 2020 and added to that phase. \$523,000.
- Remove funding a guest services agent at the gondola station at Oak Street as this position will be funded by Telluride Tourism Board from taxes collected. (\$40,000)
- Removed the equivalent of one full time employee in Parks and Recreation by eliminating two seasonal employees. (\$28,000).
- A heavy equipment purchase request for 2020 was deferred to 2021. (\$190,000).
- A police vehicle budgeted in 2019 is pushed into 2020 due the vendor being unable to deliver by 12/31/2019. \$43,000.
- A reduction for the elevator maintenance budget was made in Parking Services. (\$6,500).
- The Gondola Budget was amended for cuts directed by TMVOA. (\$227,000)
- The Sewer budget for the treatment plant improvements and operations for 2019 and 2020 was adjusted to the most current information from the Town of Telluride. Rolling expenditures from 2019 to 2020. \$454,000.
- Remove the Green Gondola funding as this program has been terminated. (\$3,000).
- A request to fund a notification service for Broadband was added. \$2,000.
- Remove solar panel rebate funding until the Green Team can improve it. (\$7,500).
- Expand the fee waiver for cedar shingles and request a match from TMVOA. \$50,000
- Present rents at VCA that reflect the elimination of free cable television and sub-metering remaining units and direct billing electricity to tenants.
- Push the VCA Phase IV project ahead to 2020. Revise the 2020 budget for that change. \$8,110,000.
- A parking improvements project at VCA was added. \$49,000.
- Other operating budgets at VCA were increased to better maintain and operate the facility to a higher standard. \$110,000.
- Increase out of town customer rates for residential water service by 20%.
- Revise the property tax revenue to the most recent valuation estimate provided by the County Assessor.
- Added to safety improvements an additional \$646,000

FEE AND CHARGE INCREASES FOR 2020

Also included for Town Council action is a resolution increasing fees for basic water and sewer charges by 10% in Mountain Village and 20% for Water Base charges for customers not within the Mountain Village town limits as well as monthly fees for broadband services.

RECOMMENDED COUNCIL ACTIONS:

- Convene as the Board of Directors of the MVMD and conduct a public hearing on the 2020 Budget and amended 2019 budget of the MVMD.
- Pass a resolution setting certain Water, Sewer and Broadband Service fees of the Town for 2020.
- Pass on first reading an ordinance of the Town levying property taxes for the year 2019 to be collected in 2020.
- Pass on first reading an ordinance adopting the 2020 budget and revising the 2019 budget and set a public hearing on the budget and second reading for December 12, 2019.

Town of Mountain Village Budget
Two Year Comparative Analysis

	Adopted 2019 Budget	Adjustment to Final Forecast 2019	Final Forecast 2019 Variance Percentage Change	Final Forecast 2019 Budget	Adjustment to Draft 2020 Budget	Adjustment Percentage Change	Draft 2020 Budget
Operating Revenues	\$ 28,546,102	\$ 695,740	2%	\$ 29,241,842	\$ 363,851	1.2%	\$ 29,605,693
Other Outside Funding Sources	\$ 8,607,000	\$ (8,485,000)	-99%	\$ 122,000	\$ 13,120,000	10754.10%	\$ 13,242,000
Total Revenues and Other Sources	\$ 37,153,102	\$ (7,789,260)	-21%	\$ 29,363,842	\$ 13,483,851	45.92%	\$ 42,847,693
Operating Expenses	\$ 23,734,117	\$ (367,884)	-2%	\$ 23,366,233	\$ 416,050	1.78%	\$ 23,782,283
Capital Expenditures	\$ 14,857,389	\$ (10,643,163)	-72%	\$ 4,214,226	\$ 17,543,032	416.28%	\$ 21,757,258
Debt Service	\$ 2,077,142	\$ (553,440)	-27%	\$ 1,523,702	\$ 469,558	30.82%	\$ 1,993,260
Total Expenditure	\$ 40,668,648	\$ (11,564,487)	-28%	\$ 29,104,161	\$ 18,428,640	63.32%	\$ 47,532,801
Surplus (deficit)_AKA Free Cash Flow	\$ (3,515,546)	\$ 3,775,227	-107%	\$ 259,681	\$ (4,944,789)	-1904.18%	\$ (4,685,108)

Variance by Fund 2019 (Forecasted) - 2020 (Proposed) Budget

2019	2020	Change	Percentage Change			
General Fund						
Revenues	11,545,999	Revenues	11,468,581	Revenues	(77,418)	-1%
Current Operating Expenses	9,769,007	Current Operating Expenses	9,794,102	Current Operating Expenses	25,095	0%
Capital Outlay	296,500	Capital Outlay	48,000	Capital Outlay	(248,500)	-84%
Debt Service	-	Debt Service	-	Debt Service	-	None
Total Fund Expenditures	10,065,507	Total Fund Expenditures	9,842,102	Total Fund Expenditures	(223,405)	-2%
Other Sources (Uses)	(1,115,065)	Other Sources (Uses)	(4,807,750)	Other Sources (Uses)	(3,692,685)	331%
Surplus / (Deficit)	365,427	Surplus / (Deficit)	(3,181,271)	Surplus / (Deficit)	(3,546,697)	-971%
Capital Projects Fund						
Revenues	-	Revenues	-	Revenues	-	None
Current Operating Expenses	-	Current Operating Expenses	-	Current Operating Expenses	-	
Capital Outlay	50,000	Capital Outlay	2,734,546	Capital Outlay	2,684,546	5369%
Debt Service	-	Debt Service	-	Debt Service	-	None
Total Fund Expenditures	50,000	Total Fund Expenditures	2,734,546	Total Fund Expenditures	2,684,546	5369%
Other Sources (Uses)	17,970	Other Sources (Uses)	2,734,546	Other Sources (Uses)	2,716,576	15117%
Surplus / (Deficit)	(32,030)	Surplus / (Deficit)	-	Surplus / (Deficit)	32,030	-100%
Historical Museum Fund						
Revenues	96,857	Revenues	104,789	Revenues	7,932	8%
Current Operating Expenses	96,857	Current Operating Expenses	104,789	Current Operating Expenses	7,932	8%
Capital Outlay	-	Capital Outlay	-	Capital Outlay	-	None
Debt Service	-	Debt Service	-	Debt Service	-	None
Total Fund Expenditures	96,857	Total Fund Expenditures	104,789	Total Fund Expenditures	7,932	8%
Other Sources (Uses)	-	Other Sources (Uses)	-	Other Sources (Uses)	-	None
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	-	None
Tourism Fund						
Revenues	2,888,982	Revenues	2,928,066	Revenues	39,084	1%
Current Operating Expenses	2,854,058	Current Operating Expenses	2,859,723	Current Operating Expenses	5,664	0%
Capital Outlay	-	Capital Outlay	-	Capital Outlay	-	None
Debt Service	-	Debt Service	-	Debt Service	-	None
Total Fund Expenditures	2,854,058	Total Fund Expenditures	2,859,723	Total Fund Expenditures	5,664	0%
Other Sources (Uses)	(34,924)	Other Sources (Uses)	(68,343)	Other Sources (Uses)	(33,419)	96%
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	-	None
TMV Housing Authority Fund (VCA)						
Revenues	2,386,958	Revenues	2,356,590	Revenues	(30,368)	-1%
Current Operating Expenses	1,602,731	Current Operating Expenses	1,555,834	Current Operating Expenses	(46,897)	-3%
Capital Outlay	400,000	Capital Outlay	14,684,000	Capital Outlay	14,284,000	3571%
Debt Service	784,777	Debt Service	1,263,635	Debt Service	478,858	61%
Total Fund Expenditures	2,787,508	Total Fund Expenditures	17,503,469	Total Fund Expenditures	14,715,961	528%
Other Sources (Uses)	(60,827)	Other Sources (Uses)	15,146,879	Other Sources (Uses)	15,207,706	-25002%
Surplus / (Deficit)	(461,377)	Surplus / (Deficit)	-	Surplus / (Deficit)	461,377	-100%
Gondola Fund						
Revenues	5,422,814	Revenues	5,121,299	Revenues	(301,515)	-6%
Current Operating Expenses	4,080,814	Current Operating Expenses	4,279,299	Current Operating Expenses	198,485	5%
Capital Outlay	1,287,000	Capital Outlay	787,000	Capital Outlay	(500,000)	-39%
Debt Service	-	Debt Service	-	Debt Service	-	
Total Fund Expenditures	5,367,814	Total Fund Expenditures	5,066,299	Total Fund Expenditures	(301,515)	-6%
Other Sources (Uses)	(55,000)	Other Sources (Uses)	(55,000)	Other Sources (Uses)	-	0%
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	-	None

Variance by Fund 2019 (Forecasted) - 2020 (Proposed) Budget

2019	2020	Change	Percentage Change	
Vehicle & Equipment Acquisition Fund				
Revenues	-	Revenues	-	None
Current Operating Expenses	-	Current Operating Expenses	-	None
Capital Outlay	166,216	Capital Outlay	(25,700)	-15%
Debt Service	-	Debt Service	-	None
Total Fund Expenditures	166,216	Total Fund Expenditures	(25,700)	-15%
Other Sources (Uses)	216,081	Other Sources (Uses)	(33,410)	-15%
Surplus / (Deficit)	49,865	Surplus / (Deficit)	(7,710)	-15%
Child Development Fund				
Revenues	556,073	Revenues	584,563	28,490
Current Operating Expenses	710,984	Current Operating Expenses	733,031	22,047
Capital Outlay	-	Capital Outlay	-	-
Debt Service	-	Debt Service	-	-
Total Fund Expenditures	710,984	Total Fund Expenditures	733,031	22,047
Other Sources (Uses)	154,911	Other Sources (Uses)	148,468	(6,443)
Surplus / (Deficit)	-	Surplus / (Deficit)	-	-
Broadband Fund				
Revenues	2,076,591	Revenues	2,080,778	4,187
Current Operating Expenses	1,739,923	Current Operating Expenses	1,820,856	80,933
Capital Outlay	1,066,800	Capital Outlay	2,181,645	1,114,845
Debt Service	-	Debt Service	-	-
Total Fund Expenditures	2,806,723	Total Fund Expenditures	4,002,501	1,195,778
Other Sources (Uses)	479,274	Other Sources (Uses)	1,921,724	1,442,449
Surplus / (Deficit)	(250,858)	Surplus / (Deficit)	-	250,858
Parking Services Fund				
Revenues	520,089	Revenues	468,118	(51,971)
Current Operating Expenses	434,894	Current Operating Expenses	345,373	(89,521)
Capital Outlay	104,800	Capital Outlay	79,800	(25,000)
Debt Service	-	Debt Service	-	-
Total Fund Expenditures	539,694	Total Fund Expenditures	425,173	(114,521)
Other Sources (Uses)	(42,374)	Other Sources (Uses)	(33,565)	8,810
Surplus / (Deficit)	(61,979)	Surplus / (Deficit)	9,380	71,359
Affordable Housing Dev't Fund				
Revenues	33,469	Revenues	34,630	1,161
Current Operating Expenses	139,453	Current Operating Expenses	140,324	871
Capital Outlay	-	Capital Outlay	-	-
Debt Service	-	Debt Service	-	-
Total Fund Expenditures	139,453	Total Fund Expenditures	140,324	871
Other Sources (Uses)	376,576	Other Sources (Uses)	(1,676,707)	(2,053,282)
Surplus / (Deficit)	270,592	Surplus / (Deficit)	(1,782,401)	(2,052,992)
Mortgage Assistance Pool Fund				
Revenues	-	Revenues	-	-
Current Operating Expenses	60,000	Current Operating Expenses	60,000	-
Capital Outlay	-	Capital Outlay	-	-
Debt Service	-	Debt Service	-	-
Total Fund Expenditures	60,000	Total Fund Expenditures	60,000	-
Other Sources (Uses)	54,489	Other Sources (Uses)	60,000	5,511
Surplus / (Deficit)	(5,511)	Surplus / (Deficit)	-	5,511

Variance by Fund 2019 (Forecasted) - 2020 (Proposed) Budget

2019	2020	Change	Percentage Change
Water & Sewer Fund	Water & Sewer Fund	Water & Sewer Fund	
Revenues 2,922,365	Revenues 3,188,662	Revenues 266,297	9%
Current Operating Expenses 1,641,541	Current Operating Expenses 1,792,727	Current Operating Expenses 151,186	9%
Capital Outlay 842,910	Capital Outlay 1,101,751	Capital Outlay 258,841	31%
Debt Service -	Debt Service -	Debt Service -	None
Total Fund Expenditures 2,484,451	Total Fund Expenditures 2,894,478	Total Fund Expenditures 410,027	17%
Other Sources (Uses) (52,945)	Other Sources (Uses) (67,224)	Other Sources (Uses) (14,279)	27%
Surplus / (Deficit) 384,969	Surplus / (Deficit) 226,960	Surplus / (Deficit) (158,009)	-41%
TCC Fund	TCC Fund	TCC Fund	
Revenues -	Revenues -	Revenues -	
Current Operating Expenses 215,833	Current Operating Expenses 276,300	Current Operating Expenses 60,467	28%
Capital Outlay -	Capital Outlay -	Capital Outlay -	None
Debt Service -	Debt Service -	Debt Service -	None
Total Fund Expenditures 215,833	Total Fund Expenditures 276,300	Total Fund Expenditures 60,467	28%
Other Sources (Uses) 215,833	Other Sources (Uses) 276,300	Other Sources (Uses) 60,467	28%
Surplus / (Deficit) -	Surplus / (Deficit) -	Surplus / (Deficit) -	None
Debt Service Fund	Debt Service Fund	Debt Service Fund	
Revenues 792,745	Revenues 781,619	Revenues (11,126)	-1%
Current Operating Expenses 20,138	Current Operating Expenses 19,921	Current Operating Expenses (217)	-1%
Capital Outlay -	Capital Outlay -	Capital Outlay -	None
Debt Service 738,925	Debt Service 729,625	Debt Service (9,300)	-1%
Total Fund Expenditures 759,063	Total Fund Expenditures 749,546	Total Fund Expenditures (9,517)	-1%
Other Sources (Uses) (32,000)	Other Sources (Uses) (32,000)	Other Sources (Uses) -	0%
Surplus / (Deficit) 1,682	Surplus / (Deficit) 73	Surplus / (Deficit) (1,609)	-96%

ORDINANCE NO. 2019 - __

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2020, AND ENDING ON THE LAST DAY OF DECEMBER, 2020, AND TO REVISE THE 2019 BUDGET APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO.

RECITALS:

- A. In accordance with Section 8.1 b.) 2.) Of the Town Charter, the Mayor submitted the Town budget on September 19, 2019, for its consideration by Town Council.
- B. Upon due and proper notice, published or posted in accordance with the Town Charter, said proposed budget is open for inspection by the public in the office of the Town Clerk of the Town of Mountain Village. A public hearing will be held on December 12, 2019, and interested taxpayers are given the opportunity to file or register any objections to said proposed budget.
- C. Whatever increases may have been made in the 2019 budget expenditures, like increases were added to the revenues from existing fund balances so that the budget remains in balance, as required by law.
- D. The Town of Mountain Village, during the 2019 budget year, incurred certain extraordinary expenses not reasonably foreseeable at the time of the adoption of the 2019 budget.
- E. The Town of Mountain Village, desires to supplement the 2019 budget and appropriate sufficient funds to meet the resulting deficit.

NOW, THEREFORE, BE IT ORDAINED BY THE Town Council of the Town of Mountain Village, Colorado;

Section 1. That the budget as submitted, amended, summarized by fund below, hereby is approved and adopted as the budget of the Town of Mountain Village for the year 2020.

General Fund		Gondola Fund		Affordable Housing Dev't Fund	
Revenues	11,468,581	Revenues	5,121,299	Revenues	34,630
Current Operating Expenses	9,794,102	Current Operating Expenses	4,279,299	Current Operating Expenses	140,324
Capital Outlay	48,000	Capital Outlay	787,000	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	9,842,102	Total Fund Expenditures	5,066,299	Total Fund Expenditures	140,324
Other Sources (Uses)	(4,807,750)	Other Sources (Uses)	(55,000)	Other Sources (Uses)	(1,676,707)
Surplus / (Deficit)	(3,181,271)	Surplus / (Deficit)	-	Surplus / (Deficit)	(1,782,401)
Capital Projects Fund		Vehicle & Equipment Acquisition Fund		Mortgage Assistance Pool Fund	
Revenues	-	Revenues	-	Revenues	-
Current Operating Expenses	-	Current Operating Expenses	-	Current Operating Expenses	60,000
Capital Outlay	2,734,546	Capital Outlay	140,516	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,734,546	Total Fund Expenditures	140,516	Total Fund Expenditures	60,000
Other Sources (Uses)	2,734,546	Other Sources (Uses)	182,671	Other Sources (Uses)	60,000
Surplus / (Deficit)	-	Surplus / (Deficit)	42,155	Surplus / (Deficit)	-
Historical Museum Fund		Child Development Fund		Water & Sewer Fund	
Revenues	104,789	Revenues	584,563	Revenues	3,188,662
Current Operating Expenses	104,789	Current Operating Expenses	733,031	Current Operating Expenses	1,792,727
Capital Outlay	-	Capital Outlay	-	Capital Outlay	1,101,751
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	104,789	Total Fund Expenditures	733,031	Total Fund Expenditures	2,894,478
Other Sources (Uses)	-	Other Sources (Uses)	148,468	Other Sources (Uses)	(67,224)
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	226,960
Tourism Fund		Broadband Fund		TCC Fund	
Revenues	2,928,066	Revenues	2,080,778	Revenues	-
Current Operating Expenses	2,859,723	Current Operating Expenses	1,820,856	Current Operating Expenses	276,300
Capital Outlay	-	Capital Outlay	2,181,645	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,859,723	Total Fund Expenditures	4,002,501	Total Fund Expenditures	276,300
Other Sources (Uses)	(68,343)	Other Sources (Uses)	1,921,724	Other Sources (Uses)	276,300
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	-
TMV Housing Authority Fund (VCA)		Parking Services Fund			
Revenues	2,356,590	Revenues	468,118		
Current Operating Expenses	1,555,834	Current Operating Expenses	345,373		
Capital Outlay	14,684,000	Capital Outlay	79,800		
Debt Service	1,263,635	Debt Service	-		
Total Fund Expenditures	17,503,469	Total Fund Expenditures	425,173		
Other Sources (Uses)	15,146,879	Other Sources (Uses)	(33,565)		
Surplus / (Deficit)	-	Surplus / (Deficit)	9,380		

Section 2. That the budget as submitted, amended, summarized by fund below, hereby is approved and adopted as the budget of the Town of Mountain Village for the year 2019.

General Fund		Gondola Fund		Affordable Housing Dev't Fund	
Revenues	11,545,999	Revenues	5,422,814	Revenues	33,469
Current Operating Expenses	9,769,007	Current Operating Expenses	4,080,814	Current Operating Expenses	139,453
Capital Outlay	296,500	Capital Outlay	1,287,000	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	10,065,507	Total Fund Expenditures	5,367,814	Total Fund Expenditures	139,453
Other Sources (Uses)	(1,115,065)	Other Sources (Uses)	(55,000)	Other Sources (Uses)	376,576
Surplus / (Deficit)	365,427	Surplus / (Deficit)	-	Surplus / (Deficit)	270,592
Capital Projects Fund		Vehicle & Equipment Acquisition Fund		Mortgage Assistance Pool Fund	
Revenues	-	Revenues	-	Revenues	-
Current Operating Expenses	-	Current Operating Expenses	-	Current Operating Expenses	60,000
Capital Outlay	50,000	Capital Outlay	166,216	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	50,000	Total Fund Expenditures	166,216	Total Fund Expenditures	60,000
Other Sources (Uses)	17,970	Other Sources (Uses)	216,081	Other Sources (Uses)	54,489
Surplus / (Deficit)	(32,030)	Surplus / (Deficit)	49,865	Surplus / (Deficit)	(5,511)
Historical Museum Fund		Child Development Fund		Water & Sewer Fund	
Revenues	96,857	Revenues	556,073	Revenues	2,922,365
Current Operating Expenses	96,857	Current Operating Expenses	710,984	Current Operating Expenses	1,641,541
Capital Outlay	-	Capital Outlay	-	Capital Outlay	842,910
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	96,857	Total Fund Expenditures	710,984	Total Fund Expenditures	2,484,451
Other Sources (Uses)	-	Other Sources (Uses)	154,911	Other Sources (Uses)	(52,945)
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	384,969
Tourism Fund		Broadband Fund		TCC Fund	
Revenues	2,888,982	Revenues	2,076,591	Revenues	-
Current Operating Expenses	2,854,058	Current Operating Expenses	1,739,923	Current Operating Expenses	215,833
Capital Outlay	-	Capital Outlay	1,066,800	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,854,058	Total Fund Expenditures	2,806,723	Total Fund Expenditures	215,833
Other Sources (Uses)	(34,924)	Other Sources (Uses)	479,274	Other Sources (Uses)	215,833
Surplus / (Deficit)	-	Surplus / (Deficit)	(250,858)	Surplus / (Deficit)	-
TMV Housing Authority Fund (VCA)		Parking Services Fund			
Revenues	2,386,958	Revenues	520,089		
Current Operating Expenses	1,602,731	Current Operating Expenses	434,894		
Capital Outlay	400,000	Capital Outlay	104,800		
Debt Service	784,777	Debt Service	-		
Total Fund Expenditures	2,787,508	Total Fund Expenditures	539,694		
Other Sources (Uses)	(60,827)	Other Sources (Uses)	(42,374)		
Surplus / (Deficit)	(461,377)	Surplus / (Deficit)	(61,979)		

Section 3. That the budgets hereby approved and adopted shall be signed by the Mayor and made a part of the public records of the Town of Mountain Village.

INTRODUCED ON FIRST READING BEFORE THE TOWN COUNCIL ON NOVEMBER 21, 2019.

ADOPTED BY THE TOWN COUNCIL ON SECOND READING AFTER PUBLIC HEARING, this 12th day of December, 2019.

This Ordinance shall be effective the 12th day of January 2020.

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 12th day of December, 2019

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 November 21st, 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				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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.

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:

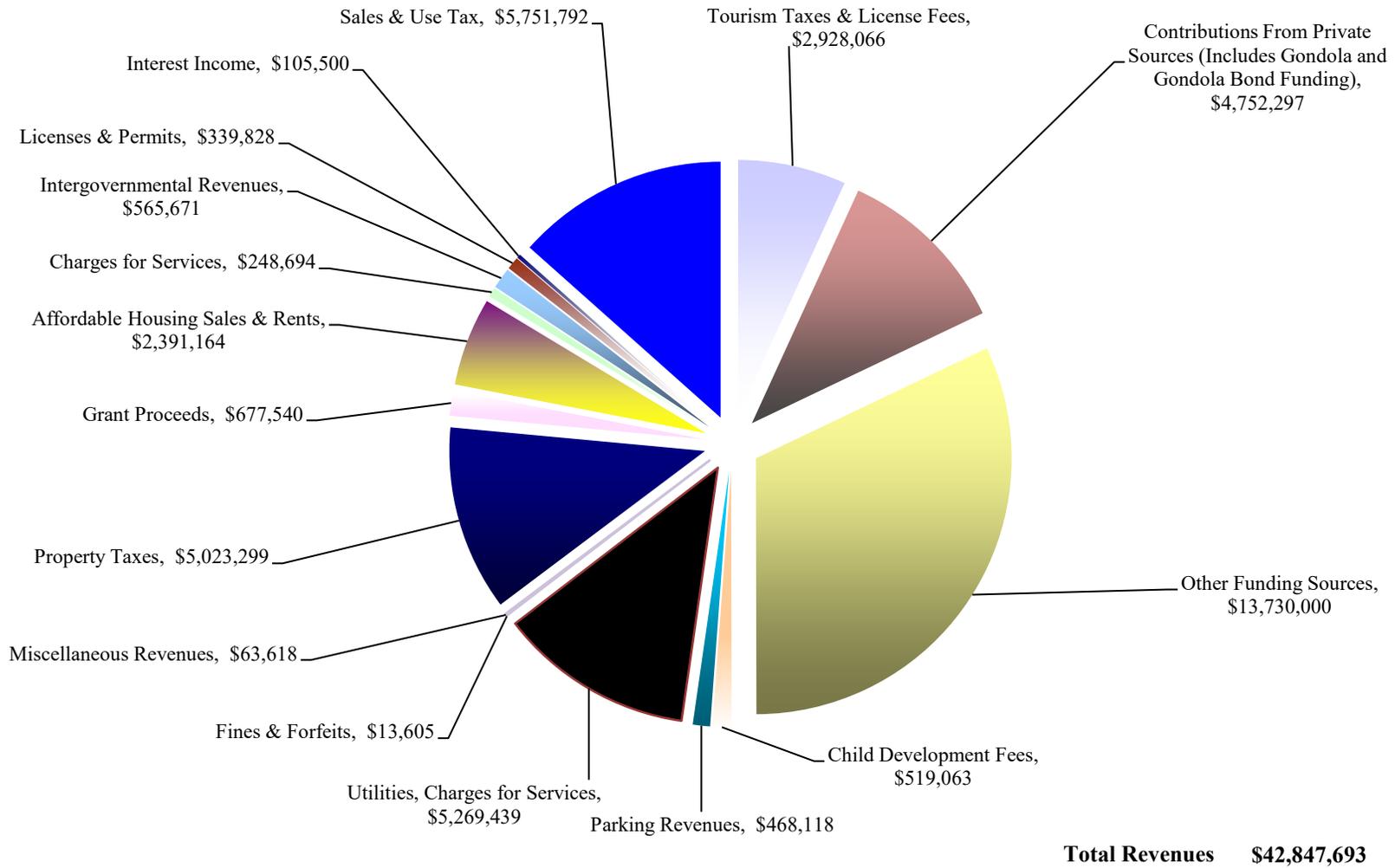
Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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.

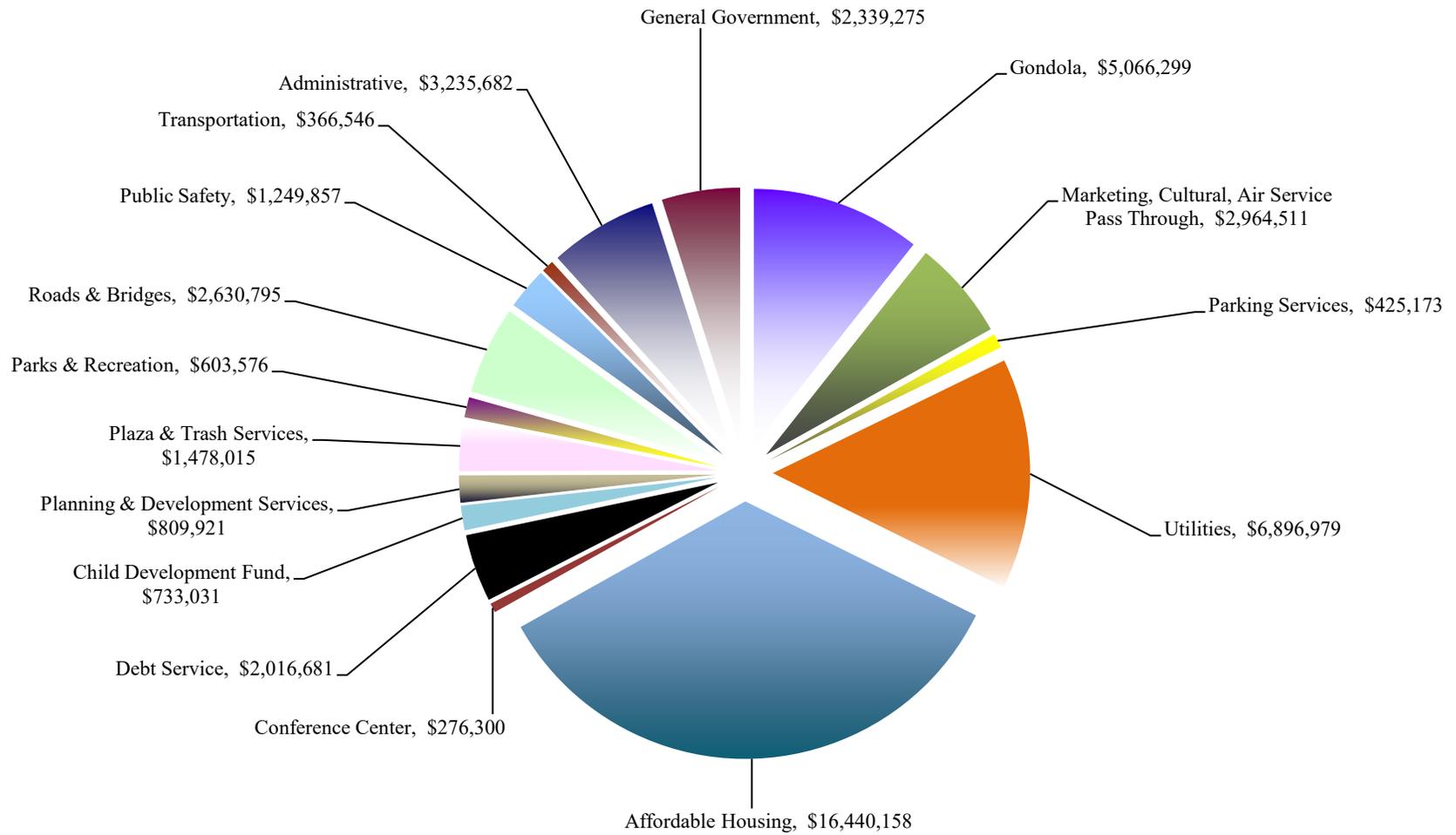
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this _____ day of _____, 2019

Jackie Kennefick, Town Clerk

TMV 2020 Total Revenues and Other Funding Sources

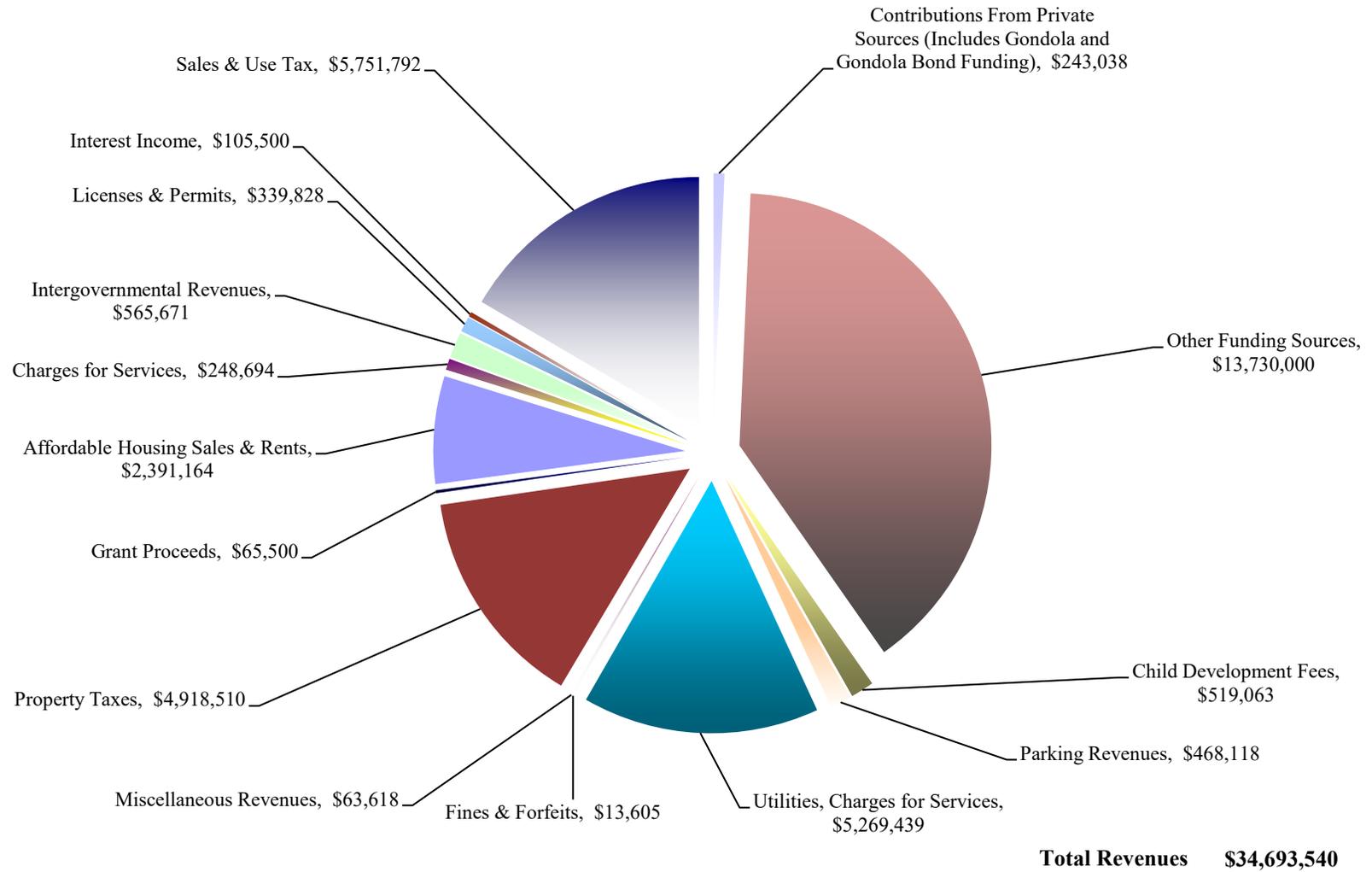


TMV 2020 Total Expense

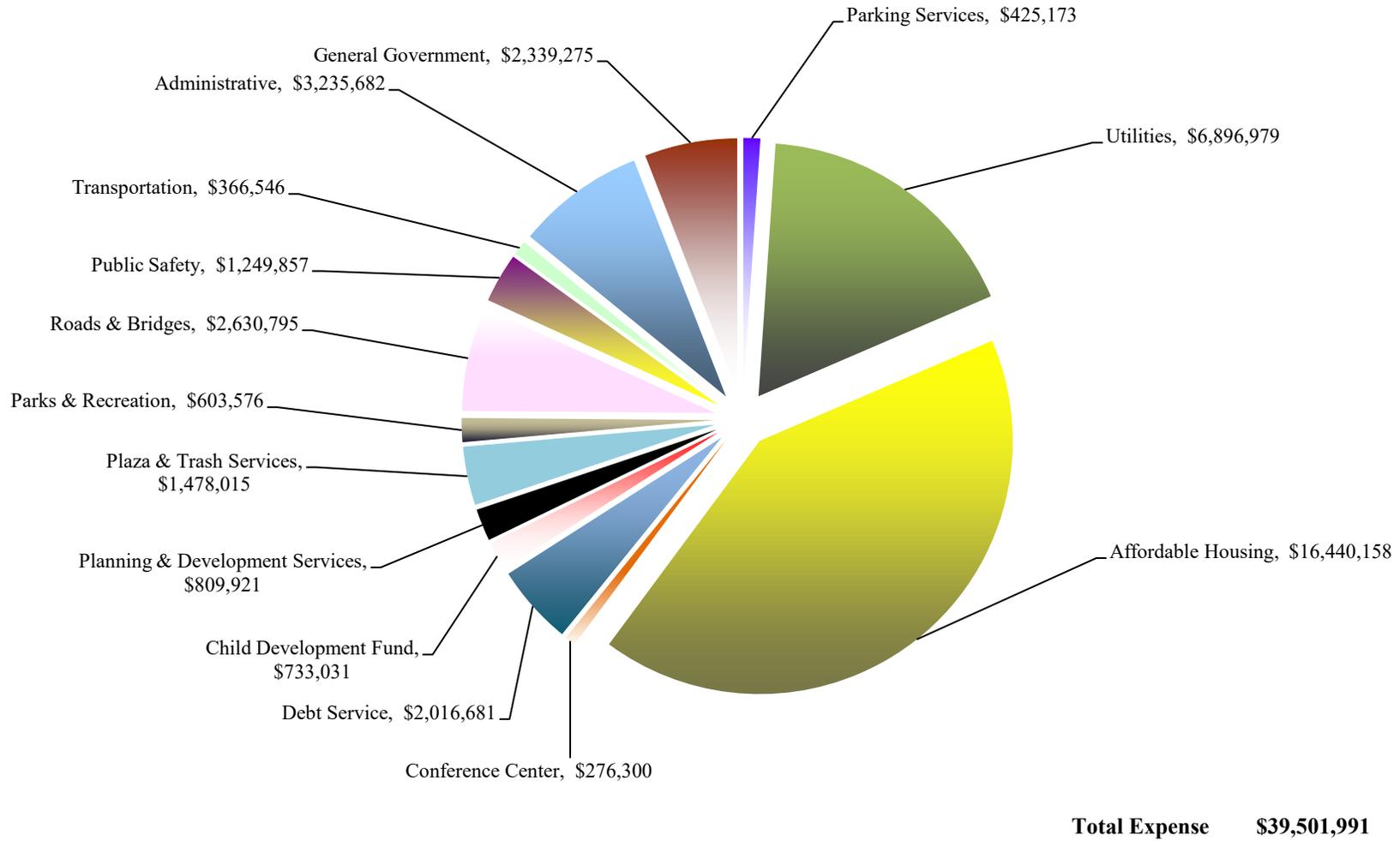


Total Expense \$47,532,801

TMV 2020 Total Revenues Without Special Revenue Funds



TMV 2020 Total Expense Without Special Revenue Funds



Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Summary

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
<u>Revenues</u>											
Taxes	9,460,884	9,050,695	9,232,575	9,919,032	686,457	10,093,727	174,695	10,284,938	10,538,596	10,759,494	11,030,896
Licenses & Permits	566,818	353,865	337,708	411,010	73,302	339,828	(71,182)	339,828	339,828	339,828	339,828
Intergovernmental Proceeds	374,212	475,260	552,131	563,978	11,847	565,671	1,693	565,671	565,671	565,671	565,671
Charges for Services	487,190	388,660	317,771	323,457	5,686	250,458	(72,999)	250,458	250,458	250,458	250,458
Fines and Forfeits	10,359	61,398	7,841	12,241	4,400	11,841	(400)	11,841	11,841	11,841	11,841
Interest on Investments	32,522	156,638	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
Miscellaneous Revenues	245,763	65,618	79,118	72,843	(6,275)	63,618	(9,225)	63,618	63,618	63,618	63,618
Contributions	74,551	8,783	43,438	43,438	-	43,438	-	43,438	43,438	43,438	43,438
Total Revenues	11,252,298	10,560,919	10,615,582	11,545,999	930,417	11,468,581	(77,418)	11,659,792	11,913,450	12,134,348	12,405,750
<u>Operating Expenditures</u>											
Legislation & Council	96,623	84,204	88,253	89,253	1,000	90,077	824	90,348	90,485	90,625	90,768
Town Attorney	450,145	414,772	460,000	475,000	15,000	376,525	(98,475)	371,525	371,525	371,525	371,525
Town Manager	250,003	254,752	268,583	273,874	5,291	279,324	5,450	260,537	260,904	261,280	261,666
Town Clerk's Office	366,680	361,634	392,181	394,981	2,800	391,388	(3,593)	392,742	387,640	394,556	389,491
Finance	811,431	833,372	854,225	856,263	2,038	888,502	32,239	898,495	907,199	915,079	923,814
Information Technology	194,362	336,654	392,673	429,516	36,843	511,839	82,323	487,976	493,832	502,722	498,195
Human Resources	296,357	352,818	341,293	356,675	15,382	390,805	34,130	364,707	366,258	371,835	373,438
Communications and Business Development	241,594	426,419	597,953	596,673	(1,280)	397,300	(199,373)	395,323	397,248	397,860	398,486
Municipal Court	30,713	29,981	32,541	32,541	-	33,539	998	33,702	33,820	33,941	34,065
Police Department	779,607	828,532	978,923	971,859	(7,064)	1,021,462	49,603	1,018,010	1,013,493	1,016,746	1,020,092
Community Services	50,184	52,017	54,529	54,529	-	58,856	4,327	59,188	59,443	59,704	59,972
Community Grants and Contributions	106,000	122,850	120,350	125,350	5,000	139,717	14,367	150,000	150,000	150,000	150,000
Roads and Bridges	1,067,792	1,033,147	1,135,064	1,129,614	(5,450)	1,134,249	4,635	1,140,376	1,144,169	1,148,077	1,152,072
Vehicle Maintenance	579,205	423,267	444,492	465,143	20,651	459,870	(5,273)	461,624	463,231	464,920	466,609
Municipal Bus	195,188	217,479	266,181	272,681	6,500	277,932	5,251	280,595	283,144	285,759	288,443
Employee Shuttle	44,498	72,359	88,032	88,032	-	88,614	582	88,708	88,773	88,839	88,907
Parks & Recreation	513,115	536,834	562,537	542,841	(19,696)	573,576	30,735	536,621	520,187	523,293	526,438
Plaza Services	1,094,831	1,194,366	1,335,738	1,332,738	(3,000)	1,416,917	84,179	1,403,111	1,410,112	1,415,228	1,421,769
Public Refuse Removal	50,937	64,707	65,083	62,083	(3,000)	61,098	(985)	61,296	61,445	61,599	61,756
Building/Facility Maintenance	193,090	203,608	251,168	251,152	(16)	295,620	44,468	261,677	263,020	276,023	264,903
Building Division	296,639	322,544	495,767	466,614	(29,153)	362,544	(104,070)	363,852	364,715	367,097	366,499
Housing Division Office	18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649	21,707
Planning and Development Services	390,387	534,894	475,343	394,167	(81,176)	425,937	31,770	427,655	428,787	429,945	431,129

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Summary

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Contingency	-	-	97,216	86,723	(10,493)	96,971	10,248	95,696	95,810	96,483	96,617
Total Operating Expenditures	8,118,379	8,720,839	9,818,830	9,769,007	(49,823)	9,794,102	25,095	9,665,299	9,676,832	9,744,785	9,758,363
<u>Capital Outlay</u>											
Capital Outlay Expense	940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000
Total Capital Outlay	940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000
<u>Other Source/Uses</u>											
Gain/Loss On Sale Of Assets	(7)	30,796	-	15,000	15,000	-	(15,000)	-	-	-	-
Transfer From Overhead Allocations	482,133	540,924	591,008	583,013	(7,995)	590,948	7,935	575,846	581,801	593,240	590,258
Transfer (To)/From Tourism Fund	37,942	44,344	33,681	34,924	1,243	68,343	33,419	69,076	69,822	70,583	71,358
Transfer (To)/From Parking Services	-	-	(58,490)	-	58,490	-	-	-	-	-	-
Transfer (To)/From Debt Service Fund	207,439	-	-	-	-	-	-	-	-	-	-
Transfer (To)/From DSF - Specific Ownership Taxes	149,712	29,307	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
Transfer (To)/From Capital Projects Fund	(266,071)	(11,248)	(75,000)	(17,970)	57,030	(2,246,546)	(2,228,576)	(300,000)	-	-	-
Transfer (To)/From Child Development Fund	(120,404)	(155,758)	(191,850)	(154,911)	36,939	(148,468)	6,443	(135,621)	(138,352)	(141,140)	(143,982)
Transfer (To)/From Broadband Fund	-	10,000	(1,377,588)	(648,805)	728,783	(2,098,681)	(1,449,876)	(72,943)	-	-	-
Transfer (To)/From Conference Center Fund	(199,089)	(202,543)	(262,033)	(215,833)	46,200	(276,300)	(60,467)	(244,676)	(243,429)	(219,384)	(213,806)
Transfer (To)/From AHDF (Sales Tax)	(474,477)	(493,047)	(505,159)	(547,107)	(41,949)	(567,814)	(20,707)	(590,504)	(614,102)	(638,644)	(664,168)
Transfer (To)/From AHDF (Housing Office)	18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649	21,707
Transfer (To)/From Vehicle Acquisition	(561,775)	(356,833)	(249,231)	(216,081)	33,150	(182,671)	33,410	(355,571)	(138,471)	(164,471)	(89,071)
Total Other Sources/Uses	(725,599)	(544,428)	(2,041,956)	(1,115,065)	926,891	(4,807,750)	(3,692,685)	(1,000,858)	(429,140)	(446,167)	(395,703)
Surplus (Deficit)	1,467,610	1,114,006	(1,867,204)	365,427	2,232,631	(3,181,271)	(3,546,697)	318,635	1,507,478	1,643,395	1,951,684
Beginning Fund Balance	9,446,313	10,913,923	10,243,321	12,027,929		12,393,355		9,212,085	9,530,720	11,038,198	12,681,593
Ending Fund Balance	10,913,923	12,027,929	8,376,117	12,393,355		9,212,085		9,530,720	11,038,198	12,681,593	14,633,277

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
General Fund Revenues	Tax - Property	3,899,219	3,876,064	3,813,194	3,813,194	-	4,125,468	312,274	4,125,468	4,166,723	4,166,723	4,208,390
General Fund Revenues	Tax-Property Delinquent	-	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Tax - Property - Abatements	(74,271)	(59,586)	63,098	63,098	-	13,023	(50,075)	-	-	-	-
General Fund Revenues	Tax - Specific Ownership	175,437	194,794	155,000	185,000	30,000	185,000	-	185,000	185,000	185,000	185,000
General Fund Revenues	Tax - Construction Use 1.5%	391,491	192,191	210,000	301,294	91,294	210,000	(91,294)	210,000	210,000	210,000	210,000
General Fund Revenues	Tax - Construction Use 3%	783,100	384,440	420,000	602,588	182,588	420,000	(182,588)	420,000	420,000	420,000	420,000
General Fund Revenues	Tax-Cigarette	9,671	10,385	9,400	9,400	-	9,400	-	9,400	9,400	9,400	9,400
General Fund Revenues	Tax - Property - Interest/Penalty	(465)	(2,548)	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Sales Taxes	4,262,780	4,429,008	4,546,883	4,909,458	362,575	5,105,836	196,378	5,310,070	5,522,473	5,743,371	5,973,106
General Fund Revenues	Sales Taxes - Interest	761	1,223	-	-	-	-	-	-	-	-	-
General Fund Revenues	Sales Taxes - Penalties	5,218	15,862	-	5,000	5,000	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Sales Taxes - Prior Period Remittances	7,942	8,861	-	15,000	15,000	5,000	(10,000)	5,000	5,000	5,000	5,000
Total Taxes		9,460,884	9,050,695	9,232,575	9,919,032	686,457	10,093,727	174,695	10,284,938	10,538,596	10,759,494	11,030,896
General Fund Revenues	License-Liquor	2,993	6,328	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
General Fund Revenues	License-Pet	195	255	128	128	-	128	-	128	128	128	128
General Fund Revenues	Permit-Construction	394,581	204,880	187,880	276,182	88,302	190,000	(86,182)	190,000	190,000	190,000	190,000
General Fund Revenues	External Energy Discount	(1,251)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Renewable Energy Discount	(1,668)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	HERS Energy Discount	(1,334)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permit-Electrical-Mountain Village	8,167	6,040	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Permit-Electrical-Town of Telluride	72,590	52,292	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000
General Fund Revenues	Permit-Plumbing-Mountain Village	7,908	11,165	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
General Fund Revenues	Permit-Plumbing-Town of Telluride	50,886	38,930	40,000	40,000	-	40,000	-	40,000	40,000	40,000	40,000
General Fund Revenues	Permit-Mechanical	2,132	6,766	200	200	-	200	-	200	200	200	200
General Fund Revenues	Construction Parking Fees	30,095	27,000	30,000	15,000	(15,000)	30,000	15,000	30,000	30,000	30,000	30,000
General Fund Revenues	Construction Parking Late Pay Fees	50	64	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permit & Other Licenses	1,275	25	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permits-Excavation	200	120	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Total Permits & License		566,818	353,865	337,708	411,010	73,302	339,828	(71,182)	339,828	339,828	339,828	339,828
General Fund Revenues	Conservation Trust Funds	13,666	14,216	13,402	13,402	-	13,402	-	13,402	13,402	13,402	13,402
General Fund Revenues	Mineral Lease Revenue	3,098	1,170	1,170	640	(530)	640	-	640	640	640	640
General Fund Revenues	Severance Tax Revenues	8,165	12,724	12,724	25,084	12,360	25,084	-	25,084	25,084	25,084	25,084
General Fund Revenues	County Road & Bridge Taxes	279,353	275,292	275,450	275,450	-	275,450	-	275,450	275,450	275,450	275,450
General Fund Revenues	Motor Vehicle Registration	5,510	5,799	4,900	4,900	-	4,900	-	4,900	4,900	4,900	4,900
General Fund Revenues	Highway User Tax Funds	64,421	80,205	62,415	62,432	17	64,125	1,693	64,125	64,125	64,125	64,125
General Fund Revenues	Smart Contribution	-	85,853	182,070	182,070	-	182,070	-	182,070	182,070	182,070	182,070
Total Intergovernmental Revenues		374,212	475,260	552,131	563,978	11,847	565,671	1,693	565,671	565,671	565,671	565,671
General Fund Revenues	Fee-2% Collection - Material Tax	5,699	2,839	2,708	2,708	-	2,708	-	2,708	2,708	2,708	2,708
General Fund Revenues	Fee-Plan Review	256,027	133,744	122,122	178,747	56,625	122,122	(56,625)	122,122	122,122	122,122	122,122
General Fund Revenues	Fee-Planning Dev Review	60,625	61,060	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
General Fund Revenues	Fee- Recording	33	118	350	350	-	350	-	350	350	350	350
General Fund Revenues	Fee-Plan/Zone/Plat	1,000	375	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Fees-Miscellaneous P&Z	41	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Fee-MVHA Qualification Fee	6,570	2,120	4,600	4,600	-	4,600	-	4,600	4,600	4,600	4,600
General Fund Revenues	Fee - Energy Mitigation	-	71,936	67,313	16,374	(50,939)	-	(16,374)	-	-	-	-
General Fund Revenues	Black Hills Gas Franchise Fee	24,698	46,043	39,678	39,678	-	39,678	-	39,678	39,678	39,678	39,678
General Fund Revenues	Road Impact Fees	130,819	70,125	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
General Fund Revenues	Road Cut Fees	-	300	-	-	-	-	-	-	-	-	-
General Fund Revenues	Equipment Rental	1,678	-	-	-	-	-	-	-	-	-	-
Total Charges for Services		487,190	388,660	317,771	323,457	5,686	250,458	(72,999)	250,458	250,458	250,458	250,458
General Fund Revenues	Fines-Traffic	7,948	5,815	1,000	5,000	4,000	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Fines-False Alarms	-	-	276	276	-	276	-	276	276	276	276
General Fund Revenues	Fines-Criminal	2,077	3,500	1,764	1,764	-	1,764	-	1,764	1,764	1,764	1,764
General Fund Revenues	Fines-Plaza Use	-	-	-	400	400	-	(400)	-	-	-	-
General Fund Revenues	Fines-Miscellaneous/PD	600	134	4,250	4,250	-	4,250	-	4,250	4,250	4,250	4,250
General Fund Revenues	Fines-Miscellaneous Building	(266)	51,950	551	551	-	551	-	551	551	551	551
Total Fines & Forfeits		10,359	61,398	7,841	12,241	4,400	11,841	(400)	11,841	11,841	11,841	11,841
General Fund Revenues	Interest On Investments	52,134	149,980	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
General Fund Revenues	Gain/Loss On Investments	(19,612)	6,658	-	-	-	-	-	-	-	-	-
Total Interest on Investments		32,522	156,638	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
General Fund Revenues	Grant Revenue Police	2,840	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Grant Revenue-Miscellaneous	8,152	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	HR Housing - Revenue	-	10,500	3,350	3,350	-	3,350	-	3,350	3,350	3,350	3,350
General Fund Revenues	Miscellaneous Revenue - Plaza Services	600	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Miscellaneous Revenue - Shop	-	-	500	500	-	500	-	500	500	500	500
General Fund Revenues	Miscellaneous Revenue - Marketing	225	-	475	475	-	475	-	475	475	475	475
General Fund Revenues	Miscellaneous Revenue - Police	1,840	2,999	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Municipal Bus	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Building	8,487	1,595	750	750	-	750	-	750	750	750	750
General Fund Revenues	IBC Book Revenue - Building	-	4	-	-	-	-	-	-	-	-	-
General Fund Revenues	Miscellaneous Revenue - Finance	1,853	1,171	14,500	2,500	(12,000)	2,500	-	2,500	2,500	2,500	2,500
General Fund Revenues	Miscellaneous Revenue - Finance Admin Fees	64	182	-	-	-	-	-	-	-	-	-
General Fund Revenues	Munirevs Credit Card Fees	1,895	1,873	500	2,000	1,500	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Permitting Credit Card Fees	749	1,078	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Miscellaneous Revenue -Clerk	2,776	1,145	200	200	-	200	-	200	200	200	200
General Fund Revenues	Miscellaneous Revenue - General	9,819	2,071	1,100	1,100	-	1,100	-	1,100	1,100	1,100	1,100
General Fund Revenues	Maintenance Shop Lease	13	11	12	12	-	12	-	12	12	12	12
General Fund Revenues	Van Rider Revenue	27,879	28,015	29,654	29,654	-	29,654	-	29,654	29,654	29,654	29,654
General Fund Revenues	Insurance Claim Proceeds	149,778	-	-	9,225	9,225	-	(9,225)	-	-	-	-
General Fund Revenues	Transfer Station Lease	1,300	1,100	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
General Fund Revenues	David Reed Lease	(1,398)	(1,398)	(1,398)	(1,398)	-	(1,398)	-	(1,398)	(1,398)	(1,398)	(1,398)
General Fund Revenues	Ice Rink Revenues	1,710	2,496	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
General Fund Revenues	Vending Cart/Plaza Use Rents	23,255	6,240	12,500	7,500	(5,000)	7,500	-	7,500	7,500	7,500	7,500
General Fund Revenues	Vending/Plaza Application Fees	3,927	4,670	5,775	5,775	-	5,775	-	5,775	5,775	5,775	5,775
General Fund Revenues	Farm to Community Application Fees/Donations	-	1,867	-	-	-	-	-	-	-	-	-
Total Miscellaneous Revenues		245,763	65,618	79,118	72,843	(6,275)	63,618	(9,225)	63,618	63,618	63,618	63,618
General Fund Revenues	Contributions - TMVOA	-	-	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
General Fund Revenues	Contribution-See Forever	60,000	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Contributions-TMVOA Employee Shuttle	2,858	8,783	13,438	13,438	-	13,438	-	13,438	13,438	13,438	13,438
General Fund Revenues	Green Gondola Receipts	740	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Energy Rebates	10,952	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Environmental Services Contribution	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Total Contributions		74,551	8,783	43,438	43,438	-	43,438	-	43,438	43,438	43,438	43,438
Total General Fund Revenues		11,252,298	10,560,919	10,615,582	11,545,999	930,417	11,468,581	(77,418)	11,659,792	11,913,450	12,134,348	12,405,750

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET NARRATIVE
LEGISLATIVE/COUNCIL**

Mountain Village Town Council is comprised of a Mayor and six Council Members. Compensation for members elected on or after June 30, 2015 is \$400/month for Council members and \$800/month for the Mayor per Ordinance 2015-04. Council members also receive \$186/month toward basic water, sewer, cable and internet services.

The Mayor and Council may travel to CML, CAST or other meetings and trainings.

Business meals budget includes breakfast and lunch for all regular Council meetings and meals as needed for special meetings. Also one Tri-Gov dinner annually is included in the budget as well as at least one IG meeting and other meetings as needed.

TOWN OF MOUNTAIN VILLAGE

2020 BUDGET

LEGAL DEPARTMENT PROGRAM NARRATIVE

The Town has entered into a professional services contract with J. David Reed, P.C., Attorney at Law, whereby the Town receives general legal counsel and services as Director of the Town's legal department. Services to be provided include drafting, review, and approval of contracts, MOU's, IGA's, ordinances and resolutions, etc. Mr. Reed or staff from his firm will also attend Town Council meetings, Design Review Board meetings and staff meetings. This contract also includes participation in negotiations, legal oversight to staff, employment law advice, keeping the town abreast of changes in laws affecting municipalities and other matters, as the Town may deem necessary and appropriate.

DEPARTMENT GOALS

1. Provide high quality and timely legal services to Town Council and staff under general contract.
2. Provide litigation services as deemed necessary by Town Council.
3. Departments shall stay within budget but see number 2 below.

DEPARTMENT PERFORMANCE MEASURES

1. Maintain office hours in Town Hall, four days per week; attend staff, DRB, and Town Council meetings.
2. Defend the Town of Mountain Village against lawsuits. This is the most difficult line item of the legal budget to forecast. Litigation may or may not occur in any given year. If it does occur it is very capital intensive and depending on when in the budget year it occurs, the litigation budget line item for that budget year may or may not be reliable.
3. Department year end expenditure totals do not exceed the adopted budget.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Council

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Town Council	Board Compensation (1)	43,116	51,767	53,859	53,859	-	55,069	1,210	55,069	55,069	55,069	55,069
Town Council	PERA & Payroll Taxes	6,639	8,092	8,283	8,283	-	8,489	206	8,627	8,627	8,627	8,627
Town Council	Workers Compensation	119	116	153	153	-	161	8	169	177	186	195
Town Council	Other Benefits	6,265	6,300	6,300	6,300	-	6,300	-	6,426	6,555	6,686	6,819
Town Council	Consultant Services	27,000	-	-	-	-	-	-	-	-	-	-
Town Council	Communications (2)	870	701	500	1,350	850	750	(600)	750	750	750	750
Town Council	Dues and Fees	-	1,099	-	-	-	-	-	-	-	-	-
Town Council	Travel, Education & Training	1,823	3,226	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Town Council	General Supplies & Materials	1,946	244	600	750	150	750	-	750	750	750	750
Town Council	Business Meals-Town Council	8,300	12,399	9,850	9,850	-	9,850	-	9,850	9,850	9,850	9,850
Town Council	Special Occasion	546	259	1,208	1,208	-	1,208	-	1,208	1,208	1,208	1,208
Total		96,623	84,204	88,253	89,253	1,000	90,077	824	90,348	90,485	90,625	90,768

(1) A portion of board compensation is for utility reimbursements which are increasing.

(2) Mayor's cell phone purchase 650 in 2019 plus 55/month for 700/year

Legal

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Legal	Outside Counsel - General	497	301	30,000	10,000	(20,000)	25,000	15,000	25,000	25,000	25,000	25,000
Legal	Outside Counsel - Litigation	51,333	13,277	-	15,000	15,000	-	(15,000)	-	-	-	-
Legal	Outside Counsel - Extraordinary	-	5,000	-	-	-	-	-	-	-	-	-
Legal	Legal - Extraordinary	54,022	19,318	25,000	35,000	10,000	30,000	(5,000)	25,000	25,000	25,000	25,000
Legal	Legal - Litigation	93,548	40,507	30,000	40,000	10,000	30,000	(10,000)	30,000	30,000	30,000	30,000
Legal	Legal - General (3)	250,746	336,343	375,000	375,000	-	291,525	(83,475)	291,525	291,525	291,525	291,525
Legal	Out Of Pocket Expense	-	26	-	-	-	-	-	-	-	-	-
Total		450,145	414,772	460,000	475,000	15,000	376,525	(98,475)	371,525	371,525	371,525	371,525

(3) The actual contractual amount for General Legal for the 2020 year is a not to exceed amount of \$393,750. The budgeted amount represents an average of the past 5 years of actual General Legal expenses not the maximum contractual obligation.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
TOWN MANAGER PROGRAM NARRATIVE**

The Town Manager is responsible for the implementation of all Town Council policy decisions; direct Town operations efficiently; create an organizational culture that values employees and results in the delivery of excellent municipal services for the residents and visitors to Mountain Village in a cost-effective manner.

DEPARTMENT GOALS

1. Ensure Town goals are met by achieving departmental goals through oversight and management
2. Responsible for retaining, managing and motivating Town staff
3. Ensure the long-term financial stability of the Town through strategic and effective management practices
4. Establish and maintain effective communication and working relationships with stakeholders vital to the long-term success of Mountain Village i.e. TSG, TMVOA, Town of Telluride, Telluride Tourism Board, SMART, San Miguel County, etc.
5. Support the Town's overall environmental programs
6. Assist with oversight and management of the Marketing and Business Development Department ("MBD") to promote economic development, support TMV businesses and promote TMV programs and services
7. Improve IT and Broadband capacity and services
8. Develop a succession plan with a systematic approach to ensuring leadership continuity within the Town by recruiting and/or encouraging individual employee growth and development

DEPARTMENT PERFORMANCE MEASURES

1. Achieve an average of 90% of each department's goals annually
2. Achieve an overall employee satisfaction rating of 80% of employees as either "satisfied" or "very satisfied" on the annual employee survey (2010 = 44%, 2011 = 83%, 2012 = 82%, 2013 = 75%, 2014 = 82%, 2015 = 80%, 2016 = 88%, 2017 = 93%, 2018 = 91% and 2019 = 93%)
3. Work with Council, the Finance and Budget Committee, Directors and staff to develop an acceptable budget for adoption prior to the December 15th statutory requirement. Revise current budget and following year's budget to respond to any variable conditions while maintaining acceptable levels of reserves as determined by Council. Operate within the adopted budget for the Town annually
4. Minimum of monthly meetings, correspondence and/or phone calls with each of the primary stakeholders: TSG, TMVOA, TOT, TTB, SMART, SMC, etc. staff that focus on short and long-term goals
5. Ensuring 100% of the departments have annual environmental goals and are participating in and supporting our town's overall environmental programs
6. Success is measured directly on departmental goal achievement (i.e. 5 = achieve 4.5 - 5 on MBD goals, 4 = 4.49 - 4.0, 3 = 3.99 - 3.50)
7. Implement recommendations of the IT and Broadband Committee within the time frames and budgets as directed by Council. Complete infrastructure installation of the FTTP project by year end 2020 and have all customers operational with final phase locations operational by first quarter 2021
8. Develop the following at the Town Manager and Director levels in 2020:
 - a. A roadmap for succession including key positions – complete by January 31, 2020
 - b. Formal succession planning policy and plan – complete within first quarter 2020
 - c. Identify timeframes for succession development – complete by first quarter 2020
 - d. Identify high potential employees – complete by second quarter 2020
 - e. Prepare development plans for high potential employees to be included in performance evaluations – complete end of third quarter 2020
 - f. Conduct gap analysis to identify what skills are needed vs. what skills exist and associated training and mentorship needs – complete by December of 2020 (complete each year by December for incorporation in the following year's performance evaluation)

ACHIEVEMENTS

1. **Budget**
 - Budget adopted pursuant to all requirements
2. **Prepare Goals/Performance Measures and Evaluations for Direct Reports**
 - 2019 evaluations completed and delivered by December 2019 with 2020 performance goals and measures to be prepared by January 2020
3. **Telluride Ski and Golf ("TSG") and Town Partnership Objectives**
 - Partnership issues resolved in 2018:
 - Received deed for e Access Tract AT-14mergency egress on
 - TSG extended the Meadows Park license agreement

- Received a one-year license agreement for the disc golf course
 - Updated the MOU acknowledging TSG public benefits
4. **Wayfinding Project**
 - This three- year project will be completed by year end 2019.
 5. **Human Resources Hiring**
 - Successfully hired Jim Soukup, CTO, Drew Harrington was promoted to Building Official, Matt Gonzales, Building Inspector, Patrick Dasaro, Payroll, Lindsay Niehaus, Accounting Billing/Receivables, Chuck Tomlinson, HR Coordinator, Dustin Miles, Broadband Systems Tech, Brad Wilson, Tech-Building Maintenance, Larry Baird, Gondola Mechanic, Joshua Bissonnette, Water Tech, Justin Vigil, Water Tech, Joel Burk, Deputy Police Chief, Grant Markwell, Police Officer
 6. **Employee Satisfaction Survey**
 - Conducted the tenth annual employee satisfaction survey with **93% of employees responding either “satisfied” or “very satisfied”**, tied for the highest rating since we began conducting the survey. The year before I became Town Manager this same measure was at 44%. Since I have been Town Manager, we have averaged 85%
 7. **Village Court Apartments (“VCA”)**
 - VCA laundry room – addition of 4 washers and 4 dryers to building 8
 - Concrete roof tile project – demonstration roof coating project on building 9
 - Carpet, tile and appliance upgrades continued and were completed for end of life products VCA
 - Continued development and analysis for the expansion of the project for 49 additional units which included issuing an RFP for an architect and owner’s representative and hiring firms and representatives for both.
 - Worked with the architect and their consultants to reach a conclusion to move forward with modular construction upon receiving approval from Council
 - Issued an RFP for general contractors for the construction of the units and considering an addendum to that RFP for bids for a for sale project versus for rent
 8. **Workforce Housing**
 - Secured a two-year lease on a Northstar unit for our Senior Planner John Miller to sublease from the town.
 - Purchased a Castellina and Cassidy Ridge deed restricted units. These units were resold to one Mountain Village business owner and a Town employee. They are both price capped and the Town has first right of refusal to purchase them back.
 9. **Telluride Regional Waste Water Treatment Plant (“TRWWTP”)**
 - Finn Kjome and I continue to work with Town of Telluride and San Miguel and the newly formed Funding Committee to successfully develop a financial plan for funding of the recommendations from the Master Plan efforts.
 10. **Gondola Long Term Planning Committee and Subcommittee**
 - Developing a path and plan to move forward with key stakeholders to determine the future of the gondola, timing for improvements and funding mechanisms. In 2019 key stakeholders agreed to begin to meet regularly by year end and into 2020 to achieve these goals.
 11. **IT/Broadband**
 - All free WiFi systems throughout the Village Center were upgraded as directed by Council well in advance of the March 1, 2019 completion date. This was an outcome suggested by AECOM’s “low hanging fruit” improvements as determined by the Village Center Subarea Improvements Plan.
 - Successfully hired Jim Soukup for the newly created CTO position.
 - Completed the purchase of 4,000 IP addresses, negotiated a lower rate with redundancy for a new internet provider and reduced rates on our phone VOIP product.
 - Issued an RFP and hired 1. a contractor for the FTTP project, 2. Equipment provider for the FTTP project, 3. Upgraded the headend and installed new equipment and 4. Began construction and on schedule for the BETA customers to begin utilization of the new system and infrastructure installation for all of Phase I.
 - Implemented Crowd Strike managed cyber security system.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Manager

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Town Manager	Salaries & Wages	155,159	160,867	165,387	167,070	1,683	171,246	4,176	171,246	171,246	171,246	171,246
Town Manager	Group Insurance	13,113	12,437	12,500	12,500	-	13,500	1,000	13,770	14,045	14,326	14,613
Town Manager	PERA & Payroll Taxes	23,973	24,991	25,437	25,695	258	26,766	1,071	27,194	27,194	27,194	27,194
Town Manager	PERA 401K	13,946	14,461	14,886	15,036	150	15,412	376	15,840	15,840	15,840	15,840
Town Manager	Workers Compensation	1,917	323	1,323	1,323	-	1,389	66	1,459	1,532	1,608	1,689
Town Manager	Other Employee Benefits	875	200	900	900	-	900	-	918	936	955	974
Town Manager	Outside Counsel - Litigation	-	-	-	4,100	4,100	-	(4,100)	-	-	-	-
Town Manager	Grant Lobbying Fees	18,000	18,000	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Town Manager	Professional Services (1)	11,895	13,639	17,750	17,750	-	20,000	2,250	-	-	-	-
Town Manager	Consulting Service	-	-	500	500	-	500	-	500	500	500	500
Town Manager	Communications	1,045	1,234	1,300	1,300	-	1,300	-	1,300	1,300	1,300	1,300
Town Manager	Dues & Fees (2)	8,818	7,622	8,000	8,000	-	8,710	710	8,710	8,710	8,710	8,710
Town Manager	Travel, Education & Training	475	-	1,500	500	(1,000)	500	-	500	500	500	500
Town Manager	General Supplies & Materials	349	311	500	500	-	500	-	500	500	500	500
Town Manager	Business Meals	387	604	500	600	100	500	(100)	500	500	500	500
Town Manager	Employee Appreciation	50	62	100	100	-	100	-	100	100	100	100
Total		250,003	254,752	268,583	273,874	5,291	279,324	5,450	260,537	260,904	261,280	261,666

(1) Gondola Long Term Plan Studies (TMVOA, TSG, SMC, TOT all participating equally)

(2) Colorado Municipal League \$5,855 and Colorado Association of Ski Towns \$2,426

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
TOWN CLERK**

The office of the Town Clerk is responsible for providing services to the public including voter registration, elections, coordination of Town Council meetings and documentation, official Town records, website maintenance, telephone system management, building maintenance coordination, information requests, liquor licensing and special projects.

DEPARTMENT GOALS

1. Prepare all Town Council documentation and oversee coordination of meeting schedules
2. Maintain Town documents and respond to CORA requests
3. Liquor license administration
4. Website maintenance and administrative phone system maintenance
5. Monitor Town contracts, agreements and leases for compliance
6. Operate the department within budget
7. Provide professional and polite customer service, office management and maintenance coordination
8. Provide ongoing updates to the Town Code to keep it current after new legislation is passed
9. Continuing education for Town Clerk, Deputy Town Clerk and Deputy Clerk/Administrative Services Coordinator as needed
10. Purge all digital records required by the records retention schedule
11. Operate the department in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water, and chemicals

DEPARTMENT PERFORMANCE MEASURES

1. Produce Town Council packets, minutes and agendas on at least a monthly basis by deadlines set forth in the SOP's for the Administrative Services/Clerk's Department and coordinate meeting schedules to accommodate interested parties and members of Town Council
2. Maintain all Town Administrative documents in a document management system according to the adopted retention schedule; including the new project Contract Management and work to continue to incorporate Finance, Planning and Development Services, Human Resources, Mountain Munchkins and Public Works in 2020.
3. Research, evaluate and prepare all liquor license applications accurately and in time for inclusion in Council packets for Town Council consideration. Process applications that allow for administrative approval. Ensure all existing liquor licenses are properly monitored for compliance. Stay current on new rules, regulations and legislation.
4. Provide all in-house administrative phone system and website maintenance accurately within 72 hours of request
5. Coordinate with the Town Attorney for review, evaluation and administration of all Town contracts agreements and leases related to the functions of the Administration Department to ensure compliance with said documents. Facilitate new contract management application with reports to contract managers on a quarterly basis.
6. Operate all areas of Administrative Services within the approved budget.
7. Assist and direct members of the public requesting information or assistance from Town Departments by responding within 3 days pursuant to open records laws. If a complex request is received, evaluate and provide notification that the request will be filled within 7 business days. Manage issues related to Town Hall operations including audio visual equipment, copy machines, fax machines, janitorial services and building maintenance by responding to requests either same day or within one business day
8. Update the Town Code on a monthly basis following the effective date of each adopted ordinance to ensure the Town Code published on the website is always current
9. Complete any needed ongoing training and plan for training and education of Deputy Town Clerk and Deputy Clerk/Administrative Services Coordinator as well as continuing education for the Town Clerk.
10. Pursuant to records retention requirements and in order to protect the Town from potential litigation by retaining records outside of the required time frames of the records retention schedule, purge all digital records required by the records retention schedule annually.
11. Monitor departmental usage of paper, fuel, energy, and water. Implement at least one conservation measure in at least one category of use.

DEPARTMENT ACHIEVEMENTS 2019

1. 100% compliance and completion of the production of packets, minutes and agendas for at least 14 Town Council meetings according to SOP deadlines and requirements
2. 100% of administrative records are current within the requirements of the adopted records retention schedule. Planning and Development Services, Finance and Human Resources are using PaperVision. 100 % compliant with deadlines for responding to CORA requests for information and the seven day response for complex requests
3. 100% of liquor licenses were processed pursuant to required deadlines and all licenses are compliant with state and local requirements

4. 95% of in-house phone and website maintenance were performed within 72 hours of any given request
5. Monitored contracts, agreements and leases for compliance. Determined how each department maintains contracts and ensured there is an overall list of all town contracts by department. Implemented Contract Management Project within Paper Vision software.
6. Reduced administrative services budget from the original budget and came in within/under budget.
7. 100% compliant with the one business day response time for issues with Town Hall operations
8. Town Code is current as of 11/05/19
9. Town Clerk completed training at annual CMCA conference in October. Deputy Clerk completed some sessions at the CMCA conference. Deputy Clerk/Administrative Services Coordinator completed second year of Clerk Institute, leadership training, some sessions at the CMCA conference and other various webinars. Town Clerk and Deputy Town Clerk received CMC (Certified Municipal Clerk) certification in late 2018 and are working toward MMC (Master Municipal Clerk) certification.
10. 100% of all digital records required to be purged by the records retention schedule have been purged by March 2019 and 100% of all paper documents allowed to be destroyed by State Archivist destroyed by year end 2019.
11. Implemented use of green cleaning products and recycled paper and pens. Staff strives to reduce, reuse and recycle daily.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Clerk

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Town Clerk's Office	Salaries & Wages	191,622	191,634	196,254	196,254	-	189,516	(6,738)	189,516	189,516	189,516	189,516
Town Clerk's Office	Group Insurance	39,340	37,310	37,500	37,500	-	40,500	3,000	41,310	42,136	42,979	43,839
Town Clerk's Office	Dependent Health Reimbursement	(3,818)	(3,617)	(3,378)	(3,378)	-	(3,378)	-	(3,378)	(3,378)	(3,378)	(3,378)
Town Clerk's Office	PERA & Payroll Taxes	28,922	29,078	30,184	30,184	-	29,621	(563)	30,095	30,095	30,095	30,095
Town Clerk's Office	PERA 401K	4,920	5,627	5,888	5,888	-	7,581	1,693	7,581	7,581	7,581	7,581
Town Clerk's Office	Workers Compensation	191	186	303	303	-	318	15	334	351	368	387
Town Clerk's Office	Other Employee Benefits	2,685	600	2,700	2,700	-	2,700	-	2,754	2,809	2,865	2,923
Town Clerk's Office	Consultant Services	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Town Clerk's Office	Janitorial/Trash Removal (1)	18,716	18,270	20,200	23,000	2,800	22,000	(1,000)	22,000	22,000	22,000	22,000
Town Clerk's Office	Security Monitoring - Town Hall	465	372	395	395	-	395	-	395	395	395	395
Town Clerk's Office	Repairs & Maintenance-Equipment	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Town Clerk's Office	Rental- Equipment	8,218	7,660	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Town Clerk's Office	Communications	16,823	17,565	16,100	16,100	-	16,100	-	16,100	16,100	16,100	16,100
Town Clerk's Office	Election Expenses	4,841	-	6,000	6,000	-	-	(6,000)	6,000	-	6,000	-
Town Clerk's Office	Public Noticing	117	123	750	750	-	750	-	750	750	750	750
Town Clerk's Office	Recording Fees	-	-	100	100	-	100	-	100	100	100	100
Town Clerk's Office	Dues & Fees	472	665	600	600	-	600	-	600	600	600	600
Town Clerk's Office	Travel, Education & Training (2)	2,719	3,158	5,500	5,500	-	11,500	6,000	5,500	5,500	5,500	5,500
Town Clerk's Office	Digitizing Documentation	-	-	-	1,500	1,500	1,500	-	1,500	1,500	1,500	1,500
Town Clerk's Office	Postage & Freight	1,802	1,920	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Town Clerk's Office	General Supplies & Material	3,561	5,055	6,500	5,000	(1,500)	5,000	-	5,000	5,000	5,000	5,000
Town Clerk's Office	Business Meals	124	652	850	850	-	850	-	850	850	850	850
Town Clerk's Office	Employee Appreciation	331	274	300	300	-	300	-	300	300	300	300
Town Clerk's Office	Utilities - Natural Gas	6,216	5,752	6,615	6,615	-	6,615	-	6,615	6,615	6,615	6,615
Town Clerk's Office	Utilities - Electricity	14,251	14,718	17,174	17,174	-	17,174	-	17,174	17,174	17,174	17,174
Town Clerk's Office	Utilities - Water/Sewer	7,068	7,537	7,551	7,551	-	7,551	-	7,551	7,551	7,551	7,551
Town Clerk's Office	Internet Service	17,095	17,095	17,095	17,095	-	17,095	-	17,095	17,095	17,095	17,095
Total		366,680	361,634	392,181	394,981	2,800	391,388	(3,593)	392,742	387,640	394,556	389,491

(1) 1450 for December 2018 was paid in January and inadvertently charged to 2019 rather than 2018. Additionally, paper supplies had a sharp increase in 2019

(2) Increase in 2020 for database training.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
FINANCE DEPARTMENT PROGRAM NARRATIVE**

The Finance Department is responsible for administering all financial record keeping and reporting functions for the Town of Mountain Village and the Mountain Village Metropolitan District. The Department also produces the fiscal budget and financial statements for both entities. The department performs debt and treasury management, internal audits, contract compliance review, budget control, purchasing, accounting activities, loss control, sales and excise tax collection, business licensing and advises the Town Manager and Town Council on financial policy and strategic planning.

DEPARTMENT GOALS

1. Annual budget and Long-term plan: Coordinate and complete the annual budget preparation and meet statutory and charter imposed budget deadlines.
2. Accounting and Audit: maintain a governmental accounting system that presents accurately the financial condition of the Town in conformity with generally accepted accounting principles, GASB and GFOA requirements.
3. Payroll: Produce accurate employee payroll payments from department time sheets in order to meet Town payroll deadlines and federal and state payroll laws and regulations.
4. Accounts Payable: produce accurate vendor payments bi-weekly and to respond to vendor inquiries promptly and professionally. Using department procedures assure all payments are proper, in compliance with applicable contracts and budgets, appropriately approved and in compliance with the Town's procurement policies.
5. Business License: process all business license applications and issue licenses to business owners and handle all inquiries in a courteous and professional manner.
6. Accounts Receivable: record all customer and other payments to the Town promptly and accurately. Routinely follow up on all delinquent accounts and handle all customer inquiries promptly, courteously and professionally.
7. Fixed Assets: Maintain fixed asset records that present accurately the current fixed asset ownership detail as well as the depreciation records and methods.
8. Treasury: manage the Town's cash resources and treasury management contracts with banks in order to maximize the risk adjusted return on idle funds and contain the costs of bank services provide to the Town.
9. Department shall stay within budget.
10. Long Term Debt: Review all debt annually for refinancing opportunities to reduce interest costs.
11. Operate the department in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water and chemicals.

DEPARTMENT PERFORMANCE MEASURES

1. Annual budget and long-term plan adopted timely and mill levy certifications meet the state and county deadlines.
2. Annual CAFR and Audit report completed and filed timely for all compliance requirements. GFOA award for the CAFR is received. Issue 9 monthly financial reports to Town Council.
3. Complete 26 bi-weekly payroll cycles with minimal or no correction.
4. Process 26 bi-weekly accounts payable cycles.
5. Business licenses are processed within one week of receipt of application and payment.
6. Delinquency follow-up is documented in monthly billing cycle and 90% or more of the total account receivable balance shall not be more than 60 days old.
7. Fixed asset records are updated annually at year end and depreciation charges are determined and posted where applicable. Fixed asset ledgers reconciled to the General Ledger.
8. Four quarterly reports are made to Town Council on the status and performance of Town investments. Quarterly reports indicate a portfolio return at or above the commensurate US Treasury yield curve rate for a similar amount of time to maturity.
9. Department year end expenditure totals do not exceed the adopted budget.
10. All reviews of opportunities to refinance are documented.
11. Track and monitor departmental paper, energy, fuel, water and chemical usages. Implement one conservation measure in at least one category of use.

STATUS OF PERFORMANCE MEASURES FOR 2019

1. 2019 Budget adopted and filed with the State of Colorado in a timely manner.
2. 2017 CAFR GFOA Award received. 2018 Audit report issued in July 2019. Monthly financials have been prepared and issued for 10 of the last 12 months.
3. All payroll cycles have been completed timely and accurately.
4. Accounts payable have been issued every other week as per department procedures.
5. Business licenses are processed as per department policy.
6. Delinquency procedures have been followed per department policy and are documented in the monthly billing files. At July 31, 2019 98% of the Town's total receivable balance was less than 60 days old.
7. Fixed asset records are up to date and will be scrubbed and updated at year end for the 2019 audit.
8. The quarterly investment reports have been filed with Town Council timely this fiscal year. At August 31, 2019 the average yield on the Town's general investment portfolio was 2.28% with 1.9 years average duration. At August 31, 2019 the benchmark 2 year treasury yield curve rate was 1.50%.
9. Department is under budget as of July 31, 2019.
10. There are currently no economically viable refinancings available at this time. Final terms are being settled with NBH regarding financing for the Phase 4 expansion at VCA. Resolutions are to be agendized for a special Town Council meeting on October 9.
11. Paperless billing subscriptions are up by 20.6% year over last at July 31, 2019.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Finance

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Finance	Salaries & Wages (13)	404,078	419,233	422,493	422,493	-	429,524	7,031	429,524	429,524	429,524	429,524
Finance	Group Insurance	78,681	71,516	75,000	75,000	-	81,000	6,000	82,620	84,272	85,958	87,677
Finance	Dependent Health Reimbursement	(1,444)	(1,447)	(3,600)	(2,100)	1,500	(2,100)	-	(2,100)	(2,100)	(2,100)	(2,100)
Finance	PERA & Payroll Taxes	62,475	65,188	64,979	64,979	-	67,135	2,156	68,208	68,208	68,208	68,208
Finance	PERA 401K	27,454	25,217	28,307	28,307	-	32,153	3,846	32,153	32,153	32,153	32,153
Finance	Workers Compensation	328	372	729	381	(348)	400	19	420	441	463	486
Finance	Other Employee Benefits	5,250	1,200	5,400	5,400	-	5,400	-	5,508	5,618	5,731	5,845
Finance	Bad Debt Expense (9)	-	13,463	-	-	-	-	-	-	-	-	-
Finance	Professional Consulting (1)	14,486	12,000	13,000	14,625	1,625	14,000	(625)	15,000	16,000	17,000	18,000
Finance	County Treasurer Collect Fee 2% (10)	82,334	82,113	86,705	86,705	-	89,390	2,685	89,122	89,972	89,972	90,830
Finance	Auditing Fees (2)	25,435	30,035	31,000	31,000	-	31,000	-	33,000	35,000	37,000	39,000
Finance	Insurance (3)	99,918	102,660	110,000	112,500	2,500	124,000	11,500	127,000	130,000	133,000	136,000
Finance	Public Noticing (11)	-	-	500	-	(500)	-	-	-	-	-	-
Finance	Dues & Fees (4)	165	194	2,000	200	(1,800)	300	100	300	350	400	400
Finance	Travel, Education & Training (5)	1,652	1,052	2,500	2,500	-	2,500	-	3,500	3,500	3,500	3,500
Finance	Postage & Freight (12)	3,000	2,430	4,200	3,500	(700)	3,000	(500)	3,000	3,000	3,000	3,000
Finance	Bank Fees (6)	135	119	3,000	1,000	(2,000)	1,000	-	1,000	1,000	1,000	1,000
Finance	Bank Fees - Credit Card Fees	417	686	612	600	(12)	600	-	630	640	650	660
Finance	MUNIREvs Online Payment Fees (7)	4,098	3,788	4,100	5,673	1,573	5,700	27	5,710	5,720	5,720	5,730
Finance	General Supplies & Material	2,765	2,898	2,600	2,900	300	2,900	-	3,300	3,300	3,300	3,300
Finance	Business Meals	-	55	-	-	-	-	-	-	-	-	-
Finance	Employee Appreciation (8)	205	600	600	600	-	600	-	600	600	600	600
Finance	Books & Periodicals	-	-	100	-	(100)	-	-	-	-	-	-
Total		811,431	833,372	854,225	856,263	2,038	888,502	32,239	898,495	907,199	915,079	923,814

- (1) MUNIREvs and Lodgingrevs monthly fee and additional \$1,625 for Business License modification for Housing data collection
- (2) A portion of the annual audit fees allocated to general government.
- (3) Annual premiums for General Fund Property, casualty and cyber crime Insurance including an allowance for a 2020 CIRSA Membership contribution increase.
- (4) Colorado and National Accounting Association Memberships
- (5) Two new staff members requiring training.
- (6) Bank charges by transaction fee analysis
- (7) Utilization of on line payment system growing.
- (8) \$100 per employee allowance directed by Town Council in 2018 for 2019.
- (9) No bad debt is anticipated for write off this year.
- (10) The County Treasurer collects a fee from Mountain Village property taxes.
- (11) There is no longer public noticing being prepared for finance department specific needs. All noticing done by the Town Clerks office.
- (12) For mailing of miscellaneous billings and AP check remittances.
- (13) Six full time employees in Finance.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
INFORMATION TECHNOLOGY AND BROADBAND DEPARTMENT PROGRAM NARRATIVE**

INFORMATION TECHNOLOGY PROGRAM NARRATIVE

Responsible for establishing the Town's technical and cybersecurity vision and leading all aspects of the Town's technology development. Manages the Town's technology resources and support facilities local, wireless, internet, telephone, and all related software programs.

BROADBAND DEPARTMENT PROGRAM NARRATIVE

Mountain Village Broadband's goal is to provide high-speed internet access throughout the Town of Mountain Village with a high degree of reliability and redundancy, including any other surrounding areas as directed. The Focus of Broadband is on the development of a sustainable model that does not restrict but enables sustainable future growth.

INFORMATION TECHNOLOGY DEPARTMENT GOALS

1. Complete network upgrade by the end of 2020 second quarter.
2. Upgrade physical servers to a virtualization platform. End of June 2020.
3. Begin training cable technician staff IT desktop and network support roles. End of December 2020.
4. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
5. Provide Mountain Village the highest level of customer service.

INFORMATION TECHNOLOGY DEPARTMENT PERFORMANCE MEASURES

Item 1

1. Complete internal audit of network infrastructure.
2. Design secure network topologies.
3. Implement network changes.
4. Enhance host and network security firewalls.
5. Add alert mechanisms.
6. Perform a best practices security review.

Item 2

1. Configure virtual servers.
2. Integrate into storage.
3. Integrate into a redundant server environment.
4. Perform deep level learning on virtual server redundant environment.
5. Conduct catastrophic failure testing. Test various fail-over and fail-back scenarios.
6. Perform a best practices security review.
7. Migrate physical servers to the virtual redundant server environment.
8. Integrate into backup systems.

Item 3

1. Create a schedule for cable technicians to transition into IT support role.
2. Continue the exhaustive exercise of training people in the IT support role.
3. Began an asset inventory sheet and begin an upgrade plan to windows 10.
4. Upgrade current Multi-Factor Authentication.
5. Create encrypted password system for IT.
6. Begin best practices security review.
7. Attend security certification class sponsored by the managed security company.

Item 4

1. Year-end expenditure totals do not exceed the adopted budget.

Item 5

1. Respond to all calls within 24 hours in a professional matter.

BROADBAND DEPARTMENT GOALS

1. Have Beta testing completed and switch beta customers to paying subscribers by March 15, 2020.
2. Introduce new fiber service to the Meadows area customers by April 15, 2020.
3. Complete fiber pathway construction by October 30, 2020.

4. Restructure TMVs video service packing options.
5. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
6. Provide Mountain Village the highest level of customer service.

BROADBAND DEPARTMENT PERFORMANCE MEASURES

Item 1

1. Have all fiber spliced in Beta area.
2. ONTs (Customer's home) are programmed and provisioned to head-end. Customer now have new fiber internet service.
3. Triple play services (video, phone, and internet) are cut-over to new fiber network.
4. New fiber service products are fully integrated into the billing system.
5. Feedback from Beta customers prompts quality improvement changes.
6. Beta customers go live and begin paying for new fiber services.
7. Promote product awareness by using marketing and communications strategies.

Item 2

1. All fiber spliced from customers' homes to head-end.
2. ONTs (Customer's home) are set and provisioned to head-end allowing customers to now have TMVs new fiber internet service.
3. Triple play services (video, phone, and internet) are cut-over to new fiber network.
4. New fiber service products are fully integrated into the billing system.

Item 3

1. Lightworks completes Neil Shaw's fiber construction plan.
2. Conduit pathway construction within all streets in TMV have been completed.
3. All revegetation of disturbed areas has been fixed.
4. Micro-fiber has been successfully blown in conduit respectively.
5. Lightworks continues to bore conduit to all homes without conduit.
6. ONTs (Customer's home) are programmed and provisioned at head-end.
7. TMV continues to cut-over customers into the fiber network.

Item 4

1. Perform an analysis on current video packages.
2. Devise a new plan bringing the video service offerings to a success financial model.
3. Re-evaluate the quality of video service to customers.
4. Upgrade video equipment increasing the viewer experience.
5. Upgrade marketing, customer self-service portal and outward facing web page.

Item 5

1. Year-end expenditure totals do not exceed the adopted budget.

Item 6

1. Respond to all calls within 24 hours in a professional matter.

INFORMATION TECHNOLOGY DEPARTMENT ACCOMPLISHMENTS

1. Deployed managed security.
2. Deployed encrypted email.
3. Deployed archive system which keeps copies of office 365 activities.
4. Began the beginning stages of monitoring cyber threat and vulnerabilities.
5. Successfully passed the FBI InfraGard membership vetting process.
6. Significantly improved on-site and COOP response.
7. Completed major over-haul of backup systems.
8. Tested a DR recovery image for one of the critical servers.
9. IT staff began security patching schedule (Patch Tuesday).
10. Continue to upgrade machines to windows 10.

BROADBAND DEPARTMENT ACCOMPLISHMENTS 2019

1. Completed the ARIN registration of new IP block.

2. Purchased necessary equipment for fiber project.
3. Began construction fiber project.
4. Contacted beta customers.
5. Developed website <https://townofmountainvillage.com/fiber/>.
6. All FCC reports are current.
7. We completed approximately 72 service calls and change of service calls per month all within 24 hours of request.
8. We had 2 Internet outages the last 6 months 1 century link and 1 equipment failure outages.
9. We completed 265 service truck rolls and 99cable locates for 1st half of 2019.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Information Technology - GF	Salaries & Wages (12)	-	-	120,000	97,000	(23,000)	140,368	43,368	140,368	140,368	140,368	140,368
Information Technology - GF	Group Insurance	-	-	12,500	8,189	(4,311)	10,344	2,155	10,344	10,344	10,344	10,344
Information Technology - GF	Dependent Health Reimbursement	-	-	-	8,400	8,400	13,500	5,100	13,770	14,045	14,326	14,613
Information Technology - GF	PERA & Payroll Taxes	-	-	18,456	14,200	(4,256)	21,939	7,739	22,290	22,290	22,290	22,290
Information Technology - GF	PERA 401K	-	-	1,200	1,200	-	3,053	1,853	4,457	5,861	7,264	8,668
Information Technology - GF	Workers Compensation	-	-	1,000	1,000	-	1,050	50	1,103	1,158	1,216	1,276
Information Technology - GF	Other Employee Benefits	-	200	900	900	-	900	-	918	936	955	974
Information Technology - GF	Vehicle Repair & Maintenance	-	-	-	500	500	500	-	500	500	500	500
Information Technology - GF	Phone Maintenance (13)	929	2,954	1,500	1,500	-	7,500	6,000	7,500	1,500	1,500	1,500
Information Technology - GF	Communications	-	-	1,300	1,300	-	1,300	-	1,300	1,300	1,300	1,300
Information Technology - GF	Travel, Education & Training (1)	-	-	3,500	5,500	2,000	5,500	-	5,500	5,500	5,500	5,500
Information Technology - GF	General Supplies & Materials	-	-	-	500	500	500	-	500	500	500	500
Information Technology - GF	Software Support- Contract	47,336	69,552	50,000	50,000	-	40,000	(10,000)	40,000	40,000	40,000	40,000
Information Technology - GF	Software Support - Other (2)	7,121	1,489	3,000	4,500	1,500	5,400	900	5,400	5,400	5,400	5,400
Information Technology - GF	General Hardware Replacement (3)	10,302	42,954	20,000	28,500	8,500	20,000	(8,500)	20,000	20,000	20,000	20,000
Information Technology - GF	Server Replacement (4)	-	-	-	7,800	7,800	9,200	1,400	1,500	1,500	9,200	9,200
Information Technology - GF	Cyber Security (5)	-	-	-	32,750	32,750	38,990	6,240	38,990	38,990	38,990	38,990
Information Technology - GF	Microsoft Office Licenses (10)	15,848	19,005	23,000	23,000	-	23,000	-	23,000	23,000	23,000	23,000
Information Technology - GF	Hosted E-Mail Services (11)	529	99	1,050	3,988	2,938	3,988	-	3,988	3,988	3,988	3,988
Information Technology - GF	Accounting SW Annual Support Maintenance	31,017	30,693	35,168	32,000	(3,168)	33,600	1,600	35,280	37,044	38,896	40,841
Information Technology - GF	Accounting SW Customization/Options	-	2,250	-	-	-	-	-	-	-	-	-
Information Technology - GF	All Data - Vehicle Maintenance	1,500	1,500	1,515	1,515	-	1,515	-	1,515	1,515	1,515	1,515
Information Technology - GF	Live Streaming Software	-	-	6,000	-	(6,000)	-	-	-	-	-	-
Information Technology - GF	PDF SW Upgrades/Licenses	1,079	2,883	3,600	6,640	3,040	9,740	3,100	9,740	9,740	9,740	9,740
Information Technology - GF	Firewall (6)	6,797	2,212	2,700	2,700	-	11,900	9,200	-	-	9,700	-
Information Technology - GF	CAD Auto Desk Support	1,420	1,478	1,428	1,428	-	1,428	-	1,428	1,428	1,428	1,428
Information Technology - GF	Trimble Pathfinder Software	1,995	-	-	-	-	-	-	-	-	-	-
Information Technology - GF	Web Site Blocker (7)	2,847	-	2,800	2,800	-	-	(2,800)	-	-	-	-
Information Technology - GF	Server Support Fees	2,140	-	-	-	-	1,500	1,500	1,500	1,500	1,500	1,500
Information Technology - GF	Spam Filter (8)	1,620	1,530	2,430	2,430	-	2,430	-	2,552	2,552	2,552	2,552
Information Technology - GF	CRM Software (9)	499	1,146	3,100	-	(3,100)	-	-	-	-	-	-
Information Technology - GF	Database Administrator	-	-	-	-	-	3,000	3,000	1,500	1,500	1,500	1,500
Information Technology - GF	RMS Software Support - Police	11,005	11,445	12,315	12,315	-	12,568	253	12,819	13,076	13,337	13,604
Information Technology - GF	Legal SW Support	1,884	1,099	2,184	2,184	-	2,184	-	2,184	2,184	2,184	2,184
Information Technology - GF	Cyber Security - Audit Fees	-	27,315	-	-	-	8,000	8,000	-	-	-	-
Information Technology - GF	Cyber Security - Study	-	3,375	-	-	-	-	-	-	-	-	-
Information Technology - GF	AV Room Upgrade	10,000	34,299	-	-	-	-	-	-	-	-	-
Information Technology - GF	Montrose Interconnect - Police	4,111	3,000	4,112	4,112	-	4,112	-	4,112	4,112	4,112	4,112
Information Technology - GF	VPI Software Support - Police	333	1,895	1,895	1,895	-	1,961	66	2,020	2,023	2,026	2,029
Information Technology - GF	Building Permit Support Fees	7,650	7,650	7,650	7,650	-	7,650	-	7,650	7,650	7,650	7,650
Information Technology - GF	Printer Maintenance	865	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Information Technology - GF	Document Management	-	10,868	500	500	-	500	-	500	500	500	500
Information Technology - GF	ARC Map Subscription	-	-	-	8,250	8,250	8,250	-	8,250	8,250	8,250	8,250
Information Technology - GF	E-Recycle	-	-	-	2,500	2,500	2,500	-	2,500	2,500	2,500	2,500
Information Technology - GF	Fingerprint SW Support - Police	-	-	-	-	-	1,140	1,140	1,163	1,186	1,188	1,212

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Information Technology - GF	Muni Metrix License	1,495	1,495	1,495	1,495	-	1,495	-	1,495	1,495	1,495	1,495
Information Technology - GF	Notification Services	-	-	-	2,000	2,000	2,000	-	2,000	2,000	2,000	2,000
Information Technology - GF	Online Back Up Support Fee	6,083	6,503	6,500	6,500	-	6,500	-	6,500	13,500	-	-
Information Technology - GF	Opengov	-	29,083	17,000	17,000	-	17,000	-	17,000	17,000	17,000	17,000
Information Technology - GF	Munirevs Support Fees	17,676	18,383	19,175	19,175	-	20,134	959	21,140	22,197	23,307	24,473
Information Technology - GF	Technical Miscellaneous	281	300	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
Total		194,362	336,654	392,673	429,516	36,843	511,839	82,323	487,976	493,832	502,722	498,195

(1) Staff Training and Conferences

(2) Needed 3rd party software

(3) Laptop, workstations, printers, monitors, batteries, switches, cameras

(4) Server equipment and head-end equipment

(5) Managed security and cloud logging systems

(6) Firewall Service renewal

(7) Managed Security should cover this

(8) Cyber Security Email protection

(9) No longer using

(10) Office 365 cloud

(11) Cloud archive server

(12) Allocated current cable technicians into IT at 10% and a summer intern at \$5,500

(13) In 2020 and 2021 we are upgrading the phone system at Town Hall and the Municipal Offices. Moved from Town Clerk budget.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
HUMAN RESOURCES DEPARTMENT PROGRAM NARRATIVE**

Mission Statement: The Town of Mountain Village is dedicated to providing exceptional facilities, services and opportunities, in partnership with the community, which will enhance the quality of life for our residents, homeowners, employees & guests.

We make Mountain Village a great place to live, work, and visit!

DEPARTMENT GOALS

1. **Benefits & Compensation Administration.** Administer attractive benefits, compensation and recognition programs to attract and retain high-performing, well-qualified employees.
2. **Recruiting & Onboarding** Assist management with timely and lawful recruiting processes to maintain proper staffing levels and retain a diverse workforce to meet the needs of the organization.
3. **Safety.** Make Mountain Village a *safe* place to live, work and visit, so no one gets hurt and nothing gets broken.
4. **Environmental Stewardship.** Promote the town's commitment to the environment resulting in all employees taking responsibility for recycling, waste reduction and energy conservation
5. **Fiscal Responsibility.** Prepare and stay within the HR department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
6. **Policy Administration & Enforcement** Ensure compliance with applicable laws and town goals.
7. **Talent Management/ Employee Professional Development** Assist management with establishing development opportunities and administering performance reviews
8. **Document Management.** Maintain personnel files in compliance with the Colorado Retention Schedule.

PERFORMANCE MEASURES

1. **Benefits & Compensation Administration**
 - Increase the percentage of employees who indicate they have a positive work environment as measured by the employee satisfaction survey (January)
 - Participate in annual compensation updates/ surveys opportunities (CML, MSEC Compensation Briefing, ...) and conduct an annual review and comparison of our benefits and compensation during the second quarter of the year. Provide the results along with employee feedback and make recommendations by July 30.
 - Administer all benefit programs and monitor benefit utilization while maintaining internal customer satisfaction and meeting budget constraints
 - Coordinate the annual employee appreciation picnic, regular employee potlucks, employee recreation days, retirement parties, and other employee appreciation programs.
 - Administer the monthly Great Service Awards program and annual Employee of the Year award.
2. **Recruiting & Staffing**
 - Oversee the Employee Housing program to provide furnished employee housing for up to 18 essential employees
 - 10% of employees in employee housing move into one-year leases
 - 25% of seasonal employees stay for second season or 10% promoted within the town
 - Maintain the employee retention rate above 75% (less town-initiated transitions)
 - Implement \$300 employee recruiting bonus for hiring gondola operations
 - Increase social media recruiting opportunities including Facebook and Indeed
3. **Safety/ Risk Management**
 - Oversee monthly safety committee meetings, bi-annual safety inspections and safety audits
 - Administer monthly safety incentives for an accident free workplace (to include 1-yr accident free awards, team safety bucks, & hard hat awards)
 - Reduce claims costs and number of claims by 10%
 - Maintain an E-Mod loss ratio below 0.8
 - Maintain a Loss Control Standards audit score above 90%
 - Attend Pinnacol Risk Management Symposium in Grand Junction in June 2020
 - Ensure all departments meet CIRSA loss control training requirements
 - All departments have a safety goal and employees receive an annual safety performance evaluation as part of their overall performance review
 - Maintain Cost Containment Certification to further reduce costs (recertify by January 30)
4. **Environmental Stewardship**
 - Promote the town's commitment to environmental sustainability by educating and engaging employees and applicants.
 - Distribute the Annual Employee Environmental Stewardship Award
 - Provide ongoing employee education, policies and programs to encourage a culture of responsible environmental stewardship in employee orientations, recruiting, and monthly newsletters.
 - All departments have an environmental goal

5. **Fiscal Responsibility**

- Prepare and stay within the HR department's approved budget.
- Actively seek opportunities to optimize financial costs and investments when making decisions

6. **Policy Administration & Enforcement**

- Attend the MSEC Law Update Conference. Review our policies, procedures and employee handbook within one month of attending the conference. Meet with management within six weeks to discuss the changes.
- Assure compliance with the town's drug & alcohol policies and required Department of Transportation (DOT) regulations and submitting MIS reports by March 15th
 - Oversee onsite drug and alcohol testing collection.
 - Required testing and training completed
 - Conduct required employee and supervisor training
 - Accurate record-keeping maintained within DOT requirements and Colorado Record Retention Schedule
- Review unemployment claims, workers compensation claims, and personnel actions
- Continue ongoing communication/training with MSEC, CIRSA, and Pinnacol regarding policies & procedures and law changes.

7. **Talent Management & Employee Professional Development**

- Create a formal succession plan
- Administer annual performance reviews for all year-round employees (December); end-of-season reviews for all seasonal employees (April & October); and 90-day reviews for all new supervisors.
- Assist management with evaluating staff and performance documentation.
- Provide supervisor training on evaluating and documenting employee performance.
- Continue to re-evaluate employee goals and performance measures annually and align with town goals
- Conduct a survey asking employees for their input on what education and training they believe would improve their job performance and provide this data to department heads by the end of the first quarter.
- Provide development programs to help staff and managers accomplish their goals
 - # seasonal employees promoted to FTYR
 - Training accomplished
 - Child care certifications attained
 - Training completed by all staff

8. **Document Management**

- DOT records are maintained in the Drug & Alcohol Clearinghouse online database
- All files are maintained in PaperVision in accordance with the Colorado Record Retention Schedule and audit compliance.
- Streamline the new hire paperwork packet to electronically onboard all employees in UltiPro on or before their first day of work.

2019 ACCOMPLISHMENTS

1. NO INCREASE to medical premiums AND we received a \$65,730 dividend check (2018: 5% decrease; 2017: no increase)
2. Pinnacol Workers Compensation dividends total \$101,869 due to maintaining *Cost Containment Certification*, fewer claims, lower claims costs, and a lower MOD rate (.75).
3. New recruitment module implemented in March.
4. New Onboarding module implemented in September enabling electronic new hire paperwork
3. The Employee Housing Program provides furnished housing units for up to 18 seasonal TMV employees at Village Court Apartments. 55% of Town of Mountain Village employees are living in Mountain Village / Telluride (up 20% from 2011)
6. Drug testing is conducted in-house by the HR Coordinator which provides quicker results and cost savings.
7. CSA food share program was added to employee Wellness Reimbursement Benefit
8. Implemented confidential employee hotline

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Human Resources

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Human Resources	Salaries & Wages	134,658	146,084	147,933	147,933	-	150,772	2,839	150,772	150,772	150,772	150,772
Human Resources	Group Insurance	26,227	24,873	25,000	25,000	-	27,000	2,000	27,540	28,091	28,653	29,226
Human Resources	Dependent Health Reimbursement	(2,166)	(2,170)	(2,160)	(2,160)	-	(2,160)	-	(2,160)	(2,160)	(2,160)	(2,160)
Human Resources	PERA & Payroll Taxes	20,453	22,330	22,753	22,753	-	23,566	813	23,943	23,943	23,943	23,943
Human Resources	PERA 401K	8,645	10,386	9,469	9,469	-	6,542	(2,927)	6,829	7,117	7,405	7,693
Human Resources	Workers Compensation	109	124	245	245	-	257	12	270	284	298	313
Human Resources	Other Employee Benefits	(1,130)	(1,068)	1,800	1,800	-	1,800	-	1,836	1,873	1,910	1,948
Human Resources	Employee Assistance Program	2,604	1,384	3,485	3,485	-	3,485	-	3,485	3,485	3,485	3,485
Human Resources	Life Insurance	26,462	30,855	27,203	31,503	4,300	32,448	945	33,097	33,759	34,434	35,123
Human Resources	Agency Compliance	4,547	2,701	4,300	4,300	-	4,300	-	4,300	4,300	4,300	4,300
Human Resources	Employee Hotline	-	-	-	5,000	5,000	5,000	-	5,000	5,000	5,000	5,000
Human Resources	Safety Programs	4,041	7,620	5,252	5,252	-	6,000	748	6,000	6,000	6,000	6,000
Human Resources	Employee Functions	9,649	14,000	15,400	15,400	-	15,000	(400)	17,000	17,000	21,000	21,000
Human Resources	HR Payroll Software	37,944	43,488	40,000	48,000	8,000	48,000	-	48,000	48,000	48,000	48,000
Human Resources	Consultant Services (1)	107	-	-	-	-	30,000	30,000	-	-	-	-
Human Resources	HR Housing - Expense	1,932	2,825	3,350	3,350	-	3,350	-	3,350	3,350	3,350	3,350
Human Resources	Communications	1,180	1,398	1,335	1,335	-	1,335	-	1,335	1,335	1,335	1,335
Human Resources	Recruiting	10,105	26,443	16,000	20,000	4,000	20,000	-	20,000	20,000	20,000	20,000
Human Resources	Dues & Fees	5,634	6,277	6,300	6,382	82	6,382	-	6,382	6,382	6,382	6,382
Human Resources	Travel, Education & Training	3,423	13,364	11,000	5,000	(6,000)	5,000	-	5,000	5,000	5,000	5,000
Human Resources	Postage & Freight	245	154	204	204	-	204	-	204	204	204	204
Human Resources	General Supplies & Materials	1,196	1,025	1,224	1,224	-	1,224	-	1,224	1,224	1,224	1,224
Human Resources	Employee Appreciation	100	165	200	200	-	200	-	200	200	200	200
Human Resources	Business Meals	-	74	-	-	-	100	100	100	100	100	100
Human Resources	Special Occasion Expense	391	485	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Human Resources	Books & Periodicals	-	-	-	-	-	-	-	-	-	-	-
Total		296,357	352,818	341,293	356,675	15,382	390,805	34,130	364,707	366,258	371,835	373,438

(1) 2020 - Consulting fees for the Personnel Development Committee

TOWN OF MOUNTAIN VILLAGE

2020 BUDGET

COMMUNICATIONS & BUSINESS DEVELOPMENT DEPARTMENT PROGRAM NARRATIVE

COMMUNICATIONS & MARKETING PROGRAM NARRATIVE

Staff engages and connects with town constituents, businesses, visitors, community stakeholders and media through various tools to communicate all Town of Mountain Village (TMV) programs, events and news. Information is compiled and disseminated promptly to clearly communicate all TMV messaging. This department develops and implements TMV marketing strategies, and manages the town's website, all digital and print advertising, social media channels and email marketing for 12 different town departments. Additionally, staff serves as the Public Information Officer for emergency management under the direction of the Police Chief and the Town Manager.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM NARRATIVE

Staff creates, implements and manages vitality efforts to organically drive Mountain Village's economic development, including, but not limited to, Market on the Plaza, special events and plaza use. An active Mountain Village center, community vitality, regional cooperation, and community resiliency are all achieved by managing and administering town programs, events, policies, outreach and regulations. The focus is to engage the community at-large, fostering relationships and offering Town expertise and resources when necessary.

SUSTAINABILITY PROGRAM NARRATIVE

Staff manages an action-driven Green Team and oversees implementation of the TMV's sustainability efforts. Additionally, staff oversees TMV's Green House Gas inventory reporting and works with various departments to apply recommendations in order to reach the Town's zero-waste goals.

COMMUNICATIONS & MARKETING DEVELOPMENT PROGRAM GOALS

1. Prepare and stay within the department's approved budget, with a 40 percent budget reduction over the previous year, while actively seeking opportunities to optimize financial costs and maintaining a similar scope and community impact of work.
2. Administer, maintain and manage consistent email marketing and media messaging for all Town of Mountain Village programs, projects, meetings and events.
3. Provide a timely and informed response to the public, staff and council to inquiries regarding town services, issues and complaints through personal contact, telephone and electronic media.
4. Develop, create and execute campaigns to promote town-related amenities, events, programs, public works, policies and significant developments for 12 departments through all appropriate TMV channels (digital and print).
5. Develop and maintain the Town's website with a focus on site navigation, responsive design and relevant information for website visitors.
6. Develop and drive marketing strategy for the retention and growth of the Town's broadband customers.

COMMUNICATIONS & MARKETING PROGRAM PERFORMANCE MEASURES

Item 1

1. Year-end expenditure totals do not exceed the adopted budget while meeting all department goals.

Item 2

1. Maintain a 5 percent increase year over year (YOY) of volume of email correspondence sent, with an average open rate of 20 percent and click-through rate of 3 percent.
2. Grow business, community, and visitor email lists by 5 percent YOY, specifically targeted to categorized interests to help drive engagement and segment audiences for better engagement.
3. Follow all AP Stylebook and Town design guidelines in creating HTML email campaigns for a consistent image and voice.

Item 3

1. Positioning the Communications department as the familiar contact for all public, staff and council inquires by responding within 24 hours during the work week and by Monday for non-emergency weekend issues.
2. Serve as the Public Information Officer for emergency management under the direction of the Police Chief and the Town Manager, communicating all emergency messaging within 10 minutes of receiving.

Item 4

1. Respond to all [internal departmental communication requests](#) within 24 hours during the work week and by Monday for non-emergency weekend issues and, depending on the scope, completing projects within 72 hours.
2. Grow all town social media platforms (Facebook, Twitter, LinkedIn and Instagram) by a steady 5 percent increase in posts and an average 20 percent increase in followers YOY.
3. Grow public relations outreach with a 20 percent increase in press releases sent YOY, tracking publications and media reach.

Item 5

1. Launch the upgraded website with an improved search function, and user-friendly layout by November 25, 2019.
2. Manage and oversee website content and development for all Town departments, driving traffic and maintaining website optimization with a growth visitation (website users) by 10 percent YOY.
3. Train a representative from several Town departments in the first quarter of 2020 on [Processwire](#) (the new content management system), so document uploads and simple edits can be made by in real-time.
4. Create an online form capability for all current downloadable pdf forms currently are on our website by end of year 2020.

Item 6

1. Refine the Broadband customer database for more targeted marketing efforts.

2. Define demographic and marketing position through customer surveys, targeting a 90 percent completion rate for 250+ responses.
3. Respond to survey results with marketing efforts targeted on interest and need to drive Broadband customer conversion to fiber.
4. Assist the broadband department and broadband consultant Uptown with development of the communication and marketing campaign for Town's Broadband and Cable including messaging of new fiber and cable options and costs.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM GOALS

1. Manage the quarterly meetings of Business Development Advisory Committee (BDAC), which shall advise and make recommendations to Town Council on matters related to economic development.
2. Develop, maintain and advance relationships and collaborations between businesses and the Town, helping them navigate government policies and processes.
3. Create and maintain a user-friendly and robust online business directory thorough the improved Town of Mountain Village website.
4. Create, implement and manage Market on the Plaza, special event permitting and plaza use contracts, continuing to grow permitting revenues and Market sales tax revenues.
5. Continue implementation of strategic signage and wayfinding program for the Town of Mountain Village, completing Phase II and working to maintain wayfinding design standards throughout all aspects of Mountain Village communication.
6. Offer three to four Lunch and Learn events annually to business owners and/or the community-at-large, offering relevant educational and developmental opportunities.
7. Continue to assist Merchants by utilizing Region 10 and Colorado's West Central Small Business Development Center (SBDC) recourses.

BUSINESS DEVELOPMENT & COMMUNITY ENGAGEMENT PROGRAM PERFORMANCE MEASURES

Item 1

1. Set the BDAC meeting dates, agendas, and packets once a quarter.
2. Focus meetings on additional enhanced vitality efforts, 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.
3. Ensure the committee assists with providing input and expertise on ways to encourage and help businesses and individuals to invest in the Town, create jobs, and increase the tax base.

Item 2

1. Annual one-on-one check-ins with individual business owners, as well as responding to all inquiries within 24 hours during the workweek and by Monday for non-emergency weekend issues.
2. The development and management of a comprehensive business database, including up-to-date business amenities/offers, media/information channels, and contact details.
3. Maintain constant communication with TMVOA and TSG to understand collaboration opportunities and planning efforts.
4. Attend monthly TMVOA hosted merchant meetings.

Item 3

1. Directory mimics wayfinding business categories, additional filters are offered for a targeted search. Each listing comprises of an eye-catching photo, business summary, contact information, hours of operation, menu (if applicable), location, and links to any appropriate sites.
2. Acting as a tool to display all of TMV offerings and a clear platform for all businesses, including those which may not have a professional website.

Item 4

1. Maintain a 10 percent growth in Market on the Plaza revenues YOY.
2. Maintain executed three-year plaza license agreements with a 100 percent completion of new/renewal requests.
3. Responsibly grow plaza vending permits in-line with demand, focusing on summer vending.
4. Grow special event permitting by 10 percent annually. Creating a streamlined approval process and marketing Mountain Village as an event destination.

Item 5

1. Manage summer and winter wayfinding business directory updates.
2. Continue to incorporate wayfinding design in all internal and external communication and marketing collateral when appropriate.
3. Continue to educate the public and business on a universal wayfinding language of location designations.

Item 6

1. Work with TMV departments and external experts to provide quality information to the public/business owners, fostering educational opportunities and growth.
2. Create networking opportunities and develop relationships with constituents, positioning Town staff as a comfortable and reliable source of information and assistance.

Item 7

1. Attend Region 10 board meetings and utilize SBDC resources when assisting local businesses.

SUSTAINABILITY PROGRAM GOALS

1. Prepare and stay within the committee's approved budget, with a 17 percent budget reduction over the previous year, while actively seeking opportunities to optimize financial costs and maintaining a similar community impact of work.
2. Serve as the Town representative on regional sustainability groups including Carbon Neutral Coalition, Sneffels Energy Board and Green Team.
3. Manage Green Team agenda and committee meetings.

4. Assist in directing and facilitating the Town's sustainability efforts, offering Green Team staff support.
5. Exhaust incentive funds for all Town incentive programs including, compost, solar, cedar shake, defensible space and farm to community program. Additionally, educate constituents on fee waivers for smart building and deed-restricted housing incentives.
6. Maintain efforts to reach the Town's greenhouse gas (GHG) reduction targets as more than a 26 percent reduction by 2025 by overseeing GHG inventory reporting for the Town government, Mountain Village community, and region. Look into utility consumption, waste, flow, sources, and efficiency and work with various departments to apply improvement recommendations.

SUSTAINABILITY PROGRAM GOALS PERFORMANCE MEASURES

Item 1

1. Year-end expenditure totals do not exceed the adopted budget while accomplishing the annual committee workplan.

Item 2

1. Attend monthly meetings by phone or in person to update regional organizations on TMV's sustainability efforts. Contribute to regional efforts when appropriate.

Item 3

1. Work with Green Team committee chair and clerk staff to set meeting agendas.
2. Ensure all efforts are in line with the yearly workplan focusing on three attainable goals which ultimately reduces TMV's greenhouse gas emissions.

Item 4

1. Help in the execution of TMV sustainability efforts. Examples include creation of the compost application, single-use plastics benchmark survey, and communication collateral creation.

Item 5

1. Ensure all incentive program participation and application processes are easily accessible, utilizing all communication channels to promote initiatives to targeted groups and encourage incentive utilization.

Item 6

1. Oversee the RFP process for an environmental consultant's GHG report for all divisions, tools for the Town to better track future data collection, and clear recommendations in reducing emissions to reach TMV's goals.
2. Work with the Public Works department to ensure monthly data tracking in order to access real time energy use.
3. Use consultant recommendations to set departmental environmental goals.

2019 ACCOMPLISHMENTS

Communications and Marketing

1. The department has continued to increase town communication through email marketing, social media and community outreach seeing an increase in local media coverage and more social media engagement.
2. As of 11/1/19, there is a 38 percent increase in press releases distributed a 53 percent increase in media mentions compared to the previous year.
3. As of 11/1/19, staff increased the volume of email marketing campaigns by 35 percent over 2018.
4. Social media channels flourished with a 16 percent increase in followers (people who subscribe to our account), 22 percent increase in impressions (number of times content is displayed), and a 73 percent increase in engagements (interactions people have with TMV content).
5. Mayor's column started in 2019 offering a direct marketing piece to local readers in the *Telluride Daily Planet* recapping each month's town council meetings.
6. Our new town website was developed and rebuilt and will be launched end of November.

Business Development and Community Engagement

7. Successfully initiated monthly Lunch & Learns offering educational forums for our business/merchant corridor on topics related to accounting, bookkeeping, marketing and more.
8. Increased total Market on the Plaza revenue by 84 percent over 2018.
9. As of 11/1/19, increased special event permitting by 60 percent over 2018
10. As of 11/1/19, saw a 222 percent increase in executed three-year Plaza License Agreements from 2017, which includes a 125 percent increase in plaza vending participation.

Sustainability

11. Promoted community incentives programs through direct mailer, online drip campaign and media outreach which resulted in Cedar Shake program funding being exhausted for 2019.
12. Served 61 families (126 participants) in the Farm to Community program distributing 7016.2 pounds of food and reducing carbon footprint by 16 mt-CO₂e (equivalent to burning 17,500 pounds of coal).

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Communications & Business Development

Worksheet	Account Name	Actuals		2019		2019		2020		2020		2021 Long	2022 Long	2023 Long	2024 Long
		2017	2018	Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term	Projection	Projection	Projection
Communications & Business Development	Salaries & Wages	78,391	139,368	196,915	196,915	-	135,515	(61,400)	132,503	132,503	132,503	132,503	132,503	132,503	132,503
Communications & Business Development	Group Insurance	10,946	23,833	37,500	37,500	-	27,000	(10,500)	27,540	28,091	28,653	28,653	28,653	28,653	29,226
Communications & Business Development	Dependent Health Reimbursement	-	(529)	(720)	(2,000)	(1,280)	(2,000)	-	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
Communications & Business Development	PERA & Payroll Taxes	12,150	21,464	30,286	30,286	-	21,181	(9,105)	21,041	21,041	21,041	21,041	21,041	21,041	21,041
Communications & Business Development	PERA 401K	1,555	2,826	7,877	7,877	-	3,388	(4,489)	3,975	5,300	5,300	5,300	5,300	5,300	5,300
Communications & Business Development	Workers Compensation	118	124	185	185	-	194	9	204	214	225	225	225	225	236
Communications & Business Development	Other Employee Benefits	1,750	600	2,700	2,700	-	1,900	(800)	1,938	1,977	2,016	2,016	2,016	2,016	2,057
Communications & Business Development	Consultant Services	13,775	8,882	16,000	16,000	-	5,000	(11,000)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Communications & Business Development	Green Team Compost	-	1,199	25,000	25,000	-	20,000	(5,000)	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Communications & Business Development	Green Team Green House Gas (1)	-	12,000	17,135	17,135	-	19,000	1,865	19,000	19,000	19,000	19,000	19,000	19,000	19,002
Communications & Business Development	Green Team Communications/Education	-	-	10,000	10,000	-	7,570	(2,430)	7,570	7,570	7,570	7,570	7,570	7,570	7,570
Communications & Business Development	Green Team MV Clean Up (2)	-	-	1,400	1,400	-	1,400	-	1,400	1,400	1,400	1,400	1,400	1,400	1,400
Communications & Business Development	Green Team Bike to Work (3)	-	-	30	30	-	30	-	30	30	30	30	30	30	30
Communications & Business Development	Green Team Green Lights (4)	-	1,314	5,000	5,000	-	-	(5,000)	-	-	-	-	-	-	-
Communications & Business Development	Green Team Dues & Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	Farm to Community Initiative (5)	-	23,245	30,000	30,000	-	40,000	10,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Communications & Business Development	Facility Rent (6)	-	300	3,600	3,600	-	-	(3,600)	-	-	-	-	-	-	-
Communications & Business Development	Dues & Fees	2,700	1,591	2,195	2,195	-	2,000	(195)	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	Travel, Education & Training	2,094	6,645	8,000	8,000	-	3,000	(5,000)	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Communications & Business Development	Live Video Streaming	14,110	15,741	18,000	18,000	-	15,000	(3,000)	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Communications & Business Development	Marketing-Business Development	28,714	60,471	65,000	59,000	(6,000)	27,000	(32,000)	27,000	27,000	27,000	27,000	27,000	27,000	27,000
Communications & Business Development	Marketing-Software	-	495	-	6,000	6,000	5,000	(1,000)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Communications & Business Development	Marketing-Design	-	873	2,500	2,500	-	6,000	3,500	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Communications & Business Development	Marketing-Public Relations	-	11,903	10,000	10,000	-	-	(10,000)	-	-	-	-	-	-	-
Communications & Business Development	Marketing-Video	-	2,500	6,500	6,500	-	1,500	(5,000)	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Communications & Business Development	Postage & Freight	-	54	500	500	-	500	-	500	500	500	500	500	500	500
Communications & Business Development	Surveys	-	-	1,500	1,500	-	-	(1,500)	-	-	-	-	-	-	-
Communications & Business Development	Photos	2,554	5,108	5,000	5,000	-	2,000	(3,000)	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	General Supplies & Materials	2,912	2,722	4,500	4,500	-	2,000	(2,500)	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	Business Meals	481	1,438	1,600	1,600	-	400	(1,200)	400	400	400	400	400	400	400
Communications & Business Development	Employee Appreciation	120	208	600	600	-	200	(400)	200	200	200	200	200	200	200
Communications & Business Development	Books & Periodicals	-	213	200	200	-	-	(200)	-	-	-	-	-	-	-
Communications & Business Development	Communications - Phone	936	2,150	3,600	3,600	-	2,872	(728)	2,872	2,872	2,872	2,872	2,872	2,872	2,872
Communications & Business Development	Website Hosting	8,960	5,626	6,300	6,300	-	3,500	(2,800)	3,500	3,500	3,500	3,500	3,500	3,500	3,500
Communications & Business Development	Website Management	8,913	35,243	18,000	18,000	-	17,000	(1,000)	17,000	17,000	17,000	17,000	17,000	17,000	17,000
Communications & Business Development	E-Mail Communication	14,799	16,217	19,000	19,000	-	8,000	(11,000)	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Communications & Business Development	Print Advertising	17,824	18,158	18,000	18,000	-	9,000	(9,000)	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Communications & Business Development	Promo Items/Info	12,500	-	1,950	1,950	-	950	(1,000)	950	950	950	950	950	950	950
Communications & Business Development	Special Events Marketing	128	-	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Communications & Business Development	Broadcast Programming	1,188	-	5,600	5,600	-	1,200	(4,400)	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Communications & Business Development	Online Advertising	303	583	5,000	5,000	-	1,000	(4,000)	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Communications & Business Development	Social Media	3,671	3,854	9,500	9,500	-	5,000	(4,500)	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total		241,594	426,419	597,953	596,673	(1,280)	397,300	(199,373)	395,323	397,248	397,860	395,323	397,248	397,860	398,486

- (1) New RFP has been drafted for government and community GHG emissions reporting. We have asked for the tools to track data in house and develop future reporting internally.
- (2) Green Team is growing this event year over year
- (3) An increase of \$150 for Bike to Work participation
- (4) Tri-state is cutting the rebate next year so TMV will not continue their support in 2020
- (5) Council has supported increasing the funds for this program
- (6) Telluride Works membership will not continue in 2020

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
MUNICIPAL COURT PROGRAM NARRATIVE**

The Town of Mountain Village operates a monthly municipal court which constitutes the judicial branch of the Town government. The municipal court shall be vested with exclusive original jurisdiction over all cases arising under the Town's charter, under the ordinances duly enacted under the Charter, and as otherwise conferred under the law.

Town Council appoints the Municipal Judge who shall serve a two-year term. A court clerk on Town staff shall serve on a part-time basis at .25 of a full time equivalent. That staff person is currently serving as the administrative assistant in the Town Police Department at .75 of a full time equivalent

DEPARTMENT GOALS

1. Convene municipal court one day per month.
2. Court should start promptly on the date and time as provided to defendants.
3. Stay within budget.
4. Environmental Stewardship

DEPARTMENT PERFORMANCE MEASURES

1. Court convened 12 times per year.
2. Court date and/or time should occur on time no less than 90% of the time (11 out of 12 days per year)
3. Department year-end expenditure totals do not exceed the adopted budget.
4. As much as possible, reduce paper consumption.

2019 PERFORMANCE MEASURES ACHIEVEMENTS

1. *Court convened 12 times per year.*
 - a. *Court is convened once per month*
2. *Court date and/or time should occur on time no less than 90% of the time (11 out of 12 days per year)*
 - a. *Court convenes on time*
3. *Department year-end expenditure totals do not exceed the adopted budget.*
 - a. *Municipal Court is tracking under budget*
4. *Environmental goal*
 - a. *Continuing to offer as many electronic options through the court system as possible*

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
COMMUNITY SERVICES PROGRAM NARRATIVE**

The Town of Mountain Village Community Services mission is to meet or exceed the needs of the Mountain Village community. The Community Services division expects and encourages citizens and guests alike to make use of its services. The success of the division is measured in its ability to maintain the quality of life in Mountain Village all the while respecting the rights and liberties of all.

The delivery of quality service, both timely and courteous, shall be the mandate that guides the members of the Mountain Village Police Department, always with the intent of solving problems for those who ask for assistance. The Mountain Village Police pledge is to embrace all the citizens in solving problems, both routine to law enforcement and those unique to the community. Mountain Village Community Services officers will solicit citizen input, ideas and guidance, for it is only through this relationship that we truly meet or exceed their needs.

Staffing levels are 2 FTEs paid 0.35 from the Community Services Budget and 0.65 from the Parking Budget.

DEPARTMENT GOALS

1. Maintain a high level of parking control on all town streets and public parking lots through enforcement, maintenance, and issuance of appropriate permits.
2. Provide public assistance as necessary in a courteous, professional, and timely manner.
3. Under the guidance of the Town's municipal code, enforce and provide for domestic and non-domestic animal control.
4. Stay within budget.
5. Environmental Stewardship

DEPARTMENT PERFORMANCE MEASURES

1. Parking is enforced consistently – Seven days a week from 6 am to 6 pm.
(after CSO work hours, patrol officers enforce parking)
2. 100% response to calls for assistance in a timely manner. (within 10 minutes of receiving call) Manage animal control to the general satisfaction of Town Council and residents.
3. Department year-end expenditure totals do not exceed the adopted budget.
4. Reduction of greenhouse gas emissions by implementing bicycle patrol –

2019 PERFORMANCE MEASURES ACHIEVEMENTS

1. *Parking is enforced consistently – Seven days a week from 6 am to 6 pm.*
 - a. *By having seven day week coverage, enforcement is consistent.*
2. *100% response to calls for assistance in a timely manner. (within 10 minutes of receiving call)*
 - a. *Response time is tracking at 7:49 minutes per call*
3. *Manage animal control to the general satisfaction of Town Council and residents.*
 - a. *47 animal related calls for service – resolved. (47 in 2018, 27 in 2017)*
4. *Department year-end expenditure totals do not exceed the adopted budget.*
 - a. *Community Service is tracking under budget.*
5. *Environmental goal*
 - a. *Average time on bike patrol is 2 hour 13 minutes (15 total patrols) compared to 1 hour 17 minutes (24 total patrols) 2018.*

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Court

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Municipal Court	Salaries & Wages	18,071	18,281	18,635	18,635	-	18,951	316	18,951	18,951	18,951	18,951
Municipal Court	Group Insurance	3,278	3,109	3,126	3,126	-	3,376	250	3,444	3,512	3,583	3,654
Municipal Court	Dependent Health Reimbursement	(361)	(267)	(348)	(348)	-	(348)	-	(348)	(348)	(348)	(348)
Municipal Court	PERA & Payroll Taxes	2,752	2,769	2,866	2,866	-	2,962	96	3,009	3,009	3,009	3,009
Municipal Court	PERA 401K	1,043	1,102	1,137	1,137	-	1,166	29	1,166	1,166	1,166	1,166
Municipal Court	Workers Compensation	68	78	152	152	-	160	8	168	176	185	194
Municipal Court	Other Employee Benefits	1,663	1,549	2,009	2,009	-	2,009	-	2,049	2,090	2,132	2,175
Municipal Court	Equipment Rental	1,085	1,074	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Municipal Court	Communications	412	492	384	384	-	484	100	484	484	484	484
Municipal Court	Dues & Fees	40	40	80	80	-	80	-	80	80	80	80
Municipal Court	Travel, Education & Training	1,303	682	2,100	2,100	-	2,100	-	2,100	2,100	2,100	2,100
Municipal Court	Postage & Freight	7	7	100	100	-	100	-	100	100	100	100
Municipal Court	General Supplies & Material	1,351	1,066	800	800	-	1,000	200	1,000	1,000	1,000	1,000
Municipal Court	Employee Appreciation	-	-	-	-	-	-	-	-	-	-	-
Total		30,713	29,981	32,541	32,541	-	33,539	998	33,702	33,820	33,941	34,065

Community Services

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Community Services	Salaries & Wages	29,167	30,081	30,508	30,508	-	33,258	2,750	33,258	33,258	33,258	33,258
Community Services	Group Insurance	9,179	8,706	8,750	8,750	-	9,450	700	9,639	9,832	10,028	10,229
Community Services	Dependent Health Reimbursement	(505)	(432)	-	-	-	-	-	-	-	-	-
Community Services	PERA & Payroll Taxes	4,536	4,764	4,693	4,693	-	5,198	505	5,281	5,281	5,281	5,281
Community Services	PERA 401K	296	472	399	399	-	399	0	399	399	399	399
Community Services	Workers Compensation	690	563	893	893	-	938	45	985	1,034	1,085	1,140
Community Services	Other Employee Benefits	613	140	620	620	-	620	-	632	645	658	671
Community Services	Uniforms	192	1,136	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Community Services	Vehicle Repairs & Maintenance	118	99	800	800	-	800	-	800	800	800	800
Community Services	Communications-Cell Phone	660	630	622	622	-	650	28	650	650	650	650
Community Services	Travel, Education & Training	1,835	987	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Community Services	General Supplies	1,062	1,657	700	700	-	1,000	300	1,000	1,000	1,000	1,000
Community Services	Animal Control	82	120	200	200	-	200	-	200	200	200	200
Community Services	Employee Appreciation	-	150	200	200	-	200	-	200	200	200	200
Community Services	Utilities - Gasoline	2,259	2,945	3,144	3,144	-	3,144	-	3,144	3,144	3,144	3,144
Total		50,184	52,017	54,529	54,529	-	58,856	4,327	59,188	59,443	59,704	59,972

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
POLICE DEPARTMENT PROGRAM NARRATIVE**

The Mountain Village Police Department is staffed by 7 sworn officers and a civilian office manager. All staff works a 4 day/10 hour schedule. This allows patrol staff to cover 19 ½ hours per day on duty and 4 ½ hours per day in an “on-call” capacity. During the on-call time, calls for service are less than 3% of the total call load. The schedule has a ½ hour overlap to provide briefing and pass on of information to the next shift. All officers are subject to recall to duty unless they are out-of-state.

MISSION : The delivery of quality service, both timely and courteous, shall be the mandate that guides the members of the Mountain Village Police Department, always with the intent of solving problems for those who ask for assistance. The Mountain Village Police pledge is to embrace all the citizens in solving problems, both routine to law enforcement and those unique to the community. Mountain Village Police will solicit citizen input, ideas and guidance, for it is only through this relationship that we truly meet or exceed their needs.

DEPARTMENT GOALS

1. Maintain a high level of public confidence with the community.
2. Maintain a high level of visibility while on vehicle patrol.
3. Respond to calls for service in a courteous, professional and timely manner.
4. Maintain a high level of community policing by conducting quality foot patrols in the business sector and high density complexes.
5. Operate the department within budget
6. Environmental Stewardship

DEPARTMENT PERFORMANCE MEASURES

1. Community engagement events to receive direct feedback (i.e. National Night out, Coffee with a cop)
2. Officers are to patrol all roads at least once during the shift.
3. Calls for service are to be handled within 8 minutes of the call being received and with generation of minimal complaints.
4. Officers should patrol the business areas and high density complexes on foot an average of 3 hours per shift.
5. Department year end expenditure totals do not exceed the adopted budget.
6. Reduce paper usage by going “paperless” as much as possible for case reports.

2019 PERFORMANCE MEASURES ACHIEVEMENTS

1. Regularly scheduled direct feedback
 - a. National Night out NNO held on August 6th, 2019 attendance estimated at 250.
 - b. Continue quarterly Coffee with a Cop. Estimated attendance 50 to 75 people
2. Patrol no less than 30 miles per shift
 - a. Maintained an average of 36.5 patrol miles per shift.
3. Calls for service, within 8 minutes, little or no complaints
 - a. The average response time is 7 minutes 49 seconds from the time an officer receives the call from dispatch until the officer arrives on scene. For last year’s same reporting period this was 7 minutes 27 seconds. This reported response time is for criminal activity / priority response calls. Other calls for service response may be up to 20 minutes depending on officer availability and type of call.
 - b. The police department did not receive any significant complaints over this reporting period.
4. Patrol on foot as average of 2 hours per shift
 - a. Staff significantly increase both the number and duration of foot patrols in the core, to address both the common consumption area and the Dismount zone ordinances that were effective this summer
5. Year End Expenditure totals do not exceed the adopted budget
 - a. Police Department is on track for year-end budget
6. Environmental goal
 - a. Continue to attempt as many “paperless options” as possible. Next step is hopefully a e-ticket system.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
Police Department	Salaries & Wages	399,118	429,717	499,413	499,413	-	525,976	26,563	525,976	525,976	525,976	525,976
Police Department	Housing Allowance	61,035	66,489	75,975	75,975	-	75,975	-	75,975	75,975	75,975	75,975
Police Department	Group Insurance	74,313	76,687	96,979	96,979	-	104,737	7,758	106,832	108,969	111,148	113,371
Police Department	Dependent Health Reimbursement	(3,209)	(3,694)	(9,272)	(9,272)	-	(9,272)	-	(9,272)	(9,272)	(9,272)	(9,272)
Police Department	FPPA/PERA Pensions & Medicare	60,406	65,187	76,810	76,810	-	82,210	5,400	83,525	83,525	83,525	83,525
Police Department	Death & Disability Insurance	7,180	7,770	10,644	9,380	(1,264)	9,991	611	9,991	9,991	9,991	9,991
Police Department	PERA 401K & FPPA 457	18,746	16,498	25,724	25,724	-	27,094	1,370	27,094	27,094	27,094	27,094
Police Department	Workers Compensation	10,964	9,325	18,576	18,576	-	18,576	-	18,576	18,581	19,510	20,486
Police Department	Other Employee Benefits	5,906	1,550	6,936	6,936	-	6,936	-	7,075	7,216	7,361	7,508
Police Department	Janitorial/Trash Removal (1)	4,800	4,400	7,000	5,400	(1,600)	5,400	-	5,400	5,400	5,400	5,400
Police Department	Repair & Maintenance	-	110	-	-	-	-	-	-	-	-	-
Police Department	Vehicle Repair & Maintenance (10)	7,608	10,185	5,000	8,000	3,000	8,000	-	8,000	8,000	8,000	8,000
Police Department	Repairs & Maintenance-Equipment	101	884	500	500	-	500	-	500	500	500	500
Police Department	Camera Repair & Maintenance (2)	4,196	12,411	13,000	13,000	-	13,000	-	6,000	6,000	6,000	6,000
Police Department	Rental-Equipment	1,085	1,074	1,622	1,622	-	1,622	-	1,622	1,622	1,622	1,622
Police Department	Facility Expenses (3)	4,159	4,284	3,000	3,000	-	9,800	6,800	9,800	3,000	3,000	3,000
Police Department	Communications	1,979	2,640	5,100	2,900	(2,200)	2,900	-	2,900	2,900	2,900	2,900
Police Department	Communications-Cell Phone	6,059	6,141	6,000	6,000	-	6,200	200	6,200	6,200	6,200	6,200
Police Department	Phone Equipment	-	-	100	100	-	100	-	100	100	100	100
Police Department	Dispatch (4)	61,993	66,503	74,000	74,000	-	70,000	(4,000)	70,000	70,000	70,000	70,000
Police Department	Dues & Fees	830	898	900	900	-	900	-	900	900	900	900
Police Department	Travel, Education & Training	14,032	7,447	8,500	8,500	-	8,500	-	8,500	8,500	8,500	8,500
Police Department	Emergency Medical Services	503	372	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Police Department	Contract Labor (5)	200	-	-	3,000	3,000	7,200	4,200	7,200	7,200	7,200	7,200
Police Department	Investigation (6)	97	3,757	-	-	-	-	-	-	-	-	-
Police Department	Evidence Processing	707	1,198	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Police Department	Medical Clearance	800	600	1,250	1,250	-	1,250	-	1,250	1,250	1,250	1,250
Police Department	Postage & Freight	281	503	400	400	-	400	-	400	400	400	400
Police Department	Bank Fees - Credit Card Fees	534	587	700	700	-	700	-	700	700	700	700
Police Department	General Supplies & Material	6,534	5,817	6,000	6,000	-	6,200	200	6,200	6,200	6,200	6,200
Police Department	Uniforms (7)	1,317	2,950	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Uniforms-Officer Equip	1,081	958	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Vehicle Equipment	3,026	-	7,500	-	(7,500)	-	-	-	-	-	-
Police Department	Evidence Supplies	252	636	350	350	-	350	-	350	350	350	350
Police Department	Firearms-Ammo, Repair & Maintenance (8)	2,835	2,928	2,000	2,000	-	2,500	500	2,500	2,500	2,500	2,500
Police Department	Materials/Working Supplies	33	-	225	225	-	225	-	225	225	225	225
Police Department	Intoxilizer-Supplies	771	330	1,200	700	(500)	700	-	700	700	700	700
Police Department	Detoxification	2,150	650	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Parking Expenses	-	-	250	250	-	250	-	250	250	250	250
Police Department	Business Meals	(499)	315	500	500	-	500	-	500	500	500	500
Police Department	Employee Appreciation	184	738	800	800	-	800	-	800	800	800	800
Police Department	Books & Periodicals (9)	6,271	6,237	7,250	7,250	-	7,250	-	7,250	7,250	7,250	7,250
Police Department	Utilities - Natural Gas	2,460	1,501	1,561	1,561	-	1,561	-	1,561	1,561	1,561	1,561

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Police Department	Utilities - Electricity	3,133	4,475	4,550	4,550	-	4,550	-	4,550	4,550	4,550	4,550
Police Department	Utilities - Gasoline	5,633	7,471	9,380	9,380	-	9,380	-	9,380	9,380	9,380	9,380
Total		779,607	828,532	978,923	971,859	(7,064)	1,021,462	49,603	1,018,010	1,013,493	1,016,746	1,020,092

- (1) Increase in cleaning service fees plus two carpet cleanings per year
- (2) Upgrade of police department surveillance and interview room. Maintenance of cameras on gondola system and plazas
- (3) 2020 repaint interior of PD. 2021 replace office furniture (20 years old)
- (4) MVPD % of calls (three year average) through West CO 5.5%
- (5) Remote data entry for RMS (1/2 year for 2019 full year for 2020)
- (6) Investigation 113 Highland Way
- (7) 2018- plan to hire three officers before the end of the year to be full staffed and need to supply uniforms
- (8) 2018 - POST grant \$1346
- (9) Includes Lexipol subscription (policy & procedure manual) including updates and daily training bulletins
- (10) 2019 patrol car crash repairs

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
COMMUNITY GRANTS & CONTRIBUTIONS**

The Town of Mountain Village Community Grant Program is designed to support projects and programs that meet the needs and desires of our residential and business communities. The Community Grant Program was developed to provide funding fairly, equitably, and consistently by adopting a clear and comprehensive policy.

The Town of Mountain Village (TMV) accepts applications from organizations seeking funding for programs, projects, and/or services that support and promote community services (i.e. health and human services, education, athletic, arts and culture, early childhood, or environmental stewardship) that help to support a strong and robust Mountain Village community.

The overall intent of this program is to fund services and programs not offered through the TMV. The TMV takes every opportunity to collaborate with local organizations to advance our goals and recognizes the role of regional organizations in advancing the above-stated priorities.

For more information, please see the complete Town of Mountain Village Community Grant Guidelines available through the Town Clerk's office.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Grants & Contributions

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Grants and Contributions	Telluride Foundation Fee	-	8,850	8,850	8,850	-	9,140	290	9,813	9,813	9,813	9,813
Grants and Contributions	Regional Mental Health	30,000	-	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Institute	-	-	-	-	-	4,000	4,000	-	-	-	-
Grants and Contributions	Telluride Mountain Club	-	-	10,000	10,000	-	-	(10,000)	-	-	-	-
Grants and Contributions	Pinhead Institute	-	-	-	-	-	5,000	5,000	-	-	-	-
Grants and Contributions	SMC Juvenile Diversion	10,000	10,000	10,000	10,000	-	10,000	-	-	-	-	-
Grants and Contributions	San Miguel Resource Center	16,000	20,000	20,000	20,000	-	18,000	(2,000)	-	-	-	-
Grants and Contributions	Ah Haa School for the Arts	-	-	5,000	5,000	-	5,000	-	-	-	-	-
Grants and Contributions	One To One	-	5,000	8,000	8,000	-	8,000	-	-	-	-	-
Grants and Contributions	Watershed Education Program	-	3,000	3,000	3,000	-	3,000	-	-	-	-	-
Grants and Contributions	T-Ride Ski & Snowboard Club	-	5,000	5,000	5,000	-	7,500	2,500	-	-	-	-
Grants and Contributions	KOTO	-	-	4,000	4,000	-	7,500	3,500	-	-	-	-
Grants and Contributions	True North	-	7,500	10,000	10,000	-	12,500	2,500	-	-	-	-
Grants and Contributions	Telluride TV	-	10,000	10,000	10,000	-	7,500	(2,500)	-	-	-	-
Grants and Contributions	Center for Mental Health	-	-	7,500	7,500	-	7,500	-	-	-	-	-
Grants and Contributions	Tri County Health Network	-	30,000	-	-	-	12,077	12,077	-	-	-	-
Grants and Contributions	Miscellaneous Contributions (1)	-	-	-	5,000	5,000	-	(5,000)	140,187	140,187	140,187	140,187
Grants and Contributions	SM Sustainable Resources Coordinator	-	-	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Adaptive Sports Program	-	8,500	9,000	9,000	-	9,000	-	-	-	-	-
Grants and Contributions	San Miguel Watershed Coalition	10,000	10,000	10,000	10,000	-	10,000	-	-	-	-	-
Grants and Contributions	EcoAction Partners	40,000	5,000	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Humane Society	-	-	-	-	-	4,000	4,000	-	-	-	-
Total		106,000	122,850	120,350	125,350	5,000	139,717	14,367	150,000	150,000	150,000	150,000

(1) 2019 - add on for a regional youth center

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
ROAD AND BRIDGE DEPARTMENT PROGRAM NARRATIVE**

The Road and Bridge Department is responsible for the care and maintenance of 20 miles of road, 20 bridges and 8 parking areas as well as inspecting and maintaining 9 miles of sewer main, 232 manholes and 3 lift stations.

The Road and Bridge staff performs all in-house pavement repairs. They provide a significant amount of full depth asphalt patching at a considerable savings to the Town. The process involves all grinding, prep and paving operations as well as traffic control. The staff performs all other phases of roadway repair and maintenance. Road and Bridge has also undertaken numerous repairs of the main line sewer system identified by video inspection of the lines. In the winter the R&B staff provides seven day coverage for snow removal and all other required maintenance with three operators on the day shift and one operator at night until midnight. Snow removal includes all roads and parking areas owned by the Town. Along with these primary duties R&B performs wetland or sensitive area mitigation, sign repair, tree removal, road striping, culvert and drainage maintenance and routine maintenance of the sewer system.

DEPARTMENT GOALS

1. Provide snow and ice removal for all the Town's roadways and parking areas to ensure the safest conditions possible in all weather conditions.
2. Complete the initial plow routes within proscribed time limits; the grader route within 3 hours on light to normal snow days (<6") and 3.25 hours on heavy days (>6"); the snowplow/sand truck route within 1 3/4 hours on light to normal days and 2 hours on heavy days.
3. Provide safe roadways by maintaining quality pavements, shoulders and drainage at a cost advantageous to the Town.
4. Provide quality cost effective repair and maintenance to all Town facilities as directed.
5. Perform all tasks in the safest possible manner.
6. Perform snow removal procedures and sensitive area mitigation as per the Wetlands Protection Plan.
7. Operate the department within budget.

DEPARTMENT PERFORMANCE MEASURES

1. Track man hours for snow removal compared to snow fall total.
2. Track the number of snow days that meet or exceed the initial road opening goals with the target of 80% or better.
3. Track the cost of asphalt patching and pavement repair with the goal of keeping costs below commercial prices.
4. Track the cost for facility maintenance with the goal of keeping costs below commercial prices.
5. Track work time lost to injury with zero injuries the goal.
6. Annually inspect and document improvement of wetland protection systems as per the Wetlands Protection Plan.
7. Department year end expenditure totals do not exceed the adopted budget.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Road & Bridge

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Road & Bridge	Salaries & Wages	351,678	341,127	359,896	359,896	-	365,706	5,810	365,706	365,706	365,706	365,706
Road & Bridge	Offset Labor	(1,360)	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Group Insurance	106,002	95,449	97,930	97,930	-	105,764	7,834	107,880	110,037	112,238	114,483
Road & Bridge	Dependent Health Reimbursement	(6,429)	(6,869)	(3,280)	(6,280)	(3,000)	(6,280)	-	(6,280)	(6,280)	(6,280)	(6,280)
Road & Bridge	PERA & Payroll Taxes	53,707	52,349	55,352	55,352	-	57,160	1,808	58,074	58,074	58,074	58,074
Road & Bridge	PERA 401K	10,358	14,515	10,797	15,000	4,203	17,985	2,985	17,985	17,985	17,985	17,985
Road & Bridge	Workers Compensation	13,890	9,858	14,175	14,175	-	14,884	709	15,628	16,409	17,230	18,091
Road & Bridge	Other Employee Benefits	6,913	1,400	6,709	6,709	-	6,709	-	6,843	6,980	7,120	7,262
Road & Bridge	Uniforms	1,116	1,166	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
Road & Bridge	Engineering	-	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Consultant Services	-	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Janitorial/Trash Removal	1,560	1,430	1,500	1,500	-	1,800	300	1,800	1,800	1,800	1,800
Road & Bridge	Vehicle Repair & Maintenance	39,072	30,060	45,966	45,966	-	45,966	-	45,966	45,966	45,966	45,966
Road & Bridge	Rental - Equipment	109	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Facility Expenses	1,119	834	730	730	-	730	-	730	730	730	730
Road & Bridge	Communications	2,527	3,301	4,829	3,500	(1,329)	3,500	-	3,500	3,500	3,500	3,500
Road & Bridge	Public Noticing	465	385	500	500	-	500	-	500	500	500	500
Road & Bridge	Dues, Fees & Licenses	234	234	250	250	-	250	-	250	250	250	250
Road & Bridge	Travel, Education, Training	1,275	2,412	2,260	2,260	-	2,260	-	2,260	2,260	2,260	2,260
Road & Bridge	Contract Labor	-	1,520	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Road & Bridge	Paving Repair	388,843	394,718	400,000	400,000	-	400,000	-	400,000	400,000	400,000	400,000
Road & Bridge	Striping	14,042	12,036	12,480	12,480	-	12,480	-	12,480	12,480	12,480	12,480
Road & Bridge	Guardrail Repair	15,610	6,500	22,000	16,000	(6,000)	500	(15,500)	2,000	2,000	2,000	2,000
Road & Bridge	Bridge Repair & Maintenance	7,065	-	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Road & Bridge	Postage & Freight	46	-	100	100	-	100	-	100	100	100	100
Road & Bridge	General Supplies & Materials	8,711	7,254	7,972	7,972	-	7,972	-	7,972	7,972	7,972	7,972
Road & Bridge	Supplies - Office	1,394	1,533	1,406	1,406	-	1,406	-	1,406	1,406	1,406	1,406
Road & Bridge	Supplies - Sand / Deicer	21,759	22,748	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Road & Bridge	Supplies - Signs & Safety	6,404	11,545	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
Road & Bridge	Gen Supplies - CAD	55	250	-	-	-	-	-	-	-	-	-
Road & Bridge	Business Meals	559	39	200	200	-	200	-	200	200	200	200
Road & Bridge	Employee Appreciation	176	803	733	733	-	733	-	733	733	733	733
Road & Bridge	Utilities - Electricity	909	1,116	1,574	1,574	-	1,574	-	1,590	1,590	1,606	1,606
Road & Bridge	Utilities - Gasoline	19,984	25,437	33,785	34,461	676	35,150	689	35,853	36,570	37,301	38,047
Total		1,067,792	1,033,147	1,135,064	1,129,614	(5,450)	1,134,249	4,635	1,140,376	1,144,169	1,148,077	1,152,072

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
VEHICLE MAINTENANCE DEPARTMENT PROGRAM NARRATIVE**

The Vehicle Maintenance Department provides repair and preventative maintenance on all town vehicles and equipment. They also do fabrication and provide assistance to other departments on special projects. Vehicle Maintenance staff are responsible for keeping the sidewalk in the Meadows clear of snow for the winter season.

The vehicle maintenance staff is on a seven day a week schedule providing full service to all departments during the winter season and a five day schedule with one less staff member the rest of the year. They also have extra duties above and beyond vehicle repair and maintenance; fabrication of special materials and equipment for all departments, biannually changing all the plaza directory maps, servicing the backup generators for the Gondola, annual painting and maintenance of Gondola Parking Garage and Heritage Parking Garage, as well as providing a significant amount of the labor and support required to install and remove the Christmas decorations each year. One day a week in winter a mechanic is a snow plow operator to fill out the schedule.

DEPARTMENT GOALS

1. Provide high level, cost effective service to all departments for their vehicle and equipment maintenance needs while managing expenses to a level below commercial prices.
2. Provide support to all departments on special projects in a timely and cost effective manner.
3. Perform all tasks in the safest manner possible.
4. Operate the budget within budget.
5. Maintain or reduce natural gas consumption at maintenance shop.

DEPARTMENT PERFORMANCE MEASURES

1. A. Track cost of shop operations and compare to outside shop rates.
B. Track the number of preventive maintenance work orders including safety checks and fluid levels completed within 30 minutes for vehicles; with a goal of 80% or better.
2. Special projects completed at a cost compared to any outside source.
3. Track the number of work related injuries with a goal of zero injuries.
4. Department year end expenditures totals do not exceed the adopted budget.
5. Compare current year natural gas usage to year 2013. 2013 Total Natural Gas Therms 5621

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Vehicle Maintenance

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Vehicle Maintenance	Salaries & Wages	245,961	249,806	251,200	251,200	-	257,749	6,549	257,749	257,749	257,749	257,749
Vehicle Maintenance	Offset Labor	(228)	(245)	-	-	-	-	-	-	-	-	-
Vehicle Maintenance	Group Insurance	54,654	50,766	50,000	50,000	-	54,000	4,000	55,080	56,182	57,305	58,451
Vehicle Maintenance	Dependent Health Reimbursement	(5,190)	(4,341)	(4,839)	(4,839)	-	(4,839)	-	(4,839)	(4,839)	(4,839)	(4,839)
Vehicle Maintenance	PERA & Payroll Taxes	37,213	38,149	38,635	38,635	-	40,286	1,651	40,930	40,930	40,930	40,930
Vehicle Maintenance	PERA 401K	20,097	18,619	20,347	20,347	-	20,878	531	20,878	20,878	20,878	20,878
Vehicle Maintenance	Workers Compensation	4,457	3,321	5,250	5,250	-	5,513	263	5,788	6,078	6,381	6,700
Vehicle Maintenance	Other Employee Benefits	3,500	800	4,475	4,475	-	4,475	-	4,565	4,656	4,749	4,844
Vehicle Maintenance	Uniforms	423	617	600	600	-	600	-	600	600	600	600
Vehicle Maintenance	Janitorial/Trash Removal	7,039	6,591	7,000	7,000	-	7,500	500	7,500	7,500	7,500	7,500
Vehicle Maintenance	Vehicle Repair & Maintenance	2,502	2,301	2,250	2,250	-	2,250	-	2,250	2,250	2,250	2,250
Vehicle Maintenance	Facility Expense (1)	155,030	349	-	5,000	5,000	500	(4,500)	500	500	500	500
Vehicle Maintenance	Communications	1,481	1,486	1,365	1,365	-	1,365	-	1,365	1,365	1,365	1,365
Vehicle Maintenance	Dues, Fees, Licenses	161	325	870	200	(670)	200	-	200	200	200	200
Vehicle Maintenance	Dues & Fees, Fuel Depot	672	666	-	675	675	675	-	675	675	675	675
Vehicle Maintenance	Travel, Education, Training	1,953	1,846	2,000	2,000	-	2,500	500	2,000	2,000	2,000	2,000
Vehicle Maintenance	Postage & Freight	15	-	100	100	-	100	-	100	100	100	100
Vehicle Maintenance	Trash / Waste Removal	4,437	6,528	5,000	5,000	-	5,500	500	5,500	5,500	5,500	5,500
Vehicle Maintenance	General Supplies & Materials	20,398	19,935	26,000	26,000	-	26,000	-	26,000	26,000	26,000	26,000
Vehicle Maintenance	Supplies - Office	255	285	300	300	-	300	-	300	300	300	300
Vehicle Maintenance	Supplies - Building Maintenance	1,754	109	1,854	1,000	(854)	1,000	-	1,000	1,000	1,000	1,000
Vehicle Maintenance	Safety Supplies	663	512	800	800	-	800	-	800	800	800	800
Vehicle Maintenance	Supplies - Fuel Depot (2)	3,134	2,768	2,500	19,000	16,500	3,000	(16,000)	3,000	3,000	3,000	3,000
Vehicle Maintenance	Employee Appreciation	138	519	450	450	-	450	-	450	450	450	450
Vehicle Maintenance	Utilities - Natural Gas	2,615	2,401	4,309	4,309	-	4,352	43	4,352	4,396	4,396	4,440
Vehicle Maintenance	Utilities - Electricity	6,551	5,597	8,421	8,421	-	8,421	-	8,505	8,505	8,590	8,590
Vehicle Maintenance	Utilities - Gasoline	3,413	3,726	3,309	3,309	-	4,000	691	4,080	4,162	4,245	4,330
Vehicle Maintenance	Utilities - Oil Depot	6,108	9,830	12,296	12,296	-	12,296	-	12,296	12,296	12,296	12,296
Total		579,205	423,267	444,492	465,143	20,651	459,870	(5,273)	461,624	463,231	464,920	466,609

(1) Replace damaged electric line 2019

(2) Replace Gasboy fuel depot system old system not supported, replaced with Fuel Master

TOWN OF MOUNTAIN VILLAGE

2020 BUDGET

MUNICIPAL BUS PROGRAM NARRATIVE

Mountain Village Transit Department provides a safe and customer friendly transit system within Mountain Village by operating fixed route bus service during the summer season between the Meadows and Mountain Village Center. During gondola shutdown periods, the Town is contracted by SMART to provide regional bus service between Mountain Village and Telluride. Our mission is: ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT GOALS

1. Safely transport all guests and employees without incidents/accidents.
2. Provide excellent guest services by interacting with every guest in a professional manner.
3. Operate a fiscally responsible department through auditing, inventory management and scheduling management.
4. Provide a clean, trash free natural environment at the Meadows and Town Hall Parking Lots.

PERFORMANCE MEASUREMENTS

- 1a. Number of vehicle accidents: no vehicle accidents
- 1b. Number of worker's comp claim: no WC claims
- 2a. Numbers of Rides: track ridership data
- 2b. Customer satisfaction: score above 4.0 rating on customer surveys
- 2c. On-time bus-stop departures > 90.0%
3. The department operates at or below its budget.
4. Allocate > 12 man-hours per year to trash and litter pick-up at Meadows and Town Hall parking lots.

MUNICIPAL BUS 2019 YTD ACHIEVEMENTS:

- o Two (2) vehicle accidents YTD
- o Zero (0) WC claims YTD
- o 46,660 passenger trips
- o Bus Passenger Survey: 4.72 (2019 summer season)
- o Year-end budget projection: ON BUDGET
- o YTD man hours for trash & litter pick up: 12.25

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
EMPLOYEE COMMUTER SHUTTLE**

COMMUTER SHUTTLE

The employee commuter shuttle program provides safe, reliable, use friendly transportation services for Mountain Village and regional employees. The commuter shuttle program is underwritten by SMART.

DEPARTMENT GOALS

1. Provide Town and regional employees with public transportation service that meets employee and town scheduling requirements.
2. Operate the Town commuter shuttle program to maximize cost effectiveness.
3. Emphasize driver training to provide safe commuter shuttle services.
4. Department shall stay within budget.

PERFORMANCE MEASURES

1. Route & Ridership statistics: track ridership data
- 2a. Percent of capacity utilization per route > 50%
- 2b. Cost per rider metrics: < \$4.00 per rider SMARTsubsidy
- 3a. Driver training records: 100% driver training compliance
- 3b. Vehicle accidents: no vehicle accidents
5. Department year end expenditure totals do not exceed the adopted budget.

COMMUTER SHUTTLE 2019 YTD ACHIEVEMENTS:

- o Total passenger trips: 11,306
- o Utilization: 53.1%
- o YTD SMART gross subsidy: Projected to be under target subsidy for 2019
- o 100% semi-annual driver training compliance
- o Zero (0) vehicle accidents
- o Year-end budget projection: UNDER BUDGET

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Bus (2)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Municipal Bus	Salaries & Wages	214,943	234,933	267,834	267,834	-	271,095	3,261	271,095	271,095	271,095	271,095
Municipal Bus	Seasonal Bonus	-	457	-	-	-	-	-	-	-	-	-
Municipal Bus	Housing Allowance	2,218	-	-	-	-	-	-	-	-	-	-
Municipal Bus	Offset Labor	(177,722)	(172,907)	(176,930)	(176,930)	-	(182,238)	(5,308)	(182,238)	(182,238)	(182,238)	(182,238)
Municipal Bus	Group Insurance	48,805	60,567	60,000	61,000	1,000	65,880	4,880	67,198	68,542	69,912	71,311
Municipal Bus	Dependent Health Reimbursement	(2,494)	(2,721)	(2,628)	(2,628)	-	(2,628)	-	(2,628)	(2,628)	(2,628)	(2,628)
Municipal Bus	PERA & Taxes	33,747	36,366	41,193	41,193	-	42,372	1,179	43,050	43,050	43,050	43,050
Municipal Bus	Retirement Benefits 401K	11,378	10,382	14,731	14,731	-	14,910	179	14,910	14,910	14,910	14,910
Municipal Bus	Workers Compensation	1,159	2,436	3,829	3,829	-	4,020	191	4,221	4,433	4,654	4,887
Municipal Bus	Other Employee Benefits	2,684	1,820	3,580	3,580	-	3,580	-	3,652	3,725	3,799	3,875
Municipal Bus	Janitorial/Trash Removal	1,560	1,430	1,560	1,560	-	1,560	-	1,560	1,560	1,560	1,560
Municipal Bus	Vehicle Repair & Maintenance	4,923	13,554	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Municipal Bus	Facility Expenses	1,113	1,196	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Municipal Bus	Communications	1,908	1,865	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Municipal Bus	Dues, Fees, Licenses	31	-	325	325	-	325	-	325	325	325	325
Municipal Bus	Travel, Education, Training	-	40	750	750	-	750	-	750	750	750	750
Municipal Bus	Postage & Freight	-	68	-	-	-	-	-	-	-	-	-
Municipal Bus	General Supplies & Materials	537	521	2,000	2,500	500	2,500	-	2,000	2,000	2,000	2,000
Municipal Bus	Supplies-Uniforms	56	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Operating Incidents	4,830	841	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Business Meals	45	56	700	700	-	700	-	700	700	700	700
Municipal Bus	Employee Appreciation	-	-	450	450	-	450	-	450	450	450	450
Municipal Bus	Utilities - Natural Gas	416	254	600	600	-	600	-	600	600	600	600
Municipal Bus	Utilities - Electricity	530	716	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Utilities - Gasoline	17,384	23,468	23,937	28,937	5,000	29,805	868	30,699	31,620	32,569	33,546
Municipal Bus	SMART Contribution	25,000	-	-	-	-	-	-	-	-	-	-
Municipal Bus	Internet Services	2,137	2,137	2,250	2,250	-	2,250	-	2,250	2,250	2,250	2,250
Total		195,188	217,479	266,181	272,681	6,500	277,932	5,251	280,595	283,144	285,759	288,443

(1) Bus Bike Racks

(2) The SMART contribution for 2019 and going forward is a hourly rate charged for shoulder season bus service between Mountain Village and Telluride. Net expenses for the Municipal Bus Service are not reflected in the budget spreadsheet. Charges billed SMART are reflected in general fund revenues. Net expenses equal expenses charged to Fund 110, Department 5511 less charges billed to SMART.

Employee Shuttle (3)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Employee Shuttle	Salaries And Wages - Admin	11,010	11,590	12,263	12,263	-	12,569	306	12,569	12,569	12,569	12,569
Employee Shuttle	Group Insurance	1,967	2,487	2,363	2,363	-	2,552	189	2,603	2,655	2,708	2,762
Employee Shuttle	PERA & Payroll Taxes	1,743	1,831	1,886	1,886	-	1,965	79	1,996	1,996	1,996	1,996
Employee Shuttle	Workers Compensation	119	268	162	162	-	170	8	179	188	197	207
Employee Shuttle	Other Employee Benefits	193	40	180	180	-	180	-	184	187	191	195
Employee Shuttle	Agency Compliance	394	490	550	550	-	550	-	550	550	550	550
Employee Shuttle	Vehicle Repair & Maintenance	6,619	25,644	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Employee Shuttle	Dues & Fees	29	96	-	-	-	-	-	-	-	-	-
Employee Shuttle	General Supplies & Materials	778	292	500	500	-	500	-	500	500	500	500
Employee Shuttle	Utilities - Gasoline	21,647	29,621	50,128	50,128	-	50,128	-	50,128	50,128	50,128	50,128
Total		44,498	72,359	88,032	88,032	-	88,614	582	88,708	88,773	88,839	88,907

(3) The employee shuttle expenditures (netted against revenues) are funded by SMART and are recognized as intergovernmental revenues.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PARKS AND RECREATION PROGRAM NARRATIVE**

The Mountain Village Parks and Recreation Department provides accessible, affordable and diverse recreational opportunities to all Mountain Village residents and visitors.

DEPARTMENT GOALS

1. Establish effective relationships with stakeholders for recreation venues.
2. Manage a fiscally responsible department by balancing expenses with revenue and grant acquisitions to remain within budget.
3. All recreation venues are prepared by the beginning of their respective seasons.
4. Perform departmental operations with attention to safety.
5. Work toward a noxious weed free environment throughout the Town.

DEPARTMENT PERFORMANCE MEASURES

1. Manage stakeholder agreements with TSG, USFS, SMC & TOT.
2. Perform department functions within adopted budget.
3. 100% of recreational venues operational at the beginning of their respective seasons.
4. No worker comp claims.
5. Develop and implement noxious weed management plan.

RECREATION DEPT 2019 ACHIEVEMENTS:

- Stakeholder relations: on-going with TSG, USFS, SMC, TOT, SMVC, & Telluride Mountain Club
- Year-end budget projection: within budget
- All venues ready to open at beginning of winter season. Delayed opening for summer season venues and trails due to late spring snow
- Zero (0) workers comp claims
- Performed 20+ man-hours of weed control activities

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parks & Recreation

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Projection	Projection	Projection	Projection
Parks & Recreation	Salaries & Wages	240,515	239,505	226,994	210,000	(16,994)	206,441	(3,559)	206,441	206,441	206,441	206,441
Parks & Recreation	Seasonal Bonus	3,416	3,076	-	1,500	1,500	2,000	500	2,000	2,000	2,000	2,000
Parks & Recreation	Offset Labor	(11,223)	-	(4,000)	(14,000)	(10,000)	(5,000)	9,000	(5,000)	(5,000)	(5,000)	(5,000)
Parks & Recreation	Group Insurance	56,388	53,478	53,750	53,750	-	58,050	4,300	59,211	60,395	61,603	62,835
Parks & Recreation	Dependent Health Reimbursement	(2,137)	(5,723)	(5,200)	(5,200)	-	(5,200)	-	(5,200)	(5,200)	(5,200)	(5,200)
Parks & Recreation	PERA & Payroll Taxes	38,098	36,082	34,912	34,912	-	32,267	(2,645)	32,783	32,783	32,783	32,783
Parks & Recreation	PERA 401K	6,329	8,823	2,270	9,000	6,730	10,140	1,140	10,140	10,140	10,140	10,140
Parks & Recreation	Workers Compensation	3,976	8,762	9,132	3,500	(5,632)	5,000	1,500	5,250	5,513	5,788	6,078
Parks & Recreation	Other Employee Benefits	4,541	957	5,862	5,862	-	5,862	-	5,979	6,099	6,221	6,345
Parks & Recreation	Uniforms	1,775	1,964	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Consultant Services	-	20,000	-	-	-	-	-	-	-	-	-
Parks & Recreation	Weed Control	-	770	3,000	2,000	(1,000)	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Repair & Maintenance	54	689	-	-	-	-	-	-	-	-	-
Parks & Recreation	Vehicle Repair & Maintenance	2,357	6,769	15,000	10,000	(5,000)	7,500	(2,500)	7,500	7,500	7,500	7,500
Parks & Recreation	Equipment Rental	12,789	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Facility Expense	619	143	3,000	1,000	(2,000)	2,500	1,500	2,500	2,500	2,500	2,500
Parks & Recreation	Communications	1,743	1,829	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Dues & Fees	90	299	260	260	-	260	-	260	260	260	260
Parks & Recreation	Hotel Madeline HOA Dues	4,367	6,492	5,200	7,500	2,300	-	(7,500)	-	-	-	-
Parks & Recreation	Hotel Madeline Shared Facility Expense	37,211	43,747	44,000	45,000	1,000	53,500	8,500	55,000	57,000	58,500	60,000
Parks & Recreation	Travel, Education & Conference	-	2,426	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Parks & Recreation	Contract Labor	1,560	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Parks & Recreation	Striping	880	880	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Postage And Freight	27	-	200	200	-	200	-	200	200	200	200
Parks & Recreation	General Supplies & Materials	2,090	1,979	5,000	4,000	(1,000)	5,000	1,000	5,000	5,000	5,000	5,000
Parks & Recreation	Trail Maintenance Materials (1)	2,022	11,149	15,600	30,000	14,400	60,000	30,000	35,000	15,000	15,000	15,000
Parks & Recreation	Trail Materials - Dog Stations	-	370	-	250	250	250	-	250	250	250	250
Parks & Recreation	Business Meals	91	493	655	655	-	655	-	655	655	655	655
Parks & Recreation	Employee Appreciation	213	186	300	300	-	300	-	300	300	300	300
Parks & Recreation	Utilities - Natural Gas	2,453	1,880	2,928	2,928	-	2,928	-	2,928	2,928	2,928	2,928
Parks & Recreation	Utilities - Electricity	837	1,021	1,654	1,654	-	1,654	-	1,654	1,654	1,654	1,654
Parks & Recreation	Utilities - Gasoline	5,693	5,904	7,500	9,000	1,500	7,500	(1,500)	7,500	7,500	7,500	7,500
Parks & Recreation	Open Space - Playgrounds	-	944	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Boulder Activity	-	-	500	500	-	500	-	500	500	500	500
Parks & Recreation	Frisbee Golf Activity	1,130	66	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Platform Tennis Courts (2)	10,266	223	2,000	5,000	3,000	17,500	12,500	2,000	2,000	2,000	2,000
Parks & Recreation	Nordic Trails & Grooming	3,870	4,445	4,000	1,500	(2,500)	2,500	1,000	2,500	2,500	2,500	2,500
Parks & Recreation	Ice Rink Expenses Lot 50/51	14,849	12,191	17,500	15,000	(2,500)	17,500	2,500	17,500	17,500	17,500	17,500
Parks & Recreation	Ice Rink - Lot 50/51 Electric	23,890	24,636	26,270	26,270	-	26,270	-	26,270	26,270	26,270	26,270
Parks & Recreation	Zamboni Room - Natural Gas	12,307	12,240	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
Parks & Recreation	Bike Park Expenses	3,671	3,142	3,750	-	(3,750)	-	-	-	-	-	-
Parks & Recreation	Wayfinding	1,357	-	25,000	25,000	-	-	(25,000)	-	-	-	-
Parks & Recreation	Contribution USFS Ranger	25,000	25,000	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Total		513,115	536,834	562,537	542,841	(19,696)	573,576	30,735	536,621	520,187	523,293	526,438

(1) 2019 Upward revision for O'Reilly Trail construction; 2020 - \$25K for plank replacement on Prospect and 98 Bridge, \$20K Meadows Bridge engineering and repair; 2021 - \$20K for plank replacement YBR and 68 Bridges.

(2) 2019 adjustment - Skirt wall failure; 2020 projected - warming hut deck replacement, skirt wall replacement, heater repairs

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PLAZA SERVICES NARRATIVE**

Plaza Services is responsible for: the sustainable upkeep of the Town's plazas, lawns, irrigation systems, flower beds, flower pots and hanging baskets; snow and ice removal throughout public plazas; permitting and overseeing plaza vehicle access; providing plaza assistance for fee; performing public trash and recycling collection; special event management; Market on the Plaza production and management; installation and removal of all Christmas decorations for the Town; providing high quality guest service at all times.

DEPARTMENT GOALS

1. Maintain the Town's public plazas, lawns and gardens to a high standard of care, and safety in an environmentally sustainable manor.
2. Manage third party public plaza uses including Plaza Vehicle Access Permits, Plaza Motorized Cart Permits, Plaza Special Event Permits, and various Plaza HOA and merchant activities with great attention to detail and a high level of customer service.
3. Provide a high level of customer service consistently and professionally.
4. Perform all tasks in the safest possible manner
5. Operate department within adopted budget.

DEPARTMENT PERFORMANCE MEASURES

1. Track man hours for law and plant car; plaza maintenance. snow removal.
2. Track man hour for events on the plazas compared to number of events
3. Number of departmental customer service tailgate sessions annually
4. Track work time lost to injury with zero injuries as the goal.
5. Operate department at or below adopted budget while continuing to improve services.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PUBLIC AREA TRASH AND RECYCLE REMOVAL NARRATIVE**

The Plaza Services department is responsible for the collection of trash and recycling in Town common areas (not including recreation trails) and the management of hauling and disposal/processing contracts for those materials.

DEPARTMENT GOALS

1. Manage daily public trash and recycling collection and disposal processing efforts in a timely and efficient manner.
2. Ensure a safe waste handling program for all employees.
3. Department shall manage trash contracts and monitor trash expenses to operate within approved budget.

DEPARTMENT PERFORMANCE MEASURES

1. Ensure 100% town facilities have adequate trash and recycling stations.
2. Track work loss to injuries with zero injuries as the goal.
3. Department year end expenditure totals do not exceed the adopted annual budget year.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Plaza & Trash Services

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Plaza Services	Salaries & Wages	470,413	487,360	500,588	500,588	-	533,265	32,677	533,265	533,265	533,265	533,265
Plaza Services	Seasonal Bonus	3,201	2,057	-	-	-	-	-	-	-	-	-
Plaza Services	Offset Labor	(210)	(245)	-	-	-	-	-	-	-	-	-
Plaza Services	Group Insurance	126,330	124,743	126,426	126,426	-	136,540	10,114	139,271	142,056	144,897	147,795
Plaza Services	Dependent Health Reimbursement	(4,025)	(3,636)	(3,426)	(3,426)	-	(3,426)	-	(3,426)	(3,426)	(3,426)	(3,426)
Plaza Services	PERA & Payroll Taxes	72,300	75,213	76,990	76,990	-	83,349	6,359	84,682	84,682	84,682	84,682
Plaza Services	PERA 401K	19,616	20,090	23,462	23,462	-	24,933	1,471	24,933	24,933	24,933	24,933
Plaza Services	Workers Compensation	21,079	19,453	25,649	22,649	(3,000)	23,781	1,132	24,971	26,219	27,530	28,907
Plaza Services	Other Employee Benefits	9,062	2,165	10,740	10,740	-	10,740	-	10,955	11,174	11,397	11,625
Plaza Services	Uniforms	1,866	1,930	2,200	2,200	-	2,200	-	2,200	2,200	2,200	2,200
Plaza Services	Consultant Services	5,373	-	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Plaza Services	Janitorial/Trash Removal (1)	21,022	26,288	24,267	24,267	-	32,000	7,733	32,000	32,000	32,000	32,000
Plaza Services	Vehicle Repair & Maintenance	5,955	2,285	9,262	9,262	-	9,262	-	9,262	9,262	9,262	9,262
Plaza Services	Repairs & Maintenance-Equipment	1,979	1,026	3,937	3,937	-	3,937	-	3,937	3,937	3,937	3,937
Plaza Services	R&M-Landscape, Plaza, Irrigation (2)	28,819	24,098	28,996	28,996	-	48,996	20,000	28,996	28,996	28,996	28,996
Plaza Services	Facility Expenses	1,648	6,514	5,054	5,054	-	5,054	-	5,054	5,054	5,054	5,054
Plaza Services	Communications	3,821	3,874	6,793	6,793	-	6,793	-	6,793	6,793	6,793	6,793
Plaza Services	Public Notice	-	-	302	302	-	302	-	302	302	302	302
Plaza Services	Dues & Fees	1,000	330	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Plaza Services	Travel, Education & Training	1,032	2,331	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Plaza Services	Contract Labor (3)	175	10,725	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Weed Control	12,527	8,065	12,500	12,500	-	12,500	-	12,500	12,500	12,500	12,500
Plaza Services	Postage & Freight	9	-	210	210	-	210	-	210	210	210	210
Plaza Services	General Supplies & Materials	24,887	19,277	25,036	25,036	-	25,036	-	25,036	25,036	25,036	25,036
Plaza Services	Office Supplies	663	339	831	831	-	831	-	831	831	831	831
Plaza Services	Business Meals	245	-	200	200	-	200	-	200	200	200	200
Plaza Services	Employee Appreciation	1,005	852	1,063	1,063	-	1,063	-	1,063	1,063	1,063	1,063
Plaza Services	Pots & Hanging Baskets	9,491	6,817	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Paver-Planter Repair	52,095	68,604	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
Plaza Services	Plaza Beautification Non Capital	5,591	18,809	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Christmas Decorations	17,592	28,646	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Plaza Services	Utilities - Water/Sewer	43,876	28,246	29,301	29,301	-	32,000	2,699	32,000	32,000	32,000	32,000
Plaza Services	Utilities - Natural Gas	85,567	149,132	177,200	177,200	-	178,972	1,772	178,972	180,762	180,762	182,569
Plaza Services	Utilities - Electricity	41,490	46,673	72,580	72,580	-	72,580	-	73,306	74,039	74,779	74,779
Plaza Services	Utilities - Gasoline	9,334	12,305	11,077	11,077	-	11,299	222	11,299	11,525	11,525	11,755
Total		1,094,831	1,194,366	1,335,738	1,332,738	(3,000)	1,416,917	84,179	1,403,111	1,410,112	1,415,228	1,421,769
Trash Services	Salaries & Wages	19,534	22,418	20,800	20,800	-	20,800	-	20,800	20,800	20,800	20,800
Trash Services	Group Insurance	3,278	3,109	6,284	3,284	(3,000)	3,547	263	3,618	3,690	3,764	3,839
Trash Services	PERA & Payroll Taxes	2,895	3,332	3,199	3,199	-	3,251	52	3,303	3,303	3,303	3,303
Trash Services	Commercial Trash Removal (1)	19,595	29,599	27,800	27,800	-	30,000	2,200	30,000	30,000	30,000	30,000
Trash Services	Ann. Spring Clean Up/Hazardous Waste Disposal	3,466	4,122	5,000	5,000	-	1,000	(4,000)	1,000	1,000	1,000	1,000
Trash Services	General Supplies & Materials	2,168	2,126	2,000	2,000	-	2,500	500	2,575	2,652	2,732	2,814
Total		50,937	64,707	65,083	62,083	(3,000)	61,098	(985)	61,296	61,445	61,599	61,756

- (1) Higher number of visitors increasing the frequency of cleanings and volume of refuse.
- (2) 2020 increase - refresh the landscaping town wide as requested by community members.
- (3) Big Billies snow removal for Chondola, back flow prevention testing.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
BUILDING MAINTENANCE DIVISION PROGRAM NARRATIVE**

The Building Maintenance Division has the following primary maintenance and repair responsibilities:

1. All town owned boilers (Post Office, Blue Mesa, Conference Center, See Forever I and II, Heritage Plaza, Le Chamonix Plaza, Oak Street, Gondola Plaza Building, Heritage Crossing).
2. Gas fire pits in Heritage Plaza ,Reflection Plaza and at See Forever.
3. All street lights (streets and plazas).
4. All town owned and managed buildings (Town Hall, Town Shops, town departments in Fire Station, Gondola Parking Garage, Telluride Conference Center (as needed), Heritage Parking Garage, Gondola terminals and Post Office buildings).
5. All lighting in plazas.
6. Review utility locates for projects in close proximity to all street lights.
7. Repair and maintain public bathrooms-cleaning performed by contract services.
8. Repair signs in plazas and street signs.

BUILDING MAINTENANCE DIVISION GOALS

1. All building/facility issue that are identified as a potential life-safety threat shall be addressed immediately.
2. Address all maintenance issues such as street lights, and minor facility repairs in a timely fashion.
3. Prioritize the completion of work orders based on safety, short and long-term cost savings, and timing of request.
4. Operate the department in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water, and chemicals.
5. Operate within Town Council adopted budget.

BUILDING MAINTENANCE DIVISION PERFORMANCE MEASURES

1. All building/facility issue that are identified as a potential life-safety threat shall be addressed within one (1) hour.
2. Address all maintenance issues such as street lights, and minor facility repairs within 24 hours.
3. Prioritize the completion of work orders based on safety within 24 hours, short and long-term cost savings, and timing of request.
4. Wherever possible, reduce the use of electricity, natural gas, fuel, paper, water, and chemicals.
5. Operate within Town Council adopted budget.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Building & Facility Maintenance

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Building & Facility Maintenance	Salaries & Wages	85,683	77,001	92,364	92,364	-	97,615	5,251	97,615	97,615	97,615	97,615
Building & Facility Maintenance	Group Insurance	24,026	18,652	25,026	25,000	(26)	27,000	2,000	27,540	28,091	28,093	28,655
Building & Facility Maintenance	Dependent Health Reimbursement	(1,444)	(1,621)	(720)	(720)	-	(720)	-	(720)	(720)	(720)	(720)
Building & Facility Maintenance	PERA & Payroll Taxes	13,152	11,845	14,205	14,205	-	15,257	1,052	15,501	15,501	15,501	15,501
Building & Facility Maintenance	PERA 401K	5,407	4,529	5,000	5,000	-	5,042	42	5,042	5,042	5,042	5,042
Building & Facility Maintenance	Workers Compensation	5,217	1,235	5,460	5,460	-	5,733	273	6,020	6,321	6,326	6,642
Building & Facility Maintenance	Other Employee Benefits	1,750	400	1,790	1,800	10	1,800	-	1,836	1,873	1,910	1,948
Building & Facility Maintenance	Uniforms	115	412	500	500	-	500	-	500	500	500	500
Building & Facility Maintenance	R&M-Boilers / Snowmelt	18,321	53,083	45,000	45,000	-	45,000	-	45,450	45,905	46,364	46,827
Building & Facility Maintenance	Vehicle Repair & Maintenance	874	854	500	500	-	850	350	850	850	850	850
Building & Facility Maintenance	Street Light Repair & Replace	6,504	1,641	9,000	9,000	-	9,000	-	9,000	9,000	9,000	9,000
Building & Facility Maintenance	Facility Maintenance (1)	4,436	3,048	8,500	8,500	-	32,500	24,000	8,500	8,500	8,500	8,500
Building & Facility Maintenance	Facility Expenses - Town Hall	21,790	23,851	28,000	28,000	-	28,000	-	28,000	28,000	28,000	28,000
Building & Facility Maintenance	HVAC Maintenance - Town Hall (2)	291	543	3,500	3,500	-	15,000	11,500	3,500	3,500	16,000	3,500
Building & Facility Maintenance	Elevator Maintenance - Town Hall	2,675	3,252	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Building & Facility Maintenance	Other Public Amenities	25	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	Communications	1,350	1,214	1,560	1,560	-	1,560	-	1,560	1,560	1,560	1,560
Building & Facility Maintenance	Dues & Fees, Licenses	11	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	Travel, Education & Training	160	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Building & Facility Maintenance	Postage & Freight	-	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	General Supplies And Materials	956	784	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Building & Facility Maintenance	Employee Appreciation	-	339	300	300	-	300	-	300	300	300	300
Building & Facility Maintenance	Utilities - Gasoline	1,792	2,546	3,183	3,183	-	3,183	-	3,183	3,183	3,183	3,183
Total		193,090	203,608	251,168	251,152	(16)	295,620	44,468	261,677	263,020	276,023	264,903

- (1) Town of Mountain Village Restroom flooring replacement Madeline Hotel 2020
- (2) Clean air ducts tri-annually

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PLANNING SERVICES PROGRAM NARRATIVE**

Planning Services has a primary responsibility for administering the Community Development Code (CDC) and implementing the vision and goals of the Comprehensive Plan; assisting the Design Review Board and Town Council regarding policy and development decisions; facilitating amendments to the CDC and associated regulation and policy documents; identify, verifying and enforce design and land use compliance in the community; long-range planning, development review, promoting fire mitigation, forest health and environmental sustainability; and assisting homeowners and developers through town processes.

PLANNING SERVICES GOALS

Goal 1: Assist the business community, residents and homeowners achieve their goals of building and/or improving their property

Measure

1. Respond to inquiries (phone and email) within 24 hours
2. Issue class 1 approvals within three days
3. Issue class 2 approvals within five days
4. Remove and replace development permits with staff level sign off associated with design review approval tracked in Meritage as a no-fee permit with final planner review. Fully implemented by the second quarter
5. Replace paint and stain application and similar applications, with a determination of no effect issued by email, to reduce process for the public and staff, fully implemented by the second quarter

Goal 2: Implement the Vision of the Comprehensive Plan as directed by Town Council

Measure

1. Continue to prioritize VCA Phase IV, a subarea planning effort for construction as directed by Council
2. Work with TSG and TMVOA as directed on subarea planning efforts

Goal 3: Clarify and streamline the Community Development Code (CDC) to advance the vision of the community

Measure

1. CDC Amendments scheduled in 2019-2020:
 - a. Refine our long-range planning and CDC amendment work plan and continue to identify CDC amendments for the workplan.
 - b. Conform and clarify the Community Development Code with the Comprehensive Plan-work with legal. Specifically, reduce the prescriptive effect of the table and parcel details in the Comprehensive Plan
 - i. Gain Town Council consensus regarding the Comprehensive Plan update work plan, first quarter
 1. Staff proposes beginning with the Village Center Subarea
 2. Staff proposes the next subarea to be amended is the Meadows, fourth quarter
 - ii. Staff to redline the Comprehensive Plan, Village Center Subarea, first quarter
 - iii. Staff presents the redline Comprehensive Plan amendment in a work session with Town Council, end of the first quarter
 - iv. Staff organizes an open house for the public, beginning of the second quarter
 - v. Staff collects results from the open house and schedules a work session with the Design Review Board, second quarter
 - vi. Staff schedules a second work session with Town Council
 - vii. Staff schedules a Resolution to amend the Village Center Subarea section of the Comprehensive Plan, end of the second quarter
 - viii. Staff will bring a conforming CDC amendment (a review and recommendation by the DRB, and two readings of an ordinance by Town Council), completed by the third quarter.
 - ix. Staff will redline the Meadows Subarea Section of the Comprehensive Plan by the fourth quarter.
 - c. Continue an annual clean-up amendment (small errors and edits)

- d. Design Variations
- e. Architectural Lighting
- f. Village Center lighting
- g. Accessory Structures
- h. Plaza Use Design Standards update

Goal 4: Continue education, outreach and compliance efforts regarding efficiency lodge, hotel and, hotel efficiency zoning designations

Measure

- 1. Create a powerpoint presentation regarding accommodation zoning designations, first quarter
- 2. Meet with attorney's, HOA's, realtors and stakeholders to provide information and education to prevent compliance-related issues moving forward at least monthly and upon request, beginning in the first quarter
- 3. Work with the Communications and Business Development Department to develop digital education materials/website presence, web materials by the first quarter, all other materials by the second quarter.
- 4. Create a town compliance plan and policies – work with legal, formalized by end of the second quarter.

Goal 5: Prioritize forest health and wildfire mitigation measures in the community

Measure

- 1. Implement no fee tree permits for foresters
- 2. Respond to site visit and tree removal requests within 24 hours
- 3. Schedule site walks and permit issuance for simple permits within 48 hours.
- 4. Implement a budworm treatment packet distribution and placement program on public and private lands
- 5. Re-evaluate and set expectations with West Regional Wildfire Council prior to the beginning of each year

Goal 6: Implement measures to reduce energy usage (GHG emissions) in the built environment

Measure

- 1. Work with the green team to identify Green House Gas Emissions implementation strategies through planning and building to reduce the 60% built environment emissions. Attend Green Team meetings in order to identify items to be integrated into the Green Team workplan in 2020.

Goal 7: Provide advancement opportunities for staff through education and experience in the department

Measure

- 1. Assure staff certifications and memberships are kept up to date.
- 2. Send staff to minimally one training/conference a year such as a planning conference, GIS training, a western slope planning networking conference, resort planner's conference, housing conference, building conference or forestry conference.
- 3. Provide more complex development review and CDC amendment opportunities, along with problem-solving opportunities for staff so that they can gain knowledge and experience (identified within their respective yearly evaluation materials).
- 4. Identify staff training, strengths, opportunities, education and, aspirations consistent with Town Council succession planning goals.
- 5. Train for GIS proficiency within the department which is normal and customary nationwide for planners.

2019 PLANNING DIVISION ACHIEVEMENTS

- 1. **CDC amendments completed in 2019:**
 - a. Clarified Outdoor Lighting Regulations
 - b. Clarified insurance requirements for open burns permits
 - c. Clarified driveway design width requirements
 - d. Reduced bonding requirements from 150% to 125% to better align with analogous community standards
 - e. Modified notice requirements for Class 5 applications
 - f. Clarified height requirements for Single-Family Common Interest Community zones
 - g. Allow for staff-level review of synthetic roof material
 - h. Removed vending regulations

- i. Clarified short term accommodations and definitions of zoning designations
 - i. Provided efficiency lodge zoning designation information packets to each of the HOA's who have efficiency lodge zoning designations constructed on their property
 - ii. Inventoried all efficiency lodge units from resolutions, ordinances and condominium maps of record
 - iii. Processed and administer rezone and density transfer applications
 - iv. Facilitated bringing properties into compliance with town laws
 - v. Held multiple work sessions with Town Council
 - vi. Fielded multiple emails, phone calls and in-person meetings with concerned property owners related to this issue
 - j. Discussed with the DRB single-family zoning, gutters & downspouts, retaining walls, height calculations as possible CDC amendments
- 2. Streamlined process, increase incentives and invite public participation to encourage compliance with planning and building regulations, policies and procedures while developing a sense of community.**
- a. Streamlined the Cedar Shake Incentive Program and all \$50,000 funds were utilized in 2019
 - b. Waived development fees for deed-restricted development.
 - i. Three deed-restricted homes were approved for design by the DRB
 - ii. Two deed-restricted remodels were permitted
 - iii. We waived \$38,700 in building permit fees with a valuation of \$1 million dollars
 - c. Completed and implemented an aesthetic sandwich board in conjunction with TMVOA to help improve Village Center signage design to better meet design requirements and appear more uniform
 - d. Increased sign and sandwich board compliance in the Village Center assuring a greater aesthetic standard. We made six contacts in 2019 to conform signs to MV design regulations
 - e. Increased participation and funding in the Farm to Community Income Qualified Program to serve from 40 to 60 families (now under marketing dept.)
 - f. Enhanced marketing for all incentive programs
 - g. Completed 3-D sketch up model of the Village Center for public use
 - h. Provided Council with a building permit fee comparison in 2018 and 2019
 - i. Utilized a tile roof coating material as a test project on VCA Building 9 to be considered for other roof tile buildings if it proves to be durable
 - j. Worked with the County emergency services (911) to identify problematic addressing issues in the MV. Worked with emergency services, police and town mapping personnel to appropriately address properties related to new construction
- 3. Implement and Participate in Subarea Planning Efforts:**
- a. Complete road realignment, landscape design, platting and, zoning to achieve a greater sense of arrival and park improvements through design in 2019 and bid and construction in 2020. Put on hold by Council
 - b. Participated in the Village Pond planning efforts
 - c. Facilitated planning and building review for the Town Hall façade improvements
 - d. Participated in the Trails Master Plan Planning Efforts
 - e. Completed development and design review for VCA Phase IV including building permit review
 - f. Implemented portions of Village Center Vibrancy Plan.
 - i. Reduced sign fee from \$250 to \$50 and in some cases waived the fee in the Village Center
 - ii. Completed sandwich board design and implementation in conjunction with TMVOA
 - iii. Removed vending regulations from CDC and it is now implemented by a committee
 - iv. Clarify and update Plaza Use Standards – in process
 - v. Enforced portions of the CDC to maintain commercial storefronts for commercial use
- 4. Fund and communicate forest health and wildfire mitigation rebate and incentive programs that include both the defensible space and the cedar shake rebate program.**
- a. Enhanced marketing efforts with electronic and print materials
 - b. 12 site walks to date and 3 defensible space rebates
 - c. Identified a 2020 program of budworm pheromone packs

- d. 97 staff tree permits issued to date
- 5. Develop programs and policies to reduce the use of electricity, natural gas, fuel, paper, water, and chemicals.**
 - a. Advertised and added the Smart Build Program (100% permit fee waiver for smart building) on our incentive page on the website and integrated it with our overall incentive marketing campaign
 - b. We stubbed out a gas line to VCA so that future buildings do not need to rely entirely on electric utilities
 - c. Digitized over 7,500 planning documents in 2019. We removed enough filing cabinets to create a new office space and remove storage of paper and filing cabinets
- 6. Staff Education and Training**
 - a. Planners attended the State and National American Planning Association Conference
 - b. Director attended the Housing Colorado conference in Keystone, CO.
 - c. The Town paid for Planner's AICP (Planning) Certification and Training.
 - d. Evaluated building permit software products and held a joint meeting with the County and Town of Telluride to evaluate building permit software that all three entities may choose to use
 - e. Upgraded plan review software from Adobe PDF to BlueBeam

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Housing Office

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection
Housing Office	Salaries & Wages	14,581	15,619	16,061	16,061	-	16,510	449	16,510	16,510	16,510
Housing Office	Group Insurance	1,472	1,866	1,890	1,890	-	2,041	151	2,082	2,124	2,166
Housing Office	Dependent Health Reimbursement	(211)	(326)	(542)	(542)	-	(542)	-	(542)	(542)	(542)
Housing Office	PERA & Payroll Taxes	2,190	2,319	2,471	2,471	-	2,580	110	2,622	2,622	2,622
Housing Office	PERA 401K	274	298	482	482	-	495	13	495	495	495
Housing Office	Workers Compensation	291	(176)	210	210	-	221	11	232	243	255
Housing Office	Other Employee Benefits	401	30	134	134	-	134	-	137	139	142
Total		18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649

A portion of the Planning & Development Services Director's time is allocated to the housing office.

Planning Services

Planning & Zoning	Salaries & Wages	220,573	222,320	236,139	236,139	-	244,473	8,334	244,473	244,473	244,473
Planning & Zoning	Housing Allowance	1,408	-	-	-	-	-	-	-	-	-
Planning & Zoning	Group Insurance	38,671	35,468	42,943	43,750	807	47,250	3,500	48,195	49,159	50,142
Planning & Zoning	Dependent Health Reimbursement	(1,926)	(2,378)	(702)	(702)	-	(702)	-	(702)	(702)	(702)
Planning & Zoning	PERA & Payroll Taxes	33,801	34,213	36,318	36,318	-	38,211	1,893	38,822	38,822	38,822
Planning & Zoning	PERA 401K	8,612	7,708	11,775	11,775	-	12,224	449	12,224	12,224	12,224
Planning & Zoning	Workers Compensation	1,938	463	1,883	1,883	-	1,977	94	2,076	2,180	2,289
Planning & Zoning	Other Employee Benefits	3,793	700	3,133	3,150	17	3,150	-	3,213	3,277	3,343
Planning & Zoning	Consultation Fees- Planning (1)	3,093	525	25,000	15,000	(10,000)	15,000	-	15,000	15,000	15,000
Planning & Zoning	Consulting-Master Planning	35,875	198,197	30,000	3,000	(27,000)	-	(3,000)	-	-	-
Planning & Zoning	Forestry Management	14,623	3,884	50,000	5,000	(45,000)	25,000	20,000	25,000	25,000	25,000
Planning & Zoning	Communications	4,074	4,422	4,029	4,029	-	4,029	-	4,029	4,029	4,029
Planning & Zoning	Public Noticing	1,846	3,686	3,000	3,000	-	3,500	500	3,500	3,500	3,500
Planning & Zoning	Printing & Binding	3,344	1,214	3,500	3,500	-	3,500	-	3,500	3,500	3,500
Planning & Zoning	Recording Fees	354	143	600	600	-	600	-	600	600	600
Planning & Zoning	Dues & Fees	1,140	814	1,400	1,400	-	1,400	-	1,400	1,400	1,400
Planning & Zoning	Travel, Education & Training	2,994	4,673	7,000	7,000	-	7,000	-	7,000	7,000	7,000
Planning & Zoning	Contract Labor	500	-	-	-	-	-	-	-	-	-
Planning & Zoning	Postage & Freight	88	83	120	120	-	120	-	120	120	120
Planning & Zoning	General Supplies & Material	3,920	2,615	2,500	2,500	-	2,500	-	2,500	2,500	2,500
Planning & Zoning	Business Meals	3,257	4,584	3,000	3,000	-	3,000	-	3,000	3,000	3,000
Planning & Zoning	Employee Appreciation	287	614	300	300	-	300	-	300	300	300
Planning & Zoning	Other Benefits - DRB	6,722	6,747	7,155	7,155	-	7,155	-	7,155	7,155	7,155
Planning & Zoning	Live Streaming	1,200	4,200	6,000	6,000	-	6,000	-	6,000	6,000	6,000
Planning & Zoning	Books & Periodicals	200	-	250	250	-	250	-	250	250	250
Total		390,387	534,894	475,343	394,167	(81,176)	425,937	31,770	427,655	428,787	429,945

(1) Contract with a Lighting/Planning expert for Village Center Lighting CDC Amendments

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
BUILDING DIVISION NARRATIVE**

The Building Division administers and enforces the Building Regulations, including but not limited to the International Residential Code, International Building Code, International Energy Conservation Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, National Electrical Code and the International Fuel Gas Code. The Building Division conducts plan review and issues permits; performs housing and dangerous building code inspection and enforcement; conducts field inspections of new construction and remodels; participates in code development with regional building departments; administers the Town's contractor licensing program; and meets continuing education requirements of the ICC. The Building Division provides plumbing and electrical inspections within the Town of Telluride per an existing intergovernmental agreement. The Building Division may also perform building inspections within San Miguel County based on a Memorandum of Understanding. The Building Division also administers energy and resource reducing incentive programs including but not limited to the solar energy program. The building division also administers the Renewable Energy Mitigation (REMP) program. The building department's primary goal is building safety and responsive customer service.

BUILDING DIVISION GOALS

1. Adopt the 2018 International Building Codes including the 2018 International Energy Conservation Code
2. Ensure all Building Permit applications are processed in a timely manner.
3. Accurately respond to all customer inquiries in a timely manner regarding building design or Town policies.
4. Conduct contractor and architect training on the Electrical Code, Building Regulations and adopted International Code Council series as amended.
5. Operate the department in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water, and chemicals.
6. Operate within Town Council adopted budget.

BUILDING DIVISION PERFORMANCE MEASURES

1. (Goal 1 from above). Adopt the 2018 ICC Codes by end of year 2020. Assemble the necessary professional groups to hold meetings to review, amend and make recommendation to council for adoption the 2018 I Codes.
 - a. Pay particular attention to how the updated codes may impact construction costs and life safety concerns.
 - b. Understand how the updated codes may reduce energy use and/or waste consistent with town goals.
2. (Goal 2 from above) Ensure all Building Division applications are processed in accordance with the following timelines:
 - a) Conduct all inspections within 24 business hours of inspection request.
 - b) Building Permit, Electrical Permit, Plumbing Permits and Other Building Permits: Reach a decision on building permits within 10 business days unless plan revisions or unique building considerations warrant a longer review time.
3. (Goal 3 from above) Respond to customer inquiries by email or phone call within 24 hours. If it needs research then 72 hours.
4. (Goal 4 from above) By the end of the year, conduct contractor and architect training regarding Electrical Code, Building Regulations and adopted International Code Council series, as amended.
5. (Goal 5 from above) Administer the incentive programs including but not limited to the solar rebate incentive. Work with the Green Team to create a more attractive solar incentive program. Building permitting submittals, reviews and approvals are paperless. Continue scanning paper files.
6. (Goal 6 from above) Operate within the Town Council adopted budget.

2019 BUILDING DIVISION ACHIEVEMENTS

Implementing 2019 Goals

1. Promoted our building inspector to Building Official. Drew holds the highest number of certifications of any jurisdictional regional peer. Including and not limited to combination inspector certification (9 certifications total). Since accepting the building official position, he has completed five plans examiner certifications.
2. Hired a building inspector. Within the first quarter of employment, he completed his residential inspector and commercial building inspector certifications.

3. Initiated clearer roles and communication with the Town of Telluride related to the requirements for boiler installation and the plumbing code.
4. Implemented a policy to allow non-ICC contractors to do small repair jobs that previously required an ICC certified contractor to perform. The non-ICC contractors are considered handymen, and are required to have a TMV business license and receive building permits (when required).
5. Mountain Village remains a leader in adopted building codes regionally. We are on the 2012 Building codes while the County is on the 2009 codes and the Town of Telluride are on the 2003 Codes.
6. Fulfilled 50 open records requests in 2019.
7. Finalized 74 permits that had expired and otherwise were missing inspections or left unresolved constituting a close out of 25% of our expired permits.
8. Upgraded our permitting software which took a significant amount of staff time and re-training time with contractors.
9. Our Administrative Assistant is one of five staff members who participate in answering general inquiry calls into Town Hall in 2019.
10. Integrated WUIC exterior deck requirements into design review conditions to proactively address new construction deck issues with the wildland fire interface requirements in the CDC and building codes.
11. Ensured all Building Division applications are processed in accordance with the following timelines:
 - A. Conducted all inspections within 24 business hours of inspection request.
 - B. Building Permit, Electrical Permit, Plumbing Permits and Other Building Permits: Reached decisions on building permits within 10 business days unless plan revisions or unique building considerations warrant a longer review time. Done
12. Responded to customer inquiries by email or phone call within 24 hours. If it needs research then 72 hours.
13. Administered the incentive programs including but not limited to the solar rebate.
14. Operated within Town Council adopted budget.
15. Performed San Miguel County inspections as needed pursuant to our intergovernmental agreement.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Building Division

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
Building Division	Salaries & Wages	191,553	202,617	204,157	204,157	-	184,996	(19,161)	184,996	184,996	184,996	184,996
Building Division	Group Insurance	35,237	34,201	34,404	34,404	-	37,156	2,752	37,899	38,657	39,431	40,219
Building Division	Dependent Health Reimbursement	(1,434)	(1,628)	(2,292)	(2,292)	-	(2,292)	-	(2,292)	(2,292)	(2,292)	(2,292)
Building Division	PERA & Payroll Taxes	29,409	31,229	31,400	31,400	-	28,915	(2,485)	29,377	29,377	29,377	29,377
Building Division	PERA 401K	7,577	7,946	8,166	8,166	-	9,250	1,084	9,250	9,250	9,250	9,250
Building Division	Workers Compensation	2,032	750	1,003	1,003	-	1,053	50	1,106	1,161	1,219	1,280
Building Division	Other Employee Benefits	2,857	550	2,461	2,461	-	2,461	-	2,510	2,560	2,612	2,664
Building Division	Uniforms	788	121	500	500	-	500	-	500	500	500	500
Building Division	Consultation Fees	9,988	1,736	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Building Division	Vehicle Repair & Maintenance	1,566	1,341	650	1,500	850	1,500	-	1,500	1,500	1,500	1,500
Building Division	UBC/IRC/IBC Book Supplies	-	605	2,000	1,000	(1,000)	500	(500)	500	500	2,000	500
Building Division	Dues, Fees, Licenses	530	240	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Building Division	Travel, Education & Training	1,147	1,884	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Building Division	Contract Labor	-	-	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
Building Division	Bank Fees - Credit Card Fees	2,032	2,488	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Building Division	Supplies	-	-	-	-	-	-	-	-	-	-	-
Building Division	Business Meals	-	36	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Building Division	Employee Appreciation	278	237	300	300	-	300	-	300	300	300	300
Building Division	Books & Periodicals	993	337	500	500	-	500	-	500	500	500	500
Building Division	Utilities - Gasoline	941	1,111	2,205	2,205	-	2,205	-	2,205	2,205	2,205	2,205
Building Division	Non-Capital Equipment	539	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Building Division	Wetlands Study	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Building Division	Green Gondola Donation Costs	-	158	-	-	-	-	-	-	-	-	-
Building Division	Environmental Projects	675	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Building Division	Solar Panel Rebates	(10,311)	1,840	5,000	5,000	-	7,500	2,500	7,500	7,500	7,500	7,500
Building Division	Solar Energy Rebates	(11,165)	-	-	-	-	-	-	-	-	-	-
Building Division	LED Lighting Rebates (3)	(4,674)	-	-	-	-	-	-	-	-	-	-
Building Division	Roof Rebates/Waiver Program (1)	10,894	5,149	50,000	-	(50,000)	-	-	-	-	-	-
Building Division	Community Environmental Incentives (2)	25,187	29,598	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000
Building Division	Energy Mitigation Expenditures (4)	-	-	67,313	88,310	20,997	-	(88,310)	-	-	-	-
Building Division	Misc & Other	-	-	-	-	-	-	-	-	-	-	-
Total		296,639	322,544	495,767	466,614	(29,153)	362,544	(104,070)	363,852	364,715	367,097	366,499

(1) This is now a fee waiver program, no longer an expense, but a reduction in revenues. TMVOA is funding 50%, reflected in revenues

(2) 50K Defensible Space, 5K heat trace 5K irrigation controls, TMVOA is funding 50% of Defensible Space

(3) Now funded by Green Team

(4) Intend to use for shop solar panels and trash compactor solar panels

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
General Fund Capital

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
General Fund Capital Outlay	Boilers - MR&R	-	-	60,000	-	(60,000)	-	-	-	-	-	
General Fund Capital Outlay	Sunset Plaza Project	749,545	8	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Zamboni Building	4,250	-	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Plaza Services Capital	56,918	345	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Wayfinding-Marketing & Development	110,079	97,290	100,000	100,000	-	-	(100,000)	-	-	-	
General Fund Capital Outlay	Police Equipment (1)	19,917	-	-	-	-	28,000	28,000	-	-	-	
General Fund Capital Outlay	Municipal Offices/Town Hall	-	5,603	27,000	27,000	-	-	(27,000)	-	-	-	
General Fund Capital Outlay	Capital Equipment (4)	-	-	-	-	-	-	-	375,000	-	-	
General Fund Capital Outlay	Firehouse Replacements/Repairs (2)	-	-	20,000	54,500	34,500	20,000	(34,500)	-	-	-	
General Fund Capital Outlay	Trail Improvements (3)	-	67,248	300,000	-	(300,000)	-	-	300,000	300,000	300,000	
General Fund Capital Outlay	MVB Trail	-	-	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Village Pond Restoration	-	-	115,000	115,000	-	-	(115,000)	-	-	-	
General Fund Capital Outlay	Emergency Exit	-	11,152	-	-	-	-	-	-	-	-	
Total		940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000

(1) Replace end of life Hand held radios

(2) 2019 \$20,000 AV equipment in conference room / EOC \$34,500 repair water service to Municipal building (town share = 46%), 2020 - New office furniture

(3) Trails master plan hot list implementation

(4) Generator for Town Hall complex facilities

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Vehicle & Equipment Acquisition Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Revenues	Grant Revenue-Transportation	61,970	-	-	-	-	-	-	-	-	-	
Revenues	Grant Revenue - Public Works	-	-	-	-	-	-	-	-	-	-	
Total Revenues		61,970	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Grant Success Fees	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Vehicle Acquisition	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Road & Bridge Vehicles	-	-	50,000	50,000	-	-	(50,000)	-	-	-	
Vehicle & Equipment Expense	Parks & Recreation Vehicles	-	-	-	10,000	10,000	-	(10,000)	-	-	-	
Vehicle & Equipment Expense	Employee Shuttle Vehicles	-	26,412	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Municipal Bus Vehicles	77,462	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Plaza Services Vehicles (3)	-	36,545	25,000	25,000	-	-	(25,000)	15,000	-	-	
Vehicle & Equipment Expense	Building Maintenance Vehicles (4)	35,578	-	-	-	-	-	-	38,000	-	-	
Vehicle & Equipment Expense	Police Department Vehicles (8)	39,485	40,741	43,000	-	(43,000)	88,000	88,000	46,000	46,000	46,000	
Vehicle & Equipment Expense	Community Services Vehicles	-	-	30,000	30,000	-	-	(30,000)	-	-	-	
Vehicle & Equipment Expense	Vehicle Maintenance Vehicles (5)	27,547	-	-	-	-	-	-	-	28,000	-	
Vehicle & Equipment Expense	Building Division Vehicles	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Heavy Equipment Acquisition	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Road & Bridges Heavy Equipment (6)	110,488	130,405	25,000	25,000	-	-	(25,000)	190,000	-	-	
Vehicle & Equipment Expense	Bobcat Lease Exchange	10,200	8,424	10,716	10,716	-	10,716	-	10,716	10,716	10,716	
Vehicle & Equipment Expense	Shop Equipment	5,644	5,859	8,000	8,000	-	8,000	-	8,000	8,000	8,000	
Vehicle & Equipment Expense	Parks & Recreation Equipment (1)	189,000	30,100	-	-	-	30,000	30,000	-	-	-	
Vehicle & Equipment Expense	Plaza Services Equipment (7)	-	-	-	-	-	-	-	-	30,000	-	
Vehicle & Equipment Expense	Police Equipment (2)	-	-	-	7,500	7,500	3,800	(3,700)	3,800	3,800	3,800	
Total Expenditures		495,405	278,486	191,716	166,216	(25,500)	140,516	(25,700)	273,516	106,516	126,516	68,516
V&E AF Other Sources/Uses	Gain/Loss On Sale Of Assets	1,300	3,999	-	-	-	-	-	-	-	-	
V&E AF Other Sources/Uses	Transfer (To)/From General Fund	561,775	356,833	249,231	216,081	(33,150)	182,671	(33,410)	355,571	138,471	164,471	89,071
Total Other Sources/Uses		563,075	360,832	249,231	216,081	(33,150)	182,671	(33,410)	355,571	138,471	164,471	89,071
Surplus (Deficit)		129,640	82,346	57,515	49,865	(7,650)	42,155	(7,710)	82,055	31,955	37,955	20,555
Beginning Fund Balance		207,515	337,155	432,587	419,501		469,366		511,521	593,576	625,531	663,485
Ending Fund Balance		337,155	419,501	490,102	469,366		511,521		593,576	625,531	663,485	684,040

(1) 2020 - Replacement Nordic grooming snowmobile, dingo walk behind skid steer for trail building
 (2) 2019 two transport cages paid here instead of general fund, 2020 one transport cage per new vehicle
 (3) 2021 replace 2010 550 Artic Cat 4 Wheeler
 (4) 2022 replace 2007 GMC 1500 pickup

(5) 2023 replace 2007 Ford F150 pickup
 (6) 2021 replace 2003 Kamotsu backhoe with new loader
 (7) 2023 replace 2007 Cushman
 (8) Replace one patrol vehicle per year, replaced vehicles are transferred to other Town departments.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Capital Projects Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed				
Capital Projects Fund Revs	DOJ Grant Revenue	-	9,487	-	-	-	-	-	-	-	-
Capital Projects Fund Revs	Firehouse Buy Out	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Revs	Interest-Developer Notes	-	-	-	-	-	-	-	-	-	-
Total Revenues		-	9,487	-	-	-	-	-	-	-	-
Capital Projects Fund	Meadows Improvement Plan	266,071	11,248	-	-	-	-	-	-	-	-
Capital Projects Fund	Meadows Park	-	-	25,000	-	(25,000)	-	300,000	-	-	-
Capital Projects Fund	Safety Improvements	-	-	-	-	-	1,496,546	-	-	-	-
Capital Projects Fund	Town Hall Sub Area Improvements	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	Shop Remodel (1)	-	-	50,000	50,000	-	1,238,000	-	-	-	-
Capital Projects Fund	Radio Technology & Equipment	-	9,487	-	-	-	-	-	-	-	-
Total Expense		266,071	20,735	75,000	50,000	(25,000)	2,734,546	300,000	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	266,071	11,248	75,000	17,970	(57,030)	2,246,546	300,000	-	-	-
CPF Transfers/Other Sources	Sale of Assets (1)	-	-	-	-	-	488,000	-	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	-	-	-	-	-	-	-	-	-	-
Total Other Sources/Uses		266,071	11,248	75,000	17,970	(57,030)	2,734,546	300,000	-	-	-
Surplus (Deficit)		-	-	-	(32,030)	(32,030)	-	32,030	-	-	-
Beginning Fund Balance		32,030	32,030	-	32,030	-	-	-	-	-	-
Ending Fund Balance		32,030	32,030	-	-	-	-	-	-	-	-

(1) Offset by sale of assets

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
PARKING SERVICES FUND**

PARKING SERVICES

Provide excellent parking services and choices to the residents, guests and employees of the Mountain Village.

DEPARTMENT GOALS

1. Actively manage all town parking facilities
2. Maximize parking revenues
3. Provide user friendly parking opportunities
4. Continue moving towards self-sustainability.
5. Provide a clean, trash free natural environment at the Town parking lots.

PERFORMANCE MEASURES

- 1a. Track parking usage at all lots
- 1b. Track % utilization of parking spaces used to capacity
2. Operate within adopted budget
3. Call center contacts to total user ratio < 1.0%
4. Each year the enterprise operates with a reduced transfer from the General Fund or other funds of the Town.
5. Allocate > 36 man-hours per year to trash and litter pick-up at the Gondola Parking Garage and Heritage Parking Garage.

PARKING SERVICES 2019 YTD ACHIEVEMENTS:

- o Total parked cars at 97,852 (noon snapshot counts)
- o Total utilization = 49.8%
- o Year-end revenue projection: EXCEEDING BUDGET
- o Year-end expense projection: UNDER BUDGET
- o Call Center contacts (52) to total user ratio (21,384 parking sessions): 0.24%
- o Man hours for trash and litter pick up: 36 hours
- o Net Surplus: 2011 = (\$77,738); 2012 = \$37,557; 2013 = \$42,057; 2014 = \$68,572; 2015 = \$221,793; 2016 = \$94,898; 2017 = \$50,225; 2018 = \$88,412

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parking Services Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Parking Fund Revenues	Permits - Parking	12,548	14,115	12,000	11,855	(145)	12,000	145	12,000	12,000	12,000	12,000
Parking Fund Revenues	Parking Meter Revenues	18,518	21,914	18,000	27,174	9,174	22,587	(4,587)	22,587	22,587	22,587	22,587
Parking Fund Revenues	Gondola Parking Garage Revs	115,680	87,360	75,000	84,805	9,805	79,903	(4,902)	79,903	79,903	79,903	79,903
Parking Fund Revenues	Cash (Over)/Short	(413)	-	-	-	-	-	-	-	-	-	-
Parking Fund Revenues	Special Event Parking (1)	49,286	50,628	120,000	106,000	(14,000)	106,000	-	106,000	106,000	106,000	106,000
Parking Fund Revenues	Heritage Parking Garage Revs	195,112	207,257	175,000	243,326	68,326	209,163	(34,163)	209,163	209,163	209,163	209,163
Parking Fund Revenues	Contributions-Shared Expense	12,230	5,985	13,473	-	(13,473)	-	-	-	-	-	-
Parking Fund Revenues	Parking In Lieu Buyouts	80,000	-	-	-	-	-	-	-	-	-	-
Parking Fund Revenues	Parking Fines	10,156	40,283	30,000	46,929	16,929	38,465	(8,464)	38,465	38,465	38,465	38,465
Parking Fund Revenues	Parking Fines Bad Debt Allowance	-	-	-	-	-	-	-	-	-	-	-
Total Parking Revenues		493,116	427,542	443,473	520,089	76,616	468,118	(51,971)	468,118	468,118	468,118	468,118
General Parking Expense	Salaries & Wages	83,281	81,292	97,269	97,269	-	102,825	5,556	102,825	102,825	102,825	102,825
General Parking Expense	Group Insurance	20,982	19,899	20,564	20,564	-	22,620	2,056	23,073	23,534	24,005	24,485
General Parking Expense	Dependent Health Reimbursement	(1,155)	(1,019)	-	(741)	(741)	(741)	-	(741)	(741)	(741)	(741)
General Parking Expense	PERA & Payroll Taxes	12,766	12,189	14,605	14,605	-	16,072	1,467	16,329	16,329	16,329	16,329
General Parking Expense	PERA 401K	1,615	2,424	1,899	1,899	-	2,056	157	2,056	2,056	2,056	2,056
General Parking Expense	Workers Compensation	2,049	1,763	3,075	3,075	-	3,229	154	3,390	3,560	3,738	3,925
General Parking Expense	Other Employee Benefits	1,400	60	1,790	1,790	-	1,880	90	1,917	1,955	1,995	2,034
General Parking Expense	Consultant Services	71	-	-	-	-	-	-	-	-	-	-
General Parking Expense	Parking in Lieu Refunds	-	-	-	80,000	80,000	-	(80,000)	-	-	-	-
General Parking Expense	Communications	3,060	3,122	3,708	3,708	-	3,708	-	3,708	3,708	3,708	3,708
General Parking Expense	General Supplies & Materials	542	-	1,061	1,061	-	1,061	-	1,061	1,061	1,061	1,061
General Parking Expense	Other Parking Expenses	-	-	-	-	-	-	-	-	-	-	-
General Parking Expense	Wayfinding	49,622	17,325	20,000	20,000	-	-	(20,000)	-	-	-	-
General Parking Expense	Business Meals	32	43	-	-	-	-	-	-	-	-	-
General Parking Expense		174,264	137,098	163,971	243,230	79,259	152,709	(90,521)	153,618	154,287	154,975	155,682
GPG Parking Expense	Rental Equipment	4,680	4,680	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
GPG Parking Expense	Maintenance - GPG	1,789	701	55,000	10,000	(45,000)	10,000	-	10,000	10,000	10,000	10,000
GPG Parking Expense	Striping	1,200	1,200	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
GPG Parking Expense	Credit Card Processing Fees	2,974	2,552	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600
GPG Parking Expense	General Supplies & Materials	2,559	5,694	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
GPG Parking Expense	Utilities - Electric	15,541	18,277	19,234	19,234	-	19,234	-	19,234	19,234	19,234	19,234
GPG Parking Expense	Utilities - Gasoline	508	779	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
GPG Parking Expense	Internet Costs	-	-	750	750	-	750	-	750	750	750	750
GPG Parking Expense	Elevator Maintenance Intercept	5,350	5,171	10,000	7,000	(3,000)	7,000	-	7,000	7,000	7,000	7,000
GPG Parking Expense	Asphalt Repair	41,789	-	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
GPG Parking Expense	Concrete Repair	-	-	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
GPG Parking Expense	Painting	-	3,585	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola Parking Garage Expense		76,389	42,640	118,084	70,084	(48,000)	70,084	-	70,084	70,084	70,084	70,084

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parking Services Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Surface Lots Parking Expense	Surface Lots Maintenance	21,090	27,908	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Surface Lots Parking Expense	Striping	4,060	4,060	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
Surface Lots Parking Expense	Credit Card Processing Fees	1,149	1,700	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Surface Lots Parking Expense	Parking Meter Supplies	5,095	7,270	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Surface Lots Parking Expense	Surface Lot Leases	32,400	5,400	5,400	5,400	-	5,400	-	5,400	5,400	5,400	5,400
(Village Core) Surface Lots Expense		63,794	46,338	28,900	28,900	-	28,900	-	28,900	28,900	28,900	28,900
HPG Parking Expense	Maintenance - Heritage	21,232	6,767	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
HPG Parking Expense	Elevator Maintenance - Heritage	5,989	5,781	8,000	6,500	(1,500)	6,500	-	6,500	6,500	6,500	6,500
HPG Parking Expense	Striping	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
HPG Parking Expense	GSFE - Hotel Madeline	40,335	42,995	54,255	44,700	(9,555)	44,700	-	44,700	44,700	44,700	44,700
HPG Parking Expense	Credit Card Processing Fees	10,882	10,027	13,130	13,130	-	13,130	-	13,130	13,130	13,130	13,130
HPG Parking Expense	General Supplies & Materials	4,004	140	5,150	5,150	-	5,150	-	5,150	5,150	5,150	5,150
HPG Parking Expense	Internet Costs	-	-	700	700	-	700	-	700	700	700	700
HPG Parking Expense	Floor Sealing	-	-	-	-	-	-	-	-	-	-	-
HPG Parking Expense	Tech Support	7,302	7,159	12,000	10,000	(2,000)	10,000	-	10,000	10,000	10,000	10,000
Heritage Parking Garage Expense		89,744	72,868	105,735	92,680	(13,055)	92,680	-	92,680	92,680	92,680	92,680
Meadows Parking Expense	Maintenance	-	-	-	-	-	-	-	-	-	-	-
Meadows Parking Expense	Striping	1,000	1,000	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000
Meadows Parking Lot Expense		1,000	1,000	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000
Capital Parking Expense	Bobcat Lease Exchange	4,800	5,615	4,800	4,800	-	4,800	-	4,800	4,800	4,800	4,800
Capital Parking Expense	Capital Costs GPG (2)	-	-	125,000	100,000	(25,000)	75,000	(25,000)	20,000	65,000	50,000	50,000
Parking Capital Expense		4,800	5,615	129,800	104,800	(25,000)	79,800	(25,000)	24,800	69,800	54,800	54,800
Total Parking Expenses		409,992	305,559	546,490	539,694	(6,796)	425,173	(114,521)	371,082	416,751	402,439	403,146
Other Sources/Uses	Transfer (To)/From General Fund	-	-	58,490	-	(58,490)	-	-	-	-	-	-
Other Sources/Uses	Transfer To GF - Overhead Allocation	(32,899)	(33,571)	(41,337)	(42,374)	(1,037)	(33,565)	8,810	(34,167)	(34,581)	(35,049)	(34,786)
Other Sources/Uses		(32,899)	(33,571)	17,153	(42,374)	(59,527)	(33,565)	8,810	(34,167)	(34,581)	(35,049)	(34,786)
Surplus (Deficit)		50,225	88,412	(85,864)	(61,979)	23,885	9,380	71,359	62,869	16,786	30,630	30,186
Beginning Fund Balance		93,784	144,009	85,864	232,421		170,442		179,822	242,691	259,477	290,107
Ending Fund Balance		144,009	232,421	-	170,442		179,822		242,691	259,477	290,107	320,293

(1) Ride Festival opted out of GPG buyout.

(2) 2019-\$50K HPG Structural, \$75K Lot A asphalt. / 2020-\$60K GPG main ramp overlay/ 2021-\$100K GPG top deck reseal, \$20K Meadows chip seal. / 2022-\$15K NVC chip seal. / 2023-\$50K placeholder.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
HISTORICAL MUSEUM AND TOURISM FUNDS**

The Historical Museum Fund, which accounts for the proceeds of a .333 property tax mill levy as authorized by the Town's electorate for remittance to the Telluride Historical Museum, a nonprofit entity.

The Tourism Fund, which accounts for lodging taxes, restaurant taxes, and business license revenues remitted to the Marketing Telluride, Inc. (MTI) to promote tourism in the Telluride and Mountain Village Communities, and the Telluride/Montrose Regional Air Organization to fund the Airline Guaranty Program.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Tourism

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Tourism Revs	Lodging Taxes	965,419	1,005,648	966,629	1,143,519	176,890	1,166,389	22,870	1,189,717	1,213,512	1,237,782	1,262,537
Tourism Revs	Lodging Taxes	755,468	834,041	857,199	938,956	81,757	957,735	18,779	976,890	996,428	1,016,356	1,036,683
Tourism Revs	Lodging Taxes - Prior Period	692	6,751	-	5,500	5,500	-	(5,500)	-	-	-	-
Tourism Revs	Taxes-Restaurant	422,623	440,611	445,251	473,400	28,149	478,134	4,734	482,915	487,744	492,622	497,548
Tourism Revs	Lodging/Restaurant Tax Penalty	2,239	13,560	8,000	4,000	(4,000)	4,000	-	4,000	4,000	4,000	4,000
Tourism Revs	Restaurant Taxes - Prior Period Remittance	-	394	-	1,800	1,800	-	(1,800)	-	-	-	-
Tourism Revs	Business Licenses	320,857	313,553	315,307	315,307	-	315,307	-	315,307	315,307	315,307	315,307
Tourism Revs	Penalty - Business License	12,326	9,648	13,000	6,500	(6,500)	6,500	-	6,500	6,500	6,500	6,500
Total Revenues		2,479,623	2,624,206	2,605,386	2,888,982	283,596	2,928,066	39,083	2,975,329	3,023,491	3,072,567	3,122,576
Tourism	MTI Lodging Funding	852,181	913,988	902,795	1,030,825	128,030	1,051,442	20,617	1,072,470	1,093,920	1,115,798	1,138,114
Tourism	MTI Business License Funding	301,606	294,740	296,389	296,389	-	296,389	-	296,389	296,389	296,389	296,389
Tourism	Airline Guaranty Lodging Taxes	843,574	904,755	893,676	1,020,413	126,737	1,040,821	20,408	1,061,637	1,082,870	1,104,528	1,126,618
Tourism	Airline Guaranty Restaurant Taxes	414,170	432,186	436,346	463,932	27,586	468,571	4,639	473,257	477,990	482,769	487,597
Tourism	MTI Funding -Additional Requests	27,915	31,694	40,000	40,000	-	-	(40,000)	-	-	-	-
Tourism	Audit Fees	2,235	2,500	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Total Expense		2,441,681	2,579,863	2,571,705	2,854,058	282,353	2,859,723	5,664	2,906,253	2,953,668	3,001,984	3,051,218
Tourism Transfers	Transfer (To)/From General Fund	(37,942)	(44,344)	(33,681)	(34,924)	(1,243)	(68,343)	(33,419)	(69,076)	(69,822)	(70,583)	(71,358)
Total Other Sources/Uses		(37,942)	(44,344)	(33,681)	(34,924)	(1,243)	(68,343)	(33,419)	(69,076)	(69,822)	(70,583)	(71,358)

Surplus (Deficit) - - - - -

Historical Museum

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Historical Museum Revs	Tax - Property .333 Mills Historical Museum	97,952	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895
Historical Museum Revs	Tax - Property - Abatements	(1,887)	-	-	-	-	-	-	-	-	-	-
Total Revenues		96,066	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895
Historical Museum	Historical Museum Mil Levy	94,138	93,037	94,915	94,915	-	102,688	7,773	102,688	103,715	103,715	104,752
Historical Museum	County Treasurer's Fees	1,928	1,904	1,942	1,942	-	2,100	158	2,100	2,121	2,121	2,143
Total Expense		96,066	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895

Surplus (Deficit) - - - - -

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
MOUNTAIN VILLAGE HOUSING AUTHORITY PROGRAM NARRATIVE**

The Housing Authority Division oversees the following:

1. Village Court Apartments Enterprise Fund and Management
2. Affordable Housing Development Fund
3. Mortgage Assistance Pool Fund when funds are available
4. Housing Program Administration and Enforcement through Intergovernmental Agreement (“IGA”) with the San Miguel Regional Housing Authority (“SMRHA”)

The Mountain Village Housing Authority Division enforces the Town’s affordable housing ordinances and guidelines related to the construction, development, sale and use of deed-restricted employee housing. The Housing Authority, through an IGA with SMRHA, assists with homeowner education and buying and selling deed-restricted homes. The division is also responsible for developing and implementing new housing projects for rental and ownership options as funding becomes available.

HOUSING DIVISION GOALS

Village Court Apartments

Mission Statement: VCA provides a safe, clean, friendly living environment for the residents of our community with a positive attitude.

Goal 1: Improve Village Court Apartments to meet Mountain Village standards

Measures:

1. Implement the improvements [work plan](#) including and not limited to the following:
 - a. Promote a lead maintenance person and hire an additional full-time groundskeeper for necessary snow removal, maintenance and landscaping improvements to bring and maintain the VCA exterior grounds including turf, sidewalks and parking areas to TMV town-wide standards
 - b. Secure assistance from public works related to supplemental snow removal and landscaping training and assistance. Implement a coordinated plan.
 - c. Implement a landscape improvement plan short and long term. Publish an RFP by first quarter for the long-term landscape improvement plan.
 - d. Perform site walks quarterly with our building official, our fire marshal and public works director to identify safety concerns. Make improvements within thirty days of the recommendation
 - i. Train staff to identify safety issues and proactively fix them

Goal 2: VCA to operate without subsidy from the General Fund or Affordable Housing Reserve Fund (except for special projects)

Measures:

1. By the end of the third quarter complete an in-house reserve study.
 - a. Report to Council

Goal 3: Provide a high level of customer service consistently and professionally

Measures:

1. Respond to all tenants’ requests in a professional and customer-service oriented manner within one (1) hour for emergency situations, and 48 hours for all other requests.
2. Conduct a Tenant Survey to be completed by 2nd quarter. Provide the results and make recommendations within thirty days. The purpose of the tenant survey is focused on custom service and staff response to tenant issues whether they be repairs or nuisance. Secondly, to receive tenant feedback related to grounds, parking and the condition of units.
3. Provide a resource handbook for tenants to foster a sense of community and outreach, including, but not limited to, translation services, San Miguel Resource Center, Tri-County Health Network services, food bank information, good neighbor fund (through the Telluride Foundation) and similar resources.
4. Continue to host tenant community activities and other town sponsored events like National Night Out.

Goal 4: Administer all required programs, policies and regulations including and not limited to the annual DOLA inspection and audit, lawful presence, Violence Against Women Act, Limited English Proficiency, and lease agreements.

Measures:

1. Pass annual DOLA audit and inspection. Maintain other records per town and federal policies.
2. Update policies and regulations consistent with new state or federal laws on an ongoing basis and within the required deadlines.

Goal: Operate within the housing authority adopted budget

Measures:

1. Actively seek opportunities to optimize budget expenditures and revenues.

Goal: Operate the apartments in an environmentally sustainable and sensitive manner including the responsible use of electricity, natural gas, fuel, paper, water, and chemicals

Measures:

1. Submeter electric for buildings 1-9, completed by first quarter
2. Install programmable thermostats in all units, completed by second quarter
3. Promote the IQ program to weatherize and improve units by publishing it twice in the monthly newsletters in 2020, publish in the February and June VCA newsletters
4. Perform annual inspections of units and associated repairs, completed by April
5. Continue purchasing energy star appliances and LED lighting, ongoing as appliances need to be repaired or replaced.
6. Replace unsafe and outdated heat registers, completed by third quarter
7. Replace hollow doors with solid core interior doors as budget allows, ongoing with unit turnovers or if doors need to be replaced.
8. Replace all hallway and stairway lighting with energy efficient fixtures, completed by May
9. Complete weatherization of VCA unit windows, completed by January

Goal: Training & Professional Development

Measure

1. Promote a lead maintenance supervisor
2. Hire a full-time groundskeeper and provide on-going training with Plaza Services to meet the TMV landscaping standards
3. Continue training opportunities appropriate for VCA staff and positions (see training accomplishments below)

Mountain Village Housing Authority

Goal: Serve as Housing Director and oversee the affordable housing programs and housing down-payment assistance programs

Measure

1. Continue cooperative regional efforts regarding workforce housing/deed restricted housing by attending joint regional meetings on housing related issues. Share information and update information with SMRHA as requested.
2. Participate in regional meetings and projects to meet MV and regional objectives as directed by Town Council.
3. Utilize the Regional Housing Needs Assessment as a guide for future workforce housing development, goals and funding.

Goal: Administer the town's deed restriction documents and down payment assistance program consistent with town laws

Measure

1. Provide materials and administrative assistance to employees to utilize the down payment assistance funding each year.
2. Continue to fund the employee down payment assistance program at \$60,000 a year as determined by Town Council.
3. Update and advise Council regarding the Housing Reserve Fund, as directed, so that the funds can be used consistent with Town Council goals and direction.
4. Assess and/or enhance SMRHA services to be the same as those provided to the Town of Telluride and San Miguel County commensurate with our annual funding agreement.
 - a. Propose a work plan consistent with the Intergovernmental Agreement. Negotiate the work plan within the first quarter.

2019 HOUSING DIVISION ACHIEVEMENTS

Village Court Apartments

1. Safety.
 - a. Performed a site walk with a lighting consultant and replaced hallway and stairwell lighting
 - b. Performed a site walk with the building official and public works director identifying safety issues
 - i. Heat Trace on roofs will be fixed by year end
 - ii. Safety issues were identified to be fixed immediately including and not limited to sheds, grills and deck boards
 - iii. Installed electronic locks on laundry rooms
2. Sign a sub-meter contract for buildings 1-9 by year end and begin phase I of the project to install submetering equipment
3. Addressed personal grill safety and implementing policy and regulation by year end
4. Completed updates and maintenance of property
 - a. **Interior**
 - i. Medicine cabinets for buildings 1-9 upgraded: 80% complete – (45) studio units, (23) two-bedroom units
 - ii. Replaced older appliances that reached life expectancy or were broken: 4 stoves, 6 refrigerators, 5 hot water heaters, 4 dishwashers. This completed a two-year project to replace appliances
 - iii. Replaced stove hoods over 10 years old: 65 Studio units, (32) two-bedroom units (3) one-bedroom units
 - iv. Replaced older Flooring – 80% complete. All studios and one bedroom and most two-bedroom units are done. The remaining two-bedroom units will be done by end of year 2019. In 2020, all 3 bedrooms and miscellaneous units that needed to be rescheduled previously will be complete
 - a. **Exterior**
 - i. Stained entrances and replaced exterior walkway boards as needed – 80% complete. Buildings 1-7 and 10-12 will be completed by end of 2019
 - ii. Power washed and deep cleaned common areas and concrete of buildings 8 (to be completed in November)
 - iii. Gutters fixed or replaced on Building 10-14
 - iv. Completed roof repairs on all buildings
 - v. Landscaping – Replaced sprinkler heads as needed, flower baskets at each building entrance and flower bed by office, new bench in garden, purchased additional 3 outside trash containers for property
 - vi. Conducted quarterly pest control
 - vii. Fixed heat trace on five buildings
 - viii. Installed laundry automatic locks and tenant key codes.
 - ix. Completed stucco repair
 - x. Installed new property identification signage
 - c. **Administrative**
 - i. Organized files and systems. Updated unit maintenance and move-out files.
 - ii. Successfully passed annual DOLA inspection and audit
5. VCA staff attended the following training and professional development:
Administrative Staff:
 - a) 2019 Housing Colorado Annual Conference
 - b) 2019 Statewide Housing Outreach and Engagement Forums
 - c) Certified Professional of Occupancy (CPO) Course

The following online trainings were completed:

- a) Certified Apartment Manager
- b) DISC Series
- c) Enhancing Interpersonal Communication Skills
- d) The Basics of Emotional Intelligence
- e) The Secret to Effective Communication
- f) Leadership & Management Skills for Women
- g) Achieving Mindfulness at Work Series
- h) Workplace Life Jacket: Tips to Increase Productivity

- i) Strategies for Work-Life Balance
- j) Colorado Legal Updates 2019 Webinar

And maintenance staff attended the following trainings:

- a) Beginning Welding
 - b) Low Voltage Electrical Safety
 - c) Electrical Fundamentals
 - d) Plumbing Fundamentals
 - e) Fair Housing
 - f) Playground Maintenance
 - g) Turnover Techniques
- 6. Throughout the year, operate within the Housing Authority adopted budget. Adjusted the 2019 budget in October to address maintenance concerns
 - 7. Currently in the third year of the annual review and inspections of each unit

Mountain Village Housing Authority

- 1. Brought the VCA Phase IV rental project through from design documents to contractor bids including and not limited to the following steps:
 - a. Design documents
 - b. Proforma's
 - c. Stick frame versus modular analysis
 - d. Construction drawings
 - e. Hired an owner's representative
 - f. Completed contractor bid submittals
 - g. Completed building permit review
 - h. Coordinated all Request for Proposals
 - i. Architect for design drawings
 - ii. Change order for modular versus stick frame analysis
 - iii. Contractor bids
 - i. Coordinated all VCA committee meetings
 - j. Coordinated project team (architect, structural engineer, owner's representative, soils engineers, civil engineers)
 - k. Completed a survey to residents regarding a for sale or for rent project at Village Court Apartments
- 2. Purchased Deed Restricted units for resale at Cassidy Ridge and Castellina and held a TMV lottery for staff (Cassidy Ridge) and a public lottery (Castellina)
- 3. Created a separate tracking inventory of all deed restricted properties and units in the Mountain Village (built and platted and unbuilt)
- 4. Successfully granted two housing down payment assistance loans to staff with a total value of \$60,000
- 5. Worked interdepartmentally and regionally regarding deed restricted properties: including and not limited to utility billing, TMVOA, and SMRHA to assure our inventories match and deed restrictions are being enforced.
- 6. Met with private and public entities regarding workforce housing ideas. Created a future file to incentivize long term rentals in accessory dwelling units
- 7. Worked with SMRHA and TMVOA on a case by case basis, to assure our deed-restricted and workforce housing inventories are the same

2019 VCA Improvements Workplan 2019-2020		
October	November	December
Interior Work	Interior Work	Interior Work
Continue Vinyl and Carpet Replacement	shipment of submeter materials to VCA, submeter company install hardware	Begin Submetering Project phase II - electrician
Audit of unit turnover condition with Housing Director and Public Works Director for Quality Control		begin weatherstripping windows in buildings 10-14
Completed laundry key codes and automatic locks for hours of operation		
Exterior Work	Exterior Work	Exterior Work
Installed new property identification sign	Deep clean common areas of building 8 including power washing, cleaning and acid washing the concrete walkways/hallways	
Electrician Complete heat trace fixes associated with five buildings	Complete code compliant stair and walkway fixes	
Completed stucco repair	Install wall mounted bike rack	
fixed aesthetic mail box and refinish a portion of the concrete floor		
	Administrative Work	Administrative Work
Administrative Work	Send consolidated communication to VCA tenants regarding improvements, rents and other changes	Update Policies and Procedures
Completed grill plan (vet with council in November)	Decide upon replacement common hallway lighting fixture	
Submeter Bid Decision	order 1/2 of hallway fixtures	
Getting cost estimate for installing sub-meters	Order and place wall mount bike to be placed on the wall of covered parking under bldg 10,11 or 12 (TBD)	
Getting cost estimate for installing programmable thermostats		
Finalize art for new building identification Signs		
Completed sitewalk with Lighting Designer- fix and improve hallway lighting		
Completed Sitewalk with Building Official and Public Works Director		

2020 VCA Improvements Workplan										
January	February	March	April	May	June	July	August	September	November	December
Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work	Exterior Work
remove abandoned personal grills	Remove shed buildings and abandoned bikes from property	Install Common Hallway Lighting	Install Building Signs	Install Charcoal Grills		Finalize improved parking enforcement software		power wash, clean and acid wash concrete and exterior/hallways of all buildings		
	Site Walk with consultant to inform regarding capital improvements planning (e.g. siding, roofs, walkways)		power wash, clean and acid wash concrete and exterior/hallways of all buildings	replace sidewalks that need repair	Finish exterior staining of buildings	Report to Council on Reserve Study				
				Window Washing All Bldgs (weather dependent)						
				Complete Installation of common hallway lights		Implement Portions of the Landscape Plan	Implement Portions of the Landscape Plan	Implement Portions of the Landscape Plan		
				Re-asphalt parking area and restripe (weather dependent)						
Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work	Interior Work
Begin installing replacement heat registers	Complete Submeter Project	Install Programmable Thermostats		Complete Programmable Thermostat installation	Complete vinyl and carpet		Complete heat register replacement	Screen open cubby areas in bldgs 1-3, 8 & 9		
Complete weatherstripping of windows										
Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work	Administrative Work
Publish RFP for landscaping	Produce VCA tenant survey	Choose Landscape Company from RFP	Report out to Council regarding tenant survey during bi-annual report	order second half of exterior light fixtures	Final Landscape Plan with cost estimating			Report out to Council regarding Reserve Study	Rent Discussion with Council	
			Annual Inspection	Complete Annual Inspection Work Orders	Complete Reserve Study					

Enhanced Staffing, landscaping and Snow Removal Plan

Re-instate a Lead Maintenance Person (no additional staffing being requested)
Hire a VCA groundskeeper

Winter:

Public Works will plow the entire driveway with increased frequency

(so that VCA staff can focus on clearing parking spaces & sidewalks with the bobcat)

Sidewalk snow removal schedule begin at 7 am - all staff
an additional employee will allow for 2 staff minimum to perform snow removal duty seven days a week

PW will help clear the childcare walkway

Summer:

full time groundskeeper plus 20-30 hours of existing maintenance staff on landscaping each week

Plaza services trains our staff

Plaza Services Manager will perform a monthly walk and direct work as needed

Plaza services staff will assist with opening and closing sprinkler systems

Requested Administrative Changes

SMRHA workplan to identify how SMRHA can assist the Mountain Village best

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Summary											
Revenues											
Rents	2,248,663	2,261,422	2,287,771	2,288,308	537	2,262,740	(25,568)	2,329,309	3,221,445	3,316,776	3,414,966
Other Operating Income	105,106	124,701	79,260	98,650	19,390	93,850	(4,800)	93,850	93,850	93,850	93,850
Total Revenues	2,353,769	2,386,123	2,367,031	2,386,958	19,927	2,356,590	(30,368)	2,423,159	3,315,295	3,410,626	3,508,816
Operating Expenditures											
Office Operations	175,688	188,876	199,920	211,172	11,252	222,205	11,033	221,810	224,196	225,693	227,233
General & Administrative	127,667	108,484	133,935	131,450	(2,485)	134,250	2,800	134,250	150,865	151,525	152,192
Utilities	370,625	376,517	395,945	419,008	23,063	223,229	(195,779)	227,589	261,208	266,328	271,549
Repair & Maintenance	385,612	381,500	443,293	523,933	80,640	682,446	158,513	650,353	616,901	618,341	619,835
Non-routine Repair & Maintenance	195,032	316,385	453,323	301,300	(152,023)	278,300	(23,000)	185,300	185,300	222,300	224,800
Contingency	-	-	16,264	15,869	(396)	15,404	(464)	14,193	14,385	14,842	14,956
Total Operating Expenditures	1,254,624	1,371,761	1,642,680	1,602,731	(39,948)	1,555,834	(46,897)	1,433,495	1,452,855	1,499,028	1,510,565
Capital Outlay											
Capital Outlay Expense	6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000
Total Capital Outlay	6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000
Debt Service											
Phase 4 Debt Service P&I	-	-	550,000	-	(550,000)	378,858	378,858	936,206	936,206	936,206	936,206
US 2014A&B Loan Fund Interest	(1,264)	(5,383)	(60)	(3,500)	(3,440)	(3,500)	-	(3,500)	(3,500)	(3,500)	(3,500)
Interest Expense-2014A	406,401	394,539	381,884	381,884	-	381,884	-	381,884	381,884	381,884	381,884
Trustee Fees	1,750	1,925	-	-	-	-	-	-	-	-	-
Phase 4 Cost Of Issuance	-	-	100,000	-	(100,000)	100,000	100,000	-	-	-	-
Bonds-Principal	357,073	393,738	406,393	406,393	-	406,393	-	406,393	406,393	406,393	406,393
Total Debt Service	763,960	784,819	1,438,217	784,777	(653,440)	1,263,635	478,858	1,720,983	1,720,983	1,720,983	1,720,983
Other Source/Uses											
Gain/Loss On Sale Of Assets	(3,245)	-	-	-	-	-	-	-	-	-	-
Transfer To GF - Overhead Allocation	(118,518)	(140,169)	(162,959)	(156,163)	6,796	(151,202)	4,961	(141,439)	(144,807)	(151,131)	(150,847)
Bond Proceeds	-	-	8,500,000	-	(8,500,000)	13,135,000	13,135,000	-	-	-	-
AHDF Contribution	-	-	1,472,093	95,337	(1,376,756)	2,163,081	2,067,745	872,758	3,350	-	-
Total Other Sources/Uses	(121,763)	(140,169)	9,809,134	(60,827)	(9,869,961)	15,146,879	15,207,706	731,319	(141,457)	(151,131)	(150,847)
Surplus (Deficit)	206,709	(309,013)	(304,732)	(461,377)	(156,645)	-	461,377	-	-	39,484	77,420
Beginning Available Fund Balance	563,681	770,390	304,732	461,377	-	-	-	-	-	-	39,484
Ending Available Fund Balance	770,390	461,377	-	-	-	-	-	-	-	39,484	116,904

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet		Village Court Apartments						2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Revenues												
VCA Revenues	Phase 4 Potential Rents	-	-	-	-	-	-	-	823,570	848,277	873,725	
VCA Revenues	Apartment Rents	2,200,208	2,218,060	2,244,540	2,244,540	-	2,218,972	(25,568)	2,285,541	2,354,107	2,424,730	
VCA Revenues	Commercial Space Rent	28,488	28,488	28,488	28,488	-	28,488	-	28,488	28,488	28,488	
VCA Revenues	Storage Rents	15,360	14,874	14,743	15,280	537	15,280	-	15,280	15,280	15,280	
VCA Revenues	Allowance For Bad Debt	4,608	-	-	-	-	-	-	-	-	-	
Total Rent Revenues		2,248,663	2,261,422	2,287,771	2,288,308	537	2,262,740	(25,568)	2,329,309	3,221,445	3,316,776	3,414,966
VCA Revenues	Late Fees	9,430	8,488	5,000	6,500	1,500	6,500	-	6,500	6,500	6,500	
VCA Revenues	NSF Fee	240	245	250	200	(50)	200	-	200	200	200	
VCA Revenues	Lease Break Fee	8,890	13,455	5,000	7,500	2,500	7,500	-	7,500	7,500	7,500	
VCA Revenues	Unit Transfer Fees	3,600	3,600	-	1,400	1,400	1,400	-	1,400	1,400	1,400	
VCA Revenues	Apartment Furnishings	-	-	-	-	-	-	-	-	-	-	
VCA Revenues	Laundry Revenue	42,601	50,486	40,000	45,000	5,000	45,000	-	45,000	45,000	45,000	
VCA Revenues	Laundry Vending	-	317	-	350	350	350	-	350	350	350	
VCA Revenues	Carpet Cleaning Revenue	3,075	2,920	-	-	-	-	-	-	-	-	
VCA Revenues	Cleaning Charges Revenue	2,808	3,051	3,000	2,000	(1,000)	2,000	-	2,000	2,000	2,000	
VCA Revenues	Repair Charge Revenue	3,184	8,961	3,000	4,100	1,100	4,100	-	4,100	4,100	4,100	
VCA Revenues	Credit Card Fees (1)	3,754	3,480	5,000	4,000	(1,000)	4,000	-	4,000	4,000	4,000	
VCA Revenues	WF Investment Income (2)	725	8,544	10	2,500	2,490	2,500	-	2,500	2,500	2,500	
VCA Revenues	Credit Check Revenue	4,750	4,300	4,500	4,500	-	4,500	-	4,500	4,500	4,500	
VCA Revenues	Pet Fees	12,025	14,837	10,000	11,000	1,000	11,000	-	11,000	11,000	11,000	
VCA Revenues	Parking Enforcement (3)	1,500	1,680	-	4,800	4,800	4,800	-	4,800	4,800	4,800	
VCA Revenues	Other Misc Revenue	8,524	337	3,500	4,800	1,300	-	(4,800)	-	-	-	
Total Other Revenues		105,106	124,701	79,260	98,650	19,390	93,850	(4,800)	93,850	93,850	93,850	93,850
Total Revenues		2,353,769	2,386,123	2,367,031	2,386,958	19,927	2,356,590	(30,368)	2,423,159	3,315,295	3,410,626	3,508,816

- (1) 2019: Offer on-line payment without fee as option
- (2) Earnings on investment account and the debt security deposits.
- (3) 2020: Other parking enforcement implementation

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

**Worksheet
Office Operations**

				2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long	
Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term		
				Projection	Projection	Projection	Projection	Projection	Projection	Projection		
VCA	Salaries & Wages - Management	99,745	108,950	112,152	112,152	-	114,956	2,804	114,956	114,956	114,956	114,956
VCA	PERA & Payroll Taxes	15,165	16,682	17,249	17,249	-	17,968	719	18,255	18,255	18,255	18,255
VCA	Workers' Compensation	361	379	3,835	4,027	192	4,228	201	4,439	4,661	4,895	5,139
VCA	Group Insurance	25,566	25,323	26,079	25,000	(1,079)	27,000	2,000	27,540	28,091	28,653	29,226
VCA	Dependent Health Reimbursement	-	(315)	-	-	-	-	-	-	-	-	-
VCA	PERA 401K	527	987	2,243	2,242	(1)	3,449	1,207	3,449	3,449	3,449	3,449
VCA	Other Employee Benefits	1,810	60	1,800	1,800	-	1,800	-	1,802	1,838	1,875	1,912
VCA	Housing Allowance	7,596	16,900	10,140	20,280	10,140	20,888	608	21,515	22,161	22,825	23,510
VCA	Computer & Software Support (4)	8,863	6,750	9,072	9,072	-	9,566	494	10,504	10,936	10,936	10,936
VCA	Postage/Freight	10	-	150	150	-	150	-	150	150	150	150
VCA	Dues, Licenses & Fees	3,462	3,063	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA	Travel & Training	4,531	1,579	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
VCA	Telephone (5)	2,491	3,191	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
VCA	Credit / Collections Costs & Fees	4,390	3,604	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
VCA	Parking Permits	50	490	-	-	-	-	-	-	500	500	500
VCA	Outside Consulting (7)	888	435	-	2,000	2,000	5,000	3,000	2,000	2,000	2,000	2,000
VCA	Employee Appreciation	236	200	200	200	-	200	-	200	200	200	200
VCA	Business Meals	-	599	-	-	-	-	-	-	-	-	-
Total Office Operations		175,688	188,876	199,920	211,172	11,252	222,205	11,033	221,810	224,196	225,693	227,233

(4) Yardi software support/licenses, keytrack 2020 setup (\$4206.78), add Yardi license 2020 onward (\$1288)

(5) Adding one cell phone

(6) Onsite monthly dues (\$99) also print fees per lease \$3 a lease 220 + 49

(7) 2019 Hall lighting; 2020 Reserve study

General & Administrative

VCA	Legal Fees	33,567	9,061	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
VCA	Communications	-	189	5,000	1,000	(4,000)	1,000	-	1,000	1,000	1,000	1,000
VCA	Events/Promotions	11	1,062	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
VCA	Association Dues (8)	24,192	24,192	24,192	30,240	6,048	30,240	-	30,240	36,855	36,855	36,855
VCA	Credit Card Charge	6,481	5,659	11,422	11,422	-	11,422	-	11,422	11,422	11,422	11,422
VCA	Repairs & Maintenance-Equipment	-	1,920	1,825	1,825	-	1,825	-	1,825	1,825	1,825	1,825
VCA	Insurance (9)	55,884	56,045	61,610	56,000	(5,610)	56,000	-	56,000	66,000	66,660	67,327
VCA	Operating Lease - Copier	1,712	1,386	2,463	2,463	-	2,463	-	2,463	2,463	2,463	2,463
VCA	General Supplies	2,834	2,238	1,423	2,000	577	2,300	300	2,300	2,300	2,300	2,300
VCA	Janitorial (10)	2,935	2,858	-	500	500	3,000	2,500	3,000	3,000	3,000	3,000
VCA	VCA Damages To Tenant	50	954	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
VCA	Bad Debt Expense	-	2,920	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Total General & Administrative		127,667	108,484	133,935	131,450	(2,485)	134,250	2,800	134,250	150,865	151,525	152,192

(8) TMVOA dues increased to 25% per unit in 2019 - 49 units added in 2022

(9) Move insurance adjustment to 2022 for 49 rental units.

(10) Outsource cleaning contract (as needed) 2020

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet
Utilities

	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
			2019 Original	Forecasted	Adjustments	Proposed					Adjustments
VCA Water/Sewer(11)	116,209	117,040	116,529	116,529	-	128,182	11,653	130,746	162,534	165,784	169,100
VCA Waste Disposal	36,844	45,998	30,911	40,000	9,089	40,800	800	41,616	42,448	43,297	44,163
VCA Cable (11)	45,948	51,370	46,877	62,000	15,123	-	(62,000)	-	-	-	-
VCA Electricity (13)	169,048	161,315	195,232	195,232	-	49,000	(146,232)	49,980	50,980	51,999	53,039
VCA Electricity- Maintenance Bldg	-	794	3,247	3,247	-	3,247	-	3,247	3,247	3,247	3,247
VCA Propane- Maintenance Facility	2,576	-	3,149	2,000	(1,149)	2,000	-	2,000	2,000	2,000	2,000
Total Utilities	370,625	376,517	395,945	419,008	23,063	223,229	(195,779)	227,589	261,208	266,328	271,549

(11) Rate increase 10% for water/sewer in 2020. VCA Phase IV 49 units show in 2022

(12) Basic Cable no longer provided beginning in 2020 for any unit at VCA

(13) Reduced common/unit electricity bill by yearly average due to submetering beginning in 2020 (\$150,000)

Repair & Maintenance

VCA Salaries & Wages - Maintenance	151,205	164,985	170,622	170,622	-	194,327	23,705	194,327	236,907	236,907	236,907
VCA PERA & Payroll Taxes	23,341	24,259	26,242	26,242	-	30,373	4,131	30,859	37,621	37,621	37,621
VCA Workers' Compensation	5,433	2,470	8,750	8,750	-	9,188	438	9,647	11,845	12,437	13,059
VCA Group Insurance	50,895	42,662	50,789	50,789	-	67,500	16,711	82,620	82,620	82,620	82,620
VCA Dependent Health Reimbursement	-	(1,553)	-	-	-	-	-	-	-	-	-
VCA PERA 401K	5,691	6,701	10,678	10,678	-	9,716	(962)	9,716	11,899	11,899	11,899
VCA Employee Appreciation	-	400	400	400	-	500	100	500	500	500	500
VCA Other Benefits	2,759	141	3,600	3,600	-	4,500	900	4,590	4,682	4,775	4,871
VCA Housing Allowance	21,970	21,787	23,021	23,021	-	23,712	691	24,423	25,156	25,910	26,688
VCA Travel, Education & Meals	943	4,128	4,000	3,000	(1,000)	3,000	-	3,000	3,000	3,000	3,000
VCA Vehicle Fuel	2,205	3,575	3,647	3,647	-	3,647	-	3,647	3,647	3,647	3,647
VCA Maintenance - Supplies (14)	56,509	51,267	41,000	105,000	64,000	63,000	(42,000)	55,000	66,000	66,000	66,000
VCA Uniforms	995	989	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
VCA Parking Supplies (15)	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000
VCA Maintenance -Subcontract (16)	8,802	11,889	35,000	54,500	19,500	85,000	30,500	55,000	55,000	55,000	55,000
VCA Apartment Turnover	1,175	-	-	1,500	1,500	1,500	-	1,500	1,500	1,500	1,500
VCA Carpet Cleaning (17)	5,325	4,555	-	-	-	2,300	2,300	2,300	2,300	2,300	2,300
VCA Snow Removal (18)	18,942	-	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
VCA Fire Alarm Monitoring System	5,040	5,040	10,400	5,040	(5,360)	5,040	-	10,080	10,080	10,080	10,080
VCA Fire System Repair/Inspections (19)	9,008	17,065	8,000	10,000	2,000	12,000	2,000	16,000	12,000	12,000	12,000
VCA Equipment & Tools	3,920	3,918	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA Telephone	5,928	6,000	5,062	5,062	-	5,062	-	5,062	5,062	5,062	5,062
VCA Commercial Rental Space	-	-	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
VCA Vehicle Repair & Maintenance	2,299	325	1,082	1,082	-	1,082	-	1,082	1,082	1,082	1,082
VCA Landscaping	-	3,673	5,000	5,000	-	120,000	115,000	100,000	5,000	5,000	5,000
VCA Laundry Equip And Repair & Maint	3,227	7,223	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Total Repair & Maintenance	385,612	381,500	443,293	523,933	80,640	682,446	158,513	650,353	616,901	618,341	619,835

(14) 2019 - Bldg 1-9 outside hallway lights (\$18,000), sub metering equipment (\$37,000); 2020 Replace 22 units baseboards (\$6,200) Stairway lights (\$18,000). VCA Phase IV maintenance supply increase of \$11,000 shown in 2022

(15) 2020 Implement new parking software/system and fees for system thereafter

(16) 2019-Install sub metering (\$14,000) Fix heat trace boxes (\$9,500) ; 2020 Windows clean (\$5,000), Building 1-9 entrance/halls/stairs power washed, cleaned, and concrete acid wash (\$16,000) Hallway lights install (\$10,000) Building Signs (\$4,000); Install Programmable Thermostats Electrician (\$25,000)

(17) 2020; Inside Hallways

(18) Building Roofs snow removal sub-contracted

(19) 2021: Add Glycole to system (every 3 years)

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet		Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Major Repair & Replacement												
VCA	Roof Repairs	2,188	12,188	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000	5,000
VCA	Painting/Staining (20)	24,220	382	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000
VCA	Carpet Replacement (21)	50,770	59,915	155,000	155,000	-	100,000	(55,000)	60,000	60,000	60,000	60,000
VCA	Cabinet Refacing/Replacement	-	-	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000	5,000
VCA	Window Repair (22)	-	2,850	6,000	6,000	-	6,000	-	3,000	3,000	3,000	3,000
VCA	Vinyl Replacement - Floor Repair (21)	21,036	52,703	229,683	100,000	(129,683)	100,000	-	60,000	60,000	60,000	60,000
VCA	Appliances	23,367	156,527	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
VCA	Hot Water Heaters (23)	15,115	4,994	2,300	2,300	-	2,300	-	2,300	2,300	39,300	41,800
VCA	Common Area Improvements	48,958	23,348	-	-	-	-	-	-	-	-	-
VCA	Paving Repairs (24)	-	-	15,000	-	(15,000)	15,000	15,000	15,000	15,000	15,000	15,000
VCA	Concrete Repairs (25)	-	-	2,340	5,000	2,660	20,000	15,000	10,000	10,000	10,000	10,000
VCA	Bobcat	3,000	864	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
VCA	Cabinet Replacement - Studio	2,533	2,072	-	-	-	-	-	-	-	-	-
VCA	Special Projects	-	543	-	-	-	-	-	-	-	-	-
VCA	Water Damage	3,846	-	-	-	-	-	-	-	-	-	-
Total Major Repairs & Replacements		195,032	316,385	453,323	301,300	(152,023)	278,300	(23,000)	185,300	185,300	222,300	224,800

(20) Staining outside entrances

(21) Finish replacing old flooring

(22) 2019-2020 weatherization and repairs

(23) Replace 85 water heaters in 2023 (1 and 3 bedroom units)

(24) No repairs prior to construction, but otherwise used for paving repairs or restriping the lot every 2 years

(25) 2020 Start repairing sidewalks

Capital

VCA	VCA Expansion Costs (26)	-	255	9,400,000	400,000	(9,000,000)	14,635,000	14,235,000	-	-	-	-
VCA	Capital Equipment	4,043	-	-	-	-	-	-	-	-	-	-
VCA	Vehicles	-	46,438	-	-	-	-	-	-	-	-	-
VCA	Building & Laundry Facility	2,670	99,544	-	-	-	-	-	-	-	-	-
VCA	Parking Improvements (27)	-	252,150	-	-	-	49,000	49,000	-	-	-	49,000
Total Capital		6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000

(26) Assumption: 2020 A change order for the project (unknown amount), 2021 construction, completed January of 2022 Two year total is \$14,635,000. \$1,400,000 from TMV Housing reserves and \$13,235,000 from loan proceeds.

(27) 2020 Chip seal and stripe

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Mountain Village Housing Authority

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
<u>Affordable Housing Development Fund</u>												
AHDF Revenues	Community Garden Plot Rents	685	570	550	550	-	550	-	550	550	550	550
AHDF Revenues	Sale Proceeds	-	277,858	285,000	-	(285,000)	-	-	-	-	-	-
AHDF Revenues	Rental Proceeds	12,480	12,480	12,228	32,919	20,691	34,080	1,161	34,080	34,080	34,080	34,080
Total Revenues		13,165	290,908	297,778	33,469	(264,309)	34,630	1,161	34,630	34,630	34,630	34,630
Affordable Housing Development Fund	Community Garden At VCA	-	-	750	750	-	750	-	750	750	750	750
Affordable Housing Development Fund	Rental Unit Utilities	939	1,079	5,000	2,000	(3,000)	2,000	-	2,000	2,000	2,000	2,000
Affordable Housing Development Fund	Rental Unit Lease Fees	-	-	-	20,729	20,729	21,600	871	21,600	21,600	21,600	21,600
Affordable Housing Development Fund	HOA And Parking Dues	8,939	9,023	8,987	6,269	(2,718)	6,269	-	6,269	6,269	6,269	6,269
Affordable Housing Development Fund	Rental Unit Maintenance	1,816	9,617	-	2,500	2,500	2,500	-	2,500	2,500	2,500	2,500
Affordable Housing Development Fund	Future Housing Projects	8,856	8,856	11,013	14,580	3,567	14,580	-	14,580	14,580	14,580	14,580
Affordable Housing Development Fund	Cassidy Ridge Purchase	-	282,370	285,000	-	(285,000)	-	-	-	-	-	-
Affordable Housing Development Fund	RHA Operations Funding	87,776	107,668	92,625	92,625	-	92,625	-	92,625	92,625	92,625	92,625
Affordable Housing Development Fund	Housing Authority Consultant	4,900	-	-	-	-	-	-	-	-	-	-
Total Expenditures		113,226	418,612	403,375	139,453	(263,922)	140,324	871	140,324	140,324	140,324	140,324
AHDF Transfers	Transfer (To)/From General Fund	474,477	493,047	505,159	547,107	41,949	567,814	20,707	590,504	614,102	638,644	664,168
AHDF Transfers	Transfer (To)/From GF Housing Office	(18,998)	(19,630)	(20,706)	(20,706)	-	(21,439)	(734)	(21,535)	(21,591)	(21,649)	(21,707)
AHDF Transfers	Transfer (To)/From VCA	-	-	(1,472,093)	(95,337)	1,376,756	(2,163,081)	(2,067,745)	(872,758)	(3,350)	-	-
AHDF Transfers	Transfer (To)/From Mortgage Assistance	-	(30,000)	(60,000)	(54,489)	5,511	(60,000)	(5,511)	(60,000)	(60,000)	(60,000)	(60,000)
Total Other Sources/Uses		455,479	443,417	(1,047,640)	376,576	1,424,216	(1,676,707)	(2,053,282)	(363,789)	529,161	556,995	582,460
Surplus (Deficit)		355,419	315,713	(1,153,237)	270,592	1,423,829	(1,782,401)	(2,052,992)	(469,483)	423,467	451,301	476,766
Beginning Fund Balance		1,149,534	1,504,953	1,816,107	1,820,665		2,091,257		308,856	(160,626)	262,841	714,142
Ending Fund Balance		1,504,953	1,820,665	662,870	2,091,257		308,856		(160,626)	262,841	714,142	1,190,909
<u>Mortgage Assistance Pool</u>												
Mortgage Assistance Transfers	Interest Revenue	5,511	-	-	-	-	-	-	-	-	-	-
Mortgage Assistance Pool	Employee Mortgage Assistance	-	30,000	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000
Mortgage Assistance Transfers	Transfer (To)/From AHDF	-	30,000	60,000	54,489	(5,511)	60,000	5,511	60,000	60,000	60,000	60,000
Surplus (Deficit)		5,511	-	-	(5,511)	(5,511)	-	5,511	-	-	-	-
Beginning Fund Balance		-	5,511	5,511	5,511		-		-	-	-	-
Ending Fund Balance		5,511	5,511	5,511	-		-		-	-	-	-

**TOWN OF MOUNTAINVILLAGE
2020 BUDGET
CHILD DEVELOPMENT FUND PROGRAM NARRATIVE**

Mountain Munchkins' mission is to provide affordable, high quality child care and preschool to families who live and work in the Telluride and Mountain Village region. Mountain Munchkins strives to offer the highest quality of care by providing a consistent, developmentally appropriate and emotionally supportive environment in which children can learn and grow.

DEPARTMENT GOALS

1. Assure facility operates within licensing guidelines.
2. All childcare operations are properly supervised.
3. Assure staff completes all continuing education requirements to ensure excellence of the programs.
4. Operate within the annual budget.
5. Continue grant funding and fund-raising efforts to offset the Town subsidy.
6. Assess and evaluate each child's development in the toddler and preschool programs.
7. Create and maintain strong family partnerships within the program.
8. Continue to work toward reducing the carbon footprint at Mountain Munchkins.
9. Create and manage the wait list. Priority is given to families that live and work in the Town of Mountain Village.

DEPARTMENT PERFORMANCE MEASURES

1. All staff and employee files are current within 60 days of enrollment/employment. Staff to child ratios are maintained 100% of the time. Fire, Health and State inspections are current and on file; any violations are corrected within 15 business days.
2. Play areas and equipment are inspected daily; unsafe materials discarded immediately. Fire/Evacuation drills are conducted monthly. All policies and procedures are current with the State of Colorado Rules Regulating Child Care Centers.
3. All full-time staff members are current on qualification requirements and continuing education courses. Staff shall seek and successfully complete formal early childhood college courses.
4. Offset payroll expenses by staffing according to ratios and daily enrollment. Offset operational expenses through parent snack, supplies, and equipment donations, grants, and fund raising. Department year end expenditure totals do not exceed the adopted budget.
5. Pursue all grant opportunities to offset operational costs. Pursue and coordinate fund raising opportunities to offset operational costs.
6. 100% of toddlers and preschoolers enrolled will be observed and assessed in all areas of development. Staff will conduct parent teacher conferences to discuss child's progress and pursue additional services if needed.
7. Serve as a community resource for families in our community. Offer families opportunities to be part of their child's early learning experience. Communicate with families about their child's development and how the program operates. Be available for conferences on an as needed basis. Forward all parenting education opportunities to our families. Utilize child development professionals to observe and access our program and make improvements based on their assessments.
8. All children use wash cloths instead of paper towels each time they wash hands. Recycling bins have been placed in each classroom.
9. Create and manage the infant, toddler and preschool program waitlist.

Department Achievements 2019

1. All files and required documentation up to date.
2. The recent health and fire inspections were completed in the spring of 2019. No major violations cited. The state inspector visited in May 2019 and no violations were cited.
3. The four lead teachers are ECT (early childhood teacher) qualified. Three teaching assistance are currently working toward a higher credential.
4. Monitored revenues closely and adjusted staffing and purchasing accordingly to not exceed projected expenses. Department year end expenditure totals do not exceed the adopted budget.
5. 2019 Grants and fundraisers:

Telluride Foundation	\$25,000 (received)
Temple Hoyne Buell Foundation:	\$25,000 (received)
Just for Kids Grant:	\$4,250 (received)
CCAASE Grant:	\$10,000 (received)
ECHO Seed Grant	\$5000 (received)
Strong Start Mill Levy	\$27,260 (received)
Red Ball Fundraiser:	\$800 (received)
Anshutz Family Foundation	\$10,000 (requested)
<u>Family Date Night Fundraiser</u>	<u>\$14,000(projected)</u>

TOTAL: ***\$121,310***

Mountain Munchkins received a total of \$66,705 in grant funding for 2018. With the addition of the fundraisers, total raised revenue was \$83,000. This is the highest amount the program has ever received. Between the grant monies and fundraising efforts, Mountain Munchkins is hoping to bring in approximately \$120,000 in 2019 to help the scholarship program, playground renovations and to offset the town subsidy. Dawn Katz is currently working on these same grants for next year. Dawn has already started researching other grant options for infant room subsidy.

6. The preschool will begin working on the first (of three) checkpoint for the school year using Teaching Strategies Gold. Parent/teacher conferences will be held mid-December. The infant and toddler staff completed their bi-annual Ages and Stages Questionnaires on each child. These assessments are used to monitor developmental progress and to guide parent/teacher conferences. These conferences were completed in April 2019.
7. Director is an advocate for early childhood education regionally. Director is the board chair for the Colorado Preschool Program Council. The Council assures that at-risk children in our community have access to high quality pre-school programs. Mountain Munchkins also continues to offer parental support through newsletters, conferences and family nights.
8. In our efforts to stay green, Mountain Munchkins has replaced paper towels with wash cloths in both centers and continues to use reusable serving ware. Recycling bins have been placed in each room and the cleaning staff has been asked to help us in recycling. The preschool has incorporated recycling in to their curriculum.
9. The waitlist is reviewed and updated monthly. Priority is given to Town of Mountain Village employees and residents.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed				
	<u>Summary</u>										
Infant Care Revenues	Infant Care Fees	-	-	-	-	-	80,784	80,784	80,784	80,784	80,784
Infant Care Revenues	Enrollment Fees	-	-	-	-	-	520	520	520	520	520
Infant Care Revenues	Late Payment Fees	-	-	-	-	-	260	260	260	260	260
Infant Care Revenues	Regional Childcare Tax Proceeds	-	-	-	-	-	25,000	25,000	25,000	25,000	25,000
Infant Care Revenues	Grant Proceeds	-	-	-	-	-	4,500	4,500	4,500	4,500	4,500
Infant Care Revenues	Scholarship Grant Proceeds	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000
Infant Care Revenues	Fund Raising Revenues	-	-	-	-	-	3,550	3,550	3,550	3,550	3,550
	Total Infant Care Revenues	-	-	-	-	-	124,614	124,614	124,614	124,614	124,614
Toddler Care Revenues	Toddler Care Fees	269,022	251,855	272,736	257,736	(15,000)	191,952	(65,784)	191,952	191,952	191,952
Toddler Care Revenues	Enrollment Fees	2,560	2,400	1,760	1,760	-	1,240	(520)	1,240	1,240	1,240
Toddler Care Revenues	Late Payment Fees	800	420	900	900	-	640	(260)	640	640	640
Toddler Care Revenues	Regional Childcare Tax Proceeds	-	-	-	27,260	27,260	10,000	(17,260)	10,000	10,000	10,000
Toddler Care Revenues	Grant Proceeds	10,450	7,455	7,455	13,510	6,055	11,500	(2,010)	11,500	11,500	11,500
Toddler Care Revenues	Scholarship Grant Proceeds	15,200	26,550	26,550	25,740	(810)	24,000	(1,740)	24,000	24,000	24,000
Toddler Care Revenues	Fund Raising Revenues	16,768	10,992	13,000	12,000	(1,000)	8,450	(3,550)	8,450	8,450	8,450
	Total Toddler Care Revenues	314,800	299,672	322,401	338,906	16,505	247,782	(91,124)	247,782	247,782	247,782
Preschool Revenues	Preschool Tuition Fees	159,738	172,677	175,292	180,292	5,000	175,292	(5,000)	175,292	175,292	175,292
Preschool Revenues	Special Program Fees	-	450	-	-	-	-	-	-	-	-
Preschool Revenues	Enrollment Fees	1,920	1,262	975	975	-	975	-	975	975	975
Preschool Revenues	Late Payment Fees	780	520	900	900	-	900	-	900	900	900
Preschool Revenues	Grant Proceeds	3,000	-	8,000	10,000	2,000	11,000	1,000	8,000	8,000	8,000
Preschool Revenues	Scholarship Grant Proceeds	10,000	32,900	17,700	20,000	2,300	19,000	(1,000)	17,700	17,700	17,700
Preschool Revenues	Fundraising Revenues	3,075	5,150	5,000	5,000	-	5,000	-	5,000	5,000	5,000
	Total Preschool Revenues	178,513	212,959	207,867	217,167	9,300	212,167	(5,000)	207,867	207,867	207,867
	Total Revenues	493,313	512,631	530,268	556,073	25,805	584,563	28,490	580,263	580,263	580,263
Infant Care Expense		-	-	-	-	-	166,030	166,030	163,521	163,620	163,724
Toddler Care Expense		415,238	449,316	481,531	472,853	(8,678)	321,580	(151,273)	316,906	318,804	320,737
Preschool Expense		198,478	219,073	240,587	238,131	(2,456)	245,421	7,290	235,457	236,191	236,942
	Total Expenses	613,716	668,388	722,118	710,984	(11,134)	733,031	22,047	715,884	718,615	721,403
CDF Other Sources/Uses	Transfer (To)/From General Fund	120,404	155,758	191,850	154,911	(36,939)	148,468	(6,443)	135,621	138,352	141,140
	Total Other Sources/Uses	120,404	155,758	191,850	154,911	(36,939)	148,468	(6,443)	135,621	138,352	141,140

Surplus (Deficit)

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Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Infant Care Expense</u>												
Infant Care Expense	Salaries & Wages	-	-	-	-	-	94,352	94,352	94,352	94,352	94,352	94,352
Infant Care Expense	Group Insurance	-	-	-	-	-	24,050	24,050	24,531	24,531	24,531	24,531
Infant Care Expense	Dependent Health Reimbursement	-	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	PERA & Payroll Taxes	-	-	-	-	-	14,747	14,747	14,983	14,983	14,983	14,983
Infant Care Expense	PERA 401K	-	-	-	-	-	1,878	1,878	1,878	1,878	1,878	1,878
Infant Care Expense	Workers Compensation	-	-	-	-	-	1,265	1,265	1,290	1,354	1,422	1,493
Infant Care Expense	Other Employee Benefits	-	-	-	-	-	1,665	1,665	1,748	1,783	1,819	1,855
Infant Care Expense	Employee Appreciation	-	-	-	-	-	185	185	185	185	185	185
Infant Care Expense	EE Screening	-	-	-	-	-	50	50	50	50	50	50
Infant Care Expense	Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	Janitorial/Trash Removal	-	-	-	-	-	2,600	2,600	2,600	2,600	2,600	2,600
Infant Care Expense	Rental-Facility	-	-	-	-	-	6,328	6,328	6,328	6,328	6,328	6,328
Infant Care Expense	Facility Expense	-	-	-	-	-	300	300	300	300	300	300
Infant Care Expense	Communications	-	-	-	-	-	235	235	235	235	235	235
Infant Care Expense	Internet Services	-	-	-	-	-	485	485	485	485	485	485
Infant Care Expense	Dues, Fees & Licenses	-	-	-	-	-	200	200	200	200	200	200
Infant Care Expense	Travel & Education	-	-	-	-	-	500	500	500	500	500	500
Infant Care Expense	Nurse Consultant	-	-	-	-	-	150	150	150	150	150	150
Infant Care Expense	General Supplies & Materials	-	-	-	-	-	1,100	1,100	1,100	1,100	1,100	1,100
Infant Care Expense	Office Supplies	-	-	-	-	-	350	350	350	350	350	350
Infant Care Expense	Fundraising Expenses	-	-	-	-	-	500	500	500	500	500	500
Infant Care Expense	Business Meals	-	-	-	-	-	50	50	50	50	50	50
Infant Care Expense	Utilities- Electricity	-	-	-	-	-	1,456	1,456	1,456	1,456	1,456	1,456
Infant Care Expense	Scholarship Program	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000
Infant Care Expense	Toys / Learning Tools	-	-	-	-	-	250	250	250	250	250	250
Infant Care Expense	Playground And Landscaping	-	-	-	-	-	3,335	3,335	-	-	-	-
Total Infant Expense		-	-	-	-	-	166,030	166,030	163,521	163,620	163,724	163,831
<u>Toddler Care Expense</u>												
Toddler Care Expense	Salaries & Wages	251,086	281,090	279,497	274,497	(5,000)	187,646	(86,851)	187,646	187,646	187,646	187,646
Toddler Care Expense	Group Insurance	48,520	53,232	58,750	58,750	-	39,400	(19,350)	40,188	41,482	42,803	44,149
Toddler Care Expense	Dependent Health Reimbursement	(3,692)	(3,907)	(6,567)	(6,567)	-	(6,567)	-	(6,567)	(6,567)	(6,567)	(6,567)
Toddler Care Expense	PERA & Payroll Taxes	38,316	43,159	42,987	42,218	(769)	29,329	(12,889)	29,798	29,798	29,798	29,798
Toddler Care Expense	PERA 401K	2,303	3,726	3,114	3,114	-	3,762	648	3,762	3,762	3,762	3,762
Toddler Care Expense	Workers Compensation	3,246	2,755	3,441	3,441	-	2,349	(1,093)	2,504	2,629	2,761	2,899
Toddler Care Expense	Other Employee Benefits	4,944	2,840	5,590	5,590	-	3,925	(1,665)	3,954	4,033	4,113	4,195

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Toddler Care Expense	Employee Appreciation	494	874	800	800	-	615	(185)	615	615	615	615
Toddler Care Expense	EE Screening	173	84	300	150	(150)	100	(50)	100	100	100	100
Toddler Care Expense	Bad Debt Expense	4,227	-	500	250	(250)	250	-	250	250	250	250
Toddler Care Expense	Janitorial/Trash Removal	7,800	7,150	7,800	7,800	-	5,200	(2,600)	5,200	5,200	5,200	5,200
Toddler Care Expense	Laundry - Daycare	674	-	(1,291)	-	1,291	-	-	-	-	-	-
Toddler Care Expense	Rental-Facility	18,768	18,768	18,984	18,984	-	12,656	(6,328)	12,656	12,656	12,656	12,656
Toddler Care Expense	Facility Expense	5,946	2,370	-	1,000	1,000	700	(300)	700	700	700	700
Toddler Care Expense	Communications	688	683	1,000	700	(300)	465	(235)	465	465	465	465
Toddler Care Expense	Internet Services	1,378	1,383	1,458	1,458	-	973	(485)	973	973	973	973
Toddler Care Expense	Marketing Expense	-	-	-	-	-	-	-	-	-	-	-
Toddler Care Expense	Dues, Fees & Licenses	629	604	900	650	(250)	450	(200)	850	1,250	1,650	2,050
Toddler Care Expense	Travel & Education (1)	1,656	2,081	3,000	2,000	(1,000)	1,500	(500)	1,500	1,500	1,500	1,500
Toddler Care Expense	Contract Labor	-	-	20,000	-	(20,000)	-	-	-	-	-	-
Toddler Care Expense	Nurse Consultant	450	560	450	450	-	300	(150)	300	300	300	300
Toddler Care Expense	Postage & Freight	-	20	100	50	(50)	50	-	50	50	50	50
Toddler Care Expense	General Supplies & Materials	2,600	3,306	3,200	3,200	-	2,100	(1,100)	2,100	2,100	2,100	2,100
Toddler Care Expense	Office Supplies	918	932	1,000	1,000	-	650	(350)	650	650	650	650
Toddler Care Expense	Fundraising Expenses	2,020	1,407	2,000	2,000	-	1,500	(500)	1,500	1,500	1,500	1,500
Toddler Care Expense	Business Meals (2)	-	315	300	150	(150)	100	(50)	250	250	250	250
Toddler Care Expense	Food/Snacks (3)	203	391	300	300	-	300	-	300	300	300	300
Toddler Care Expense	Utilities- Electricity	4,368	4,368	4,368	4,368	-	2,912	(1,456)	2,912	2,912	2,912	2,912
Toddler Care Expense	Scholarship Program	16,982	20,390	26,550	34,000	7,450	24,000	(10,000)	24,000	24,000	24,000	24,000
Toddler Care Expense	Toys / Learning Tools	468	734	500	500	-	250	(250)	250	250	250	250
Toddler Care Expense	Playground And Landscaping (4)	74	-	2,500	12,000	9,500	6,665	(5,335)	-	-	-	-
Total Toddler Care Expense		415,238	449,316	481,531	472,853	(8,678)	321,580	(151,273)	316,906	318,804	320,737	322,704

- (1) Current qualifications require additional schooling for teachers
- (2) Staff nightly trainings are more frequent - meals provided
- (3) Parent donations help with the cost
- (4) Received grant funding for playground improvements. Will take two years.

Preschool Expense

Preschool Expense	Salaries & Wages	117,850	123,001	126,248	126,248	-	127,498	1,250	127,498	127,498	127,498	127,498
Preschool Expense	Group Insurance	17,047	17,191	29,000	24,000	(5,000)	31,400	7,400	32,028	32,669	33,322	33,988
Preschool Expense	Dependent Health Reimbursement	(3,065)	(2,822)	(719)	(2,733)	(2,014)	(2,733)	-	(2,733)	(2,733)	(2,733)	(2,733)
Preschool Expense	PERA & Payroll Taxes	17,691	18,544	19,417	19,417	-	19,928	511	20,247	20,247	20,247	20,247
Preschool Expense	PERA 401K	5,032	5,371	6,312	6,312	-	6,375	63	6,375	6,375	6,375	6,375
Preschool Expense	Workers Compensation	1,642	1,198	1,323	1,323	-	1,389	66	1,459	1,532	1,608	1,689
Preschool Expense	Other Employee Benefits	2,848	460	3,000	3,000	-	1,000	(2,000)	1,020	1,040	1,061	1,082
Preschool Expense	Employee Appreciation	37	532	300	300	-	300	-	300	300	300	300

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Preschool Expense	EE Screening	104	-	300	150	(150)	150	-	150	150	150	150
Preschool Expense	Bad Debt Expense	-	-	600	300	(300)	300	-	300	300	300	300
Preschool Expense	Janitorial/Trash Removal	6,240	5,720	6,240	6,240	-	6,240	-	6,240	6,240	6,240	6,240
Preschool Expense	Laundry - Preschool	563	-	-	-	-	-	-	-	-	-	-
Preschool Expense	Vehicle Repair & Maintenance	-	-	1,500	750	(750)	750	-	750	750	750	750
Preschool Expense	Rental-Facility	9,720	9,720	9,920	9,920	-	9,920	-	9,920	9,920	9,920	9,920
Preschool Expense	Facility Expense	18	15	2,000	1,000	(1,000)	1,000	-	-	-	-	-
Preschool Expense	Communications	1,078	1,258	1,078	1,078	-	1,078	-	1,078	1,078	1,078	1,078
Preschool Expense	Internet Services	1,378	1,383	1,458	1,458	-	1,458	-	1,458	1,458	1,458	1,458
Preschool Expense	Marketing	-	-	-	-	-	-	-	-	-	-	-
Preschool Expense	Utilities-Gasoline	-	145	500	200	(300)	200	-	200	200	200	200
Preschool Expense	Dues, Fees & Licenses	188	-	220	200	(20)	200	-	200	200	200	200
Preschool Expense	Travel & Education	663	908	2,000	500	(1,500)	500	-	500	500	500	500
Preschool Expense	Contract Labor	-	-	200	100	(100)	100	-	100	100	100	100
Preschool Expense	Nurse Consultant	450	487	480	480	-	480	-	480	480	480	480
Preschool Expense	Enrichment Activities	2,309	4,284	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Preschool Expense	General Supplies & Materials	1,603	2,332	1,972	2,000	28	2,000	-	2,000	2,000	2,000	2,000
Preschool Expense	Office Supplies	98	319	250	250	-	250	-	250	250	250	250
Preschool Expense	Fundraising Expenses	908	1,453	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Preschool Expense	Business Meals	-	-	200	100	(100)	100	-	100	100	100	100
Preschool Expense	Food/Snacks (4)	143	374	300	350	50	350	-	350	350	350	350
Preschool Expense	Utilities- Electricity	1,788	1,788	1,788	1,788	-	1,788	-	1,788	1,788	1,788	1,788
Preschool Expense	Scholarship Program	12,019	25,013	17,700	19,000	1,300	19,000	-	19,000	19,000	19,000	19,000
Preschool Expense	Toys / Learning Tools	118	398	500	400	(100)	400	-	400	400	400	400
Preschool Expense	Playground Equip/Improvements (5)	6	-	2,500	10,000	7,500	10,000	-	-	-	-	-
Total Preschool Expense		198,478	219,073	240,587	238,131	(2,456)	245,421	7,290	235,457	236,191	236,942	237,710

(4) Parent donations help with the cost

(5) Received more grant funding and it was needed more in the preschool this year

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
WATER AND SEWER DEPARTMENT PROGRAM NARRATIVE**

The Water Department is responsible for the operation and maintenance of the water systems of Mountain Village. Systems include: Mountain Village, Ski Ranches, and West Meadows. Water Department staff serves as operators of the Elk Run development system as well. The department is also responsible for the snow removal at the Gondola Parking Garage and the trail from Town Hall to Blue Mesa Parking lot.

The water department staff operates on a seven day a week schedule in the winter and provides seven day twenty-four hour emergency on call coverage year round. The staff also plays a significant part in the winter operating plan as they provide all the manpower for the snow removal at the Gondola Parking Garage and the trail to the Village Center.

DEPARTMENT GOALS

1. Provide clean and safe drinking water to the customers of the Mountain Village water system.
2. Provide prompt and courteous service to all customers, timely locates and inspections on water or sewer system installations and response to system problems.
3. Maintain the system to a higher level than industry standard of less 10% loss due to leakage.
4. Maintain regulatory compliance according to all applicable rules and laws that pertain to public water systems.
5. Perform an effective maintenance program to reduce costs and lessen the severity of breakdowns.
6. Provide service to the residents and guests by the timely and cost effective removal of snow from GPG and walkways.
7. Operating the enterprise does not require general tax subsidy.

DEPARTMENT PERFORMANCE MEASURES

1. 100% of water consumption reports and water sample test results are without deficiencies.
2. A. Track time for response and resolution of customer service issues, and contractor requests with the objective of same day service. B. Track time for response to emergency situations with the goal of one to two hour response.
3. Perform monthly water audit tracking percent of water loss with the objective of less than 10% loss.
4. 100% regulatory compliance.
5. A. Track maintenance costs on hydrants, valves and PRVs and compare with industry average.
B. Reduce down time due to system failures; compared with industry standard of no customers without water.
6. Performing snow removal tasks at GPG by 8AM on light snow days (<3") and by 9AM on medium to heavy (>3") snow days with a goal of 90% or better.
7. Department year end expenditures do not exceed the adopted budget.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
<u>Summary</u>												
Revenues												
	Water & Sewer Service Fees	2,780,053	3,010,974	2,908,915	2,908,915	-	3,175,212	266,297	3,224,635	3,275,048	3,326,469	3,378,919
	Other Revenues	10,373	8,693	13,450	13,450	-	13,450	-	13,450	13,450	13,450	13,450
	Total Revenues	2,790,426	3,019,667	2,922,365	2,922,365	-	3,188,662	266,297	3,238,085	3,288,498	3,339,919	3,392,369
Operating Expenses												
	Water Operating Costs	936,436	1,049,411	1,138,963	1,048,218	(90,745)	1,186,792	138,574	1,081,325	1,086,420	1,088,280	1,093,504
	Sewer Operating Costs	507,191	537,909	550,736	561,136	10,400	570,784	9,647	571,336	571,712	572,097	572,205
	Water/Sewer Contingency	-	-	33,794	32,187	(1,607)	35,152	2,964	33,053	33,163	33,208	33,314
	Total Operating Costs	1,443,627	1,587,320	1,723,493	1,641,541	(81,952)	1,792,727	151,186	1,685,714	1,691,294	1,693,584	1,699,023
									1,697,324	1,702,905	1,705,194	1,710,633
Capital												
	Capital Costs	382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000
	Total Capital	382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000
Other Source/Uses												
	Tap Fees	255,316	113,108	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
	Tap Fees	21,232	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
	Tap Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
	Water/Sewer Other Sources/Uses	352	-	-	-	-	-	-	-	-	-	-
	Water/Sewer Other Sources/Uses	(142,527)	(149,630)	(170,976)	(159,945)	11,031	(174,224)	(14,279)	(166,325)	(168,572)	(170,746)	(169,667)
	Total Other Sources/Uses	134,373	(36,522)	(63,976)	(52,945)	11,031	(67,224)	(14,279)	(59,325)	(61,572)	(63,746)	(62,667)
	Surplus (Deficit)	1,098,544	788,523	(162,054)	384,969	547,023	226,960	(158,009)	83,846	(996,544)	16,501	(1,319,321)
	Beginning Available Fund Balance	1,970,055	3,068,599	3,875,233	3,857,122		4,242,091		4,469,050	4,552,896	3,556,352	3,572,853
	Ending Available Fund Balance	3,068,599	3,857,122	3,713,179	4,242,091		4,469,050		4,552,896	3,556,352	3,572,853	2,253,533

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Revenues</u>												
MV Water	MV-Water Base Fees	911,686	935,102	1,023,413	1,023,413	-	1,125,754	102,341	1,148,269	1,171,235	1,194,659	1,218,553
MV Water	MV-Sewer Base Fees	911,686	935,102	1,023,413	1,023,413	-	1,125,754	102,341	1,148,269	1,171,235	1,194,659	1,218,553
MV Water	MV-Water Excess Fees	390,316	360,951	350,000	350,000	-	350,000	-	350,000	350,000	350,000	350,000
MV Water	MV-Water Irrigation Fees	92,682	61,683	66,524	66,524	-	66,524	-	66,524	66,524	66,525	66,526
MV Water	MV-Water Construction	531	6,219	1,577	1,577	-	1,577	-	1,577	1,577	1,577	1,577
MV Water	MV-Snowmaking Fees	287,759	526,709	225,000	225,000	-	250,000	25,000	250,000	250,000	250,000	250,000
Total Mountain Village Revenues		2,594,660	2,825,765	2,689,927	2,689,927	-	2,919,610	229,683	2,964,640	3,010,571	3,057,421	3,105,208
Ski Ranches Water	SR-Water Base Fees	142,206	145,278	174,059	174,059	-	208,871	34,812	213,048	217,309	221,656	226,089
Ski Ranches Water	SR-Water Excess Fees	13,392	11,739	15,697	15,697	-	15,697	-	15,697	15,697	15,697	15,697
Ski Ranches Water	SR-Irrigation Fees	289	443	175	175	-	175	-	175	175	175	175
Ski Ranches Water	SR-Water Construction	32	-	342	342	-	342	-	342	342	342	342
Total Ski Ranches Revenues		155,919	157,460	190,273	190,273	-	225,085	34,812	229,262	233,523	237,870	242,303
Skyfield Water	SKY-Water Base Fees	8,684	8,858	9,009	9,009	-	10,811	1,802	11,027	11,248	11,473	11,702
Skyfield Water	SKY-Water/Standby Fees	8,190	8,190	8,721	8,721	-	8,721	-	8,721	8,721	8,721	8,721
Skyfield Water	SKY-Water Excess Fees	12,600	10,701	10,200	10,200	-	10,200	-	10,200	10,200	10,200	10,200
Skyfield Water	SKY-Water Irrigation Fees	-	-	785	785	-	785	-	785	785	785	785
Total Skyfield Revenues		29,474	27,749	28,715	28,715	-	30,517	1,802	30,733	30,954	31,179	31,408
Other Revenues - Water/Sewer	MV-Water/Sewer Inspection Fees	3,600	2,400	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Other Revenues - Water/Sewer	SR/SF Water Inspection Fees	300	-	-	-	-	-	-	-	-	-	-
Other Revenues - Water/Sewer	Elk Run Maintenance Fees	2,038	1,013	3,800	3,800	-	3,800	-	3,800	3,800	3,800	3,800
Other Revenues - Water/Sewer	Late Fees	4,335	4,980	4,700	4,700	-	4,700	-	4,700	4,700	4,700	4,700
Other Revenues - Water/Sewer	Water Fines	100	300	450	450	-	450	-	450	450	450	450
Total Other Revenues		10,373	8,693	13,450	13,450	-	13,450	-	13,450	13,450	13,450	13,450

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Sewer Expense	Salaries & Wages	54,499	63,616	63,649	72,468	8,819	74,280	1,812	74,280	74,280	74,280	74,280
Sewer Expense	Group Insurance	13,113	12,437	12,513	12,513	-	13,514	1,001	13,784	14,060	14,341	14,341
Sewer Expense	Dependent Health Reimbursement	(722)	(723)	(725)	(725)	-	(725)	-	(725)	(725)	(725)	(725)
Sewer Expense	PERA & Payroll Taxes	8,316	9,752	9,790	10,280	490	11,610	1,330	11,796	11,796	11,796	11,796
Sewer Expense	PERA 401K	3,212	5,451	3,819	4,010	191	4,457	447	4,457	4,457	4,457	4,457
Sewer Expense	Workers Compensation	943	976	1,149	1,149	-	1,206	57	1,267	1,330	1,397	1,466
Sewer Expense	Other Employee Benefits	875	200	895	1,795	900	1,795	-	1,831	1,868	1,905	1,943
Sewer Expense	Employee Appreciation	138	169	100	100	-	100	-	100	100	100	100
Sewer Expense	Repair & Maintenance (1)	8,938	9,395	10,000	10,000	-	15,000	5,000	15,000	15,000	15,000	15,000
Sewer Expense	Vehicle Repair & Maintenance	-	1,106	1,082	1,082	-	1,082	-	1,082	1,082	1,082	1,082
Sewer Expense	Sewer Line Checks	26,889	24,720	27,040	27,040	-	27,040	-	27,040	27,040	27,040	27,040
Sewer Expense	Facility Expenses	931	738	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Sewer Expense	Communications	896	988	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Sewer Expense	Travel-Education & Training	478	170	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Sewer Expense	General Supplies & Materials	3,829	5,727	5,083	5,083	-	5,083	-	5,083	5,083	5,083	5,083
Sewer Expense	Supplies-Safety	-	249	877	877	-	877	-	877	877	877	877
Sewer Expense	Supplies - Office	1,027	909	800	800	-	800	-	800	800	800	800
Sewer Expense	Regional Sewer O&M	331,965	369,933	360,794	360,794	-	360,794	-	360,794	360,794	360,794	360,794
Sewer Expense	Regional Sewer Overhead	47,499	26,558	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000
Sewer Expense	Utilities - Electricity	2,161	2,254	2,547	2,547	-	2,547	-	2,547	2,547	2,547	2,547
Sewer Expense	Utilities - Gasoline	2,204	3,285	3,824	3,824	-	3,824	-	3,824	3,824	3,824	3,824
Total		507,191	537,909	550,736	561,136	10,400	570,784	9,647	571,336	571,712	572,097	572,205
(1) Infiltration Repairs												

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
MV Water Expense	Salaries & Wages	263,493	285,750	290,387	290,387	-	296,486	6,099	296,486	296,486	296,486	296,486
MV Water Expense	Offset Labor	(2,380)	-	(5,000)	8,970	13,970	8,970	-	8,970	8,970	8,970	8,970
MV Water Expense	Housing Allowance	8,967	2,767	8,970	(5,000)	(13,970)	(5,000)	-	(5,000)	(5,000)	(5,000)	(5,000)
MV Water Expense	Group Insurance	63,985	58,406	59,707	59,707	-	64,484	4,777	65,774	67,089	68,431	69,800
MV Water Expense	Dependent Health Reimbursement	(3,724)	(4,565)	(7,809)	(7,809)	-	(7,809)	-	(7,809)	(7,809)	(7,809)	(7,809)
MV Water Expense	PERA & Payroll Taxes	40,845	43,755	44,662	44,662	-	46,341	1,679	47,082	47,082	47,082	47,082
MV Water Expense	PERA 401K	11,930	11,967	15,035	15,035	-	15,337	302	15,337	15,337	15,337	15,337
MV Water Expense	Workers Compensation	5,499	5,261	6,825	6,825	-	7,166	341	7,525	7,901	8,296	8,711
MV Water Expense	Other Employee Benefits	4,200	1,000	4,923	4,923	-	5,169	246	5,273	5,378	5,486	5,595
MV Water Expense	Employee Appreciation	138	566	533	533	-	533	-	533	533	533	533
MV Water Expense	Uniforms	636	1,131	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Legal - Water	32,305	25,465	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
MV Water Expense	Legal - Elk Run	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
MV Water Expense	Legal - TSG Water	-	-	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Water Consulting	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500
MV Water Expense	Water Sample Analysis	4,899	16,275	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Water Augmentation Plan (2)	25,330	36,771	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
MV Water Expense	Water Rights (5)	6,524	17,808	-	10,000	10,000	10,000	-	10,000	10,000	10,000	10,000
MV Water Expense	Janitorial/Trash Removal	1,560	1,430	1,586	1,586	-	1,586	-	1,586	1,586	1,586	1,586
MV Water Expense	Repair & Maintenance (3)	27,990	26,064	-	28,000	28,000	38,000	10,000	30,000	30,000	30,000	30,000
MV Water Expense	Vehicle Repair & Maintenance	7,631	3,382	31,445	3,445	(28,000)	3,445	-	3,445	3,445	3,445	3,445
MV Water Expense	Software Support	1,722	3,965	1,500	1,500	-	2,000	500	2,000	2,000	2,000	2,000
MV Water Expense	Backflow Testing	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
MV Water Expense	Facility Expenses	1,222	738	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Insurance	12,223	15,265	20,000	20,000	-	21,000	1,000	21,000	21,000	21,000	21,000
MV Water Expense	Communications	4,593	4,793	4,329	4,329	-	4,329	-	4,329	4,329	4,329	4,329
MV Water Expense	Internet Services	2,011	2,011	2,208	2,208	-	2,208	-	2,208	2,208	2,208	2,208
MV Water Expense	Dues & Fees	2,459	4,720	1,500	1,500	-	2,000	500	2,000	2,000	2,000	2,000
MV Water Expense	Travel-Education & Training	147	4,528	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
MV Water Expense	Invoice Processing	3,695	4,520	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
MV Water Expense	Online Payment Processing Fees	17,084	19,302	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
MV Water Expense	Postage & Freight	4,539	4,581	5,772	5,772	-	5,772	-	5,772	5,772	5,772	5,772
MV Water Expense	General Supplies & Materials	20,623	22,568	20,955	20,955	-	20,955	-	20,955	20,955	20,955	20,955
MV Water Expense	Supplies - Chlorine	10,564	8,647	15,450	15,450	-	22,000	6,550	22,000	22,000	22,000	22,000
MV Water Expense	Supplies - Office	1,515	1,638	1,714	1,714	-	1,714	-	1,714	1,714	1,714	1,714
MV Water Expense	Meter Purchases	1,716	635	3,200	3,200	-	3,200	-	3,200	3,200	3,200	3,200
MV Water Expense	Business Meals	337	52	150	150	-	150	-	150	150	150	150
MV Water Expense	Utilities - Natural Gas	1,850	1,637	3,401	3,401	-	3,435	34	3,435	3,469	3,469	3,504
MV Water Expense	Utilities - Electricity	278,384	360,365	309,000	309,000	-	312,090	3,090	312,090	315,211	315,211	318,363
MV Water Expense	Utilities - Gasoline	4,746	6,615	9,395	9,395	-	9,489	94	9,489	9,584	9,584	9,680

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
MV Water Expense	Pump Replacement	8,809	25,408	23,397	23,397	-	23,397	-	23,397	23,397	23,397	
MV Water Expense	Tank Maintenance (4)	3,850	-	100,000	-	(100,000)	100,000	100,000	-	-	-	
MV Water Expense	Water Conservation Incentives	(10,957)	3,327	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Total		870,957	1,028,547	1,097,075	1,007,075	(90,000)	1,144,787	137,712	1,039,280	1,044,327	1,046,172	1,051,347

(2) Augmentation water lease with Trout Lake

(3) 2020 New batteries for Wapiti solar system \$10,000

(4) Paint Double Cabins Tank 2020

(5) Water consultants working with staff and legal on water rights issues.

Ski Ranches Water Expense	Salaries & Wages	23,832	10,282	10,320	10,320	-	10,320	-	10,320	10,320	10,320	10,320
Ski Ranches Water Expense	Group Insurance	672	622	673	673	-	727	54	741	756	771	787
Ski Ranches Water Expense	PERA & Payroll Taxes	3,353	1,655	1,251	1,587	336	1,613	26	1,639	1,639	1,639	1,639
Ski Ranches Water Expense	PERA 401K	601	379	1,587	506	(1,081)	506	-	506	506	506	506
Ski Ranches Water Expense	Water Sample Analysis	954	1,090	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Ski Ranches Water Expense	Vehicle Repair & Maintenance	10,976	824	11,066	11,066	-	11,066	(0)	11,066	11,066	11,066	11,066
Ski Ranches Water Expense	Dues & Fees	274	247	150	150	-	150	-	150	150	150	150
Ski Ranches Water Expense	General Supplies & Materials	(62)	501	1,560	1,560	-	1,560	(0)	1,560	1,560	1,560	1,560
Ski Ranches Water Expense	Chlorine (6)	1,700	1,000	250	250	-	1,000	750	1,000	1,000	1,000	1,000
Ski Ranches Water Expense	Supplies-Safety	234	36	200	200	-	200	-	200	200	200	200
Ski Ranches Water Expense	Meter Purchases	-	-	500	500	-	500	-	500	500	500	500
Ski Ranches Water Expense	Utilities - Natural Gas	896	547	1,746	1,746	-	1,746	-	1,746	1,746	1,746	1,746
Ski Ranches Water Expense	Utilities - Electricity	1,634	2,392	3,276	3,276	-	3,309	33	3,309	3,342	3,342	3,375
Ski Ranches Water Expense	Utilities - Gasoline	285	349	958	958	-	958	-	958	958	958	958
Ski Ranches Water Expense	Tank And Pipe Replacement	20,129	941	5,850	5,850	-	5,850	-	5,850	5,850	5,850	5,850
Total		65,478	20,864	41,888	41,143	(745)	42,005	862	42,045	42,093	42,108	42,157

(6) Increased water usage

Water/Sewer Capital Expense	Leak Detection System	-	-	30,000	30,000	-	-	(30,000)	-	-	-	-
Water/Sewer Capital Expense	Vehicles	39,724	27,391	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Miscellaneous FF&E	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Arizona Water Line	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Ski Ranches Capital	25,191	230,735	250,000	250,000	-	250,000	-	250,000	250,000	250,000	250,000
Water/Sewer Capital Expense	Power Generators (8)	1,500	93,492	55,000	55,000	-	-	(55,000)	-	-	175,000	-
Water/Sewer Capital Expense	Lift 7 Waterline	245,863	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Regional Sewer Capital	70,351	183,754	796,950	292,910	(504,040)	851,751	558,841	1,159,200	2,282,175	1,141,088	2,500,000
Water/Sewer Capital Expense	Wells - New	-	21,637	165,000	165,000	-	-	(165,000)	-	-	-	-
Water/Sewer Capital Expense	San Miguel Pump (7)	-	50,293	-	50,000	50,000	-	(50,000)	-	-	-	200,000
Total		382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000

(7) Repair booster pump 2019, Replace booster pump 2024

(8) Backup generator/ building for wells 6,26 and 30 in 2023

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
INFORMATION TECHNOLOGY AND BROADBAND DEPARTMENT PROGRAM NARRATIVE**

INFORMATION TECHNOLOGY PROGRAM NARRATIVE

Responsible for establishing the Town's technical and cybersecurity vision and leading all aspects of the Town's technology development. Manages the Town's technology resources and support facilities local, wireless, internet, telephone, and all related software programs.

BROADBAND DEPARTMENT PROGRAM NARRATIVE

Mountain Village Broadband's goal is to provide high-speed internet access throughout the Town of Mountain Village with a high degree of reliability and redundancy, including any other surrounding areas as directed. The Focus of Broadband is on the development of a sustainable model that does not restrict but enables sustainable future growth.

INFORMATION TECHNOLOGY DEPARTMENT GOALS

1. Complete network upgrade by the end of 2020 second quarter.
2. Upgrade physical servers to a virtualization platform. End of June 2020.
3. Begin training cable technician staff IT desktop and network support roles. End of December 2020.
4. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
5. Provide Mountain Village the highest level of customer service.

INFORMATION TECHNOLOGY DEPARTMENT PERFORMANCE MEASURES

Item 1

1. Complete internal audit of network infrastructure.
2. Design secure network topologies.
3. Implement network changes.
4. Enhance host and network security firewalls.
5. Add alert mechanisms.
6. Perform a best practices security review.

Item 2

1. Configure virtual servers.
2. Integrate into storage.
3. Integrate into a redundant server environment.
4. Perform deep level learning on virtual server redundant environment.
5. Conduct catastrophic failure testing. Test various fail-over and fail-back scenarios.
6. Perform a best practices security review.
7. Migrate physical servers to the virtual redundant server environment.
8. Integrate into backup systems.

Item 3

1. Create a schedule for cable technicians to transition into IT support role.
2. Continue the exhaustive exercise of training people in the IT support role.
3. Began an asset inventory sheet and begin an upgrade plan to windows 10.
4. Upgrade current Multi-Factor Authentication.
5. Create encrypted password system for IT.
6. Begin best practices security review.
7. Attend security certification class sponsored by the managed security company.

Item 4

1. Year-end expenditure totals do not exceed the adopted budget.

Item 5

1. Respond to all calls within 24 hours in a professional matter.

BROADBAND DEPARTMENT GOALS

1. Have Beta testing completed and switch beta customers to paying subscribers by March 15, 2020.
2. Introduce new fiber service to the Meadows area customers by April 15, 2020.
3. Complete fiber pathway construction by October 30, 2020.

4. Restructure TMVs video service packing options.
5. Fiscal Responsibility. Prepare and stay within the department's approved budget and actively seek opportunities to optimize financial costs and investments when making decisions.
6. Provide Mountain Village the highest level of customer service.

BROADBAND DEPARTMENT PERFORMANCE MEASURES

Item 1

1. Have all fiber spliced in Beta area.
2. ONTs (Customer's home) are programmed and provisioned to head-end. Customer now have new fiber internet service.
3. Triple play services (video, phone, and internet) are cut-over to new fiber network.
4. New fiber service products are fully integrated into the billing system.
5. Feedback from Beta customers prompts quality improvement changes.
6. Beta customers go live and begin paying for new fiber services.
7. Promote product awareness by using marketing and communications strategies.

Item 2

1. All fiber spliced from customers' homes to head-end.
2. ONTs (Customer's home) are set and provisioned to head-end allowing customers to now have TMVs new fiber internet service.
3. Triple play services (video, phone, and internet) are cut-over to new fiber network.
4. New fiber service products are fully integrated into the billing system.

Item 3

1. Lightworks completes Neil Shaw's fiber construction plan.
2. Conduit pathway construction within all streets in TMV have been completed.
3. All revegetation of disturbed areas has been fixed.
4. Micro-fiber has been successfully blown in conduit respectively.
5. Lightworks continues to bore conduit to all homes without conduit.
6. ONTs (Customer's home) are programmed and provisioned at head-end.
7. TMV continues to cut-over customers into the fiber network.

Item 4

1. Perform an analysis on current video packages.
2. Devise a new plan bringing the video service offerings to a success financial model.
3. Re-evaluate the quality of video service to customers.
4. Upgrade video equipment increasing the viewer experience.
5. Upgrade marketing, customer self-service portal and outward facing web page.

Item 5

1. Year-end expenditure totals do not exceed the adopted budget.

Item 6

1. Respond to all calls within 24 hours in a professional matter.

INFORMATION TECHNOLOGY DEPARTMENT ACCOMPLISHMENTS

1. Deployed managed security.
2. Deployed encrypted email.
3. Deployed archive system which keeps copies of office 365 activities.
4. Began the beginning stages of monitoring cyber threat and vulnerabilities.
5. Successfully passed the FBI InfraGard membership vetting process.
6. Significantly improved on-site and COOP response.
7. Completed major over-haul of backup systems.
8. Tested a DR recovery image for one of the critical servers.
9. IT staff began security patching schedule (Patch Tuesday).
10. Continue to upgrade machines to windows 10.

BROADBAND DEPARTMENT ACCOMPLISHMENTS 2019

1. Completed the ARIN registration of new IP block.

2. Purchased necessary equipment for fiber project.
3. Began construction fiber project.
4. Contacted beta customers.
5. Developed website <https://townofmountainvillage.com/fiber/>.
6. All FCC reports are current.
7. We completed approximately 72 service calls and change of service calls per month all within 24 hours of request.
8. We had 2 Internet outages the last 6 months 1 century link and 1 equipment failure outages.
9. We completed 265 service truck rolls and 99cable locates for 1st half of 2019.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
	<u>Summary</u>											
	Revenues											
	Cable Revenues	890,845	954,525	1,016,752	1,012,672	(4,080)	1,022,472	9,800	1,032,468	1,042,664	1,053,064	1,063,672
	Internet Revenues	947,404	1,034,668	948,479	953,279	4,800	946,666	(9,083)	956,966	967,472	978,188	989,118
	Phone Revenues	37,465	42,665	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000
	Miscellaneous Revenues	70,155	68,514	68,640	68,640	-	68,640	-	68,640	68,640	68,640	68,640
	Total Revenues	1,945,869	2,100,372	2,075,871	2,076,591	720	2,080,778	1,717	2,102,074	2,123,776	2,145,892	2,168,430
	Expenses											
	Cost of Cable Sales	792,333	810,902	874,963	874,963	-	904,833	29,870	935,755	937,960	940,188	942,439
	Cost of Internet Sales	214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000
	Cost of Phone Sales	24,240	24,344	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
	Operations	551,251	617,216	605,999	624,844	18,845	711,023	86,179	662,548	641,360	643,219	645,124
	Broadband Fund Contingency Contingency	55	2,313	3,000	3,000	-	3,000	-	3,000	3,000	3,000	2,500
	Total Expense	1,582,379	1,660,394	1,721,078	1,739,923	18,845	1,820,856	80,933	1,813,303	1,794,320	1,798,406	1,802,064
	Capital											
	Capital Outlay	131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000
	Total Capital	131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000
	Other Sources/Uses											
	Broadband Other Source/Uses Transfer (To)/From General Fund	-	(10,000)	1,377,588	648,805	(728,783)	2,098,681	1,449,876	72,943	-	-	-
	Broadband Other Source/Uses Transfer To GF - Overhead Allocation	(145,028)	(163,416)	(170,736)	(169,531)	1,205	(176,958)	(7,427)	(178,914)	(178,841)	(181,314)	(179,957)
	Total Other Sources/Uses	(145,028)	(173,416)	1,206,852	479,274	(727,578)	1,921,724	1,442,449	(105,971)	(178,841)	(181,314)	(179,957)
	Surplus (Deficit)	86,889	38,940	-	(250,858)	(250,858)	-	248,388	-	(18,385)	(2,829)	17,409
	Beginning Available Fund Balance	125,029	211,918	-	250,858	-	-	-	-	-	(18,385)	(21,214)
	Ending Available Fund Balance	211,918	250,858	-	-	-	-	-	(18,385)	(21,214)	(3,805)	(3,805)

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name			2019		2019		2020		2020		2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term	Projection	Projection	Projection	Projection
<u>Revenues</u>																
Cable Revenues	Basic Residential	426,449	495,919	490,000	490,000	-	499,800	9,800	509,796	519,992	530,392	541,000				
Cable Revenues	Basic Bulk	163,126	174,808	225,000	225,000	-	225,000	-	225,000	225,000	225,000	225,000				
Cable Revenues	Premium Pay Revenue	46,960	40,350	51,005	51,005	-	51,005	-	51,005	51,005	51,005	51,005				
Cable Revenues	Bulk Premium	31,437	33,345	30,618	30,618	-	30,618	-	30,618	30,618	30,618	30,618				
Cable Revenues	Digital	63,230	57,298	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000				
Cable Revenues	HDTV	155,414	148,485	156,049	156,049	-	156,049	-	156,049	156,049	156,049	156,049				
Cable Revenues	Digital DMX Commercial	4,230	4,320	4,080	-	(4,080)	-	-	-	-	-	-				
Total Cable Revenues		890,845	954,525	1,016,752	1,012,672	(4,080)	1,022,472	9,800	1,032,468	1,042,664	1,053,064	1,063,672				
Internet Revenues	High Speed Internet	506,835	535,896	500,000	500,000	-	515,000	15,000	525,300	535,806	546,522	557,453				
Internet Revenues	Bulk Internet	156,192	176,409	179,083	179,083	-	155,000	(24,083)	155,000	155,000	155,000	155,000				
Internet Revenues	Non Subscriber High Speed Internet	234,660	269,528	220,000	220,000	-	220,000	-	220,000	220,000	220,000	220,000				
Internet Revenues	Internet Business Class	49,717	52,835	49,396	49,396	-	51,866	-	51,866	51,866	51,866	51,866				
Internet Revenues	Dark Fiber Leased Revenues	-	-	-	4,800	4,800	4,800	-	4,800	4,800	4,800	4,800				
Total Internet Revenues		947,404	1,034,668	948,479	953,279	4,800	946,666	(9,083)	956,966	967,472	978,188	989,118				
Broadband Misc Revenues	High Speed Static Address	4,937	4,638	-	-	-	-	-	-	-	-	-				
Broadband Misc Revenues	Other-Advertising Revenue (1)	5,458	6,862	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500				
Broadband Misc Revenues	Other-Labor (2)	2,815	930	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000				
Broadband Misc Revenues	Other - Parts (3)	7,525	7,344	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500				
Broadband Misc Revenues	Leased Fiber Access	20,051	18,520	20,000	20,000	-	4,800	(15,200)	4,800	4,800	4,800	4,800				
Broadband Misc Revenues	Other-Connection Fees (4)	8,922	5,331	16,000	16,000	-	20,000	4,000	20,000	20,000	20,000	20,000				
Broadband Misc Revenues	Cable Equipment Rental	5,340	5,340	5,340	5,340	-	16,000	10,660	16,000	16,000	16,000	16,000				
Broadband Misc Revenues	Other-Leased Access Revenue (5)	-	1,200	4,800	4,800	-	5,340	540	5,340	5,340	5,340	5,340				
Broadband Misc Revenues	Other-Late Payment Fees	13,930	13,560	12,500	12,500	-	12,500	-	12,500	12,500	12,500	12,500				
Broadband Misc Revenues	Other-NSF Fees	25	125	-	-	-	-	-	-	-	-	-				
Broadband Misc Revenues	Other-Recovery Income	985	221	-	-	-	-	-	-	-	-	-				
Broadband Misc Revenues	Channel Revenue	121	2,460	-	-	-	-	-	-	-	-	-				
Broadband Misc Revenues	Miscellaneous Revenue	47	1,983	-	-	-	-	-	-	-	-	-				
Total Miscellaneous Revenues		70,155	68,514	68,640	68,640	-	68,640	-	68,640	68,640	68,640	68,640				
Phone Revenues	Basic Phone Service	37,113	42,272	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000				
Phone Revenues	Changes To Service Fee	75	350	-	-	-	-	-	-	-	-	-				
Phone Revenues	Long Distance Charges	277	43	-	-	-	-	-	-	-	-	-				
Total Phone Revenues		37,465	42,665	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000				

(1) Local ad insertions

(2) Hourly work performed by cable techs

(3) Parts/Equipment bought by customer from MVB

(4) Cable Tech install fees

(5) Programming paid to MVB

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Cost of Sales</u>												
Cable Cost of Sales	Basic Programming Fee	604,677	664,190	668,100	668,100	-	694,824	26,724	722,617	722,617	722,617	722,617
Cable Cost of Sales	Copyright Royalties	6,422	5,879	7,418	7,418	-	7,492	74	7,567	7,643	7,719	7,796
Cable Cost of Sales	Broadcast Retransmission	-	-	-	-	-	-	-	-	-	-	-
Cable Cost of Sales	Premium Program Fees	83,380	79,013	93,840	93,840	-	95,717	1,877	97,631	98,607	99,594	100,589
Cable Cost of Sales	Digital - Basic Program Fees	84,543	47,407	89,797	89,797	-	90,695	898	91,602	92,518	93,443	94,378
Cable Cost of Sales	TV Guide Programming	6,786	6,977	6,960	6,960	-	7,169	209	7,312	7,458	7,608	7,760
Cable Cost of Sales	HDTV	3,605	3,621	6,060	6,060	-	6,121	61	6,182	6,244	6,306	6,369
Cable Cost of Sales	Pay Per View Fees	-	-	-	-	-	-	-	-	-	-	-
Cable Cost of Sales	TV Everywhere Fees	2,920	3,815	2,788	2,788	-	2,816	28	2,844	2,872	2,901	2,930
Total Cable Cost of Sales		792,333	810,902	874,963	874,963	-	904,833	29,870	935,755	937,960	940,188	942,439
Phone Cost of Sales	Phone Service Costs	24,240	22,377	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
Phone Cost of Sales	Connection Fees-Phone	-	1,967	-	-	-	-	-	-	-	-	-
Total Phone Cost of Sales		24,240	24,344	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
Internet Cost of Sales	Internet Costs	214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000
Total Internet Cost of Sales		214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000

Capital

Broadband Fund Capital	Test Equipment (1)	-	2,500	6,500	6,500	-	5,000	(1,500)	-	-	-	-
Broadband Fund Capital	Software Upgrades (2)	-	-	-	19,000	19,000	24,000	5,000	129,000	129,000	129,000	129,000
Broadband Fund Capital	Vehicles (4)	-	30,328	32,500	32,500	-	10,000	(22,500)	35,000	35,000	35,000	35,000
Broadband Fund Capital	Equipment (5)	634	4,922	-	8,800	8,800	20,000	11,200	18,800	5,000	5,000	5,000
Broadband Fund Capital	System Upgrades (3)	130,940	189,872	1,522,645	1,000,000	(522,645)	2,122,645	1,122,645	-	-	-	-
Total Capital		131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000

- (1) Ethernet equipment testing at the home
(2) Cyber Security Monitoring
(3) Ongoing FTTH upgrade 10% contingency included

- (4) 2020 - Replace bucket truck used , 2021 replace tech vehicle 2006 Ford F150
(5) Replacement equipment for video services programming receivers

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Broadband Fund

Worksheet	Account Name			2019		2019		2020		2021 Long	2022 Long	2023 Long	2024 Long
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection	
<u>Operating Costs</u>													
Operating Costs	Salaries & Wages	252,007	265,518	265,435	275,835	10,400	302,489	26,654	302,489	302,489	302,489	302,489	302,489
Operating Costs	Housing Allowance	12,517	12,517	12,840	12,840	-	12,840	-	12,840	12,840	12,840	12,840	12,840
Operating Costs	Group Insurance	52,454	49,747	50,000	53,125	3,125	68,750	15,625	70,125	71,528	72,958	74,417	
Operating Costs	Dependent Health Reimbursement	(3,764)	(4,017)	(4,356)	(4,356)	-	(4,356)	-	(4,356)	(4,356)	(4,356)	(4,356)	
Operating Costs	PERA & Payroll Taxes	38,523	40,851	40,824	42,424	1,600	47,279	4,855	48,035	48,035	48,035	48,035	
Operating Costs	PERA 401K	20,790	23,019	22,562	22,562	-	22,592	30	22,592	22,592	22,592	22,592	
Operating Costs	Workers Compensation	5,539	4,595	5,775	5,775	-	6,064	289	6,367	6,685	7,020	7,371	
Operating Costs	Other Employee Benefits	3,500	800	3,580	4,500	920	4,500	-	4,590	4,682	4,775	4,871	
Operating Costs	Uniforms	464	174	500	500	-	500	-	500	500	500	500	
Operating Costs	Operations Consulting	-	45,948	-	-	-	-	-	-	-	-	-	
Operating Costs	Bad Debt Expense	(589)	6,079	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000	
Operating Costs	Technical - Computer Support (1)	50,379	50,779	47,940	47,940	-	47,940	-	47,940	47,940	47,940	47,940	
Operating Costs	Call Center Fees	1,416	1,462	1,573	1,573	-	1,800	227	1,800	1,800	1,800	1,800	
Operating Costs	Janitorial/Trash Removal	1,560	1,430	1,586	1,586	-	1,586	-	1,586	1,586	1,586	1,586	
Operating Costs	R/M - Head End (2)	20,088	14,118	20,000	20,000	-	25,000	5,000	25,000	25,000	25,000	25,000	
Operating Costs	R/M - Plant (2)	14,012	22,714	25,000	25,000	-	25,000	-	-	-	-	-	
Operating Costs	Vehicle Repair & Maintenance	690	1,887	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	
Operating Costs	Facility Expenses	1,199	786	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	
Operating Costs	Insurance	3,555	4,039	3,675	3,675	-	3,675	-	3,675	3,675	3,675	3,675	
Operating Costs	Communications	6,678	6,055	5,578	5,578	-	5,578	-	5,578	5,578	5,578	5,578	
Operating Costs	Marketing & Advertising	105	204	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000	
Operating Costs	TCTV 12 Support	5,000	-	-	-	-	-	-	-	-	-	-	
Operating Costs	Dues & Fees	1,585	1,334	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	
Operating Costs	Travel, Education & Training	3,023	7,383	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000	
Operating Costs	Contract Labor	635	2,495	5,000	7,500	2,500	1,000	(6,500)	-	-	-	-	
Operating Costs	Cable Locates	275	246	600	600	-	600	-	600	600	600	600	
Operating Costs	Invoice Processing	3,095	2,225	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600	
Operating Costs	Online Payment Processing Fees	15,099	17,247	15,600	15,600	-	15,600	-	15,600	15,600	15,600	15,600	
Operating Costs	Postage & Freight	4,322	3,271	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200	
Operating Costs	General Supplies & Materials	2,803	1,322	7,000	7,000	-	7,000	-	7,000	7,000	7,000	7,000	
Operating Costs	Supplies - Office	1,910	1,700	2,550	2,550	-	2,550	-	2,550	2,550	2,550	2,550	
Operating Costs	DVR'S (3)	4,918	3,324	10,000	10,000	-	50,000	40,000	25,000	5,000	5,000	5,000	
Operating Costs	Digital Cable Terminals	1,969	2,005	-	-	-	-	-	-	-	-	-	
Operating Costs	Cable Modems	3,078	2,125	3,000	3,000	-	3,000	-	3,000	-	-	-	
Operating Costs	Wireless Routers	280	-	-	-	-	-	-	-	-	-	-	
Operating Costs	Phone Terminals	-	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	
Operating Costs	Business Meals	1,303	994	500	800	300	800	-	800	800	800	800	

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Operating Costs	Employee Appreciation	138	460	500	500	-	500	-	500	500	500	500
Operating Costs	Utilities - Natural Gas	896	547	986	986	-	986	-	986	986	986	986
Operating Costs	Utilities - Electricity	17,220	17,748	21,608	21,608	-	21,608	-	21,608	21,608	21,608	21,608
Operating Costs	Utilities - Gasoline	2,579	3,716	4,343	4,343	-	4,343	-	4,343	4,343	4,343	4,343
Operating Costs	Non-capital Equipment	-	369	-	-	-	-	-	-	-	-	-
Total Operating Costs		551,251	617,216	605,999	624,844	18,845	711,023	86,179	662,548	641,360	643,219	645,124

- (1) Managed network and data base services
- (2) Parts replacement of headend equipment and plant amplifiers
- (3) Initial investment in cable boxes for upgrade

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
TELLURIDE CONFERENCE CENTER PROGRAM NARRATIVE**

The Telluride Conference Center is a full-service, convention, special event, and entertainment facility dedicated to providing a quality experience and to enhance the prominence of the Telluride Region for the benefit of both visitors and locals.

TELLURIDE CONFERENCE CENTER GOALS

1. Manage the contract in such a way that all reports per the agreement are submitted on time and complete, or that a new submittal date is agreed upon by both parties.
2. Conduct a walk-through of the Telluride Conference Center so that all Mountain Village inventory is accounted for annually.
3. Prepare and stay within the Telluride Conference Center's approved marketing and capital budget amount.

TELLURIDE CONFERENCE CENTER PERFORMANCE MEASURES

1. Quarterly reports are submitted before the 15 day of the months January, April, July and October.
2. Verify that all Mountain Village inventory is accounted for annually by a date to be determined.
3. Telluride Conference Center operators do not spend more than what is allocated for in 2020.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Telluride Conference Center (TCC)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection
TCC Expense	Facility Expenses	58	1,872	-	-	-	-	-	-	-	-
TCC Expense	Contract Labor (1)	5,000	-	50,000	5,000	(45,000)	50,000	45,000	-	-	-
TCC Expense	HOA Dues (3)	88,467	87,796	92,033	90,833	(1,200)	106,300	15,467	124,676	123,429	99,384
TCC Expense	Marketing (2)	100,000	100,000	100,000	100,000	-	100,000	-	100,000	100,000	100,000
TCC Expense	Capital Expenses (2)	5,564	12,875	20,000	20,000	-	20,000	-	20,000	20,000	20,000
Total Expense		199,089	202,543	262,033	215,833	(46,200)	276,300	60,467	244,676	243,429	219,384
TCC Other Sources/Uses	Transfer (To)/From General Fund Operations	193,525	202,543	242,033	195,833	(46,200)	256,300	60,467	224,676	223,429	199,384
TCC Other Sources/Uses	Transfer (To)/From General Fund Cap/MR&R	5,564	-	20,000	20,000	-	20,000	-	20,000	20,000	20,000
Total Other Source/Uses		199,089	202,543	262,033	215,833	(46,200)	276,300	60,467	244,676	243,429	219,384
Surplus (Deficit)		-	-	-	-	-	-	-	-	-	-

(1) 2020 Study/consulting for possible expansion (pushed from 2019)

(2) Contractual obligation

(3) TMVOA dues increased 25% in 2019, FKL dues are increasing 18.32% in 2020 and increases for a few years to build reserves for capital projects.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
CHONDOLA OPERATIONS PROGRAM NARRATIVE**

The Chondola provides resort transportation services for residents and visitors connecting the Meadows sub area with the Mountain Village Center. The Chondola is a TSG asset and they operate the machine during the winter season daytime hours concurrent with ski area operations. The Town of Mountain Village Transit Department operates the Chondola during the winter season evening hours so that the Chondola operates concurrent hours with the Gondola. Operating and maintenance expenses are assigned to TSG and The Town based on stipulations in the Gondola Operating Agreement generally resulting in a 50-50% shared expense. The Town's portions of the annual costs are then refunded by TMVOA based on stipulations in the Chondola Funding Agreement.

DEPARTMENT GOALS

1. Keep Chondola downtime to a minimum through training and teamwork.
2. Safely transport all guests and employees by attending to every cabin and every guest
3. Provide excellent guest services by interacting with every guest in a professional manner.
4. Control costs by performing routine audits of the department's financial performance.

PERFORMANCE MEASURES

1. Availability goal: > 99.75% of operating hours.
- 2a. The number of riders are tallied and the data is tracked and reported.
- 2b. There are no (0) passenger injuries from operating incidents.
- 2c. There are no (0) employee injuries from operating incidents.
3. Customer satisfaction: score above 4.0 rating on customer surveys
4. The department operates at or below its budget.

CHONDOLA 2019 YTD ACHIEVEMENTS:

- o Chondola Operations Availability Winter 2018-2019: 99.88%
- o Passenger trips Winter 2018-2019: 135,289 (cabins only)
- o Zero (0) passenger injuries
- o Zero (0) Chondola-Ops worker's compensation claims with TMV expense
- o Chondola Passenger Satisfaction Survey Winter 2018-2019: 4.68 on a 5 scale
- o Year-end budget projection: ON BUDGET

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
GONDOLA MAINTENANCE PROGRAM NARRATIVE**

Gondola Maintenance conducts a comprehensive maintenance program to ensure the highest degree of safety for system users and employees alike. Management operates with an annual budget agreement between the Town and its funding partner, the Telluride Mountain Village Owners Association thereby operating with a high level of financial scrutiny and accountability.

DEPARTMENT GOALS

1. Perform both scheduled and unscheduled maintenance tasks thoroughly and competently to ensure trouble free operation.
2. Keep up with all mandated maintenance procedures and inspections in order to be in compliance with all applicable rules and regulations.
3. Perform all duties in a conscientious manner with a focus on both personal and passenger well being.
4. Operate a fiscally responsible department through auditing, inventory management and scheduling management.
5. Utilize a work order system to track all work performed on the gondola system.

PERFORMANCE MEASURES

1. Availability Goal: > 99.75% G-Mtc (mechanical & electrical downtime).
2. CPTSB Inspection Results and Reporting Requirements: Licenses received and maintained in good standing & zero (0) late or failure to report incidents.
3. Employee injuries: Zero (0) WC claims resulting in lost work days or expense to TMV.
4. End of Year Budget Results: On or under budget.
5. Work Orders Completed: 100% completion rate on all PM tasks on or before the scheduled due date.

GONDOLA MAINTENANCE 2019 ACHIEVEMENTS:

- o Winter 18/19 = 99.88%; Summer 2019 = 99.87%; Combined = 99.875%
- o 100% compliance with licensing and reporting requirements.
- o One (1) G-Mtc WC claim resulting in no lost work days - TMV expense of \$133
- o Year-end budget projection: ON BUDGET
- o 95% of scheduled work orders completed on time.

**TOWN OF MOUNTAIN VILLAGE
2020 BUDGET
GONDOLA OPERATIONS PROGRAM NARRATIVE**

To make every guest's experience as unique and un-paralleled as the services we provide so they want to return. The mission is; ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT GOALS

1. Keep Gondola downtime to a minimum through training and teamwork.
2. Safely transport all guests and employees by attending to every cabin and every guest
3. Provide excellent guest services by interacting with every guest in a professional manner.
4. Control costs by performing routine audits of the department's financial performance.
5. Provide a clean, trash free natural environment at the gondola terminals.

PERFORMANCE MEASURES

1. Availability goals: SUMMER > 99.67%; and WINTER > 99.75% of operating hours.
- 2a. The number of riders are tallied and the data is tracked and reported.
- 2b. There are no (0) passenger injuries from operating incidents.
- 2c. There are no (0) employee injuries from operating incidents.
3. Customer satisfaction: score above 4.0 rating on customer surveys
4. The department operates at or below its budget.
5. Provide > 36 man-hours per year labor allocated to trash and litter pick-up at the terminals.

GONDOLA OPERATIONS 2019 YTD ACHIEVEMENTS:

- o Gondola Operations Availability: Winter Season 2018-19: 99.86%; Summer Season 2019: 99.77%; Combined: 99.815%
- o Passenger trips YTD: 2,381,545
- o Zero (0) passenger injury claims
- o Four (4) G-Ops WC claims with a combined TMV expense of \$2998
- o Gondola Passenger Survey for the Winter 2018-19 Season: 4.83 on a 5 scale
- o Year-end budget projection: WITHIN BUDGET
- o Man hours for trash and litter pick up: 31 hours

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
	<u>Summary</u>											
	Revenues											
	TMVOA Operations Contribution	3,229,844	3,357,231	3,841,128	3,758,574	(82,554)	3,957,059	198,485	3,931,037	3,946,875	3,952,940	4,150,769
	TMVOA Cap & Major Repairs Funding	1,461,922	1,217,591	1,189,578	596,200	(593,378)	316,200	(280,000)	357,000	353,000	275,000	95,000
	TMVOA Funding	4,691,766	4,574,822	5,030,706	4,354,774	(675,932)	4,273,259	(81,515)	4,288,037	4,299,875	4,227,940	4,245,769
	TSG - 1% Lift Ticket Contribution	186,075	188,099	200,000	200,000	-	200,000	-	200,000	200,000	200,000	200,000
	Event Operations Funding	14,157	3,556	-	-	-	-	-	-	-	-	-
	TOT Extended Ops Contribution	36,000	36,000	36,000	36,000	-	36,000	-	36,000	36,000	36,000	36,000
	Miscellaneous Revenue	591	7,165	-	-	-	-	-	-	-	-	-
	CDOT Grant Funding - Ops	149,982	145,719	141,240	141,240	-	141,240	-	141,240	141,240	141,240	141,240
	CDOT Grant Funding - Cap/MR&R	88,000	737,063	390,800	690,800	300,000	470,800	(220,000)	-	-	-	-
	Total Gondola Funding	5,166,571	5,692,423	5,798,746	5,422,814	(375,932)	5,121,299	(301,515)	4,665,277	4,677,115	4,605,180	4,623,009
	Expenditures											
	Gondola Operations	1,655,099	1,716,220	1,958,701	1,895,256	(63,445)	1,939,959	44,703	1,909,452	1,916,668	1,924,115	1,962,500
	Gondola Maintenance	1,140,923	1,271,316	1,348,651	1,340,912	(7,739)	1,407,996	67,084	1,409,104	1,404,886	1,410,848	1,416,997
	Overhead/Fixed Costs	386,335	398,549	455,556	450,556	(5,000)	455,556	5,000	455,556	455,556	455,556	455,556
	MARRS	73,595	65,018	76,246	76,246	-	76,246	-	76,246	76,246	76,246	76,246
	Chondola	319,109	232,529	212,660	198,985	(13,675)	274,901	75,916	279,036	291,415	283,895	431,427
	Contingency	-	21,036	121,554	118,859	(2,695)	124,640	5,781	123,882	124,343	124,520	130,282
	Total Operating Costs	3,575,060	3,704,668	4,173,368	4,080,814	(92,554)	4,279,299	198,485	4,253,277	4,269,115	4,275,180	4,473,009
	Capital/MR&R											
	Major Repairs & Replacements	299,156	1,791,839	1,452,378	1,259,000	(193,378)	675,000	(584,000)	345,000	210,000	150,000	65,000
	Capital	1,250,866	141,778	128,000	28,000	(100,000)	112,000	84,000	12,000	143,000	125,000	30,000
	Total Capital/MR&R	1,550,022	1,933,617	1,580,378	1,287,000	(293,378)	787,000	(500,000)	357,000	353,000	275,000	95,000
	Total Expenditures	5,125,082	5,638,285	5,753,746	5,367,814	(385,932)	5,066,299	(301,515)	4,610,277	4,622,115	4,550,180	4,568,009
	Other Sources											
	Sale of Assets	1,672	-	-	-	-	-	-	-	-	-	-
	Administrative Services	(43,161)	(54,138)	(45,000)	(55,000)	(10,000)	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)
	Total Other Sources/Uses	(41,489)	(54,138)	(45,000)	(55,000)	(10,000)	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)
	Surplus (Deficit)	-	-	-	-							

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name			2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Gondola - MARRS	Salaries & Wages	55,165	53,265	59,542	59,542	-	59,542	-	59,542	59,542	59,542	59,542
Gondola - MARRS	PERA & Payroll Taxes	8,203	8,201	9,158	9,158	-	9,158	-	9,158	9,158	9,158	9,158
Gondola - MARRS	Workers Compensation	1,387	1,092	2,866	2,866	-	2,866	-	2,866	2,866	2,866	2,866
Gondola - MARRS	Payroll Processing	2,584	2,460	1,680	1,680	-	1,680	-	1,680	1,680	1,680	1,680
Gondola - MARRS	General Supplies & Materials	6,257	-	500	500	-	500	-	500	500	500	500
Gondola - MARRS	MARRS Zip Bikes	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola - MARRS	Evacuee Clothing	-	-	500	500	-	500	-	500	500	500	500
Total MARRS		73,595	65,018	76,246	76,246	-	76,246	-	76,246	76,246	76,246	76,246
Gondola - FGOA	Technical Support	4,593	3,255	5,500	7,500	2,000	5,500	(2,000)	5,500	5,500	5,500	5,500
Gondola - FGOA	Lightning Detection Service	17,200	1,500	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Gondola - FGOA	Janitorial/Trash Removal	25,290	24,118	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola - FGOA	Insurance	32,469	31,747	36,057	36,057	-	37,057	1,000	37,057	37,057	37,057	37,057
Gondola - FGOA	Communications	8,896	17,884	12,000	12,000	-	12,000	-	12,000	12,000	12,000	12,000
Gondola - FGOA	Dues & Fees	7,296	7,019	9,000	6,000	(3,000)	7,500	1,500	7,500	7,500	7,500	7,500
Gondola - FGOA	Utilities - Water/Sewer	7,207	8,257	6,624	6,624	-	6,624	-	6,624	6,624	6,624	6,624
Gondola - FGOA	Utilities - Natural Gas	25,479	32,700	39,375	39,375	-	39,375	-	39,375	39,375	39,375	39,375
Gondola - FGOA	Utilities - Electricity	242,007	254,158	275,000	272,500	(2,500)	275,000	2,500	275,000	275,000	275,000	275,000
Gondola - FGOA	Utilities - Internet	2,137	2,137	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola - FGOA	Gondola Employee Shuttle Expense	2,858	8,783	13,500	9,000	(4,500)	11,000	2,000	11,000	11,000	11,000	11,000
Gondola - FGOA	Legal - Miscellaneous	10,903	6,991	3,000	6,000	3,000	6,000	-	6,000	6,000	6,000	6,000
Total FGOA		386,335	398,549	455,556	450,556	(5,000)	455,556	5,000	455,556	455,556	455,556	455,556

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name			2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Chondola	Salaries & Wages - Operations (1)	45,671	56,295	54,560	54,560	-	54,560	-	56,197	56,197	56,197	56,197
Chondola	Salaries & Wages - Maintenance	21,476	6,771	15,500	15,500	-	10,500	(5,000)	15,500	10,500	15,500	10,500
Chondola	PERA & Payroll Taxes	10,061	10,072	10,775	10,775	-	11,187	412	11,367	11,354	11,367	11,354
Chondola	Workers Compensation	1,285	2,314	3,675	3,400	(275)	3,570	170	3,749	3,936	4,133	4,339
Chondola	Telski Labor	16,579	22,808	22,500	23,000	500	23,000	-	23,000	23,000	23,000	23,000
Chondola	Telski-Dues, Fees, Licenses	465	1,220	2,750	2,750	-	2,750	-	2,750	2,750	2,750	2,750
Chondola	Telski - Parts & Supplies	37,237	19,754	28,000	28,000	-	28,000	-	28,000	28,000	28,000	28,000
Chondola	Telski - Outside Labor	1,750	1,876	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Chondola	Telski-Utilities	32,295	25,872	39,900	26,000	(13,900)	30,000	4,000	30,000	30,000	30,000	30,000
Chondola	Major R&R Terminal Rebuilds (4)	-	-	-	-	-	71,334	71,334	73,474	75,678	77,949	80,287
Chondola	Major R&R Grip Jaws (2)	20,635	-	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
Chondola	Major R&R - Cabin Replacement	-	-	-	-	-	-	-	-	-	-	-
Chondola	Gearbox Rebuild (3)	-	10,354	-	-	-	-	-	-	15,000	-	-
Chondola	Controls	17,208	33,998	-	-	-	-	-	-	-	-	-
Chondola	Cabin Refurbs	21,287	22,046	-	-	-	-	-	-	-	-	-
Chondola	Equipment Storage & Material Handling (5)	-	-	-	-	-	-	-	-	-	-	150,000
Chondola	Video Surveillance	38	-	-	-	-	-	-	-	-	-	-
Chondola	Belt Replacement	1,579	-	-	-	-	5,000	5,000	-	-	-	-
Chondola	AC Drives, Motors, Processors	-	19,149	-	-	-	-	-	-	-	-	-
Chondola	Seat Pads	-	-	-	-	-	-	-	-	-	-	-
Chondola	Sound Dampening	91,543	-	-	-	-	-	-	-	-	-	-
Total Chondola		319,109	232,529	212,660	198,985	(13,675)	274,901	75,916	279,036	291,415	283,895	431,427

(1) Includes 2.5% merit increase

(2) There will be no capital grip jaw purchase in 2018.

(3) This is an unbudgeted expense for 2018. It was an emergency parts purchase by TSG.

(4) 2020-2024 Chondola Estimate

(5) 2024 Haul Rope Replacement

Gondola Operations	Salaries & Wages (6)	987,945	1,037,021	1,122,941	1,122,941	-	1,127,437	4,496	1,127,437	1,127,437	1,127,437	1,127,437
Gondola Operations	Seasonal Bonus	34,410	33,050	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola Operations	Gondola Ops-Admin Mgmt Support	177,722	172,907	176,930	176,930	-	182,238	5,308	182,238	182,238	182,238	182,238
Gondola Operations	Offset Labor	(6,968)	-	-	-	-	-	-	-	-	-	-
Gondola Operations	Group Insurance (9)	156,597	145,995	219,000	168,978	(50,022)	182,496	13,518	186,146	189,869	193,666	197,540
Gondola Operations	Dependent Health Reimbursement	(8,557)	(8,705)	(5,500)	(5,500)	-	(5,500)	-	(5,500)	(5,500)	(5,500)	(5,500)
Gondola Operations	PERA & Payroll Taxes	152,083	160,666	178,091	178,091	-	181,689	3,598	181,689	181,689	181,689	181,689
Gondola Operations	PERA 401K	16,027	17,897	23,931	18,931	(5,000)	17,585	(1,346)	17,585	17,585	17,585	17,585
Gondola Operations	Workers Compensation	44,401	48,177	68,250	52,600	(15,650)	55,230	2,630	57,992	60,891	63,936	67,132
Gondola Operations	Other Employee Benefits	26,373	19,845	29,078	29,078	-	29,078	-	29,660	30,253	30,858	31,475
Gondola Operations	Agency Compliance	4,009	4,948	5,200	5,200	-	1,236	(3,964)	1,236	1,236	1,236	1,236
Gondola Operations	Employee Assistance Program	1,205	1,056	1,236	1,236	-	2,500	1,264	2,500	2,500	2,500	2,500

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Gondola Operations	Employee Life Insurance	1,806	2,369	2,500	2,500	-	268	(2,232)	268	268	268	268
Gondola Operations	Flex Spending Admin Fees	96	517	268	268	-	5,200	4,932	5,200	5,200	5,200	5,200
Gondola Operations	Uniforms (7)	3,716	787	14,000	11,000	(3,000)	45,000	34,000	7,500	7,500	7,500	7,500
Gondola Operations	Payroll Processing	13,408	13,433	14,302	14,302	-	14,302	-	14,302	14,302	14,302	45,000
Gondola Operations	Vehicle Repair & Maintenance	976	101	2,300	1,000	(1,300)	2,000	1,000	2,000	2,000	2,000	2,000
Gondola Operations	Recruiting	14,743	21,093	13,000	16,000	3,000	16,000	-	16,000	16,000	16,000	16,000
Gondola Operations	Travel, Education & Training	6,025	6,619	8,000	5,000	(3,000)	5,000	-	5,000	5,000	5,000	5,000
Gondola Operations	Supplies (8)	11,884	23,740	26,500	20,000	(6,500)	20,000	-	20,000	20,000	20,000	20,000
Gondola Operations	Operating Incidents	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola Operations	Blankets - Purchase/Cleaning	2,209	865	5,500	3,500	(2,000)	3,500	-	3,500	3,500	3,500	3,500
Gondola Operations	Business Meals	643	331	500	500	-	500	-	500	500	500	500
Gondola Operations	Employee Appreciation	3,182	3,321	3,000	4,500	1,500	4,500	-	4,500	4,500	4,500	4,500
Gondola Operations	Utilities - Gas & Oil	2,427	1,711	4,200	4,200	-	4,200	-	4,200	4,200	4,200	4,200
Gondola Operations	Grant Success Fees	8,736	8,474	8,474	27,001	18,527	8,500	(18,501)	8,500	8,500	8,500	8,500
Total Gondola Ops		1,655,099	1,716,220	1,958,701	1,895,256	(63,445)	1,939,959	44,703	1,909,452	1,916,668	1,924,115	1,962,500

(6) 2020-Includes 2.5% merit increase

(7) Telski's winter uniform cycle hits for the 2020-2021 winter season - By operating agreement, gondola ops uniforms must match TSG lift ops.

(8) Planned to order maze panels in 2019. No longer needed.

(9) Health insurance running \$31k below projections through June due to lower number of FTYR operators. Expect to hire additional FTYR in second half of year.

Gondola Maintenance	Salaries & Wages (10)	593,643	701,189	720,000	720,000	-	743,984	23,984	743,984	743,984	743,984	743,984
Gondola Maintenance	Housing Allowance	6,669	10,297	10,716	10,716	-	10,716	-	10,716	10,716	10,716	10,716
Gondola Maintenance	Group Insurance	136,613	145,052	144,960	144,960	-	156,557	11,597	159,688	162,882	166,139	169,462
Gondola Maintenance	Dependent Health Reimbursement	(9,480)	(8,191)	(9,672)	(9,672)	-	(9,672)	-	(9,672)	(9,672)	(9,672)	(9,672)
Gondola Maintenance	PERA & Payroll Taxes	90,634	107,038	110,736	110,736	-	116,285	5,549	116,285	116,285	116,285	116,285
Gondola Maintenance	PERA 401K	24,092	31,951	34,695	34,695	-	37,199	2,504	37,199	37,199	37,199	37,199
Gondola Maintenance	Workers Compensation	27,123	23,337	47,289	39,000	(8,289)	40,950	1,950	42,998	45,147	47,405	49,775
Gondola Maintenance	Other Employee Benefits	17,088	9,733	21,480	21,480	-	21,480	-	21,910	22,348	22,795	23,251
Gondola Maintenance	Agency Compliance	466	267	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Employee Assistance Program	312	650	320	320	-	320	-	320	320	320	320
Gondola Maintenance	Employee Life Insurance	2,367	2,026	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola Maintenance	Flex Spending Admin Fees	123	364	300	300	-	300	-	300	300	300	300
Gondola Maintenance	Uniforms	6,880	1,430	4,000	3,500	(500)	6,000	2,500	4,000	4,000	4,000	4,000
Gondola Maintenance	Payroll Processing	4,062	4,722	4,827	4,827	-	4,827	-	4,827	4,827	4,827	4,827
Gondola Maintenance	Vehicle Repair & Maintenance (11)	19,956	12,439	15,000	15,000	-	25,000	10,000	25,000	15,000	15,000	15,000
Gondola Maintenance	Trails & Road Maintenance	49	5,339	8,000	5,000	(3,000)	7,500	2,500	7,500	7,500	7,500	7,500
Gondola Maintenance	Facility Expenses (12)	23,585	26,896	20,000	25,000	5,000	30,000	5,000	30,000	30,000	30,000	30,000
Gondola Maintenance	Recruiting	3,135	736	500	1,500	1,000	1,500	-	1,500	1,500	1,500	1,500
Gondola Maintenance	Dues & Fees	12,705	13,283	14,000	14,000	-	14,000	-	14,000	14,000	14,000	14,000
Gondola Maintenance	Travel, Education & Training (13)	7,052	10,734	7,500	7,500	-	10,000	2,500	7,500	7,500	7,500	7,500

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Gondola Maintenance	Contract Labor	12,817	15,185	25,000	25,000	-	20,000	(5,000)	20,000	20,000	20,000	20,000
Gondola Maintenance	Postage & Freight	471	526	550	2,000	1,450	1,000	(1,000)	1,000	1,000	1,000	1,000
Gondola Maintenance	Supplies	32,965	32,234	40,000	35,000	(5,000)	40,000	5,000	40,000	40,000	40,000	40,000
Gondola Maintenance	Parts	123,792	116,028	120,000	120,000	-	120,000	-	120,000	120,000	120,000	120,000
Gondola Maintenance	Business Meals	673	1,016	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Employee Appreciation	709	610	550	550	-	550	-	550	550	550	550
Gondola Maintenance	Utilities - Gas & Oil (14)	2,420	6,427	3,400	5,000	1,600	5,000	-	5,000	5,000	5,000	5,000
Total Gondola Maintenance		1,140,923	1,271,316	1,348,651	1,340,912	(7,739)	1,407,996	67,084	1,409,104	1,404,886	1,410,848	1,416,997

(10) Includes 2.5% rate increase and overtime contingency

(11) 2020 Terex major service/2021 Snowcat major service

(12) Revised upward to reflect costs associated with aging infrastructure - roof repairs, bathrooms, etc.

(13) Additional controls and hydraulics training for new system

(14) Revised upwards to reflect backup generator fuel consumption

Gondola Capital/MR&R	Noise Mitigation	-	355,090	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola Capital/MR&R	Bull Wheel Replacement (15)	-	-	-	-	-	-	-	75,000	75,000	75,000	-
Gondola Capital/MR&R	Gearbox Rebuild	-	-	-	-	-	-	-	100,000	-	-	-
Gondola Capital/MR&R	Boiler Replacement	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Painting	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Haul Ropes	126,833	464,495	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Conveyor Drives & Gear Motors	-	-	-	-	-	20,000	20,000	20,000	20,000	-	-
Gondola Capital/MR&R	Conveyor Rebuilds	-	-	-	-	-	150,000	150,000	50,000	50,000	-	-
Gondola Capital/MR&R	Cabin Window Buffing	9,672	-	20,000	20,000	-	10,000	(10,000)	20,000	10,000	20,000	10,000
Gondola Capital/MR&R	Fiber Optics - Control System (16)	-	450,000	723,378	850,000	126,622	-	(850,000)	-	-	-	-
Gondola Capital/MR&R	Cabin Refurbs (17)	161,285	350,042	234,000	234,000	-	20,000	(214,000)	-	-	-	-
Gondola Capital/MR&R	Station Upgrades (18)	-	-	400,000	100,000	(300,000)	400,000	300,000	-	-	-	-
Gondola Capital/MR&R	Electric Motor	-	-	-	-	-	-	-	25,000	-	-	-
Gondola Capital/MR&R	Lighting Array Repairs (19)	-	90,334	20,000	-	(20,000)	40,000	40,000	20,000	20,000	20,000	20,000
Gondola Capital/MR&R	Wayfinding	1,365	81,879	20,000	20,000	-	-	(20,000)	-	-	-	-
Total MR&R		299,156	1,791,839	1,452,378	1,259,000	(193,378)	675,000	(584,000)	345,000	210,000	150,000	65,000

Gondola Capital/MR&R	Gondola Cabins	413,495	323	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Vehicles	25,794	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Equipment Replacement (20)	811,577	-	28,000	28,000	-	12,000	(16,000)	12,000	18,000	-	30,000
Gondola Capital/MR&R	Grip Replacements (21)	-	-	-	-	-	-	-	-	125,000	125,000	-
Gondola Capital/MR&R	Bike Racks (22)	-	-	100,000	-	(100,000)	100,000	100,000	-	-	-	-
Gondola Capital/MR&R	Staircases	-	58,970	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Terminal Flooring	-	82,485	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	AC Drives/Motors	-	-	-	-	-	-	-	-	-	-	-
Total Capital		1,250,866	141,778	128,000	28,000	(100,000)	112,000	84,000	12,000	143,000	125,000	30,000

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
(15)	Placeholders for all 3 drive bullwheels, subject to condition											
(16)	2019 - Mainline controls system upgrade partially offset with grant funding; 2020 - \$20K Fiber from San Sofia to Town Hall											
(17)	2019 - Phase 6 cabin refurbishments 80% grant offset; 2020 - Refurb 2x Steamboat old Omegas and 1x OM3											
(18)	2019 - TA bumper rails stations 1 and 4, Work chair parking rail station 5, Washbay improvements station 6, Angle station office space, Design work on Station 1 entrance and Angle bathrooms; 2020 - \$150K Entrance modifications station 1, \$350K Bathrooms at angle station, \$50K Angle fire suppression system updates+											
(19)	2020 Station 4 Roof Array replacement											
(20)	2019 - RZR replacement, snowmobile replacement; 2020 - Snowmobile replacement; 2021 - Snowmobile Replacement; 2022 - UTV replacement; 2024 UTV replacement, Snowmobile replacement for replacement and expansion of Oak St. public restrooms.											
(21)	2022 and 2023 - 7 Year jaw/spring replacement schedule											
(22)	2020 - Cabin bike rack solution - Moved from 2019 and added grant funds at 80% match.											

**RESOLUTION OF THE TOWN COUNCIL
TOWN OF MOUNTAIN VILLAGE, COLORADO
FOR THE ADOPTION OF CERTAIN
PROPOSED FEE SCHEDULES OF THE TOWN**

Resolution No. 2019 –

RECITALS

- A. The Town Council has conducted three budget planning and study sessions and considered all of the proposed fee additions, deletions, and adjustments for 2020.
- B. Increased fees proposed by this resolution are:
 - 1. Water and Sewer Base Rates
 - 2. Certain Broadband Charges
- C. The Town is authorized by the Town Charter of the Town of Mountain Village to collect the fees and charges listed on the attached Town of Mountain Village fee schedule amendments, as Exhibit “A” to this Resolution.

NOW THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Mountain Village, Colorado, hereby approves and adopts the attached 2020 fee schedule modifications as proposed in exhibit “A” to this Resolution.

This Resolution adopted by the Town Council of the Town of Mountain Village, Colorado, at a public meeting held on the 21st day of November, 2019.

**TOWN OF MOUNTAIN VILLAGE,
COLORADO, a home-rule municipality**

Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Town Attorney

MOUNTAIN VILLAGE

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor (1)	Water/Sewer Regs Classification	Rate Structure	Rate Table	Rate Water	Rate Sewer	Notes
Single Family	\$ 10,000	3,000	\$2,000 / 500 sf	100.00%	Residential	Seasonal	SF	\$ 59.54	\$ 59.54	
Guesthouse			\$2,000 / 500 sf	50.00%	Residential	Seasonal	SG	29.77	29.77	
Combined Rate Table (Main + Guest)				150.00%	Residential	Seasonal	CRT	89.31	89.31	Each tap has separate meter - base fees 1 1/2
Subdividable Duplex - 2 taps	\$ 10,000	3,000	\$2,000 / 500 sf	100.00%	Residential	Seasonal	SF	59.54	59.54	Each tap has separate meter - base fees are per meter
Non Subdividable Duplex - 2 taps	\$ 10,000	3,000	\$2,000 / 500 sf	100.00%	Residential	Seasonal	SF	59.54	59.54	Each tap has separate meter - base fees are per meter
Condo	\$ 10,000	3,000	\$2,000 / 500 sf	100.00%	Residential	Seasonal	CD	59.54	59.54	
Hotel	\$ 2,000	500	\$250 / 50 sf	20.00%	Commercial	Seasonal	HO	11.91	11.91	5 hotel units equals 1 EBU Commercial
Hotel Eff	\$ 3,000	750	\$250 / 50 sf	30.00%	Commercial	Seasonal	HE	17.86	17.86	3 hotel efficiency units equals 1 EBU Commercial
Lodge Efficiency (Kitchen)	\$ 2,500	750	\$250 / 50 sf	25.00%	Commercial and	Seasonal	EE	14.89	14.89	4 lodge units equals 1 EBU Commercial
Emp Condo/Apartment	\$ 5,000	3,000	\$2,000 / 500 sf	50.00%	Deed Restricted	Seasonal	DR	29.77	29.77	
Emp Dorm	\$ 2,500	3,000	\$2,000 / 500 sf	25.00%	Deed Restricted	Seasonal	EA	14.89	14.89	
Commercial (per 2,000sf)	\$ 10,000	2,000	n/a	100.00%	Commercial	Seasonal	CM	59.54	59.54	
Construction	n/a	n/a	n/a	n/a	Construction	n/a	CT	-	n/a	structure
Fireman	\$ 10,000	3,000	\$2,000 / 500 sf	100%	Residential	Seasonal	F1	-	n/a	Base water free then escalating rate structure
Snowmaking	n/a	n/a	n/a	n/a	Snow Commercial	n/a	Snow	-	n/a	Approximately \$3.22/1,000 gallons (pond) and \$3.50/1,000 gallons on hydrants
Common Irrigation (May thru Oct)	n/a	n/a	n/a/	n/a	Irrigation	Seasonal	I1	59.54	n/a	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	n/a	I2	-	n/a	Usage added to house meter
Common Irrigation - year round	n/a	n/a	n/a	n/a	Irrigation	Year Round	I3	59.54	n/a	Year round, for outdoor hot tubs or equivalent

Water/Sewer Classification Rates

Residential - Commercial - per EBU (1)

Winter - October thru May	\$/1,000 Gal
1 to 8,000 gallons	Base
8,001 to 16,000 gallons	\$6.00
16,001 to 24,000 gallons	\$8.00
24,001 to 32,000 gallons	\$10.00
32,001 to 40,000 gallons	\$12.00
40,001 plus	\$20.00

Summer - June thru September	\$/1,000 Gal
1 to 14,000 gallons	Base
14,001 to 16,000 gallons	\$6.00
16,001 to 24,000 gallons	\$8.00
24,001 to 32,000 gallons	\$10.00
32,001 to 40,000 gallons	\$12.00
40,001 plus	\$20.00

Deed Restricted - per EBU (1)

Winter - October thru May	\$/1,000 Gal
1 to 4,000 gallons	Base
4,001 to 8,000 gallons	\$6.00
8,001 to 16,000 gallons	\$8.00
16,001 to 24,000 gallons	\$10.00
24,001 to 32,000 gallons	\$12.00
32,001 plus	\$20.00

Summer - June thru September	\$/1,000 Gal
1 to 7,000 gallons	Base
7,001 to 8,000 gallons	\$6.00
8,001 to 16,000 gallons	\$8.00
16,001 to 24,000 gallons	\$10.00
24,001 to 32,000 gallons	\$12.00
32,001 plus	\$20.00

Construction

Year Round Rate Structure	usage @	\$/1,000 Gal
1 to 10,000 gallons		\$3.50
10,000 to 16,000 gallons		\$6.00
16,001 to 24,000 gallons		\$8.00
24,001 to 32,000 gallons		\$10.00
32,001 to 40,000 gallons		\$12.00
40,001 plus		\$20.00

Irrigation

Seasonal Rate Structure-Summer

May thru October	\$/1,000 Gal
1 to 12,000 gallons	Base
12,001 to 16,000 gallons	\$6.00
16,001 to 24,000 gallons	\$8.00
24,001 to 32,000 gallons	\$10.00
32,001 to 40,000 gallons	\$12.00
40,001 plus	\$20.00

Year Round Rate Structure

	\$/1,000 Gal
1 to 10,000 gallons	Base
10,001 to 16,000 gallons	\$6.00
16,001 to 24,000 gallons	\$8.00
24,001 to 32,000 gallons	\$10.00
32,001 to 40,000 gallons	\$12.00
40,001 plus	\$20.00

Notes -

1. EBU = equivalent billing unit or 1 single family equivalent

SKI RANCHES

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor (1)	Water/Sewer Regs Classification	H2O Rate Table	Base Rate Water	Notes
Single Family	\$5,000	3,000	\$1,000 / 500 sf	100%	Residential	W1	\$ 106.30	
Guesthouse			\$1,000 / 500 sf	50%	Residential	WJ	53.15	
Construction	n/a	n/a	n/a	n/a	Construction	WT	n/a	Usage billed \$5.25 / 1,000 gallons up to 10,000 gal then escalating rate structure
Fireman	\$5,000	3,000	\$1,000 / 500 sf	100%	Residential	F2	n/a	Base water free then escalating rate structure
Vacant Lot	n/a	n/a	n/a	n/a	Residential	ZZ	n/a	Proposed no charge after 12/31/03
Common Irrigation (May thru Oct)		n/a	n/a/	n/a	Irrigation	I5	106.30	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	SRI	n/a	Usage added to house meter

SKYFIELD

Classification (Per LUO or other)	Tap Fee per tap	Square Footage	Extra Square footage	EBU Factor	Water/Sewer Regs Classification	H2O Rate Table	Base Rate Water	Notes
Single Family	\$7,500	3,000	\$1,500 / 500 sf	100%	Residential	SK	\$ 106.30	
Guesthouse			\$1,500 / 500 sf	50%	Residential	SL	53.15	
Fireman	\$7,500	3,000	\$1,500 / 500 sf	100%	Residential	F3	n/a	Base water free then escalating rate structure
Vacant Lot	n/a	n/a	n/a	n/a	Residential	YY	n/a	\$52.50 monthly until meter is installed
Common Irrigation (May thru Oct)	n/a	n/a	n/a/	n/a	Irrigation	I6	106.30	Individual meters
Irrigation Added to House Usage	n/a	n/a	n/a	n/a	Irrigation	I7	n/a	Usage added to house meter

Water Classification Rates

Residential - Per EBU (1)

Irrigation

Construction

Rate Structure-Winter October thru May	\$/1,000 Gal
1 to 8,000 gallons	BASE
8,001 to 16,000 gallons	\$9.00
16,001 to 24,000 gallons	\$12.00
24,001 to 32,000 gallons	\$15.00
32,001 to 40,000 gallons	\$18.00
40,001 plus	\$30.00

Rate Structure-Summer May thru October	\$/1,000 Gal
1 to 12,000 gallons	BASE
12,001 to 16,000 gallons	\$9.00
16,001 to 24,000 gallons	\$12.00
24,001 to 32,000 gallons	\$15.00
32,001 to 40,000 gallons	\$18.00
40,001 plus	\$30.00

Year Round Rate Structure	\$/1,000 Gal
1 to 10,000 gallons	usage @ \$5.25
10,001 to 16,000 gallons	\$9.00
16,001 to 24,000 gallons	\$12.00
24,001 to 32,000 gallons	\$15.00
32,001 to 40,000 gallons	\$18.00
40,001 plus	\$30.00

Rate Structure-Summer June thru September	\$/1,000 Gal
1 to 14,000 gallons	BASE
14,001 to 16,000 gallons	\$9.00
16,001 to 24,000 gallons	\$12.00
24,001 to 32,000 gallons	\$15.00
32,001 to 40,000 gallons	\$18.00
40,001 plus	\$30.00

Notes -

1. EBU = equivalent billing unit or 1 single family equivalent

Exhibit "A" Continued

	<u>2019</u>	<u>2020</u>
VIDEO RATE CARD		
Basic Service		
Basic	74.95	83.94
Year over year Increase	12.8%	12.0%
Premiums		
One Pay / HBO	13.00	16.00
Two Pay / MAX	21.45	32.00
Three Pay / SHO	29.95	48.00
Four Pay / Starz	36.95	64.00
Digital Services		
Digital Plus (IB)	91.50	100.49
HD STB	17.25	9.95
INTERNET RATE CARD		
Hospitality 100M	550.00	550.00
Hospitality 300M	1,350.00	1,350.00
Hospitality 500M	1,750.00	1,750.00
Limited Internet	28.35	28.35
30M w/ Video - FTTP 250M	79.95	80.00
50M w/ Video - FTTP 500M	109.95	110.00
30M w/o Video - FTTP 250M	89.95	90.00
50M w/o Video - FTTP 500M	119.00	120.00
FTTP 1G (w/ or w/o Video)	NA	150.00
Wireless Gateway	NA	10.00
Wireless Access Point (MRC per AP)	NA	15.00
In-Home Wireless Survey (NRC)	NA	165.00
Commercial FTTP 100M	NA	100.00
Commercial FTTP 250M	NA	200.00
Commercial FTTP 500M	NA	300.00
Commercial FTTP 1G	NA	500.00



To: Honorable Mayor Benitez and Mountain Village Town Council
From: Jim Loebe, Transit & Recreation Director
Date: Nov 12th, 2019
Re: Transit & Recreation Semi-Annual Report

The Transit Department currently is comprised of four functions with budgets in the Gondola Fund, General Fund, and Parking Services Fund:

1. Gondola Operations & Maintenance
2. Municipal Bus services
3. Commuter Shuttle program
4. Parking Services

The Transportation Department management team includes:

- Conor Intemann, Gondola Maintenance Manager
- Rob Johnson, Transit Operations Manager (Gondola Ops, Municipal Bus, and Commuter Shuttles)

The Parks & Recreation Department operates within the General Fund and is staffed by four full-time, year-round employees and 1 FTE seasonal employee.

Town of Mountain Village

GONDOLA OPERATIONS & MAINTENANCE

Summer Season 2019

VISION

Ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT GOALS

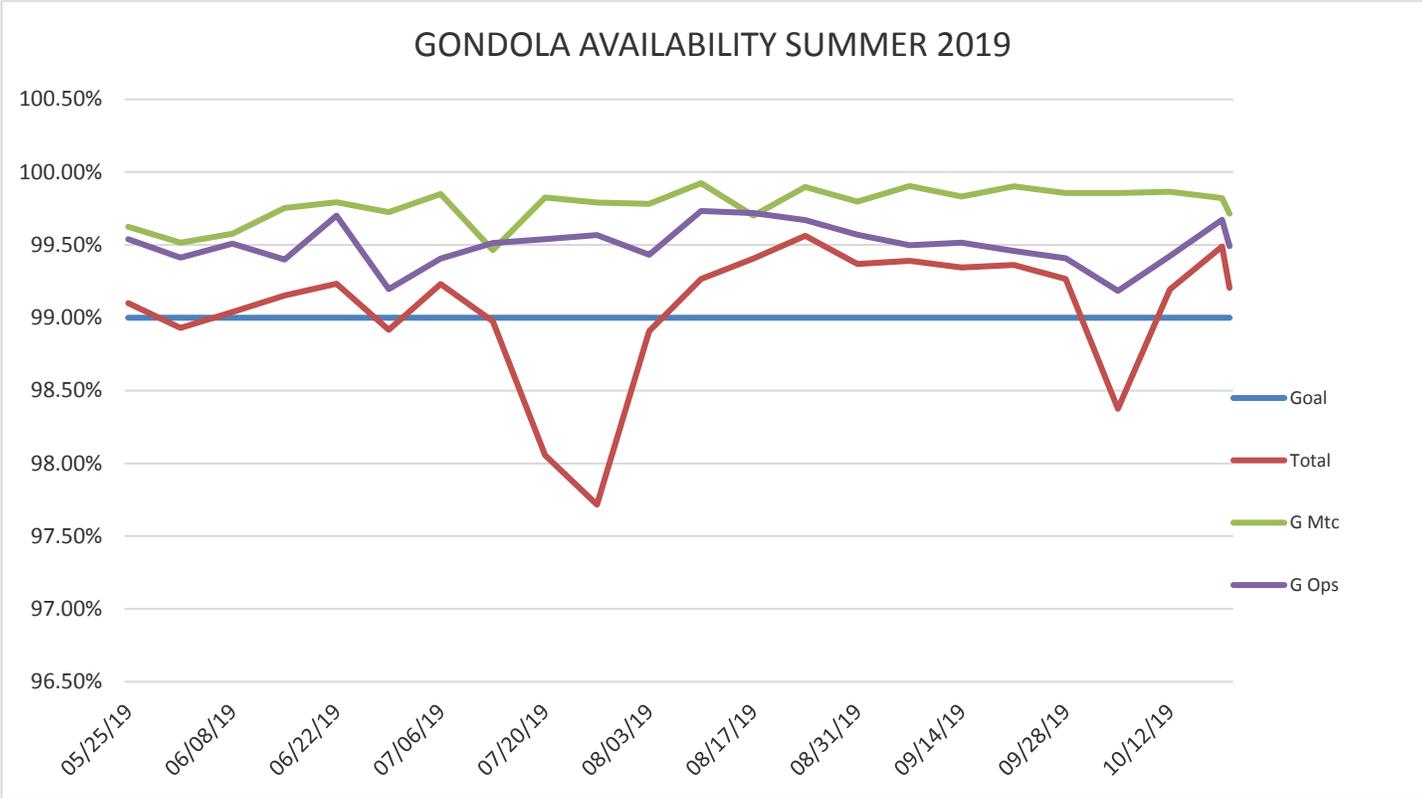
1. Keep gondola downtime to a minimum through training and teamwork.
2. Safely transport all guests and employees by attending to every cabin and every guest.
3. Provide excellent guest services by interacting with every guest in a professional manner.
4. Control costs by performing routine audits of the department's financial performance.
5. Provide a clean, trash free environment across the system.
6. Follow all mandated maintenance procedures and inspections in accordance with applicable rules and regulations.

PERFORMANCE MEASURES

- 1a. Operations availability: SUMMER > 99.67% and WINTER > 99.75% of operating hours.
- 1b. Maintenance availability: > 99.75% of operating hours.
- 1c. Total gondola availability: > 99.0% of operating hours (includes weather and power outage events)
- 2a. Ridership data: Passenger trips are counted, and the data is tracked and reported.
- 2b. Passenger injuries: Zero.
- 2c. Employee injuries: Zero.
3. Customer satisfaction: Score above 4.0 rating on customer surveys.
4. Fiscal responsibility: Operate departments at or below budget.
5. Environmental stewardship: Allocate > 36 man-hours per year labor to trash and litter pick-up across the system.
6. CPTSB Compliance: Licenses received and maintained in good standing, required reporting with zero (0) late or failure to report incidents.

PERFORMANCE REPORT

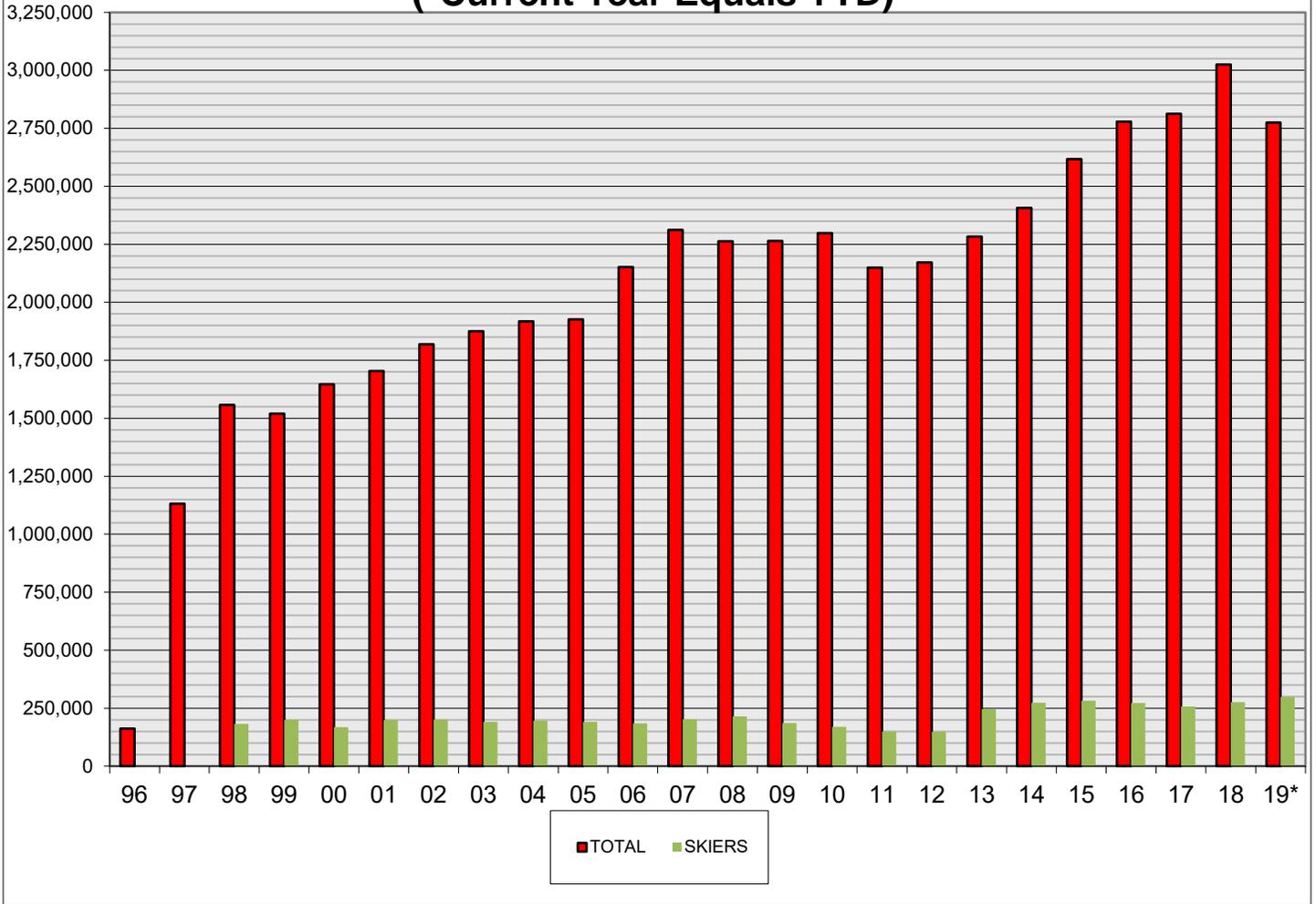
- 1a. Operations Availability: The Gondola Operations department's operational availability goal is 99.67%. Gondola Operations met the operational availability goal five of the 23 operating weeks during the summer season. Gondola Operations overall availability was 99.50% for the 2019 summer season.
- 1b. Maintenance Availability: The Gondola Maintenance department met the 99.75% availability goal 16 of the 23 operating weeks during the summer season, with an overall achievement of 99.78%.
- 1c. Overall Gondola Availability: Total Gondola availability met the 99.0% goal (including operations, maintenance). Overall availability for the summer season was of 99.06%. Early in the season, total availability decreased due to small glitches in the new control system. Gondola Maintenance successfully tuned the new system and the problems were resolved by the first week of July. Total availability decreased the weeks ending 7.20.19 and 7.27.19 due to adverse weather (lightning). Total availability decreased the week ending 10.05.19 due to electrical and operational issues. Total availability decreased the week ending 10.12.19 due to a regional power failure.



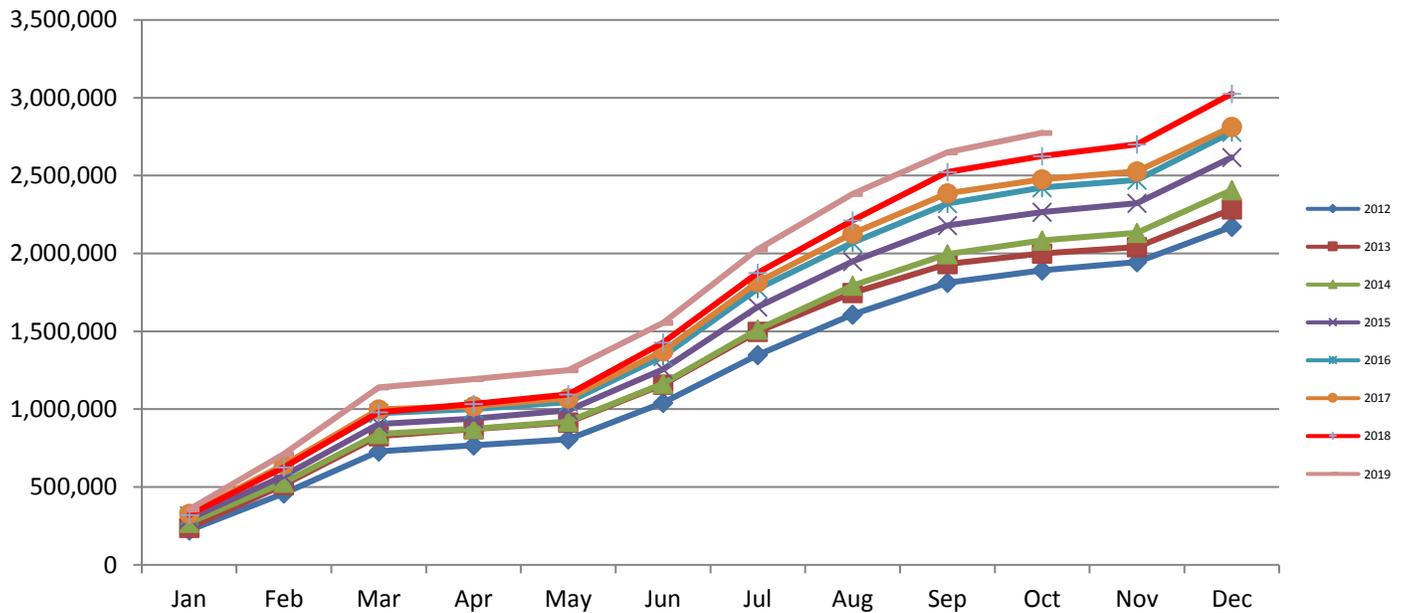
2a. Ridership: 2019 summer season gondola ridership decreased 0.64%. Gondola ridership is up 5.71% year to date. The gondola is on track to exceed the 2018 FY record of 3.03 million passenger trips.

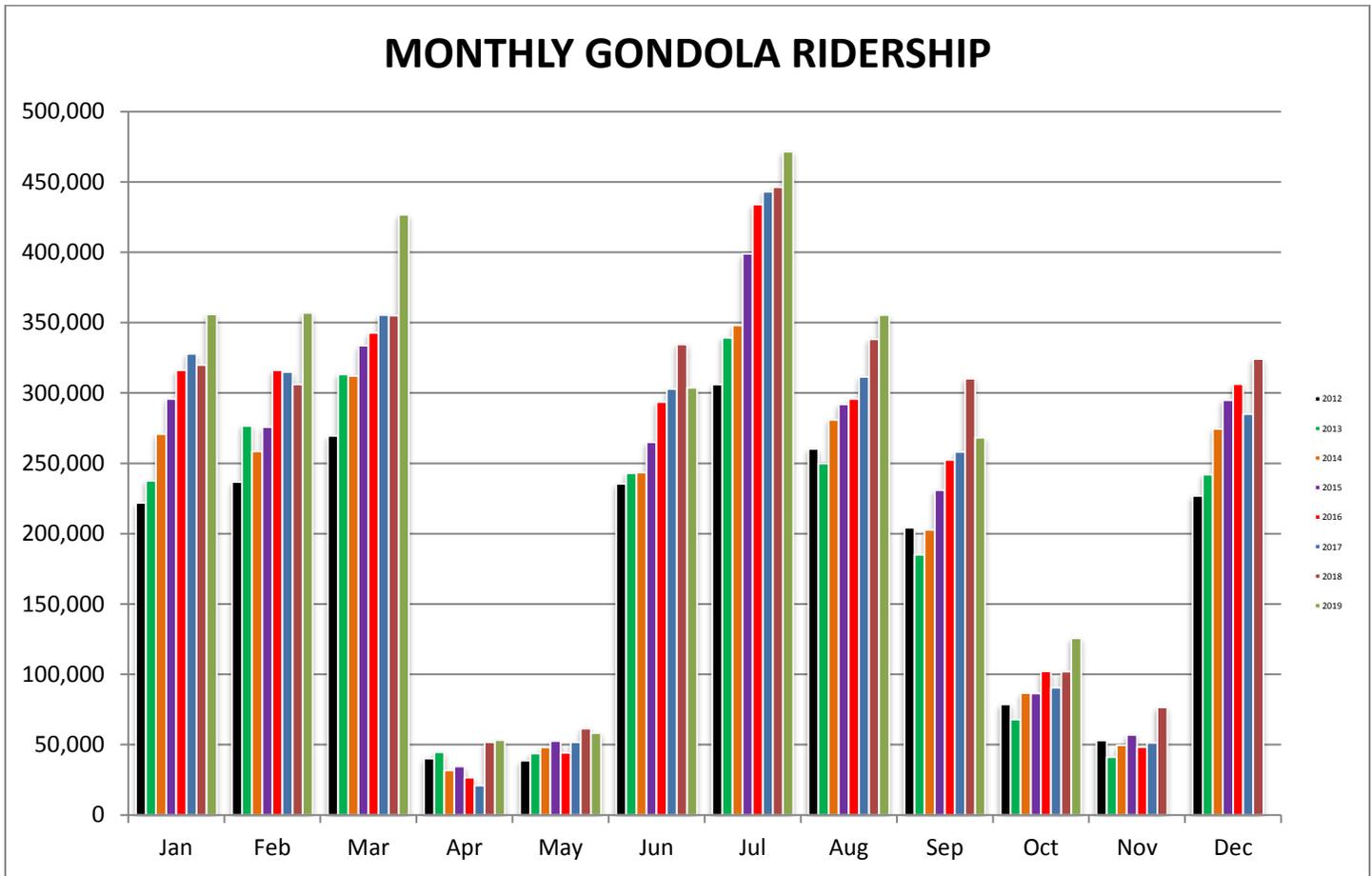
Gondola	2019	2018	DIFF	% Change
Summer	1,582,598	1,592,774	-10,176	-0.64%
Year to Date	2,775,362	2,625,532	149,830	5.71%

ANNUAL GONDOLA RIDERSHIP (*Current Year Equals YTD)



Cumulative Gondola Ridership Comparisons



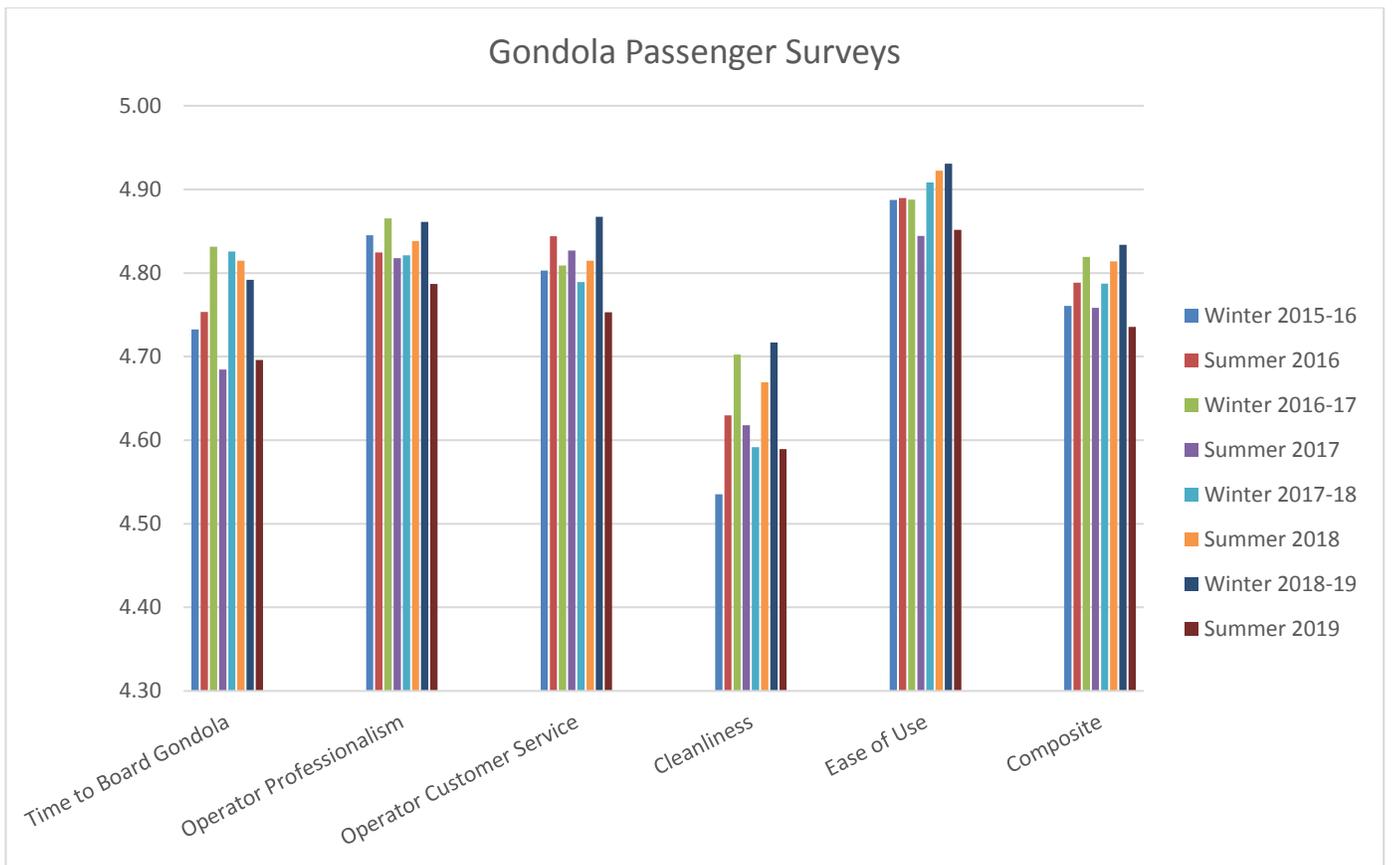


2b. Passenger injuries: There were zero (0) passenger injuries during the summer season that required a response from EMS.

2c. Employee injuries: Gondola Operations and Gondola Maintenance had zero (0) worker’s compensation claims during the summer season which resulted in the Town of Mountain Village incurring monetary costs.

3. Customer satisfaction: The Gondola rated an overall 4.74 on the summer 2019 gondola passenger survey, with 1 being extremely dissatisfied and 5 being extremely satisfied.

GONDOLA RIDER SURVEYS	Summer 2019 Visitors	Summer 2019 Residents	Summer 2019 Composite
Wait time to load cabin	4.73	4.66	4.70
Operator professionalism	4.79	4.78	4.79
Operator customer service	4.73	4.78	4.75
Cabin cleanliness	4.65	4.52	4.59
Ease of use	4.89	4.80	4.85
TOTAL	4.76	4.71	4.74



3. **Budget:** The Gondola Fund was under budget in 2018 for total expenses. YTD (10.31.19), Gondola Fund expenses are tracking under budget.
4. **System Clean-up:** Gondola Ops conducted 31.0 man-hours of cleanup year to date. The department is on track to meet the 36 man-hour goal for FY-2019.
5. **CPTSB Compliance:** All required licenses have been received and maintained in good standing and there have been zero (0) instances of late or failure to report incidents.

CUSTOMER CONTACTS:

- **Compliments:** “Hello, I wanted to say thank you for the help I received from your operators. I fell and scraped my knee. Your staff at the station in the Village Center was great. They helped me up, gave me band aids, and helped me with my things.” “We love the gondola! We got engaged on this gondola.” “The gondola is a very nice feature in Telluride – especially that it is dog friendly. Great way to get around.” “The gondola ride is great! The fact that it is free is so rad. Parked our car all week. Thank you!” “The gondola made it so easy to see everything Telluride has to offer.” “Everyone is friendly and helpful.” “Awesome staff. Awesome service. Very clean gondola.” “Thank you for providing transportation service in Telluride/Mountain Village! I sincerely appreciate the affordable and reliable transportation that the gondola offers.”

The gondola received 70 posts on Trip Advisor during the summer. Trip Advisor posts rate a service on a scale from one to five with one being terrible and five being excellent. The gondola received a five rating 64 times, it received a rating of four on four posts, and was rated a one twice. The first person rating the gondola

a one was not upset with the gondola. He was upset about having to pay to ride the bike park. The second person rating the gondola a one was upset that the gondola was closed for the fall shoulder season. Comments on Trip Advisor included: “A must do! My husband and I stayed in Telluride and rode the gondola over to Mountain Village for dinner. It was daylight on the trip over and dark on the trip back. Both views were amazing!” “What a wonderful time we had enjoying the gondola. The folks working the gondola are friendly and so helpful. We rode the gondola multiple times during our vacation and had an excellent time each time. The views are fantastic.” “FREE!!!! The gondolas are clean, the people running them are so helpful and the views are SPECTACULAR! This is, without a doubt, the best way to get around the area. You can easily get between restaurants, hotels and shops. They also allow you to transport bikes, skis, and even dogs.”

- **Complaints:** “Your operator would not let me ride around at the bottom. He was rude. He must be very entitled.” “When it is super busy sometimes operators don’t fill cars and that is frustrating.” “It can be very difficult to use the gondola for commuting to work – lines may or may not be really long and can make one late.” “If someone wants their own, let them have it.” “Some of your night people don’t come out of their control rooms.” “Clean the windows more.”

COST PER RIDE:

2018 ANNUAL COST PER PASSENGER TRIP

Cost per Ride:	# passenger trips	2018 O&M \$ /passenger Trip	2018 Fully Loaded \$ /passenger trip
Gondola Rider	3,026,131	\$1.14	\$1.38
Chondola Rider	136,700	\$4.35	-

Gondola \$ /passenger trip = (G-Ops + G-Mtc + FGOC + MARRS) ÷ total riders..... [Capital & Major Repairs not included]

Gondola Fully Loaded \$ /passenger trip = (O&M costs + capital & major repairs 15-year amortized expenses) ÷ total riders

Chondola \$ cabin passenger trip = (Chondola \$\$ x 2) ÷ total riders..... [Chondola costs split 50 /50 with TSG]

OTHER:

- **Extended Gondola Hours:** During the summer 2019, the gondola operated for 31 extra hours on 17 days for Mountain Film, Bluegrass, The Ride, Telluride Film Fest, and Blues & Brews. The gondola operated 36 extra hours on 18 days on Friday and Saturday nights. The gondola opened each day at 6:30am except for July 27, 2019 when it opened at 5:00am for the Telluride 100 bike race.
- **Operating Schedule:** The gondola opened for the summer season on Thursday, May 23, 2019. The gondola closed for the summer season on Sunday, October 20, 2019. The gondola will open for the winter season on November 22, 2019. Extended hours currently scheduled for Q4 2019 are on New Year’s Eve. The gondola will open at 6:30am daily throughout the winter season. The gondola will remain open until 2:00am every Friday and Saturday night from mid-December through the end of the winter season.

Town of Mountain Village

MUNICIPAL BUS

Summer Season 2019

VISION

Ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT GOALS

1. Safely transport all guests and employees without incidents/accidents.
2. Provide excellent guest services by interacting with every guest in a professional manner.
3. Control costs by performing routine audits of the department's financial performance.
4. Provide a clean, trash free natural environment at the Meadows and Town Hall parking lots.

PERFORMANCE MEASURES

- 1a. Number of vehicle accidents: Zero.
- 1b. Number of worker's comp claims: Zero.
- 2a. Ridership data: Passenger trips are counted, and the data is tracked and reported.
- 2b. Customer satisfaction: Score above 4.0 on customer service surveys.
- 2c. On-Time bus stop departures: > 90.0%
3. Fiscal responsibility: Operate department at or below budget.
4. Environmental Stewardship: Allocate > 12 man-hours per year to trash and litter pick-up at the Meadows and Town Hall parking lots

PERFORMANCE REPORT

1a. NUMBER OF VEHICLE ACCIDENTS: The Municipal Bus program had one vehicle accident during the summer season. A driver scraped the trailer of a semi while attempting to pass it at the Centrum bus stop. The semi was partially out in the traffic lane. The bus needed minor body work.

1b. NUMBER OF WORKER'S COMP CLAIMS: The Municipal Bus program had zero (0) worker's compensation claims during the summer season.

2a. RIDERSHIP DATA:

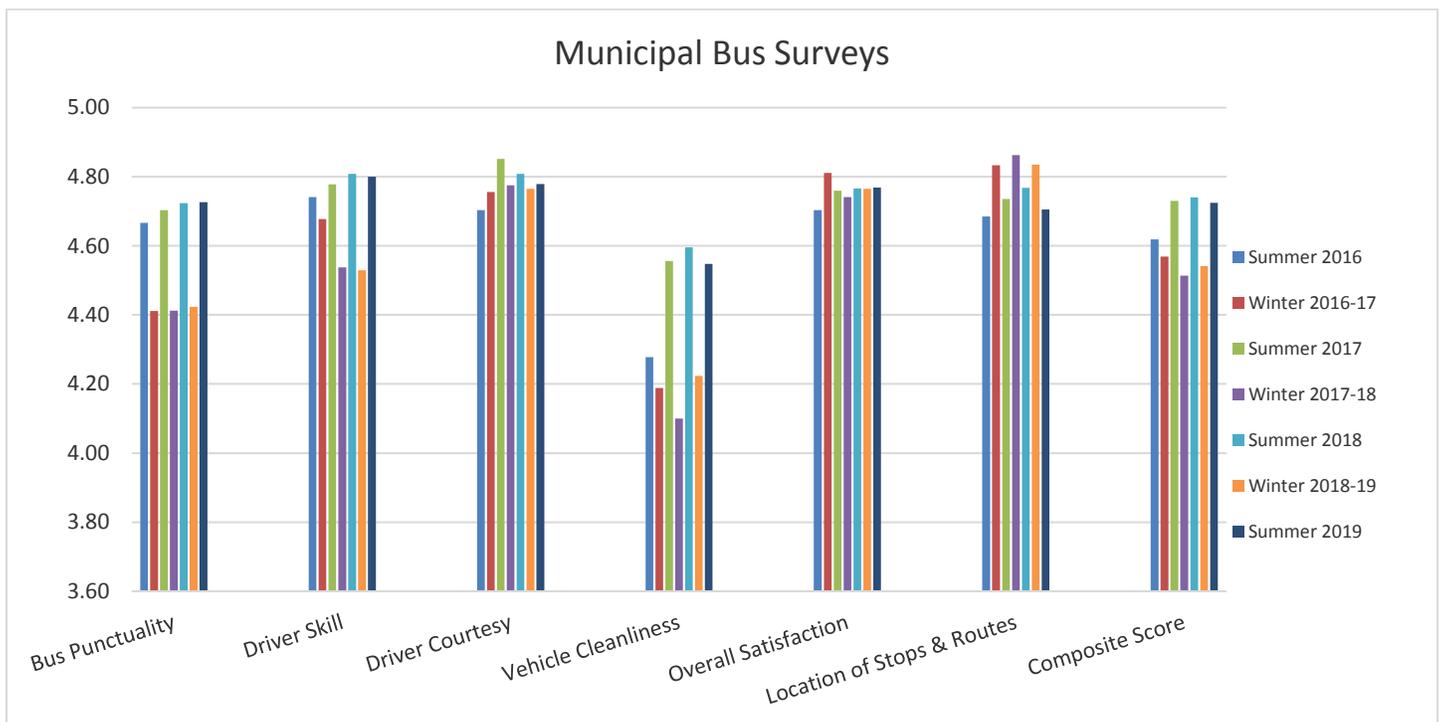
Summer Season: May 1 – October 31

	2019	2018	DIFF	% DIFF
Meadows Bus	47,444	40,632	6,812	16.77%
Village Ctr	100	33	67	203.03%
Telluride Loop*	9,350	5,691	3,659	64.29%
TOTAL RIDERS	56,894	43,997	10,538	23.95%

2b. CUSTOMER SATISFACTION: Supervisory staff conducts periodic rider surveys; rider surveys for 2019 summer season received a 4.72 overall score, with 1 being extremely dissatisfied and 5 being extremely satisfied.

Summer Season: May 1 – October 31

	Summer 2016	Winter 2016-17	Summer 2017	Winter 2017-18	Summer 2018	Winter 2018-19	Summer 2019
Bus Punctuality	4.67	4.41	4.70	4.41	4.72	4.42	4.73
Driver Skill	4.74	4.68	4.78	4.54	4.81	4.53	4.80
Driver Courtesy	4.70	4.76	4.85	4.78	4.81	4.76	4.78
Vehicle Cleanliness	4.28	4.19	4.56	4.10	4.60	4.22	4.55
Overall Satisfaction	4.70	4.81	4.76	4.74	4.77	4.76	4.77
Location of Stops & Routes	4.69	4.83	4.74	4.86	4.77	4.84	4.71
Composite Score	4.62	4.57	4.73	4.51	4.74	4.54	4.72



2c. ON-TIME DEPARTURES: The Town of Mountain Village bus service operates on the Telluride Loop in the spring and fall shoulder seasons and the Meadows Loop during the summer gondola operating season. The bus does not run during the winter months when the Chondola is open for public operations. The May on-time departure rate for the Telluride Loop was 92.17%. The summer Meadows on-time departure rate was 91.73%. The October on-time departure rate for the Telluride Loop was 88.73%. The composite on-time departure rate for the period May 1 through October 31 was 91.56%.

3. FISCAL RESPONSIBILITY: Fiscal year 2018 bus expenses exceeded the budget by \$2,251. Year to date 2019 bus expenses are on budget. Shoulder season bus operations are underwritten by SMART.

4. ENVIRONMENTAL STEWARDSHIP: The municipal bus crew spent 10.25 man-hours cleaning up litter at the bus stops and Meadows Parking during the summer season and 7.5 man-hours from January through April. The department devoted 17.75 man-hours in FY-2019 exceeding the annual goal.

CUSTOMER CONTACTS:

- Compliments: “The offseason bus is awesome.” “I love the bus.” “Your drivers are great this summer.” “Rich Shoup is the greatest bus driver ever.”
- Complaints: “Some of your drivers need to slow down.” “If that blonde guy is driving, I will not ride the bus.” “Dogs should not be allowed on the bus.” “The Telluride bus drove past the intercept lot without stopping. I was late for work.” “I walked home from Lawson to the Meadows because the bus did not stop at the bus stop by the Conoco.” “The Lawson bus schedule in the offseason does not make sense to me.”

OTHER TRANSIT NEWS:

- The municipal bus service between Telluride and Mountain Village began on April 8, 2019 for the spring shoulder season and continued until the gondola opened on May 23, 2019. The Meadows bus service operated from May 24, 2019 until the summer season ended on October 20, 2019. The municipal bus service began operating the Telluride Loop again on October 21, 2019 and will continue to do so until the Gondola opens for public operation on November 22, 2018. The Meadows route will again be operated from November 22, 2019 until the Chondola opens on November 27, 2019. SMART funds the shoulder season Mountain Village to Telluride routes.

Town of Mountain Village

COMMUTER SHUTTLE PROGRAM

Summer Season 2019

VISION

The Town of Mountain Village provides safe and reliable transportation for Town employees and the general public. The shuttle program operates for groups of three or more riders who commute in similar directions from the same location or along the same route. The commuter shuttle service is underwritten by SMART.

DEPARTMENT GOALS

1. Provide Town employees with a regional public transportation service that meets employees and town scheduling requirements.
2. Operate the Town commuter shuttle program to maximize cost effectiveness.
3. Emphasize driver training to provide safe commuter shuttle services.
4. Control costs by performing routine audits of the department's financial performance.

PERFORMANCE MEASURES

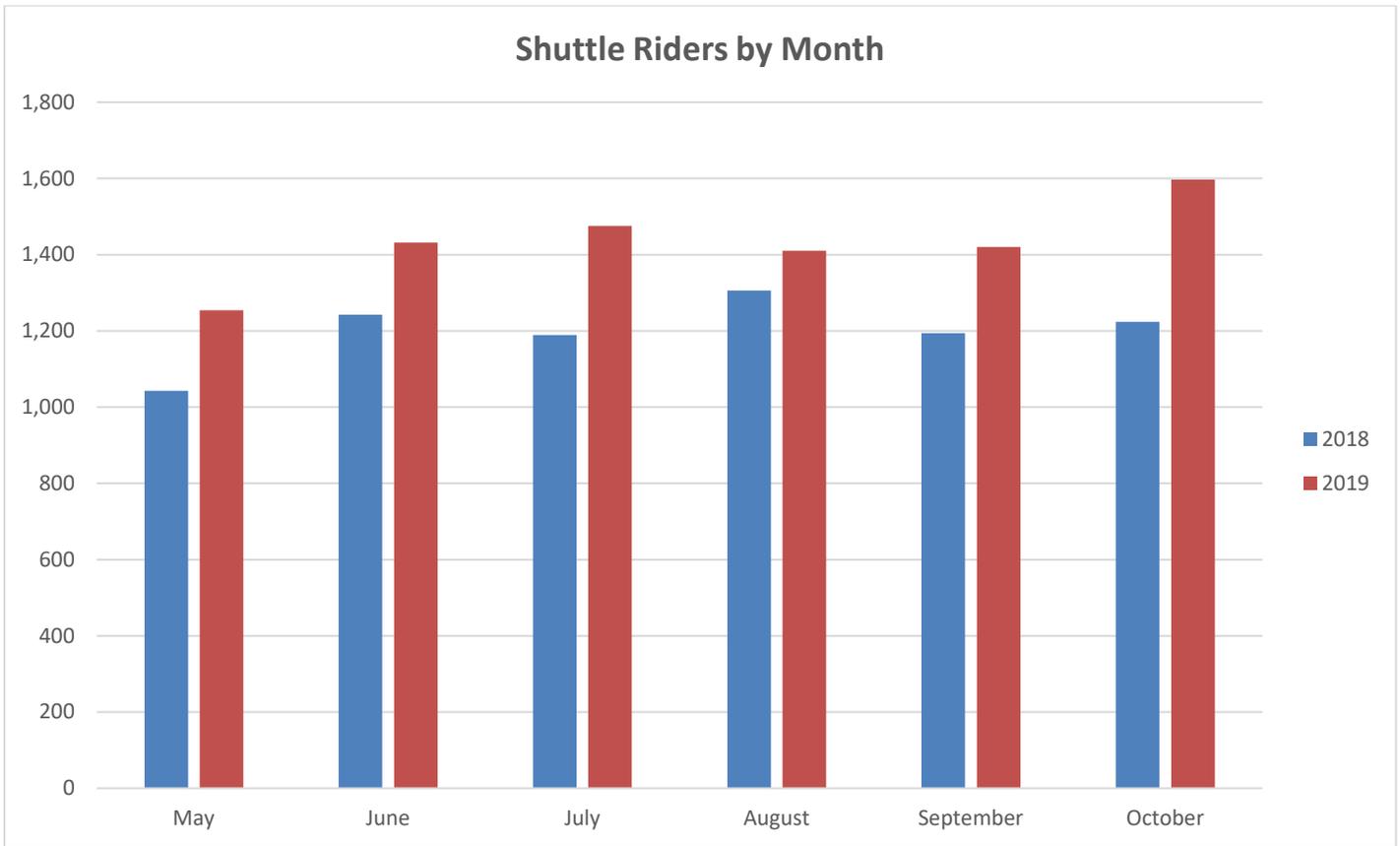
1. Route and Ridership statistics: track ridership data.
- 2a. Percent of capacity utilization per route greater than 50%.
- 2b. SMART subsidy less than \$4.00 per rider.
- 3a. Driver training records: 100% driver training compliance
- 3b. Vehicle accidents: No vehicle accidents.
4. Fiscal responsibility: Operate department at or below budget.

PERFORMANCE REPORT

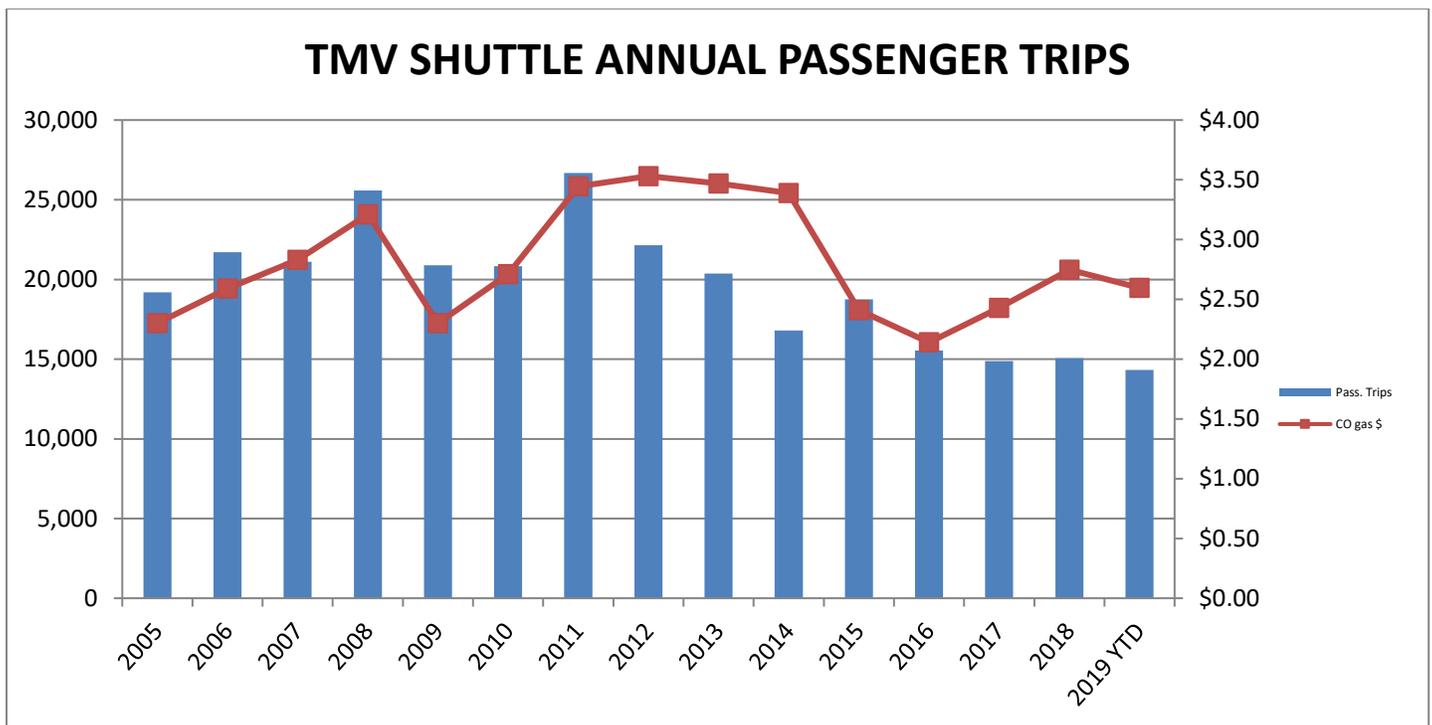
1. Route and Ridership Statistics: During the 2019 summer season, the number of vehicle trips increased by 16.6% relative the 2018 summer season. The number of seats available for passengers increased by 18.9% and the number of passengers transported increased by 19.3% compared to the 2018 summer season.

Commuter Shuttle Ridership

Period	# of Trips	# of Seats	# of Riders	Utilization
May 2018-Oct 2018	1,795	16,404	8,588	52.4%
May 2017-Oct 2017	1,540	13,796	7,199	52.2%
Difference	255	2,608	1,389	0.2%
%Difference	16.6%	18.9%	19.3%	0.3%

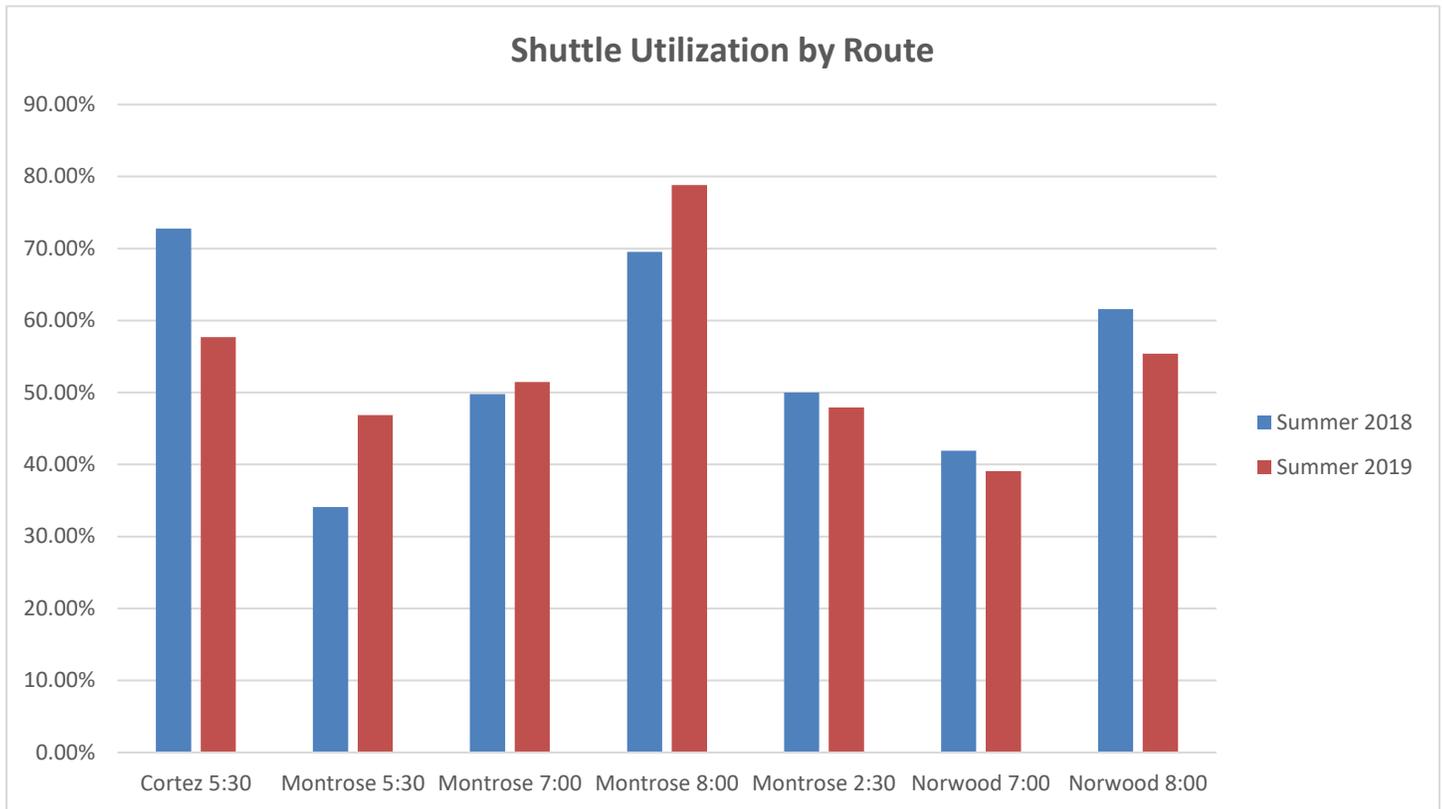


Shuttle ridership by month is impacted by several factors including number of Town employees living locally, the number of seasonal Town and public riders, and the cost of fuel. Other things being equal, higher gasoline costs equate to higher shuttle passenger numbers.



Note: Colorado All Grades All Formulations Retail Gasoline Prices (Dollars Per Gallon)
2019 Numbers Reflect YTD & Current Retail Gas Price

2a. Shuttle Utilization by Route: Overall shuttle utilization for the 2019 summer season was 52.4% compared to overall shuttle utilization for the 2018 summer season of 52.2%.



2b. SMART Cost Per Rider Subsidy: SMART’s contribution per rider for 2019 summer season was \$3.56. 2018 summer season costs were restated to reflect SMART’s hourly contribution for revenue service hours.

Cost Per Rider	Summer 2019	Summer 2018*	Difference	% Difference
Revenue Service Hours	2,303.77	2,037.08	266.69	13.09%
Rate Per Hour	13.28	13.28	-	0.00%
Total Cost	30,594.07	27,052.42	3,541.64	13.09%
Passengers	8,588.00	7,199.00	1,389.00	19.29%
Cost Per Passenger	3.56	3.76	(0.20)	-5.20%

3a. Driver Training: YTD all employee shuttle drivers have been through the Town’s shuttle driver training program.

3b. Vehicle Accidents: There were zero accidents during the 2019 summer season.

4. Fiscal Responsibility: Total Commuter Shuttle expenses were under budget for fiscal year 2018 and are tracking under budget year to date for fiscal year 2019.

Town of Mountain Village

PARKING SERVICES

Summer Season 2019

DEPARTMENT MISSION

Provide excellent parking services to the residents, guests and employees of the Mountain Village.

DEPARTMENT GOALS

1. Actively manage all Town parking facilities
2. Provide user friendly parking opportunities
3. Manage fund to operate at a surplus
4. Provide a clean, trash free environment at all Town owned and leased parking lots

PERFORMANCE MEASURES

- 1a. Track parking usage at all lots
- 1b. Track % utilization of parking spaces used to capacity
2. Call center contacts to total user ratio less than 1%
3. Fiscal responsibility: Year end surplus
4. Environmental Stewardship: Allocate > 36 man-hours per year to trash and litter pick-up at all Town parking facilities

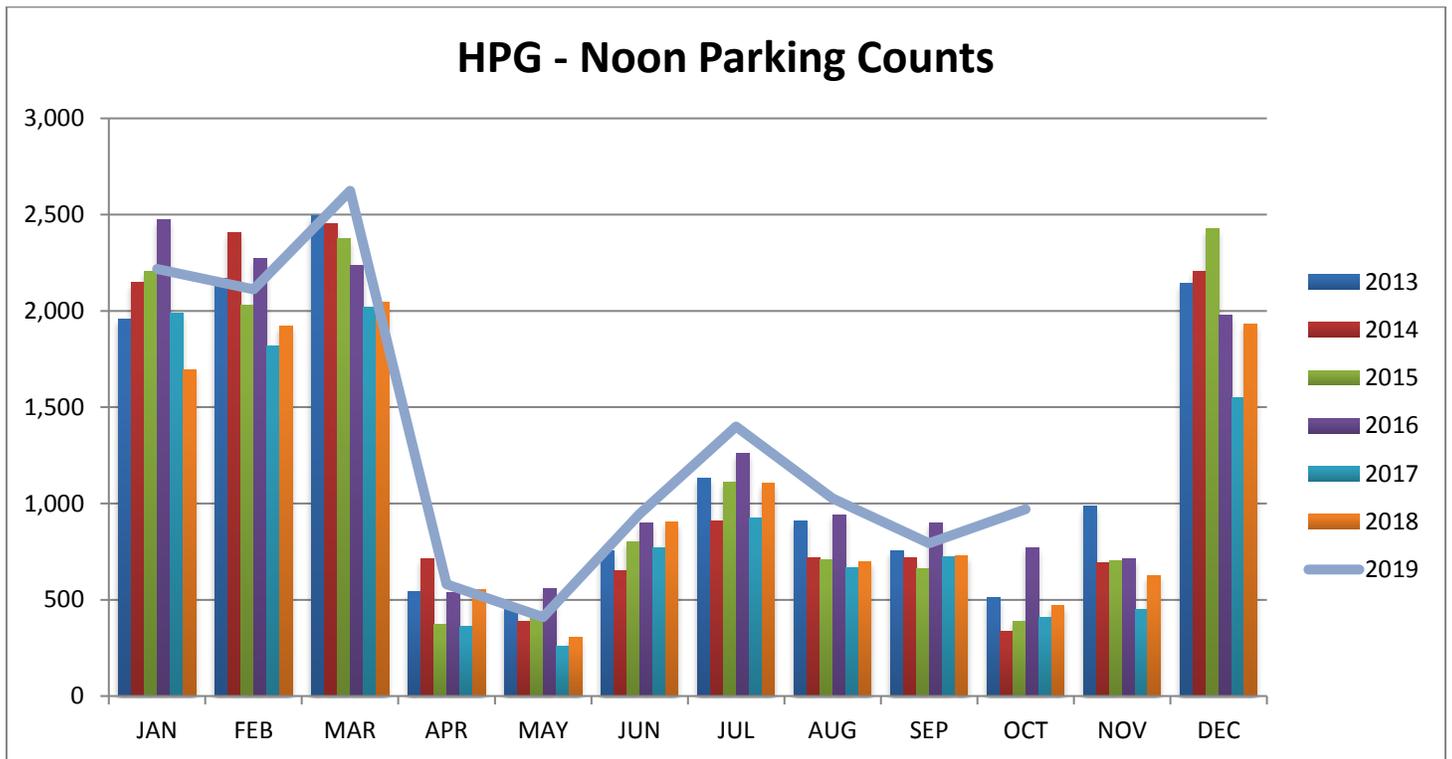
1a. and 1b. Usage and Utilization Summary: Total noon parking counts were up 9.2% this summer as compared to summer 2018. Summer season revenues are up 53.9% from the same period last year. Overall parking utilization remains relatively low at 36.6% of total capacity for the summer season.

SUMMER SEASON NOON PARKING COUNTS (May 1 – Oct 31)

SUMMER SEASON NOON PARKING COUNTS (May 1 - Oct 31)									
	HPG	GPG	Street	UMVB	NVCP	THP	SVC	Meadows	TOTAL
2019	5,546	31,319	1,486	0	3,130	4,698	1,669	7,240	55,088
2018	4,209	28,025	2,289	664	2,341	4,516	1,553	6,844	50,441
diff	1,337	3,294	-803	-664	789	182	116	396	4,647
% diff	31.8%	11.8%	-35.1%	-100.0%	33.7%	4.0%	7.5%	5.8%	9.2%
cap	106	460	-	40	25	60	18	110	819
2019 util. %	28.4%	37.0%	-	0.0%	68.0%	42.6%	50.4%	35.8%	36.6%
2018 util. %	21.6%	33.1%	0.0%	9.0%	50.9%	40.9%	46.9%	33.8%	33.5%

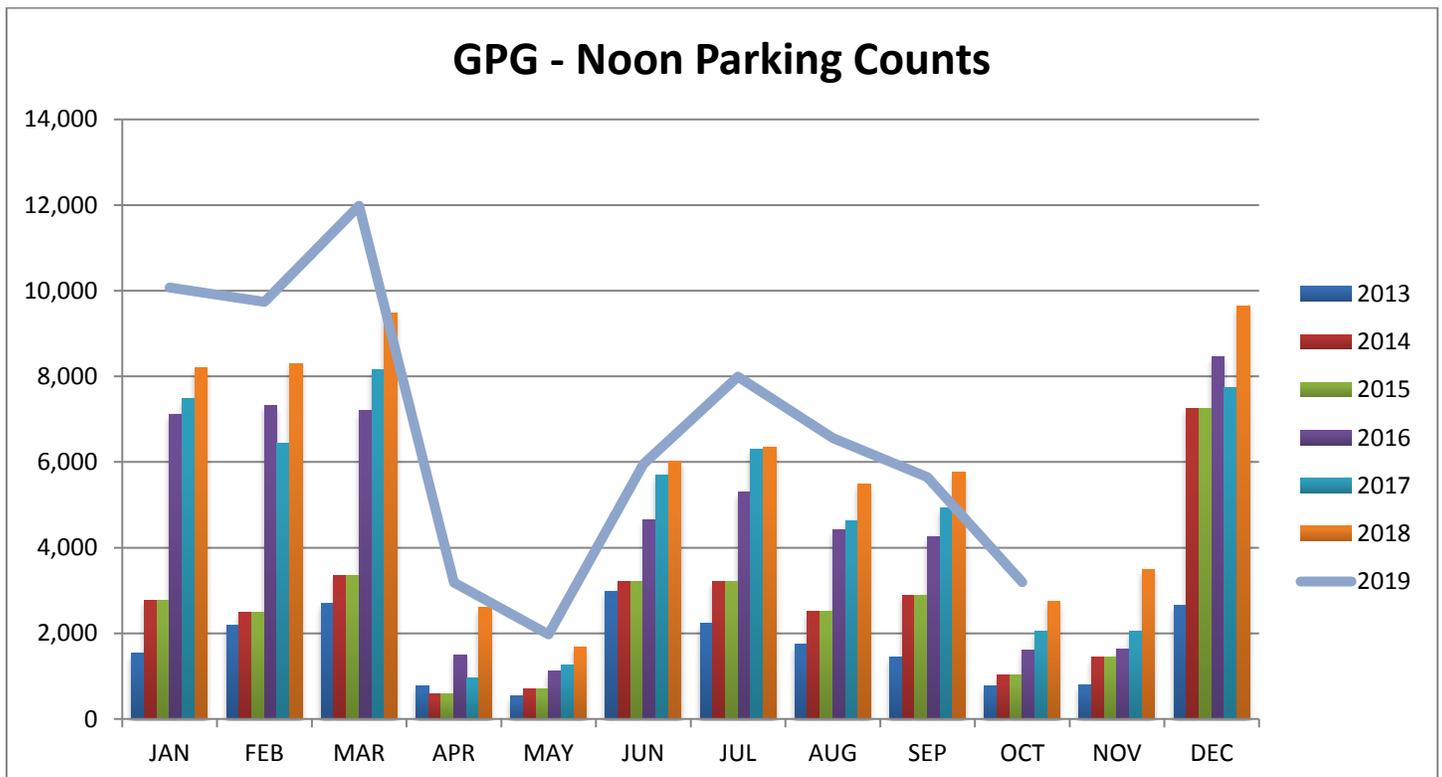
Heritage Parking Garage:

The Heritage Parking Garage (HPG) daily noon parking counts increased by 31.8% from the previous summer season. Revenues were up 27.5% over the same period.



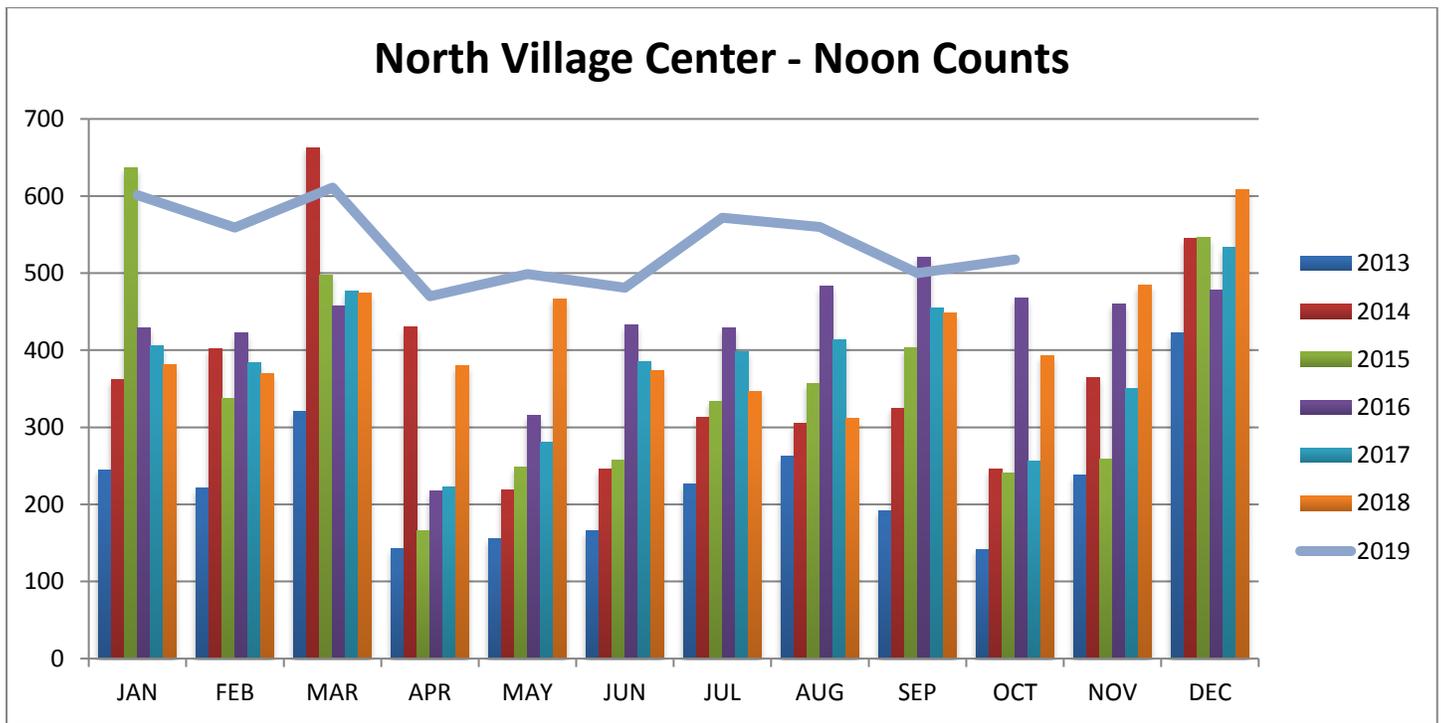
Gondola Parking Garage:

Summer season noon parking counts at GPG increased by 11.8% in 2019. Revenues were down 3.2%.



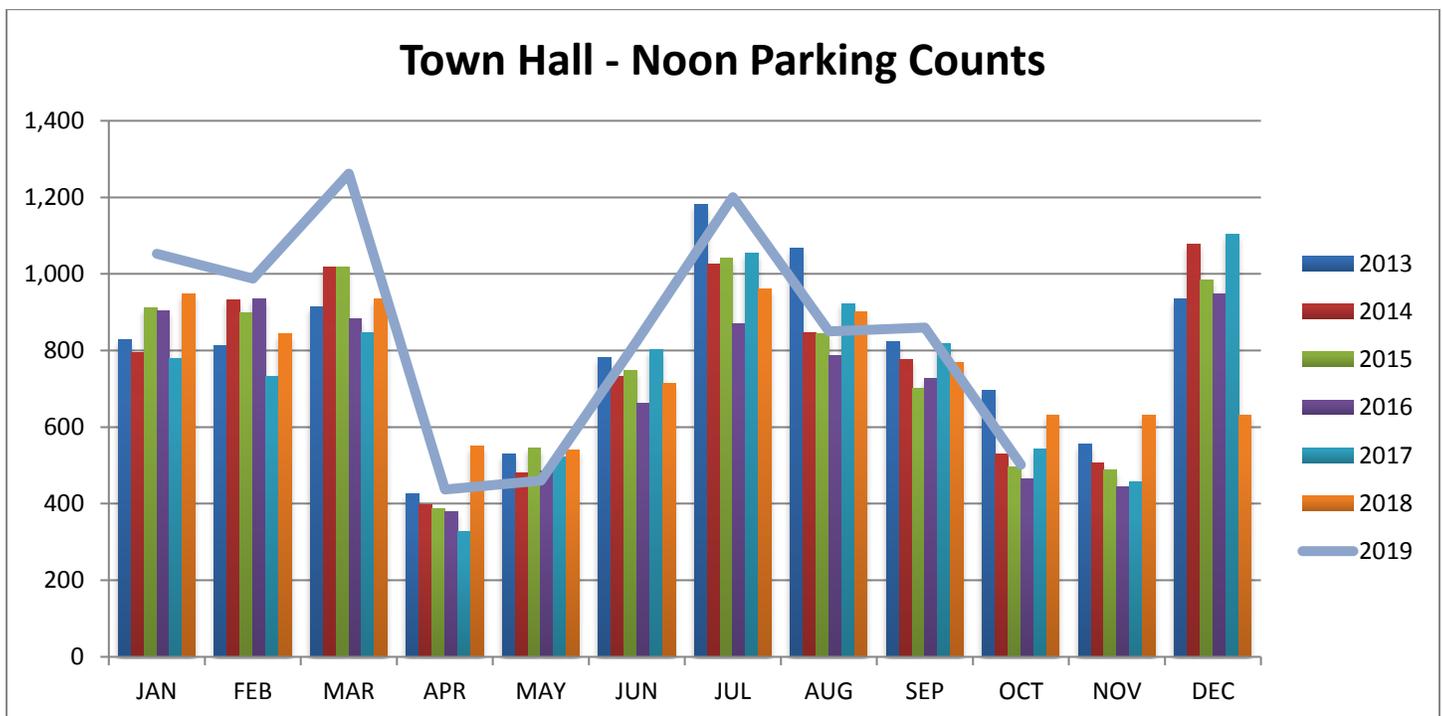
North Village Center Surface Lot:

Noon parking counts were up 33.7% from the previous summer season at NVC. Revenues were down 8.5% for the same period. Residential parking permit holders use this lot free of charge.



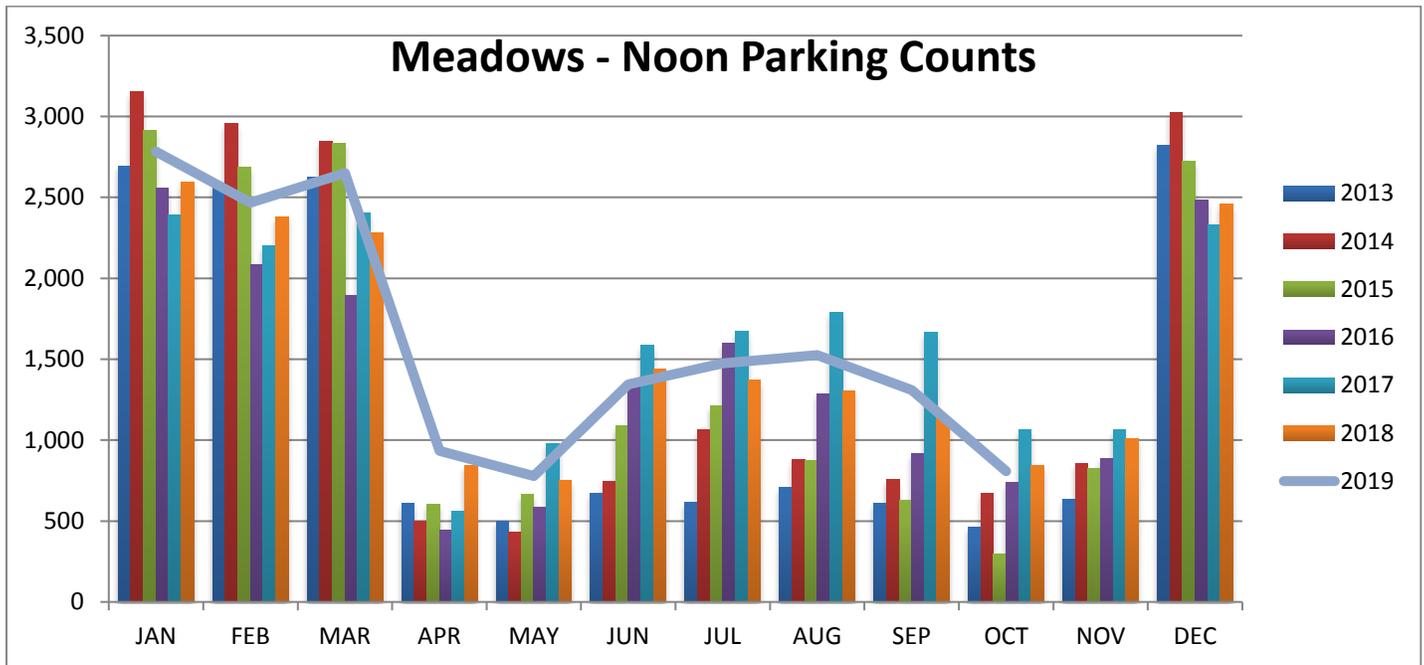
Town Hall Parking:

Summer parking at the Town Hall surface lot was up 4.0% from the previous year. Free, day-use residential permit parking continues to be allowed along the rock wall.

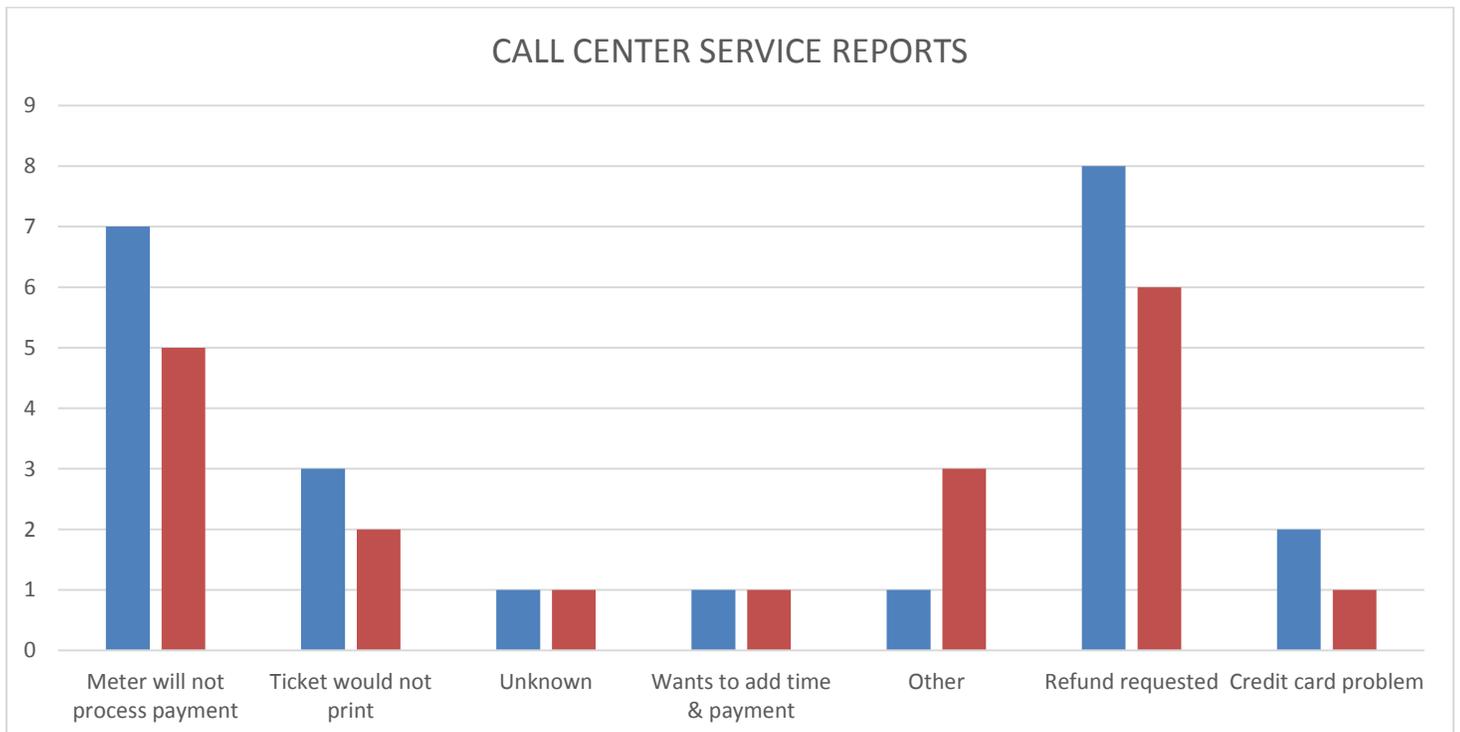


Meadows Parking:

Summer parking at Meadows Parking increased 5.8% from the previous summer.



2. Calls Center Contacts: User complaints with the meters at the GPG, HPG and NVC lots through the summer season were generally due to users not understanding the process with the pay and display system. *Best Connections* answering service handles customer calls for service. During the summer season, *BC* logged 19 calls received and resolved by the service center for 11,462 transactions for a 0.17% problem to transaction ratio. During the day (before 5:00pm), our Community Service Officers respond as soon as possible to guests calls for assistance. After 5:00pm, the Gondola Operations Supervisor on duty calls guests with issues within one hour of the guest calling *Best Connections*. If the Supervisor cannot solve the guest’s problem an email is sent to the Community Service Officers and the Transit Operations Manager so the issue can be resolved the next day.



3. Revenue and Expense Summary: 2019 YTD parking revenue (\$496,096) is 16.0% above the 2018 comparative period (\$427,542). Parking related YTD expenses are up \$29,496 or 9.8%. \$80,000 of the increase is due to a one-time parking buyout related to the Ridge Club.

Parking Fund Summer 2019 Revenues:

	HPG	GPG	NVCP	Permits	Events	TOTAL
2019	\$ 117,433	\$ 63,174	\$ 12,303	\$ 3,160	\$ 123,643	\$ 319,713
2018	\$ 92,078	\$ 65,295	\$ 11,340	\$ 8,465	\$ 30,560	\$ 207,738
Diff.	\$ 25,355	\$ (2,121)	\$ 963	\$ (5,305)	\$ 93,083	\$ 111,975
% Diff.	27.5%	-3.2%	8.5%	-62.7%	304.6%	53.9%

Parking Fund YTD Revenues versus Expenses:

	2013	2014	2015	2016	2017	2018	2019YTD
Total Revenues	323,395	397,500	502,091	407,432	493,116	427,542	496,096
Total Expenses	(281,338)	(328,928)	(280,298)	(286,610)	(405,192)	(299,944)	(327,613)
Subtotal surplus/(deficit)	42,057	68,572	221,793	120,822	87,924	127,599	168,484
Overhead & Asset Sales	(30,777)	(31,821)	(30,285)	(27,038)	(37,699)	(39,186)	(44,257)
Surplus/(Deficit)	11,280	36,751	191,508	93,784	50,225	88,412	124,227
Transfer to/(from) G.F.	11,280	36,751	191,508	-	-	-	-

(1) Beginning in 2016, Parking Services Fund surpluses are no longer transferred to the General Fund. Transfers from the General Fund will be made to the Parking Services Fund to cover deficits.

(2) 2019 YTD numbers do not include capital costs of \$91,346. (TH asphalt -\$61,060. GPG Expansion -\$28,717. TH proseal -\$1,570.)

Parking Rate Plan:

The Parking Committee’s vision is to manage a comprehensive parking plan that provides consistent and fair parking options to guests, residents, business owners and employees of the Mountain Village. TMV parking services are generally well received in that overflow parking is avoided (the notable exception being Bluegrass), HPG is better utilized providing convenient customer access to MV Center businesses, and revenues are collected at GPG and HPG to help offset Parking Services O&M expenses.

The following parking rate schedule was in effect for the 2019 summer season:

	GPG	HPG	NVC	Short Term (Wells Fargo)	SVC (Blue Mesa)	Town Hall	Meadows
Day Rate \$:	Free	\$2 per hour; \$35 max per 24-hr period	\$2 per hour; (MV resident permit - free)	Free	Free	Free	Free
Limit:	14 days	7 days	7 am – 2 am Unlimited 6 pm – 2 am	30 minutes 7 am – 2 am	30 minutes 7 am – 6 pm Unlimited 6 pm – 2 am	60 minutes 7 am – 2 am	8 am – 6 pm 14 days
Overnight	\$25.00 valid for 24 hrs	same as day rate	NO	NO	NO	NO	BY PERMIT ONLY 8pm – 8 am

4. Environmental Stewardship: Year to date, Town staff has participated in 43.75 hours of trash and litter pick-up at Town operated parking lots; the department has exceeded the 36 man-hour goal for FY-2019.

Town of Mountain Village

PARKS & RECREATION

Summer Season 2019

VISION

The Mountain Village Parks and Recreation Department provides accessible, affordable and diverse recreational opportunities to all Mountain Village residents and visitors.

DEPARTMENT GOALS

1. Establish effective relationships with stakeholders for recreation venues.
2. Manage a fiscally responsible department by balancing expenses with revenue and grant acquisitions to remain within budget.
3. All recreation venues are prepared by the beginning of their respective seasons.
4. Perform departmental operations with attention to safety.
5. Provide a clean, weed free natural environment along the hike and bike trails.

DEPARTMENT PERFORMANCE MEASURES

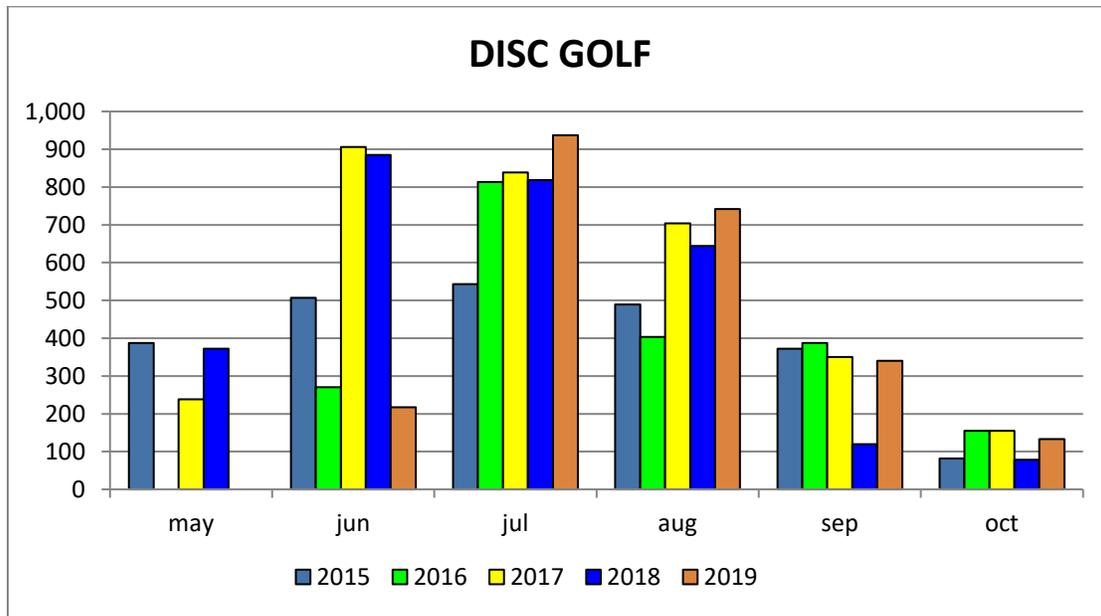
1. Manage stakeholder agreements with TSG, TMVOA, USFS, SMART, Telluride Mountain Club, TOT, CDOT, & Hotel Madeline.
2. Perform department functions within adopted budget.
3. 100% of recreational venues operational at the beginning of their respective seasons.
4. No worker comp claims.
5. Allocate > 20 man-hours of weed control activities along the hike and bike trails.

SUMMER 2019 PARKS & RECREATION ACHIEVEMENTS

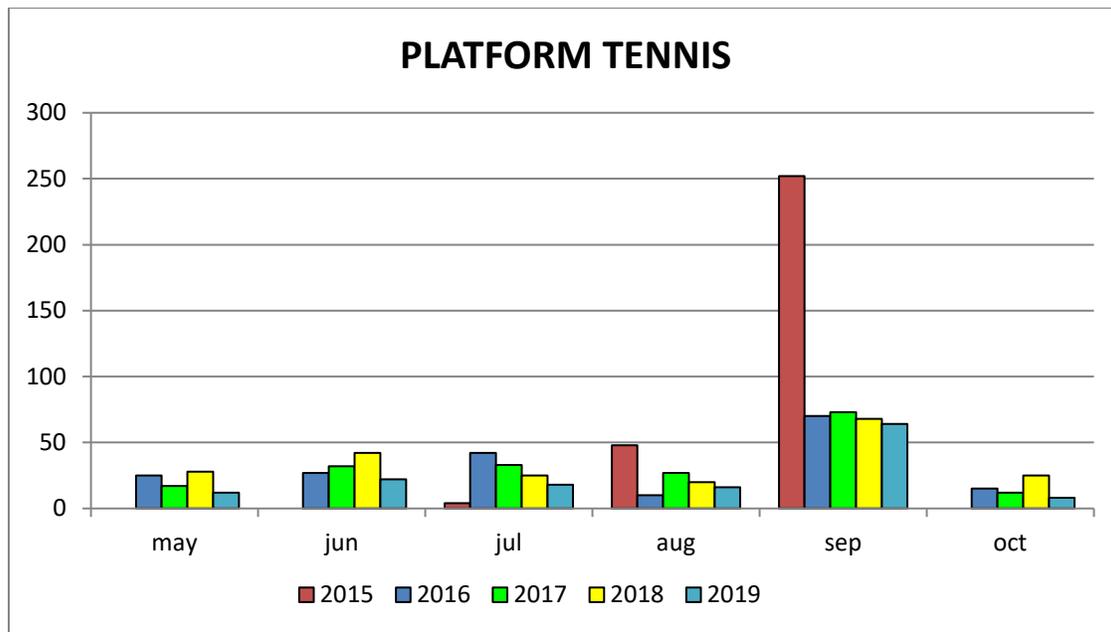
1. Stakeholder relations:
 - Coordinated with TSG and ran a parallel messaging campaign during the launch of the new bike park.
 - Coordinated with USFS on summer trails status.
 - Coordinated with TSG on trail closures during logging operations.
 - Ongoing coordination with Telluride Mountain Club and other regional entities on both in-system and regional connector trails.
 - Partnering with stakeholders (TOT, USFS, TSG) on Telluride connector trail design and construction.
 - Performed 200+ man-hours of trail maintenance / hazard tree removal / general trail improvements on the Ridge Trail in conjunction with USFS MOU.
 - Continued partnership with USFS on the rec ranger program.
 - Partnering with SMART and SMC to get the Lawson Hill connector tunnel and the valley floor bike/ped connection on the CDOT project list.
2. The 2018 year-end expenses were under budget. YTD 2019 expenses are tracking under budget.
3. All summer venues and trails had delayed openings due to the persisting snow pack.
4. Zero Workers Compensation claims YTD resulting in TMV costs.
5. Twenty (20) hours of weed control was conducted during the summer season.

SUMMER RECREATION VENUES

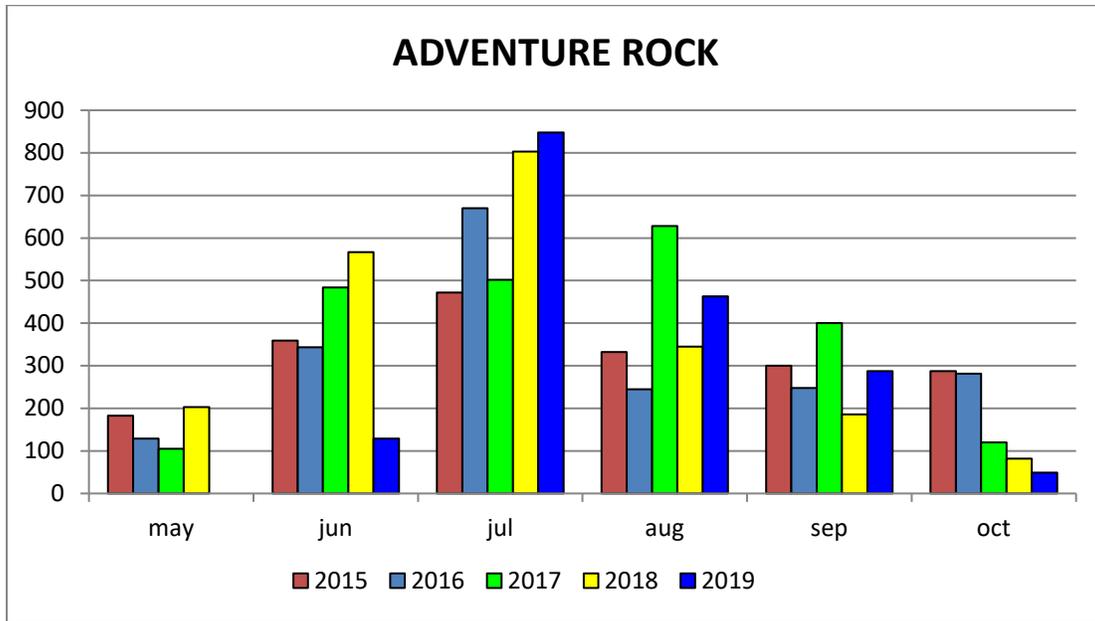
- Disc Golf:** With the course still holding snow well into June, traffic on disc golf was down 18.8%. Again this year, the presence of a ranger during busy times in order to enforce course courtesies, coupled with better course layout, virtually eliminated complaints from neighboring homeowners. The Town will continue to search for an alternative location for this important and well used venue.



- Platform Tennis:** Paddle tennis registrations are down 8.5% YTD. Once again, we had a bump in traffic with the September clinic.



- Adventure Rock: Same as disc golf, traffic at the rock was down this year 18.8%. As evidenced by gondola ridership numbers, overall it was a slow start to the summer season with the abundant snowpack and late spring snows.



OTHER SUMMER PROJECT OBSERVATIONS

- Trails Master Planning: Brought draft master plan to Town Council for consideration. Final edits scheduled to be contemplated at the December council meeting.
- Safety Improvements: Plan for bike and pedestrian safety improvements on lower San Joaquin, Mountain Village Boulevard through Town Center, and upper Country Club approved by council and scheduled to be implemented in 2020.
- Jeff Jurecki Playground: Transported and installed memorial rocks.
- Ice Rink: Astroturf is getting toward the end of its useful lifespan and may need to be replaced next year.
- Bridges: Planks on bridges that are cleared by skid steers are nearing the end of their useful life. All planks on the Prospect and 98 Bridges are budgeted to be replaced next summer. Stabilization activities on the bridge across the Meadows wetland are also budgeted for next summer.
- Big Billies: Widened the trail and improved drainage in the lower switchback section.
- Meadows Trail: Rebuilt failed retaining wall above Coyote Court.
- Boulevard Trail: Removed all dead fall to the south of Boulevard Trail between Benchmark and the 68 Bridge. Replaced multiple sections of sidewalk at bridge approaches, repaired broken and missing masonry, and plumbed up all light posts.
- Ridge Trail: Performed maintenance activities on the Ridge Trail pursuant with the USFS MOU. Hazard tree removal, construction of several small ranch fences to keep people off private property, and the opening up of view corridors were completed.
- Weed Control: The parks and rec staff will be taking over and re-launching the noxious weed control program for 2020.
- Paddle Courts: Rebuilt several skirt walls on the north court.
- Recreation Day: Rec staff put together another fun and engaging recreation day for all town staff. Activities included paddle boarding, fishing, mountain biking, and golf, just to name a few.

PUBLIC WORKS DEPARTMENT

SEMI-ANNUAL REPORT TO TOWN COUNCIL

May 1, 2019 to November 1, 2019

PUBLIC WORKS

Director: Finn Kjome, Managers: Robert Haining, Water; John Owens, Vehicle Maintenance; Nolan Merrill, Road & Bridge/Sewer; JD Wise, Plaza Services

ROAD AND BRIDGE

Road and Bridge is responsible for the care and maintenance of 20 miles of road, 20 bridges and 8 parking areas as well as inspecting and maintaining 29 miles of sewer lines, 231 manholes and 3 sewer lift stations.

The Road and Bridge staff performs all in-house pavement repairs. They provide a significant amount of full depth asphalt patching at a considerable savings to the Town. The process involves all grinding, prep and paving operations as well as traffic control. The staff provides all other phases of roadway repair and maintenance. Road and Bridge has also undertaken numerous repairs of the mainline sewer system identified by video inspections of the lines. In the winter, the staff provides seven-day coverage for snow removal and all other required maintenance with three operators on the day shift and one operator at night until midnight. Snow removal includes all Town roads and parking areas. Along with these primary duties Road and Bridge performs wetland or sensitive area mitigation, sign repair, tree removal, culvert and drainage maintenance and routine maintenance of the sewer system.

Department Goals

1. Provide snow and ice removal for all the Town's roadways and parking areas to ensure the safest conditions possible in all weather conditions.
2. Complete the initial plow routes within the proscribed time limits; the grader route within 3 hours on light to normal snow days (<6") and 3.25 hours on heavy days (>6"); the snowplow/sand truck route within 1 3/4 hours on light to normal days and 2 hours on heavy days.
3. Provide safe roadways by maintaining quality pavements, shoulders and drainage at a cost advantageous to the Town.
4. Provide quality, cost effective maintenance to all Town facilities as directed.
5. Perform all tasks in the safest possible manner.
6. Perform snow removal procedures and sensitive area mitigation as per the Wetlands Protection Plan.
7. Operate the budget within budget.

Performance Measures

1. Track hours for snow removal compared to snow fall totals and customer satisfaction as measured by survey.
2. Track the number of snow days that meet or exceed the initial snow route time limits with a goal of 80% or better.
3. Track the cost of asphalt patching and pavement repair with the goal of keeping costs below commercial prices.
4. Track the cost of facility maintenance with the goal of keeping costs below commercial prices.
5. Track work time lost to injury with zero injuries the goal.
6. Annually inspect and document improvement of wetland protection systems as per the Wetlands Protection Plan.
7. Department year end expenditure totals do not exceed the adopted budget.

2019 Performance Report

1. There was 4,447 hours for snow removal with 342 inches of snow fall.
2. Snow route completion times met; 100% on light to normal and 100% on heavy days for the grader route, 99% on light to normal and 82% on heavy days for snow plow/sand truck.
3. 8,795 sq.ft. of roadway patches were completed @ \$5.78/SF for a total of \$50,887.66 compared to \$7.90/SF or \$69,480.50 in contractor prices, a savings of 27%.
4. We had summer road sweeping costs of \$10,257.29 compared to \$19,950 in potential contractor cost, a savings of 49%.
5. There were no hours lost due to on the job injury.
6. Road and bridge spent \$8,855.12 on maintaining drainage and protecting the snow storage and sensitive area mitigation area, as per the Wetlands Protection Plan.
7. As of October, Road and Bridge is tracking below budget expenditures \$942,733.18 actual compared to \$1,034,374.48 budgeted year to date.

Staffing

We are at a normal staffing level of seven operators, with one new employee this summer. Justin Vigil transferred from the Water Department to fill an open vacancy left by Nate Wilson leaving the Town in September.

Training

All employees renewed their flagger certifications and attended a harassment training class. Some of the crew attended a class on winter snow removal techniques and safety. Nolan took continuing education credit classes for his sewer license.

Department Projects and Issues

This summer the Road and Bridge staff assisted a hired contractor in the asphalt overlaying of Rocky Road, Snowfield Drive, Wilson Peak Drive, Upper San Joaquin Drive, Eagles Rest Circle, Sundance Drive and upper High Country Drive. Other

contracted out asphalt overlays included the parking lot at the Town Hall and a patch on Russell Drive.

The remainder of the summer road work focused on in-house patching, crack sealing and ditch maintenance. The goal of the patching is to repair existing pot holes and weak structure such as loose alligator pavement with full depth patches and there by maintaining the structural integrity of the pavement. Crack filling helps us keep moisture out of the sub base and also helps preserve the structure.

Other projects for the season included widening the fire lane by the Franz Klammer building, prepping for new concrete sidewalks and the maintenance of existing sidewalks at VCA. Road and Bridge started installing infiltration lids on sewer manholes this summer. This will help with the spring snow melt run off of water getting into the sewer distribution system.

The Road crew is the muscle behind so many daily projects that it's hard to list them all.

WATER

The Water Department is responsible for the operation and maintenance of the water systems of the Mountain Village; systems include Mountain Village, Ski Ranches and West Meadows. The water department staff serves as the operators for the Elk Run subdivision's system as well. The department is also responsible for snow removal at the Gondola Parking Garage and the trail from Town Hall to the Blue Mesa parking lot.

The Water Department staff operates on a five day per week schedule in the summer and a seven day per week schedule in the winter. They also provide seven-day, twenty-four-hour emergency on call coverage. The staff plays a significant part in the winter snow removal operating plan as they provide all the manpower for the snow removal at the Gondola Parking Garage and the walk way to the Village Center.

Department Goals

1. Provide clean and safe drinking water to the customers of the Mountain Village Water system.
2. Provide prompt and courteous service to all customers, timely locates and inspections on system installations and response to system problems.
3. Maintain the system to a higher level than the industry standard of 10% water loss due to leakage.
4. Maintain regulatory compliance according to all applicable rules and laws that apply to public water systems.
5. Perform an effective maintenance program to reduce costs and lessen severity of breakdowns.
6. Provide service to residents and guests by the timely and cost-effective removal of snow from GPG and walkways.
7. Operate the enterprise so that it doesn't require general tax subsidy.

Performance Measures

1. A. Track times for response and resolution of customer service issues and contractor's requests with the objective of same day service.
B. Track times for response to emergency situations with the goal of one to two hours response.
1. Perform monthly water audit tracking percent of water loss with the objective of less than 10% loss.
2. Water consumption with 100% of water sample tests results are without deficiencies.
3. A. Track maintenance costs on hydrants, valves and meters and compare with industry standards.
B. Reduce down time due to system failures compared with industry standard of no customers without water.
6. Perform snow removal tasks at GPG by 8AM on light to normal snow days and 9AM on heavy days.
7. Department year end expenditure totals do not exceed the adopted budget.

2019 Performance Report

1. Water consumption was 91.8 million gallons (May-Oct.) with zero deficiencies for the system.
2. There were 301 contacts with 100% response time to customer issues, contractor requests and system emergencies within 24 hours.
3. The water audits indicated an 5.9% water loss in the Mountain Village and Ski Ranches.
4. We had zero regulatory violations.
5. A. Maintenance for hydrants was a cost per unit of \$32.05 compared to industry average of \$50.00. Maintenance for main line valves was a cost per unit of \$19.33 compared to industry average of \$30.00. Maintenance for PRVs was a cost per unit of \$287.20 compared to industry standard of \$360.00
B. We had one incident with customers out of water. The outage was scheduled with the Ski Ranches capital project. We had 12 customers out of water for 5 hours.
This equates to a .001% outage rate.
6. The snow removal goals at GPG were met on 43 of 48 days a 90% success rate.
7. As of October MV water is tracking slightly below budgeted expenditures \$704,986.99 actual compared to \$968,063.37 budgeted year to date.

Staffing

The Water Department staffing level is four with two new hire employees yet to start. There were 3 turn overs in this department this summer.

Training

Josey Griffith attended an electrical training class. Bob Haining took some classes to keep up his water license and stay current with regulatory changes. Other training consisted of training on harassment and was conducted for all employees.

Department Projects and Issues

The Water department is into the second year of the replacement of the aging infrastructure in the Ski Ranches. This year's project provided a water line loop at the top of Ridge Road and Saddle Horn Lane. This new water line significantly increases fire flow protection for the entire Ski Ranches.

A new potable water well was drilled in the Mountain Village during October. Initial results are encouraging that this will be a great new source of water. (Upwards of 300 Gallons Per Minute). Further testing is currently ongoing.

The ortho phosphate pilot test is ready to launch. It will be started the week of November 18th.

Other summer projects consisted of the Water Department finishing up the installation of a new backup generator building to supply electrical power to wells 27 & 29.

2019 Water Conservation Efforts

The smart clock water incentive program was once again offered to help water customers upgrade to new smart irrigation control clocks. This technology is weather based which allows the controller to adjust irrigation zone run times to optimize water usage. Six homes to date have taken advantage of this incentive program this summer.

All high-water users this summer were sent letters notifying them of potential problems.

VEHICLE MAINTENANCE

The Vehicle Maintenance Department provides repair and preventive maintenance on all Town vehicles and equipment. They also do fabrication and provide assistance to other departments on special projects. Vehicle Maintenance staff are responsible for keeping the sidewalks in the Meadows clear of snow for the winter season.

They also have duties above and beyond vehicle repair and maintenance; fabrication of special materials and equipment for all departments, biannually changing the plaza directories maps, annual painting and maintenance of the Gondola Parking Garage. One day a week in the winter a mechanic is a snow plow operator to fill out the schedule.

Department Goals

1. Provide high level, cost effective service to all departments for their vehicle and equipment maintenance needs while managing expenses to a level below commercial price.
2. Provide support to all departments on special projects in a timely and cost-effective manner.
3. Perform all tasks in the safest manner possible.
4. Operate the budget within budget.
5. Maintain or reduce natural gas consumption at the maintenance facility.

Performance Measures

1. A. Track cost of repair work orders completed and compare to outside shop rates.
B. Track the number of service work orders including safety checks and fluid levels completed within 30 minutes for vehicles; with a goal of 80% or better.
2. Special projects completed at a lower cost compared to outside source.
3. Track the number of work-related injuries with a goal of zero injuries.
4. Department year end expenditure totals do not exceed the adopted budget.
5. Compare current year natural gas usage to 2013. 2013 total natural gas therms were 5,621.

2019 Performance Report

1. A. Hourly cost for all shop operations, \$50.21 compared to \$86.64 average shop rates at regional service providers. 42% savings over average regional service providers.
B. There were 74 of 74 vehicle work orders completed within 30 minutes, a 100% success rate.
2. All projects were completed on schedule. The Town shop costs were \$21,916.67 compared to \$42,558.75 average contracted pricing. A savings of 48%.
3. Vehicle Maintenance had no time lost to due to a work-related injury.
4. As of October, Vehicle Maintenance is tracking below budgeted expenditures \$342,971.37 actual compared to \$397,663.11 budgeted year to date.
5. In 2013 the maintenance shop used 5,621 therms and in 2019 the maintenance shop used 4,379 therms through October. Final 2019 natural gas comparison will be calculated for the May 2020 report.

Staffing

Vehicle Maintenance is at its budgeted level of four employees.

Training

All employees went to a multiple day seminar called "Save Mi" which covered topics such as snow cat maintenance, electrical, brakes, hydraulic systems, tie downs and lifting. All employees completed training on harassment.

Department Projects and Issues

A few summer projects included building Way Finding signs and fencing around planters on Sunset Plaza.

PLAZA SERVICES

Plaza Services is responsible for: the sustainable upkeep of the Town's plazas, lawns, irrigation systems, flower beds, flower pots and hanging baskets; snow and ice removal throughout public plazas; permitting and overseeing plaza vehicle access; providing plaza assistance for fee; performing public trash and recycling collection; special event field management; Market on the Plaza production and management; installation and removal

of all Christmas decorations for the Town; providing high quality guest service at all times.

Department Goals

1. Maintain the Town's public plazas, lawns and gardens to a high standard of care, and safety in an environmentally sustainable manor.
2. Manage third party public plaza uses including Plaza Vehicle Access Permits, Plaza Motorized Cart Permits, Plaza Special Event Permits, and various Plaza HOA and merchant activities with great attention to detail and a high level of customer service.
3. Provide a high level of customer service consistently and professionally.
4. Perform all tasks in the safest possible manner
5. Operate department within adopted budget.

Performance Measures

1. Track hours for lawn and plant care, plaza maintenance and snow removal.
2. Track hour for events on the plazas compared to number of events.
3. Number of departmental customer service tailgate sessions annually.
4. Track work time lost to injury with zero injuries as the goal.
5. Operate department at or below adopted budget while continuing to improve services.

2019 Performance Report

1. Plaza Services spent 1,560 hours on lawn care, 2,354 hours on plant care, 2,163 hours on plaza maintenance and 2,750 hours last winter on snow removal.
2. Plaza Services spent 478 hours on events to assist with 26 events.
3. There were 15 customer service tailgate sessions held this summer.
4. There was no time lost due to injuries.
5. As of October, Plaza Services is tracking below budgeted expenditures \$1,041,528.86 actual compared to \$1,201,026.79 budgeted year to date.

Staffing

Plaza Services is at its budgeted level of 10 full time employees and 2 seasonal employees. There was one full time staffing turn over this summer. Donovin Fogg was hired as our Irrigation Specialist to replace Trent Miller who is now working as an Equipment Operator with the Road and Bridge Department. Donovin comes to the Town with extensive irrigation experience and has been a great addition to our team.

Training

Derek Baxter (Horticulturist) completed volunteer hours for the Colorado Master Gardener program. James Owens continues to serve as chairperson for the safety committee. Plaza Services employees plans to attend the ProGreen conference in Denver in February. All employees attended harassment training.

Department Projects and Issues

A cold & wet spring and busy summer provided opportunities and challenges, and we worked diligently to provide a high-end product and great guest service throughout the Village Center.

The belated summer grow season took its toll earlier this summer on the look of the flower beds and landscaping. Additional annuals flowers had to be added to some flower beds to offset the delayed growth of the perennial flowers.

In 2020 additional funds will be added to the budget to renew the dated landscaping throughout the Town. Along with the budget increase an additional summer seasonal position will be added to help install and maintain the new landscaping.

Summer and Fall projects completed and ongoing include the Village Pond restoration project, paver repair and replacement, installation of landscape screening at the “wood lot” on the corner of MV Boulevard and Larkspur Lane; a new summer planter in the Heritage Plaza fire pit; wayfinding signage; various small landscape projects; and routine seasonal maintenance projects.

TRASH AND RECYCLING

The Plaza Services department is responsible for the collection of trash and recycling in Town common areas (not including recreation trails) and the management of hauling and disposal/processing contracts for those materials.

Department Goals

1. Manage daily public trash and recycling collection and disposal processing efforts in a timely and efficient manner.
2. Ensure a safe waste handling program for all employees.
3. Department shall manage trash contracts and monitor trash expenses to operate within approved budget.

Performance Measures

1. Ensure 100% town facilities have adequate trash and recycling stations.
2. Track work loss to injuries with zero injuries as the goal.
3. Department year end expenditure totals do not exceed the adopted annual budget year.

2019 Performance Report

1. Continue to work with Bruin Waste to reduce trash removal noise to the greatest extent possible.
2. There was no time lost due to injuries.
3. As of October, Trash Services is tracking slightly below budgeted expenditures \$53,312.72 actual compared to \$59,281.24 budgeted year to date.

Department Projects and Issues

Bruin Waste Management which removes the trash from the buildings in the Village Center is still struggling to find a trash container that will lessen the noise during the trash removal operation.



**TOWN OF MOUNTAIN VILLAGE
TOWN MANAGER
CURRENT ISSUES AND STATUS REPORT
NOVEMBER 2019**

1. Great Services Award Program

- **Great Services Award Nominations – OCTOBER**
 - Patrick Dasaro, Finance, nominated by Kevin Swain. He has enthusiastically embraced his role on the safety committee and has thereby made Mountain Village a better place to work, live and recreate.
 - Michelle Haynes, Planning & Development, nominated by Planning & Development Services Team. For exceptional management and assistance during time of heavy workload (VCA & Blue Mesa Lodge compliance).

2. VCA Update

- This will now be provided separately as an agenda item at Town Council meetings

3. Broadband

- Beta area (Boulders and Prospect Plaza) fiber splicing is complete
- Electrical upgrades to the headend are complete
- Installation of the Adtran equipment at the headend is complete and was turned on November 12th
- Microfiber was delivered and 17,000 feet has been installed within the conduit
- The contractors are boring along Double Eagle Drive, Adams Way, Arizona Street, Pennington Place, Russell Drive and Mountain Village Blvd.
- The new Mammoth circuit for the North route was completed and TMV has transitioned to their service while terminating service with CenturyLink. The redundant circuit for the South route should be completed prior to the November Council meeting.

4. IT

- Cybersecurity
 - Increased security protection based on CrowdStrike's customer review
 - Continue to listen and read about current cybersecurity news
 - Troubleshooting email penetration issues and email encryption
 - Renewed 2020 cyber insurance policy
- System Administration
 - Moved servers to the head-end, creating a new IT office space in Town Hall
 - Enhanced backups due to the server's new location
 - Began testing camera feeds to the public
 - Deployed Station 5 new camera system, IP phone and XM radio
 - Continue security patch
- Network Administration
 - Created isolated network for insecure devices
 - Continue to work with TSG on sharing cameras
 - Began network migration from old equipment to new equipment

- Began improving network flow
- Configured bandwidth management
- Working towards a security upgrade on TMV's private network
- Fixing TMV's phone configuration issues
- Continuity of Operations
 - Reconfigured broadband database correcting contact data fields
 - Worked with MVPD and the new ReadyOp notification system
 - Currently working with MVPD upgrading the Emergency Operations Center systems
- Facilities
 - Upgraded various sub-systems to accommodate the servers at the head-end
- Desktop Support
 - Continue to work on security content issues
 - Continue security patch
- Marketing
 - Began working with Venture Web about back-end logistics with the improved --- website
 - Reconciled single point of contact confusion with info@mvcable.net
 - The new TMV brand name will be Mountain Village Broadband
- Training
 - Continue to train Hector, Jory and Dustin relative to the network and desktop variables

5. Miscellaneous

- The reorganization of the Communications and Business Development Department has been completed. Revised budget narrative and decreased budget will be presented at the November Council meeting
- Participated in a meeting with TMVOA relative to the Town Hall remodel of the grocery store and some water infiltration issues
- Met with Mayor Benitez to review budget changes discussed at the Council meeting held October 24th. Worked with finance and all department heads on budget revisions including further work on the Town Manager's, Housing Authority and Planning budget narratives
- Met with the VCA Committee on October 29th and at their direction, I prepared a spreadsheet comparing revenues, operating expenditures, capital and debt service at VCA from 2000 (when TMV purchased the property from SMC) through 2019
- As SMRHA Board representative for TMV, met with the Board and our recruiter (Peckham and McKinney) to review the applicants and determine the first round of interviewees
- Reviewed all packet materials for the November Council meeting
- Attended the Parking Committee meeting on November 5th
- Attended the Waste Water Treatment Plant subcommittee meeting on October 28th
- Met with Jim Mahoney and Michelle Haynes to strategize CDC and Comprehensive Plan changes for 2020 to bring the two documents into alignment and adjust for more flexibility



**Agenda Item No. 13
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: Meeting of November 21, 2019

DATE: November 4, 2019

RE: First Reading of an Ordinance considering a Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12

APPLICATION OVERVIEW:

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: Alpine Planning, LLC / Chris Hawkins, AICP

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



Proposed Application and Case Summary:

Alpine Planning, Drewett Works, and SALT Architecture (Applicants) working on behalf of MV Holdings, LLC (Owner) of Lot 126R, Lot 152R, Tract OSP-126 and Tract-118 (Properties) are requesting a Major Planned Unit Development Amendment and a concurrent Rezone and Density Transfer. The applicants have held work sessions with both the DRB and the Town Council, initially with a proposal to revoke or rescind the existing site-specific PUD allowing Lot 126R and 152R to revert to the multi-family zoning designations that existing prior to the PUD approval. Town Council felt that the PUD amendment process afforded the town more opportunity for an open public process, allowances for public benefits and creative design; thus, Town Council gave direction to the applicant that the preferred option would be for the applicant to resubmit a proposal to amend the existing PUD. Based on the substantial changes of this application in comparison with the existing Rosewood PUD, this requires a Major PUD amendment per the Community Development Code (CDC).

The applicants have revised their proposal based on feedback provided at the Town Council Work Session as well as a series of neighborhood meetings and based on that feedback are now proposing to amend the existing Lot 126R and 152R PUD to allow for the development of 49 Condominium Units and 4 Employee Apartments. In order to process this request, staff determined that two (2) separate applications are required as follows: (1) a Major PUD Amendment application and concurrent Density Transfer and Rezone application; and, (2) Design Review to ensure any final phased development plans conform with any PUD requirements established by Town Council. Each of these requests will be discussed in detail within the Project Discussion section of this memo below. For this PUD amendment, it is important to note that per the CDC the Town Council “shall focus its review on the other issues associated with [the PUD], such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan”. This provision will guide the formatting of this memo with a focus placed on the above criteria.

Project Discussion: *This portion of the memo will discuss the individual applications that are being requested along with the merits of each application. Staff notes will be provided in BLUE.*

1. Major PUD Amendment

The purpose and intent of the PUD Regulations are to allow for variations in certain standards of the CDC to allow for flexibility, creativity, and innovation in land use planning and project design. This flexibility is based on the premise that in return for the allowance of certain variations, the developer will provide better design and certain community benefits that would otherwise not be required as part of a development.

In 2007, the town approved the Rosewood PUD that established the current density on the properties as shown in the table below. This approval resulted in an increase in total density units from 310 units to 345 units and provided for a total of 38,666 square feet of commercial space.

2007 Rosewood PUD	units	total density
Current Zoning		
Hotel	56	84
Hotel Efficiency	19	38
Condominium	67	201
Employee Apt/Dorms	22	22
Commercial	38,666 sq ft	
	164	345

The 2007 Rosewood PUD approval also granted several site-specific design variations tied to the proposed public benefits which were to be constructed by the developers. These variations included:

1. Increasing maximum height for Lot 126R, Building A to increase height by 15 ft.
2. Increasing the maximum average height for Lot 126R and 152R by an average increase of 6.66 ft. on Bldg. A and 5.33 ft. on Bldg. B.
3. Variation to allow 51 tandem parking spaces.
4. Variation to Section 4-305 of the LUO to allow single-family designation on former Lot 118 to be rezoned to hotel efficiency designation.
5. A variation on Lot 126 to allow a portion of the building to be seen from San Miguel Canyon to be developed with a condominium zoning designation provided such units have an opportunity to be included in the rental pool.

Currently, as proposed – the La Montagne PUD is requesting three design variations. The following variations should be discussed in order to determine that any proposed public benefits linked to these variations and the PUD are adequate.

1.a - Proposed La Montagne Design Variations: *The proposed variations are solely design requests that could otherwise be allowable by DRB approval. In this case, the applicants are requesting the Council weigh the requested design variations in relation to the proposed public benefits described below in Section 1.b and determine if they are appropriate requests.*

1. Road and Driveway Standards: design variation to allow for retaining walls associated with the driveway and parking area to be over 5 feet in height.

Staff Note: Lot 152R is very narrow and in order to accommodate access to the project's parking garage, the applicants are proposing to utilize retaining walls over 5 feet in height. This is necessitated by the need to provide an access ramp that maintains visual site distances to Country Club Drive for ingress and egress. There are currently two access ramps that would require these walls exceeding the CDC requirement.

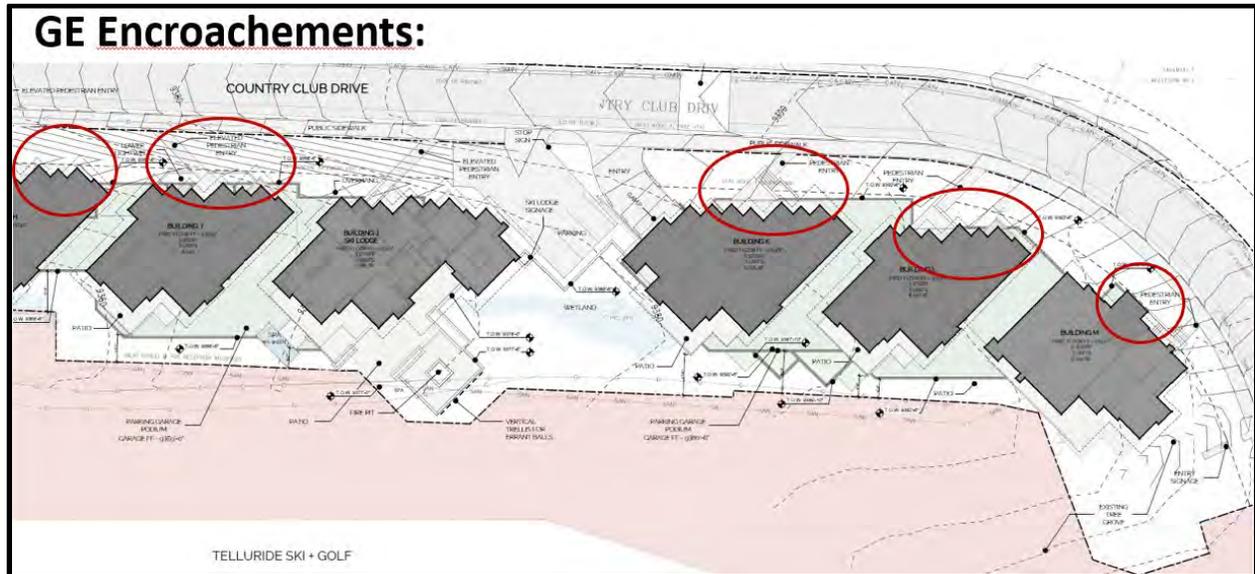
2. Design Variation to allow for more than one curb cut for both Lot 126R and 152R.

Staff Note: The proposed PUD Amendment would require at least five curb cuts as shown below. Per the CDC, the public works director must grant specific approval of any project that requires more than one curb cut from the main road. Staff referred this application to the Public Works Department with no concerns related to access.



3. Roof Dripline encroachments into the northern General Easement (GE) on Lot 152R.

Staff Note: the applicant is requesting a portion of the roof overhang shown below be located within a vertical encroachment of the General Easement. This is due to the limited depth of the lot and geographical wetland constraints that will be discussed in more detail below. Given the height of the encroachment and the overall limited impacts to the GE, staff does not believe this to be problematic.



1.b - Proposed Public Benefits:

1. Conveyance of OSP-118 and OSP-126 to the Town.
2. Re-routing of the Stegosaurus Trail.
3. Employee Housing (Noted by the applicant, see staff comment below)
4. Road and Pedestrian Improvements to Country Club Drive.

Staff Note: Staff would recommend that the applicants provide figures associated with the values of the proposed improvements listed above. This could include assessed values of the open space tracts, costs of road and pedestrian improvements including the Stegosaurus Trail re-route. The provision of Employee Housing is not considered a public benefit in relation to the intent of the PUD regulations. The employee housing is assigned and platted and proposed to be reduced. To be considered a public benefit the applicant would need to demonstrate an excess above the platted and unbuilt employee housing density. The property was originally platted with 5 units of employee apartment density and 16 units of employee dorm density. Although staff recognizes that the overall density of the site has been reduced dramatically which may warrant the reduction of employee units associated with the Hotel and Commercial uses, there is no associated public benefit with the reduction of employee units.

It should also be noted that through the reiterative design process based on feedback from the neighbors, there has been a trend to downzone the property by removing not only density but the public commercial elements of the project. Staff believes that the town could consider additional opportunities to develop public amenities within the project, whether that be commercial or outdoor recreation amenities. PUD's inherently allow for public benefit negotiation in exchange for variations. It's evidenced through other PUDs in analogous resort communities, that the provision of public benefits adds to the overall success of the project which benefits the town through vitality and year-round community vibrancy. Ultimately, the Town Council will need to

determine if the above-proposed public benefits are adequate in relation to the requested design variations or if additional benefits must be considered.

1.c - Massing:

Architect Fellow Sam Jacoby, University College London, details massing as “an important design consideration as it has a direct effect on the visual perception and impact of a building, influencing the sense of enclosure and definition of interior and exterior spaces”¹. The massing of a structure is critical as it has a direct impact on the overall visual impact a building makes. In relation to the La Montagne Project, the designers have intentionally proposed the project to have a long-low horizontal massing. Based on conversations with neighboring properties, the applicants have revised their overall building massing to provide additional view corridors and setbacks that allow for an overall reduced visual mass of the structures. The applicants have intentionally chosen to utilize shed forms in their building mass which has the result of lowering the overall heights of the buildings in comparison with a gabled roof mass. Typically, the PUD process results in taller maximum height allowances and the associated mass of those buildings. In this case, the applicants are meeting the height requirements for the Multi-Family Zone and are not proposing buildings with excessive heights or massing. Massing is otherwise dictated by site coverage and building height, both proposed within what is otherwise required by the underlying zone district of Multi-Family.

1.d - Scale:

Although not defined by the CDC, “Building Scale” is “the perceived relative height and bulk of a building relative that to neighboring buildings”. “Massing and scale of structures should remain in harmony with the immediate natural setting”. “For example, buildings in grand mountain settings should be overscaled with large building materials such as boulders, timbers, and larger than-typical doors and windows”².

Staff Note: The La Montagne design concept could best be described architecturally as a mountain modern vernacular with elements that are reminiscent of existing styles and buildings within the town. Given the high alpine setting of the Mountain Village and the dramatic relief of the surrounding mountains, it would be appropriate to utilize materials provided for above such as natural stone, oversized exposed timbers, and large windows. The proposed design is largely framed by flat/shed roof forms with minor slope variations. Although we don't traditionally see many flat or low sloping roofs, they are becoming more prevalent in the mountain modern vernacular seen in the Mountain Village and surrounding communities. 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.

The applicants have aimed to denote compliance with things such as the unique site sensitive building location, access, views, solar gain, landscape screening, building materials, and colors. The design team has worked to emulate the “indigenous architecture” which is described as “tectonic [in] nature with its exposed beams, purlins, and wood ceilings”. Within the provided documentation, the applicants have provided massing details for not just the proposed La Montagne project, but also the surrounding single and multi-family structures. From the provided 3D renderings, it appears that the project works well to transition the larger massed structures within and adjacent to the Village Center, with the single-family homes further to the west of the project.

¹ Jacoby, Sam (2016). *Drawing Architecture and the Urban*. Chichester, West Sussex: Wiley. p. 52. ISBN 9781118879405.

² United States Forest Service (2010) FS 710 *The Built Environment Image Guide for the National Forest and Grasslands*.

1.e - Conformance with Comprehensive Plan:

The applicants have provided documentation related to conformance with the Comprehensive (Comp) Plan within the attached narrative. This includes the Comp Plan Future Land Use Map which identifies the properties as Multi-Unit and states that multiunit classifications “provide higher density condominium development for deed-restricted housing, hotbeds, second homes, and similar uses”. In addition to general criteria within the Comp Plan, the applicants have addressed the required criteria provided for PUDs within Section 17.4.12 (H) of the CDC.

Staff Note: The 2011 Comprehensive Plan identifies the properties as areas for multi-family development and specifically identifies Lot 126R as a lot to allow for Mixed-Use Commercial Development in Multi-Unit Projects. Generally speaking, the Mountain Village promotes a land-use pattern envisioned by the Comprehensive Plan and requires that any discretionary land use application is 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. Because the subject project is not within a subarea planning area, the general principles and policies of the Comprehensive Plan govern the overall development of the site.

2. Density Transfer and Rezone

Given that the Rosewood PUD increased the densities of the properties, 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 amended. In addition to transferring any excess density into the density bank, the CDC requires that any PUD application request a concurrent rezoning to PUD Zone District. If this application is approved, the zoning map will be modified to reflect the PUD District for the associated properties.

According to the applicant’s narrative, “the proposed Rezoning and Density Transfer result in the elimination of 56 hotel units, 19 hotel efficiency units; 18 condominium units; 1 employee apartment; and 17 employee dorms units”, along with 38,656 square feet of commercial space. All of this density will be required to be transferred to the density bank per the CDC as applicable. The applicant has requested that the remaining employee dorm and apartment density be excluded from this requirement.

Staff Note: Staff does not believe this request can be accommodated as the CDC requires that all excess density be transferred into the density bank. 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 criterion must be demonstrated by the applicants 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 is supportive of a conversion of this density from dorm to condo or apartment. It should also be noted that the applicant has revised the proposal since the work sessions to include 4 employee apartments for a total employee person equivalent of 12. Staff believes the applicants have demonstrated a justification to reduce the workforce housing density by proportionality for the purpose of this hearing.

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. The applicants have provided some high-level massing models for Lot 126R within their application materials and have also provided a viewshed analysis for neighboring homes within the immediate vicinity in order to begin to address concerns related to viewshed impacts. From the provided documentation, it would appear that the reduction in density and related reduction in mass may be better suited for the surrounding community rather than the approved site-specific development that currently exists 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.

3. Design Review

On November 7, 2019, the Design Review Board (DRB) held a public hearing to discuss Initial Architectural and Site review for La Montagne Lot 152R. At that meeting, they continued the hearing to December 5 and requested additional information to be provided by the applicant in regard to the architectural design of the project. Any final project design reviewed by the DRB will ultimately need to conform with the relevant site-specific design portions of the amended PUD. The Town Council may determine a need to continue the request for a PUD Amendment until December if it determines that the amendment request cannot proceed based on the mass and scale of the project in relation to the design review. Although the overall design of the project is largely correlated to the density, mass, and scale of the project, it should be noted that the request does not include any variations based on heights or coverage requirements and therefore any reduction in density may result in a similar size and massed development.

This portion of the memo will focus on general design questions that were discussed during the previous Town Council work session for the project.

3.a - Building Siting and Design:

The CDC requires that any proposed development blend into the existing landforms and vegetation. Because Lot 152 is very linear in shape and has delineated wetlands on the site, there are limited areas that can be developed on the site. The site slopes to the south from Country Club Drive and the applicant is proposing to utilize this slope to build the proposed structures into the hillside. This allows for the parking areas to be mostly sub-grade and limits the overall height of the structure. 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 viewshed impacts as seen from Country Club Drive and adjacent homes within the vicinity.

3.b - Parking:

The CDC requires 1.5 parking spaces per unit for a total requirement of 22.5 spaces for lot 152R. The applicant is proposing a total of 25 spaces for Lot 152R including 2 service spaces. This meets the parking requirements for Lot 152R. Lot 126R will be required to provide parking for any future development within its lot boundaries and based on the density requested will be required to provide a total of 54 spaces plus additional service parking. The access to the parking area has been addressed by the applicant by revising the entrance grades to the garage to 5% slope which aids in sight distances for ingress and egress.

3.c - Steep Slopes:

The majority of the steep slopes are located on Lot 126R and the development of Lot 152R will not have impacts on these slopes. The conceptual design for Lot 126R appears to focus on the developable areas of the site with slopes less than 30%.

3.d - Wetlands:

The applicant has provided a wetland delineation report from a wetland specialist that has been approved by the Army Corps of Engineers. The plan proposes to supplement existing low-quality wetlands with storm-water from impervious areas within the development in a way that has the potential to increase the quality of the wetlands and wetland vegetation on the site. There are no proposed disturbances to the delineated wetlands per the submitted application. Although the requirements for wetland restoration and rehabilitation vary, most require some level of authorization under local, state or federal wetland protection regulations. The applicants will be required to comply with any required permitting associated with wetland rehabilitation.

4. Phasing.

The applicant is proposing developing the PUD in two distinct phases with the Lot 152R phase being pursued first. The Lot 152R portion of the PUD is seeking design review approval concurrently with the PUD approval and if approved would be eligible for application or a building permit. The Lot 126R portion is only seeking approval through the PUD amendment of rezoning, density, massing, site coverage, but not design review approval which would be sought at a later date:

Staff believes that the phasing is appropriate for this PUD as the Lot 126R portion and the Lot 152R portion are capable of being standalone projects. The PUD will lock in the density, massing, scale, site coverage, height limits and other elements of the Lot 126R portion of the PUD and will leave only the design review component for future consideration. Any major modifications to these elements would require a PUD amendment by the owner at a future date. The only caveat to this assessment is the provisions of the employee housing units, which are platted on Lot 126R which is proposed to be the second phase of development. Council should consider if it is appropriate for there to be security or assurances in the timing of the development of the employee housing units on Lot 126R associated with the development of the first phase of the PUD which would be the Lot 152R portion of the development. Staff will present options to Town Council related to employee housing and phasing at the hearing.

Criteria for Decision and Staff Findings:

Major PUD Amendment Criteria:

The following criteria shall be met for the review authority to approve a rezoning to the PUD Zone District, along with the associated PUD development agreement:

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

Staff has provided conclusionary statements within this memo, Section 1.e, detailing the general conformity of the proposal with the 2011 Mountain Village Comprehensive Plan's policies, principles, and standards. In addition to the specific Multi-unit land-use policies that are referenced in this report, the plan also provides general guidance including statements such as "Better sustainability can be achieved by...Concentrating development in high-density areas to achieve economic sustainability", and by "maintaining the original planned density of 8,027-person equivalent density". In addition, economic modeling within the Plan provides that "Mountain Village's economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends."

The plan discusses alpine character preservation on page 34 and provides that "much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for". As shown per the Land Use Plan, "these areas may include higher density development such as multiunit buildings and tourism-related amenities as long as their aesthetic is secondary to the surrounding landscape". Criterion Met.

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
The proposed PUD Amendment is consistent with the underlying multi-family zone district. If the PUD Amendment is approved, then the properties will be required to be rezoned to PUD. There are no other variations related to the proposed zoning. Criterion Met.
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;
The proposed PUD Amendment would allow for the development of the properties in accordance with the Comprehensive Plan in a way that would be much less intensive than the originally approved Rosewood PUD. By incorporating pedestrian improvements, the PUD Amendment will provide amenities to not just the residents of the PUD but also the general public. Criterion Met.
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
The purpose and intent of the PUD Regulations are to allow for variations in certain standards of the CDC to allow for flexibility, creativity, and innovation in land use planning and project design. Staff believes this application has accomplished this. Criterion Met.
5. The PUD meets the PUD general standards;
Criterion Met.
6. The PUD provides adequate community benefits;
Town Council must determine if the proposed public benefits are adequate in relation to the requested design variations, and if so, should make an affirmative finding that the proposed community benefits are adequate. If the Council determines that the community benefits are not adequate, then the proposal would need to be modified and resubmitted to include additional benefits.
7. Adequate public facilities and services are or will be available to serve the intended land uses;
There are currently adequate public facilities and services available to serve the proposed PUD. All required utilities are currently located within the road right of way adjacent to the project. Based on public concern related to road safety, it may be beneficial for Council to require improvements to Country Club Drive and its associated pedestrian and bike facilities. Based on preliminary submittals, the applicants are proposing improvements based on a provided traffic study and preliminary engineering. There will be a minimal effect on fire and police service as the result of this project. Criterion Met.

8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
The proposed PUD addressed vehicular and pedestrian circulation, along with parking, trash, and service delivery congestion within their application. As part of the proposed public benefit, the applicants have proposed roadway safety improvements for both vehicular and pedestrian traffic including sidewalks and road improvements. Criterion Met. As with the criteria above Town Council should evaluate whether the improvements proposed and required with the PUD are sufficient for the increase in density and traffic generated.
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.
With the exception of the proposed variations, the PUD meets all town regulations and standards. Criterion Met.

Staff Finding: The requested PUD amendment is in general conformity with the 2011 Mountain Village Comprehensive Plan's policies, principles, and standards; and the underlying zoning. The development as proposed provides for a creative approach to the development of the project in a way that will produce a better development plan than the previously approved PUD and achieves this primarily by reducing the density on the property. The property functions as a transition lot from Village Center zoning to single-family residential.

Rezoning Criteria:

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;
Addressed above. Criterion Met.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
Rezoning is required per the CDC for any PUD or PUD Amendment. Criterion Met.
- c. The proposed rezoning meets the Comprehensive Plan project standards;
Addressed above. Criterion Met.
- 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 proposed rezoning presents no public health, safety or welfare issues and is an efficient use of a multiunit parcel that has been zoned for multi-family development for several years and which is in close proximity to the Village Center. Criterion Met.
- 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 due to changes within the vicinity of the project which justifies the downzoning of the property. Criterion Met.

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

There are currently adequate public facilities and services available to serve the proposed PUD. All required utilities are currently located within the road right of way adjacent to the project. Based on public concern related to road safety, it may be beneficial for Council to require improvements to Country Club Drive and its associated pedestrian and bike facilities. Based on preliminary submittals, the applicants are proposing improvements based on a provided traffic study and preliminary engineering improvements. There will be a minimal effect on fire and police service as the result of this project. Criterion Met.

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

The proposed PUD addressed vehicular and pedestrian circulation, along with parking, trash, and service delivery congestion within their application. As part of the proposed public benefit, the applicants have proposed roadway safety improvements for both vehicular and pedestrian traffic including sidewalks and road improvements. Criterion Met. As with the criteria above Town Council should evaluate whether the improvements proposed and required with the PUD are sufficient for the increase in density and traffic generated.

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

The application is compliant with all applicable town regulations and standards. Criterion Met.

Density Transfer Criteria:

The following criteria shall be met for the Review Authority to approve a density transfer:

- a. The criteria for decision for rezoning are met since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed. See the criteria for rezoning.

Design Review Board Recommendation: The Design Review Board reviewed the application to amend the existing Rosewood PUD as well as the rezone and density transfer at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council.

At the November 7, 2019 meeting, the Initial Architectural and Site Review was continued to the December 5, 2019, regular meeting of the DRB.

Staff Recommendation: If the council determines that the proposed mass and scale, public benefits, and overall project density align with the criteria for approval including conformance with the comprehensive plan, the staff recommends approval with the following suggested motion.

I move to approve, the first reading of an Ordinance for a Major PUD Amendment, Density Transfer and Rezone amending the Lot 126R and 152R PUD, and request the town clerk to set

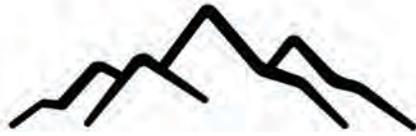
a public hearing, based on the evidence provided within the Staff Report of record dated November 4, 2019, and with the following conditions:

- 1) The applicant shall submit the Final Draft of the proposed PUD Development agreement to the public hearing for the PUD amendment and Density Transfer / Rezone.
- 2) 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 and any amended PUD.
- 3) The applicant shall provide documentation from the Army Corps of Engineers that any wetland rehabilitation project is exempt from Wetland Permitting Requirements or shall provide documentation of an approved rehabilitation plan and permit for the requested wetland improvements.
- 4) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement with the Town of Mountain Village for the roofline vertical encroachments.
- 5) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 7) Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

If Town Council is unable to determine that the project meets the criteria for approval documented throughout this memo, then staff recommends one of the following options:

1. Continue the first reading of the proposed PUD Amendment and Density Transfer / Rezone until a time that the Initial Architecture and Site Review has been completed by the DRB.
2. Request modifications to the proposed PUD Amendment as shown based on mass, scale, density, or public benefits.

/
JJM



La Montagne



Major PUD Amendment, Rezoning and Density Transfer

Updated October 29, 2019

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Uncompahgre
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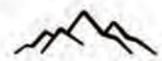
SECTION 2

PROJECT OVERVIEW

MV Holdings, LLC (“Owner”) is the owner of Lot 126R (“North Site”), Lot 152R (“South Site”), Tract OSP-126; and 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 Rosewood Hotel (“Rosewood PUD Plan”) to create an entirely new plan that is based on the land uses envisioned in the Mountain Village Comprehensive Plan (“Comprehensive Plan”); town input, community input and neighbor comments based on several individual meetings and a neighbor meeting.

The new concept being pursued by the Owner under the name “La Montagne” (“La Montagne Project”) that effectively replaces and supersedes the Rosewood PUD Plan in its entirety. The La Montagne Project contemplates a significant reduction in the previously assigned and approved density for the Property; focuses on transitional residential development; 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 goal of the La Montagne Project is to create a premier modern townhome development that provides the perfect retreat for golf, trail, mountain and ski enthusiasts. The La Montagne Project includes the following objectives:

1. Design and plan for a transitional multi-family project based on the underlying Multi-family Zone District that fits within the development pattern of the area, with higher density at See Forever, The Peaks, Lots 122 and 123 and the La Montagne Project transitioning to single-family properties in the area.
2. Participate in the planning and design for safety improvements to Country Club Drive working with the Town and property owners with new sidewalk that could include an uphill bike lane, speed humps, cross-walk, and lower speed limits as allowed by the right-of-way and general easement site condition.
3. Create a “by right” development with height, scale and mass per the Multi-family Zone District, PUD Zone District, and Community Development Code (“CDC”) requirements and allowances as approved and shaped by the PUD Amendment, Rezoning, Density Transfer and Design Review processes.
4. Work and participate with stakeholders to improve the trail system, pedestrian walkways and connectivity to the Mountain Village Center from the site.
5. Cooperate with neighbors to identify and attempt to mitigate visual and other impacts.
6. Keep the current subdivision platting and Property easements generally in place or modify as needed.
7. Facilitate a significant downzoning of the Property and create a new transitional plan by the removal of 75 hotel units, 18 condominium units, 17 employee dorms units, one employee apartment, and elimination of all commercial uses:
 - Decrease the actual unit density from 164 to 53 units (68% reduction)
 - Eliminate commercial density by 38,656 sq. ft. (100% reduction)
 - Reduce the number of employees by approximately 203 employees (92% reduction)
 - Reduce gross square footage and above grade floor area (scale and mass) by over 50%
 - Reduce vehicle trip generation
 - Eliminate all of the Rosewood PUD Plan PUD waivers/variations from the Property



The La Montagne Project is planned with a maximum of 49 condominium units as two distinct phases with the North Site and South Site 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 South Site is programmed for the development of 15 condominium units, indoor amenity space for a ski and golf lounge, and an outdoor amenity area with deck, fire pit and hot tub. The North Site is planned for 34 condominium units and an amenity building that includes a lobby with concierge, small spa and gym and an outdoor pool area. The Owner contemplates a rental management and operation 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 work-force housing with four (4) employee apartments planned as discussed in Sections 7 and 8. Table 1 shows the current and proposed density on the Property while Table 2 shows the Property geography and zoning requirements.

The La Montagne Project plans 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 all the way to the Mountain Village Boulevard crosswalk to the Village Center east 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 Ski and Golf, LLC (“TSG”) land that currently trespasses onto Lot 126R provided the Town successfully negotiates an easement for the Stegosaurus Trail with TSG.

The Owner, in pursuing the La Montagne Project, 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 CDC, which actions would occur in the context of various noticed public meetings, open



Table 1. Current and Proposed Land Use and Density

Lot	Acres	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Current PUD Density						
126R	3.11	Multi-family	Condominium Units	44	3	132
			Hotel Units	56	1.5	84
			Hotel Efficiency Units	19	2	38
			Employee Dorm Units	17	1	17
			Employee Apartments	5	3	15
			Commercial Area	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium Units	23	3	69
			Commercial Area	4,655 sq. ft.		355
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Current Density for the Property						
			Condominium Units	67	3	201
			Hotel Units	56	1.5	84
			Hotel Efficiency Units	19	2	38
			Employee Dorm Units	17	1	17
			Employee Apartments	5	3	15
			Commercial Area	38,656 sq. ft.		
			Total Person Equivalent Density			355
Proposed Amended PUD Density						
126R	3.11	Multi-family	Condominium Units	34	3	102
			Employee Apartments	4	3	12
152R	1.47	Multi-family	Condominium Units	15	3	45
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Proposed Density for the Property						
			Condominium Units	49	3	147
			Employee Apartments	4	3	12
			Total Person Equivalent Density			159
PUD Amendment Density Reduction						
			Condominium	18	3	54
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apartment	1	3	3
			Commercial Area	38,656 sq. ft.		
			Total Person Equivalent Density			196



to the further public for comments.

The development applications for the La Montagne Project include:

- A. PUD Amendment application to eliminate the Rosewood PUD Plan and establish the La Montagne Project;
- B. Rezoning Process and Density Transfer Process development applications to change and reduce the uses and densities allowed on Lot 126R and Lot 152R under the Rosewood PUD Approvals, and to rezone to the PUD Zone District; and
- C. Concurrent Design Review Process for the South Site with the Initial Architecture and Site Review (“**Initial Review**”) evaluated with the PUD Amendment, Rezoning Process applications.

CDC Section 17.4.12(I)(5) states:

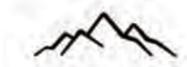
“Rezoning Ordinance Required. Any PUD application shall be required to request rezoning to the PUD Zone District as a part of the PUD Process. The PUD development review process is a Rezoning Process, and a concurrent rezoning development application shall not be required. Because a PUD results in a rezoning to the PUD Zone District, any PUD approval shall be by ordinance.”

The La Montagne Project proposes to rezone Lot 126R and Lot 152R to the PUD Zone District consistent with PUD Regulation policies. CDC Section 17.4.12(N) classifies the PUD Amendment as a “major PUD Amendment” with such applications processed as a class 4 development application per Section 17.4.12(O). While the PUD Regulations state a Rezoning Process development application shall not be required, the development team is erring on the side of caution to request a concurrent rezoning and density transfer to ensure due process.

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
OSP-118:	0.65 acres
Total	5.49 acres

The lot configuration for Lot 126R and Lot 152R as depicted on the Lot 126R/152R Subdivision Plat (Exhibit A) is not currently contemplated by the Owner as needing to be changed to accommodate the La Montagne Project, 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. The development team will be working closely with TSG staff in the planning and design of the La Montagne Project 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 for the trail to the Town since no easement is currently provided. 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 a new La Montagne Project PUD agreement.



SECTION 3 PROPERTY HISTORY

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 (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 allowed on Lot 126R and 152R and the proposed density for the La Montagne Project. The PUD Agreement is tied to a detailed site specific development plan for the Property that was created for the Rosewood PUD Plan.

Prior to the Town’s approval of the Rosewood PUD Plan, the Property had been assigned the following land uses and densities: 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 approximately 48 person equivalents to the Property consisting of 10 condominium units, 5 hotel-type units, 1 employee dorm, 3 employee apartments, and also established the amount of permitted commercial area.

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, commercial land uses since the Town’s incorporation. The Comprehensive Plan continues to envision and the Property with multi-family and commercial land uses as discussed in this narrative.



Table 2. 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	49 Condominium Units 4 Employee Apartments
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: 40% South Site: <54.8%
Setbacks North Site		
Front - South	16 feet (General Easement)	16 feet
Rear - North	None Per PUD Development Plan	Approx. 1’ to 9’-3”
Side - East	None Per PUD Development Plan	Approx. 70 feet
Side - West	16 feet (General Easement)	19’-4” to 32’
Setbacks South Site		
Front - North	16 feet (General Easement)	16’ for buildings; <16 feet for limited roof overhangs as PUD variation
Rear - South	None Per PUD Development Plan	0’
Side - East	None Per PUD Development Plan	> 16’
Side - West	None Per PUD Development Plan	10’-8”
Parking North Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	32 x 1.5 = 48 spaces	48 spaces
Employee Apts.	4 x 1.5 = 6 spaces	6 spaces
Service Parking	1-5 spaces	4 spaces
Total Parking	58 spaces	58 spaces
Parking South Site		
Zoning Designation	Parking Requirement	Provided Parking
Condominium	15 x 1.5 = 23 spaces	23 spaces
Service Parking	1-5 spaces	2 spaces
Total Parking	28 spaces	25 spaces total



SECTION 4 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 social trail on the lot. The Town Trails Master Plan is proposing to remove this unauthorized trail from Lot 126R and create a new Stegosaurus Trail on TSG open space to the north of Lot 126R that can also utilize part of OSP-126 for switchbacks down the hillside to the Jurassic Trail. Lot 126R 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 as shown in Figure 2.

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 except for some natural gas infrastructure as shown on the existing conditions survey. 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 areas that were not identified with the creation of the Rosewood PUD Plan. These wetland areas have been delineated by a qualified wetland consultant as shown on the existing conditions survey. The wetland delineation has been reviewed and approved by the United States Army Corps of Engineers as shown in Exhibit B (please refer to wetland section).

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 existing condition survey.

SECTION 5 DEVELOPMENT PLAN CHANGES

Work sessions for the La Montagne Project were held with the Mountain Village Town Council and DRB in July that provided great input to help shape the project. The development team has also conducted additional meeting with area neighbors and key stakeholders. All of this input has been very helpful for the project team to revise the La Montagne Project, with the following key changes:

1. Detailed safety improvement plans have been developed for Country Club Drive from Big Billies Trail to Mountain Village Boulevard with improved markings and signage, a six (6) foot sidewalk along the road, an uphill four (4) foot bike lane, crosswalk to Boomerang Road and Jurassic Trail, and speed humps if desired.
2. The condominium density has been reduced by 18 units to reduce scale and mass and provide a better transitional development.
3. All commercial uses have been eliminated from the Property to create a better transitional development, with the 3,000 sq. ft. of planned commercial area eliminated from the project.

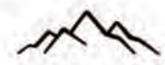
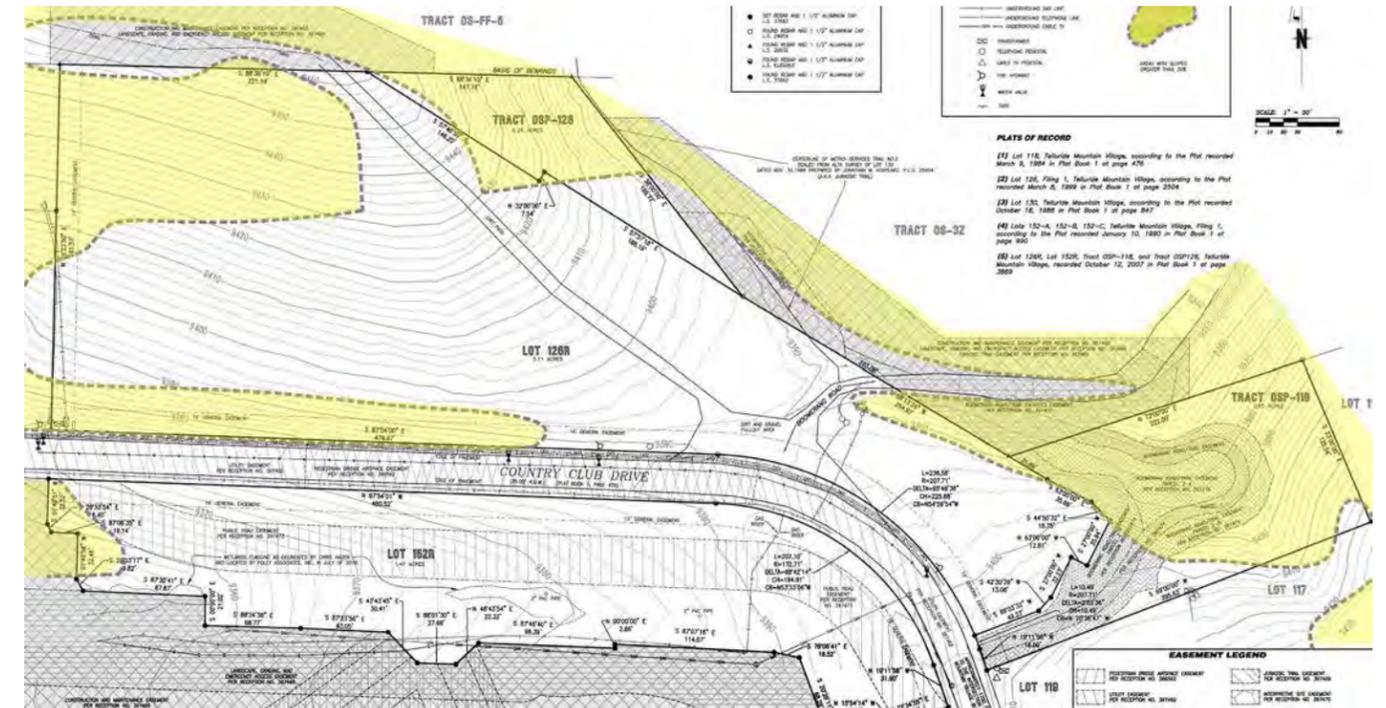


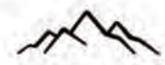
Figure 2. Steep Slopes Map



4. The North Site conceptual plan has been amended to reduce the number of condominium units from 46 to 34 units (26 percent reduction), reduce the floor area from 109,400 to 88,340 sq. ft. for a reduction of 21,060 sq. ft. (19 percent reduction). The North Site lot coverage has been slightly increased from approximately 36 percent to 40 percent.
5. The South Site conceptual plan has been amended to reduce the number of condominium units from 21 to 15 units (29 percent reduction); and to reduce the floor area from 58,200 sq. ft. to sq. ft. by 43,500 sq. ft. for a reduction of 14,700 sq. ft. (25 percent reduction). The South Site lot coverage has by reduced from approximately 65 percent to less than 54.8 percent (>16 percent reduction).
6. A significant building setback has been added to the east side of the South Site to preserve desired views for the Lot 119 property owner, and to provide a much better setback and buffer to the Hole 1 tees with more open space and the aspen trees preserved in this area.
7. Buildings A and B on the North Site have been moved away from the western general easement and the homes on Lots 143A and 143D with the setback increased from 16'-4" to 19'-1" for Building A, and the setback for Building B increased from 16'-5" to 32'.



Design Inspiration



SECTION 6 BUILDING SITING + DESIGN

La Montagne buildings have been carefully sited and designed based on several considerations, including adjacent property owner views, surrounding land use and density, 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.

The project is designed to maximize open space on the North Site with only 40% lot coverage when 65% lot coverage is allowed which is a 38% percent reduction in allowed lot 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. Development on the North Site steps down towards the east with over a 90 foot setback to the home on Lot 119.

Development on the South Site has also been designed to provide additional open space with the lot coverage of less than 54.8% when 65% is allowed. The gently sloping topography of the South Site allows for the buildings 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 and errant golf ball protection to Hole 1 with landscaping on-site and within a landscaping easement that is granted for Lot 152R.

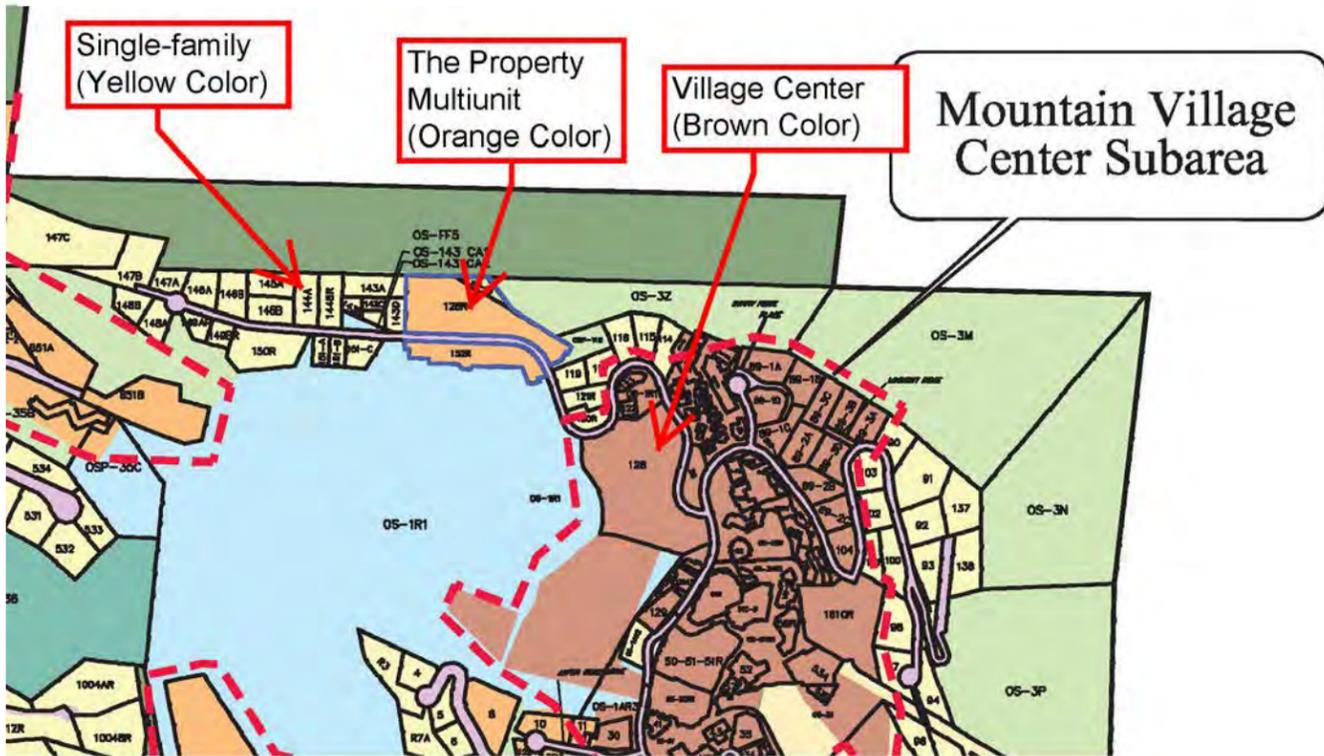
Organic mountain modern architecture is expressed through stone-veneered foundation elements, vertical wood siding, mill-scale steel porcelain panels, and low reflective standing seam metal roofing. The indigenous architecture additionally has a tectonic nature with its exposed beams, purlins, and wood 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 the PUD landscaping plan.



Figure 3. Future Land Use Plan for the Property



Section 7 PUD Amendment

PUD Amendment Criteria for Decision

The proposed rezoning complies with the Rezoning Process Criteria for Decision set forth in CDC Section 17.4.12(E) as outlined in the following sections:

General Conformance with the Mountain Village Comprehensive Plan

CDC Section 17.4.12(E)(1) requires that the proposed PUD Amendment be "...in general conformity with the policies, principles and standards set forth in the Comprehensive Plan". The proposed rezoning and density transfer are in general conformance with the Comprehensive Plan's Future Land Use Plan as shown in Figure 3 that clearly envisions Lot 126R and Lot 152R as "Multiunit" with the area east of Lot 126R a small single-family area that is surrounded by high density development at The Peaks and See Forever and the Village Center Subarea located just to the east. The Future Land Use Plan envisions single-family development to the west of the Property along Country Club Blvd. Tracts OS-118 and OS-126 are shown as Passive Open Space on the Future Land Use Plan consistent with the La Montagne Project.

The Comprehensive Plan states the following regarding the multiunit classification:

"Multiunit: Provide higher density condominium development for deed restricted housing, hotbeds, second homes and similar uses."

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."

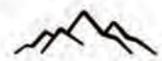
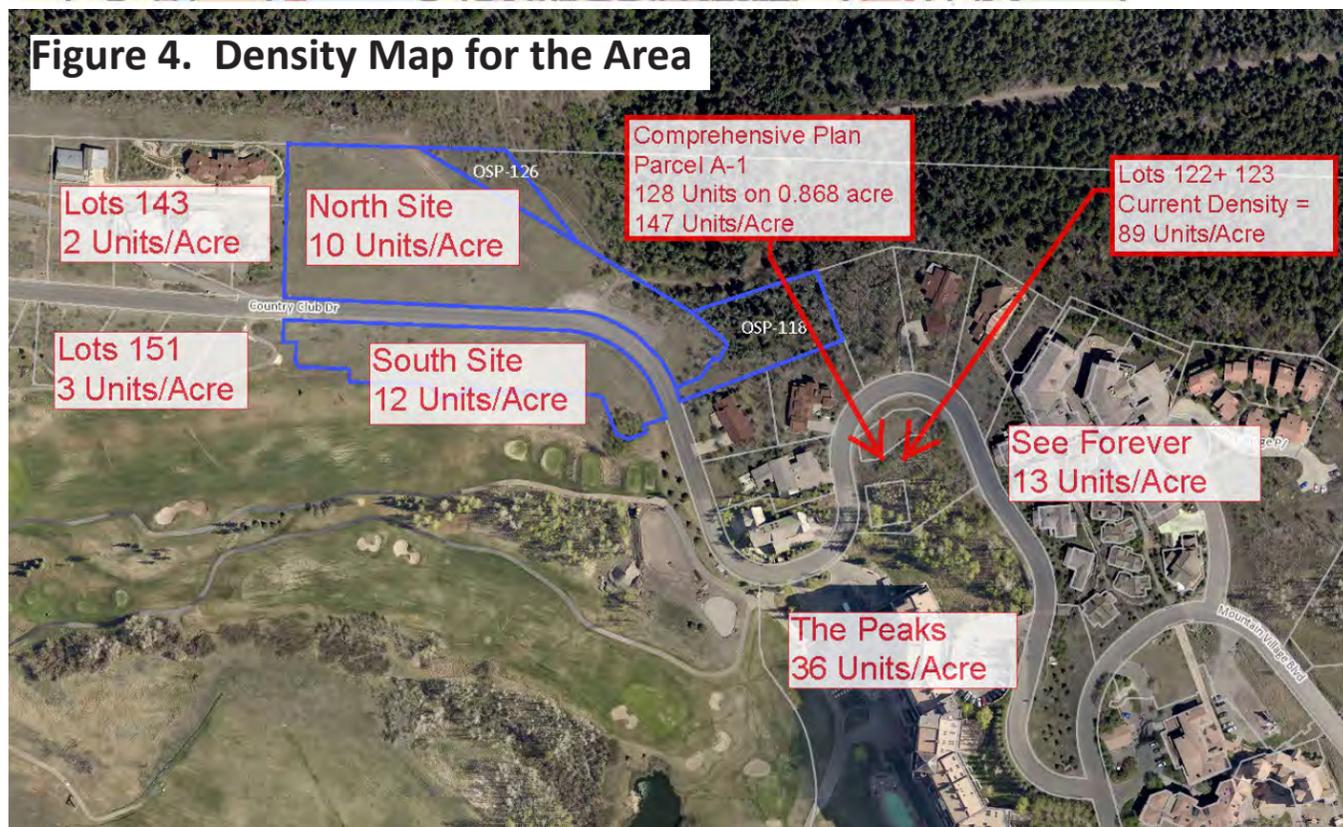
There are several Comprehensive Plan policies under the Multiunit section that directed changes to the Town's land use regulations which were incorporated into the CDC in 2013, with the Multi-family Zone District created and based on the Multiunit policies. The Comprehensive Plan's Multiunit policies were also incorporated into the CDC's Subdivision Regulations, Design Regulations and Supplementary Regulations to ensure appropriate uses, design considerations and infrastructure.

Land Use Principle I, Policy B.2.c states:

"Consider minimizing environmental impacts and ensure development fits into and blends with the existing environment and character of the area."

The La Montagne Project has been designed and planned with a transitional density that fits into the area consistent with the envisioned Comprehensive Plan land uses. The single-family area to the east is an island of lower density development that is surrounded by existing and planned higher density development. Figure 4 shows the density of surrounding development with the La Montagne Project providing a transitional density of approximately 9.7 units per acre.

Figure 4. Density Map for the Area



The Peaks density is approximately 36 units per acre and the See Forever density is approximately 14 units per acre. The Comprehensive Plan envisions high density infill development in the area of Lots 122 and Lot 123 with 89 units per acre allowed today and over 100 units per acre envisioned on Parcel A-1 per the Comprehensive Plan's Village Center Subarea Plan. Sensitive siting and building design for the La Montagne Project combined with landscape buffering further ensures this low, transitional density development fits into the Country Club Drive neighborhood.

The La Montagne Project also conforms to the following policies because multi-family development is envisioned by the Future Land Use Plan.

Land Use Principles, Policies and Actions

I. "Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy, maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan..."

1.A "Implement the Comprehensive Plan's principles, policies and actions."

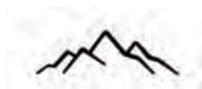
1.B "Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan."

1.C "Permit development applications in general conformance with the Comprehensive Plan per the applicable criteria for decisionmaking."

The Property is located outside of all of the Comprehensive Plan's subarea plans 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.

Deed Restricted Housing

The La Montagne Project will provide four (4) deed restricted employee apartments on the Property. The significant downzoning and elimination of approximately 203 employees from the Property represents a 92 percent decrease in the employment generation. This significant decrease in the number of employees generated for the Property warrants a reduction in the current 17 employee dorm units and five employee apartments that are required by the PUD Agreement. The PUD Agreement added one (1) employee dorm and three (3) employee apartments to the Property as one of the public benefits that justified the numerous variations under the Rosewood Hotel. The base employee housing requirement for the Property is therefore 16 employee dorms and two (2) employee apartments for a total of 22 person equivalents of density ("**Base Employee Housing Requirement**"). The reduction in employee housing for the La Montagne Project should be evaluated on the Base Employee Housing Requirement. A 92 percent reduction in employment applied to the 22 person equivalents leaves approximately two (2) person equivalents on the Property which roughly equates to one employee apartment. The La Montagne Project is proposing four (4) employee apartments to provide deed restricted housing as envisioned in the Comprehensive Plan, and to continue to provide a community benefit as required by the PUD Regulations.



Natural Environment

The La Montagne Project avoids disturbance to wetland areas consistent with Comprehensive Plan Policy I.A of the Natural Environment section. The La Montagne Project is also consistent with the CDC Wetland Regulations as discussed in this narrative. Water quality will be protected and stormwater detention is provided consistent with Comprehensive Plan Policy I.D. Forest areas on Tract OSP-118 and a small aspen area on Lot 126R will be protected and preserved consistent with Comprehensive Plan policies. Development constraints on the Property include wetland areas and steep slopes that are 30 percent or greater that are being avoided, minimized and mitigated as outlined in this narrative.

Open Space and Recreation

The La Montagne Project is consistent with the Comprehensive Plan's Open Space and Recreation principles, policies and actions for several reasons. The La Montagne Project will reroute the unauthorized social trail from Lot 126R to Tract OS-FF-5 for the Stegosaurus Trail as envisioned in the Potential Recreation Projects Plan Map ("**Recreation Plan**") and the Town Trails Master Plan. This reroute assumes that the Town obtains and easement from TSG for the Stegosaurus Trail prior to the development of the North Site.

The La Montagne Project will also facilitate the planing and provision of a new six (6) foot sidewalk from the Big Billies Trail-Country Club Drive intersection to The Village Center crosswalk east of The Peaks with the sidewalk running on the south side of the road. The La Montagne Project will also facilitate the construction of a new four (4) foot wide uphill bike lane along Country Club Drive to Mountain Village Blvd.

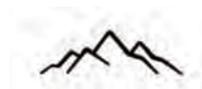
Tracts OSP-126 and OSP-118 are included in the overall design and planning for the La Montagne Project. These open space parcels will be dedicated to the Town as one of the PUD community benefits, with the dedication occurring concurrent with the recording of a new PUD development agreement for the Property.

Consistency with the Underlying Zoning and Zoning Designations

CDC Section 17.4.12(E)(2) requires that the proposed PUD Amendment "...be consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards." The La Montagne Project is consistent with the proposed PUD Zone District and the current Multi-family Zone District. The new PUD agreement for the Property will include dimensional limitations that are based on the current Multi-family Zone District, including maximum height, maximum average height, and lot coverage. The PUD Amendment is also consistent with the PUD Zone District that has the following description and land uses as set forth in CDC Section 17.3.2(B)(9):

"PUD Zone District. The Planned Unit Development ("PUD") Zone District is intended to provide for a development to achieve the new land uses envisioned in the Comprehensive Plan and/or the PUD purposes set forth in the PUD Regulations, with a variety of land uses as envisioned in the Comprehensive Plan."

The PUD Zone District will allow for the Owner to achieve the PUD purposes as provided for herein, with multi-family land uses as envisioned by the Comprehensive Plan.



CDC Section 17.3.4(I) establishes the specific zone district requirements for the PUD Zone District. Permitted uses include all of the land uses envisioned in the Comprehensive Plan including the proposed multi-family condominiums. The PUD Zone District also allows for accessory buildings and structures such as hot tubs, saunas, swimming pools and similar uses. The La Montagne Project provides for these types of accessory structures. Accessory uses in the PUD Zone District include home occupations and similar uses. No plaza areas are planned for this development as allowed for the PUD Zone District. All land uses will be kept primarily in buildings except for uses that are typically outside, such as a swimming pool, hot tubs, fire pits and deck areas. Required public improvements include the new sidewalk, uphill bike lane, relocated Stegosaurus Trail, and other road and safety improvements that will be based on the proportional cost of the La Montagne Project relative to other users.

Creative Approach for a Better Development Plan

CDC Section 17.4.12(E)(3) requires that “the development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general”. The La Montagne Project provides a creative approach that will produce a better development that would be otherwise possible under the Multi-family Zone District, and will provide for private and public amenities. The La Montagne Project clusters development onto Lot 152R, the central portion of Lot 126R which allows for large areas of both public and private open space with less lot coverage than allowed under the Multi-family Zone District. The PUD Amendment also allows for the current platting and certain community benefits to be retained while allowing for reasonable use of the Property. The PUD Amendment process also allows the community to have more control over the development due to the application of the PUD Regulations. The PUD Amendment allows for the Owner to: provide for the dedication of Tracts OSP-118 and OSP-126; re-route the Stegosaurus Trail as envisioned in the Recreation Plan; provide an easement for Boomerang Road; facilitate the planning and design of major safety improvements for Country Club Drive including a new sidewalk, uphill bike lane, speed humps and speed control; and provide additional employee housing than would otherwise be required for a 54 unit condominium project in Mountain Village. The PUD Amendment also allows for the creation of a transitional development plan as described in this narrative.

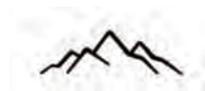
The La Montagne Project is only seeking a variation to allow for roof setbacks in the South Site to occur in the front 16 foot general easement as shown on the conceptual site plan. The conceptual plans show limited roof eaves encroaching into the front general easement for Buildings H, I, K, L and M with the largest encroachment setback approximately 13’ for Buildings . The roof eaves are over 25 feet in the air and will not interfere with the surface or underground use of the general easement. These variations allow for the project to better fit the narrow Lot 152R width with the desired roof form design than would be allowed if the general easement encroachments were not permitted. While the roof eaves could be designed to avoid the general easement, we believe the roof plans as submitted provide for a much better design. The CDC PUD Regulations allow for the Town to approve variations to the general easement “in order to allow flexibility, creativity and innovation in land use planning and project design”.

Consistency with PUD Purposes and Intent

CDC Section 17.4.12(E)(4) requires that the PUD Amendment be “...consistent with and furthers the PUD purposes and intent”. The La Montagne Project is consistent with the PUD Regulations Purpose and Intent as outlined in CDC Section 17.4.12(A), with project team comments on consistency shown in *italics*:



1. Permit variations from the strict application of certain standards of the CDC in order to allow for flexibility, creativity and innovation in land use planning and project design. *The PUD Amendment allows for flexibility, creativity and innovation in land use planning and design with clustered development, public open space, less lot coverage, private open space, retention of the current platting, and the provision of significant public benefits. The only variations sought at this time are the roof dripline encroachments into the general easement on Lot 152R as discussed above.*
2. Allow for a creative planning approach to the development and use of land and related physical facilities to produce a better development. *The PUD Amendment allows for the current platting for the Property to be retained while significantly reducing 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, with the only variation sought for limited roof encroachments into the 16 foot General Easement for the South Site. The PUD Amendment allows for the creation of a transitional development with higher density at The Peaks, See Forever, and Lots 122 and 123 transition to low density multi-family development on the Property and single family development to the west. The PUD allows for clustering development on the center area of Lot 126R and the provision of both public and private open space on the edges to buffer surrounding development.*
3. Provide for community benefits. *The PUD Amendment provides for significant public benefits with the rerouting of the Stegosaurus Trail; more employee housing than would be required for a similar project in the town; and facilitating and participating in major safety improvements for Country Club Drive such as a new sidewalk to the Village Center, a new uphill bike lane, and speed humps, if desired.*
4. Promote and implement the Comprehensive Plan. *The PUD Amendment promotes and implements the Comprehensive Plan as outlined in this narrative.*
5. Promote more efficient use of land, public facilities and governmental services. *The PUD Amendment promotes the efficient use of land because it allows for the Owner to realize reasonable use of the Property while providing a transitional development that fits the site with approximately 9.7 units per acre. The average density for built projects in the Multi-family Zone District is approximately 20 units per acre, with the La Montagne Project transitioning from high density built and envisioned development to the east. The Owner has been paying property taxes on the current Property density as provided for in the PUD Agreement, and is willing to significantly downzone the Property via the PUD Amendment, rezoning and density transfer processes to provide for an efficient and transitional development that still provides for reasonable use of the Property. This represents a great planning compromise for the efficient development of the Property.*
6. Encourage integrated planning in order to achieve the above purposes. *The PUD Amendment provides for integrated planning between the North Site and South Site to ensure safe vehicular and pedestrian access and coordinated utility planning. The La Montagne Project also plans for integrated trails; a new sidewalk along Country Club Drive and other safety improvements. The La Montagne Project provides for an integrated land use plan with a transitional density of 9.7 units per acre with higher density projects building and planned to the east that range from 14 to over 100 units per acre.*



PUD General Standards Compliance

CDC Section 17.4.12(E)(5) requires that “The PUD meets the PUD general standards”. The PUD Amendment complies with the applicable General Standards in CDC Section 17.4.12(I). The Owner of the Property has the authority to initiate a PUD Amendment consistent with CDC Section 17.4.12(I)(1). The PUD Amendment, Rezoning Process and Density Transfer Process will require an ordinance per CDC Section 17.4.12(I)(5). The PUD Agreement remains valid and the Owner may propose a PUD Amendment per CDC Section 17.4.12(I)(6). The Density Transfer request is evaluated under Section 8 below and is consistent with the Density Limitation per CDC Section 17.4.12(I)(7). The PUD Amendment provides for landscape buffering to minimize adverse impacts and create attractive public spaces consistent with the surrounding area as required by CDC Section 17.4.12(I)(8). The PUD Amendment provides for adequate public services as required by CDC Section 17.4.12(I)(9) as presented in this narrative. Each phase of the PUD will be self-sufficient and not dependent upon latter phases as required by CDC Section 17.4.12(i)(10).

Adequacy of Community Benefits

CDC Section 17.4.12(E)(6) requires that “The PUD provides adequate community benefits”. The PUD provides for the following community benefits:

1. Twice as much public open space than existed prior to the adoption of the PUD Agreement. This community benefit will continue under the amended PUD for the Property and is due to the creation and future dedication of Tracts OS-126 and OSP-118.
2. Provision of four (4) employee apartments with the development of Lot 126R. This is one more apartment than existed prior to the adoption of the current PUD Agreement and is three more than warranted based on a 92 percent reduction in the number of employees generated on the Property due to the downzoning.
3. Rerouting of the unauthorized social trail on Lot 126R to the Stegosaurus Trail as envisioned in the Town Trails Master Plan if the Town obtains an easement for this trail from TSG.
4. Facilitation, planning and participation in significant Country Club Drive improvements including new sidewalk from Big Billies Trail to the Village Center crosswalk east of The Peaks, an uphill bike lane, and speed humps/speed limits based on the design of the road. The Owner will construct and improve all of the improvements through the Property. The Owner has paid for a survey of Country Club Drive and the adjoining general easement,s and is paying for the safety improvement engineering. The Town is budgeting for major improvements to Country Club Drive as a part of the 2020 budget process in coordination with the La Montange Project.

Public Facilities and Services

CDC Section 17.4.12(E)(7) requires “Adequate public facilities and services are or will be available to serve the intended land uses”. Water and sewer services, police protection and broadband are available from the Town. The Telluride Fire Protection District will provide emergency and fire services. Black Hills Energy natural gas infrastructure is located on the Property. San Miguel Power Association will provide electric service. Telecommunications is also available from Century Link.

The development team heard very clearly that the number one issue for the La Montagne Project to address



is public safety associated with the vehicular, pedestrian and bike use of Country Club Drive. To this end the team has prepared a survey of the Country Club Drive Right-of-Way and the general easement along the road. This survey information is the foundation to the proposed civil plan improvements for Country Club Drive that were created to significantly improve public safety. LSC Transportation Consultants, Inc., Uncompahgre Engineering and the development team have created a new plan for Country Club drive to improve safety that includes:

1. Required travel lanes for vehicular traffic;
2. A new four (4) foot wide uphill bike lane
3. A grade separated six (6) foot wide sidewalk on the south side of the road from Big Billies Trail to the Village Center-Mountain Village Boulevard crosswalk east of The Peaks
4. Speed humps at designed locations to slow traffic if desired by the community
5. Speed limits based on the design of the road (or as desired by the community);
6. New crosswalks to provide trail and La Montagne Project connectivity;
7. Downhill traffic share the road program for bicycle traffic;
8. An overall sign plan to improve safety; and
9. Traffic calming as needed to slow down traffic as needed as it enters and passes through the project.

It is important to note that Country Club Drive as designed meets the Town’s Road and Bridge Standards including but not limited to travel lane width, shoulders, grade and centerline curvature. Even though Country Club Drive complies with the Town Road Standards it is critically important to provide a grade-separated sidewalk, and other safety improvements. A cross section of the proposed road design is shown in Figure 5 and the civil plans are in the PUD Amendment plan set. Some of the safety improvements may require an easement from TSG if such cannot be located in the Country Club Right-of-Way and no general easement exists on TSG property.

Intermodal Circulation and Public Safety

CDC Section 17.4.12(E)(8) requires that “The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion. Vehicular, pedestrian and bicycle safety improvements to Country Club Drive are discussed above. Access to the North Site and South Site have been coordinated and minimized to limit vehicular and pedestrian/bicycle interactions. Access ramp driveways have grades of approximately 5 percent at the road intersections which allow for great visibility and meet the required CDC sight distance. Parking areas are designed within garages that are accessed from the proposed driveways. Short-term, service and delivery parking is planned for both the North Site and South Site. Trash and recycling facilities will be provided on the North Site and South Site.

Compliance with Applicable Town Regulations and Standards

CDC Section 17.4.12(E)(9) requires the PUD Amendment to meet “...all applicable Town regulations and standards unless a PUD is proposing a variation to such standards”. Other Town regulations and standards are discussed in Section 8.



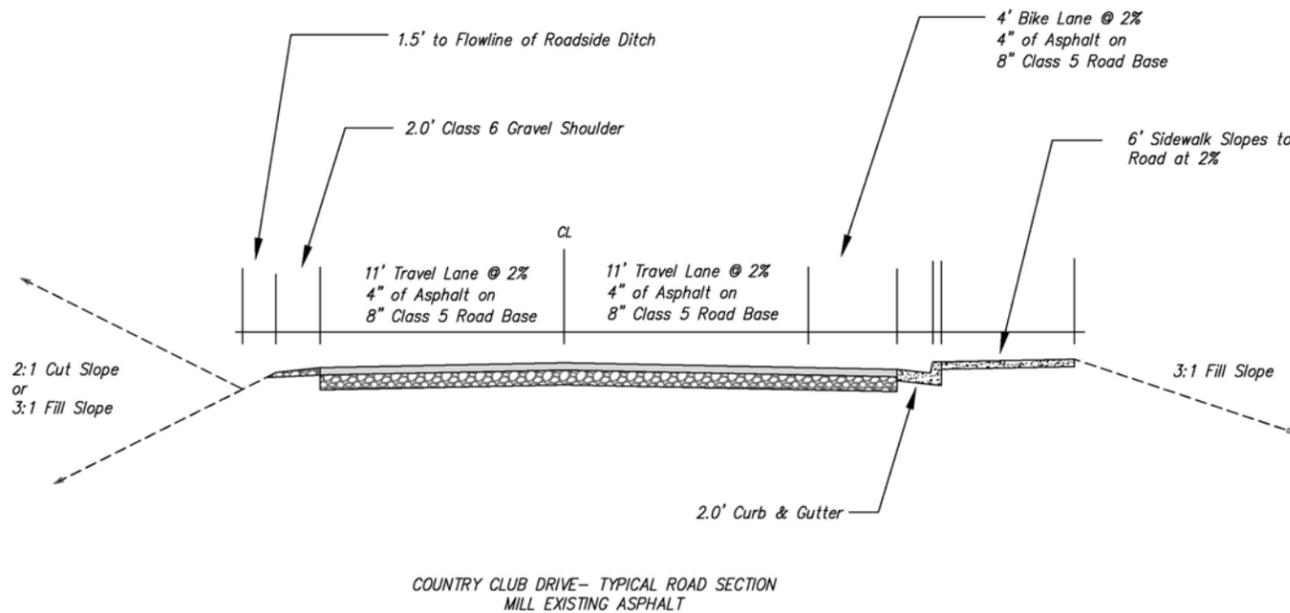


Figure 5. Proposed Country Club Drive Cross Section

Comprehensive Plan Project Standards

CDC Section 17.4.12(H) states establishes the Comprehensive Plan Project Standards as follows with the project teams comments shown in *italics*:

1. Visual impacts shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development. *Visual impacts have been minimized and mitigated. Building massing has been significantly pulled back from the eastern property line of Lot 152R to open up desired views for the Lot 119 owner and reduce the building massing on the Hole 1 tees. Building heights could be up to five (5) feet taller if gable roof forms were used, with the shed roof design reducing visual impacts. Significant landscape buffering will be provided as shown on the landscaping plan for development to the west and east of the Property. Building massing on the North Site has been designed to reduce visual impacts to Lots 143A and 143D to the west. Building roof forms on the west side of the North Site have been designed to be very low profile to mitigate visual impacts to Lot 143A.*
2. Appropriate scale and mass that fits the site(s) under review shall be provided. *The La Montagne Project provides appropriate scale and mass that fits the Property with a very low multi-family density of approximately 11 units per acre. The planning and design for the La Montagne Project provides a transitional land use plan as shown in Figure 4 with high density in the Village Center Subarea that is located to east and the single-family development to the west. The density transitions from approximately 36 units per acre at The Peaks, 13 units per acre at See Forever and over 80 units per acre on Lots 122 and 123 and as envisioned on Parcel A-1 of the Village Center Subarea Plan to 9.7 units per acre at La Montagne. The*



single-family area to the east of the Property in Lots 114 through 121R is an island of single-family density surrounded by high density multi-family resort development. The single-family development to the west of the La Montagne Project has been planned and designed to be located next to high density development with the original County PUD and Town incorporation showing high density development on the Property next to single-family development. There are lots of areas in Mountain Village where high density development is planned and built next to single-family development, with all property owners aware of this planning and zoning when they bought the Property. This development pattern with high density scale and mass next to low density single-family development is also envisioned by the Comprehensive Plan Future Land Use Map.

3. Environmental and geotechnical impacts shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table. *Wetlands will be avoided and enhanced with routing of drainage into wetland areas and wetland plantings to provide higher functional values. The La Montagne Project meets the CDC Steep Slope Regulations as discussed in this narrative. Geotechnical analyses prepared by a qualified Colorado Professional Engineer will be provided to the Town as a part of the building permit process. The Property is not located in a Comprehensive Plan subarea so there are no target densities for the North Site or South Site.*
4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town. *The Design Review Process development applications will address site specific issues such as trash and recycling, wetlands and grading and drainage, golf course integration, and similar topics. A concurrent Design Review Process application has been submitted for the South Site so these site specific issues for Lot 152R will be addressed with the PUD Amendment, rezoning and density transfer. The PUD agreement for the Property will require a Design Review Process application for the North Site that will address site specific issues.*
5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards. *There are currently no ski runs available adjacent to the Property. The Owner is working with TSG to determine if ski-in/ski-out access and snow making can be provided to Lot 152R and the La Montagne Project. The ski-in/ ski out access is proposed within the existing ski easement to Lot 152R. A future Design Review Process application will be required for this ski access and any snow-making improvements if the Owner successfully negotiates a new easement with TSG.*

Section 8

REZONING + DENSITY TRANSFER

The Owner is requesting a Rezoning Process for the Property from the current Multi-family Zone District to the PUD Zone District as required by the PUD Regulations in Section 17.4.12(I)(5). The rezoning is also 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 PUD Agreement density, the La Montagne Project density and the net effect of the proposed Density Transfer are shown in Table 1. The proposed Rezoning and Density Transfer result in the elimination of 56 hotel units, 19 hotel efficiency units; 18 condominium units; 1 employee apartment; and 17 employee dorms units. The Owner is requesting that all of this density be transferred to the Density Bank except for the employee dorms and employee apartment because the Town can create this density and not violate the Density Limitation. Thus, there is no need to preserve the employee housing density in the Density Bank.

Employee Housing Rezoning Change

The zoning history concerning the Property has consistently contemplated the development of a sizable amount of hotel and commercial development as outlined in the Section 3. The Base Employee Housing Requirement is directly related to and offset/mitigate the 70 units of hotel density and the commercial density that have been historically zoned on 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, 18 condominium units and 38,656 sq. ft. of commercial area that reduces the free market actual unit density from 142 units to 49 units (66% density reduction). The free market commercial density is reduced by 38,656 sq. ft. (100% reduction). The estimated number of employees being generated from the development is also being reduced by approximately 203 employees (92% reduction).

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 Base 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 four (4) employee apartments. The



applicant believes this reduction in the number of employee housing units in the Property from 22 person to 12 person equivalents (4 employee apartments) 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 Base Employee 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 generally conforms to the Comprehensive Plan as set forth in the PUD Amendment section.

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 and employee apartments are permitted uses in the Multi-family Zone District and the proposed PUD Zone District. The La Montagne Project complies with the maximum height, maximum average height, and lot coverage for the Multi-family Zone District as shown in Table 2. There are no dimensional limitations for the PUD Zone District so the La Montagne Project contemplates the new PUD agreement for the Property will establish dimensional limitations based on the Multi-family Zone District.

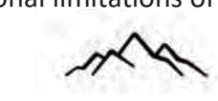
The La Montagne Project complies with the Density Limitation since no density is being transferred to the Property and all unused density will be transferred to the Density Bank, except for the employee housing which the Town can freely create and is not subject to the Density Limitation. The Owner intends to transfer 18 condominium units; 56 hotel units; and 19 hotel efficiency units to the Density Bank as provided for in this narrative. Four (4) workforce housing units are proposed that will meet the CDC requirements set forth in Section 17.3.9. The project will meet the CDC Platted Open Space requirements in Section 17.3.10 since Tracts OSP-118 and OSP-126 will be maintained and dedicated to the Town concurrent with the recording of a new PUD agreement for the Property.

Comprehensive Plan Project Standards

The proposed rezoning complies with the Comprehensive Plan Project Standards in CDC Section 17.4.12 (H) as presented in Section 7 of this narrative.

Consistency with Public Health, Safety and Welfare + Efficiency and Economy of Land and its Resources

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.



Adequate infrastructure and public services are available to the Property as outlined in this narrative. The multi-family land uses in the La Montagne Development are envisioned by the Comprehensive Plan. The La Montagne Project will facilitate needed safety improvements to Country Club Drive, including a new grade separated sidewalk, uphill bike lane, crosswalk and other safety improvements.

Rezoning Justification

The proposed rezoning is justified by specific policies in the Comprehensive Plan with multi-family condominium development envisioned on Lot 126R and Lot 152R. The rezoning to the PUD Zone District is also justified because it is required by the PUD Regulations in Section 17.4.12(1)(5). The rezoning is also justified by changes in the conditions in the Town and vicinity. A hotel and large commercial areas are no longer viable on the Property, and area neighbors desire to significantly downzone the Property with a reduced scale and mass and less intensive land uses. 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.

Adequate 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. Broadband and telecommunications are available from the Town, Century Link and area cellular providers. 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 La Montagne Project will provide a shuttle to transport owners and guests to key areas in Mountain Village (Village Center, Town Hall, etc.)

Project Circulation, Parking, Trash and Deliveries

Vehicular, pedestrian and bicycle safety improvements to Country Club Drive are discussed above. Access to the North Site and South Site has been coordinated and minimized to limit vehicular and pedestrian/bicycle interactions. Access ramp and driveways have grades of approximately five (5) percent at the road intersections which allow for great visibility and meet the required CDC sight distance. Parking areas are designed within garages that are accessed from the three proposed driveways. Short-term, service and delivery parking is planned for both the North Site and South Site. Trash and recycling areas will be provided on the North Site and South Site.

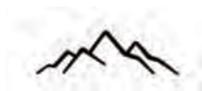
Compliance with Other Town Regulations

The proposed development will comply with the requirements of the CDC and any applicable requirements of the Municipal Code.

Wetland Regulations

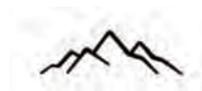
There are two wetland areas on the South Site that were not identified for the Rosewood PUD Plans. A review of the Rosewood PUD Plans shows that buildings were located on top of the newly identified wetland areas.

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 with project team comments are shown in *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. A few cantilevered decks are proposed over the wetland areas that are elevated 10 feet above the wetland area. 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 Final Review. The Terra Firm has provided a letter on the South Site wetland areas as shown in Exhibit C.*
- 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 replatted approximately three times without any general easement on the golf course which the project team believes is due, in part, to 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 with approximately ten feet of clearance. Detailed construction mitigation plans will be provided with the required Final Review 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. *The wetland delineation for the South Site has been approved by the United States Army Corps of Engineers as shown in Exhibit B.*



Steep Slope Regulations

The Property contains steep slopes that are 30 percent or greater as shown in Figure 4. Section 17.6.1(C)(2) (a) of the 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 percent 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 clustering 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 (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 126R 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 the project team 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 Comprehensive Plan’s Future Land Use Map that shows multi-family development on the North Site and South Site.*

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 geotechnical soils report will be provided with the building permits for the North Site and South Site.*



A Colorado PE has prepared engineered civil plan for the Property.

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 avoids locating any buildings in the platted general easements except for some limited roof eaves as shown on the Lot 152R site plan. These roof eaves are located over 25 feet above the ground surface of the General Easement that will not interfere with the surface or underground use of the easement. We are seeking the use of the General Easement for roof eaves as the only PUD variation as discussed above.

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.

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 PUD Site Plan on Sheet:

Lot 126R

Building B: Approximately 14’-4” to northern property line

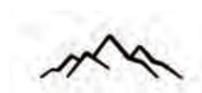
Building C: Approximately 3’ - 3” to northern property line

Building D: Approximately 7’ - 2” to northern property line

Building E: Approximately 1’ to northern property line

Building F: Approximately 7’-11” 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 G: Approximately 10'-8" to western property line and 0' to southern property line

Building H: Approximately 11' - 4" to southern property line

Building I: Approximately 0' for spa pool and amenity deck to southern property line

Building J: Approximately 17' - 9" to southern property line

Building K: Approximately 3'-3" to southern property line

Building L: Approximately 0' to southern property line

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 from 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



LOCAL ARCHITECT



LANDSCAPE ARCHITECT



PLANNING



STRATEGIC
REAL ESTATE PARTNERS

DEVELOPMENT GROUP



Uncompahgre
Engineering, LLC

CIVIL ENGINEERING



FINBRO CONSTRUCTION

GENERAL CONTRACTOR

LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

LOT 126R

UNIT COUNTS		NOTES	
UNIT COUNT		LOT 126R = 175,559 SF	
BUILDING A (7)	17,800 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING B (6)	15,500 SF	ZONE DISTRICT = MULTIFAMILY OUTSIDE VILLAGE CORE	
BUILDING C (7)	17,540 SF	ALLOWABLE SITE COVERAGE = 65% 65% = 114,113 SF	
BUILDING D (7)	19,950 SF		
BUILDING E (6)	14,500 SF		
BUILDING F (1)	4,500 SF		
(34) UNITS =	88,430 SF	CURRENT LOT COVERAGE = 70,408 SF = 40%	
CLUBHOUSE	2,500 SF	PARKING REGULATIONS (1.5 PER UNIT MIN.) 56 REQUIRED	
AMENITY SPACE (SPA - GYM)	2,000 SF	EMPLOYEE HOUSING 4 UNITS (1.5 PER UNIT)	4
EMPLOYEE HOUSING		SERVICE PARKING	
APARTMENTS (4)	2,500 SF	TOTAL = 66 PARKING SPOTS	32,000 SF

LOT 152R SUMMARY

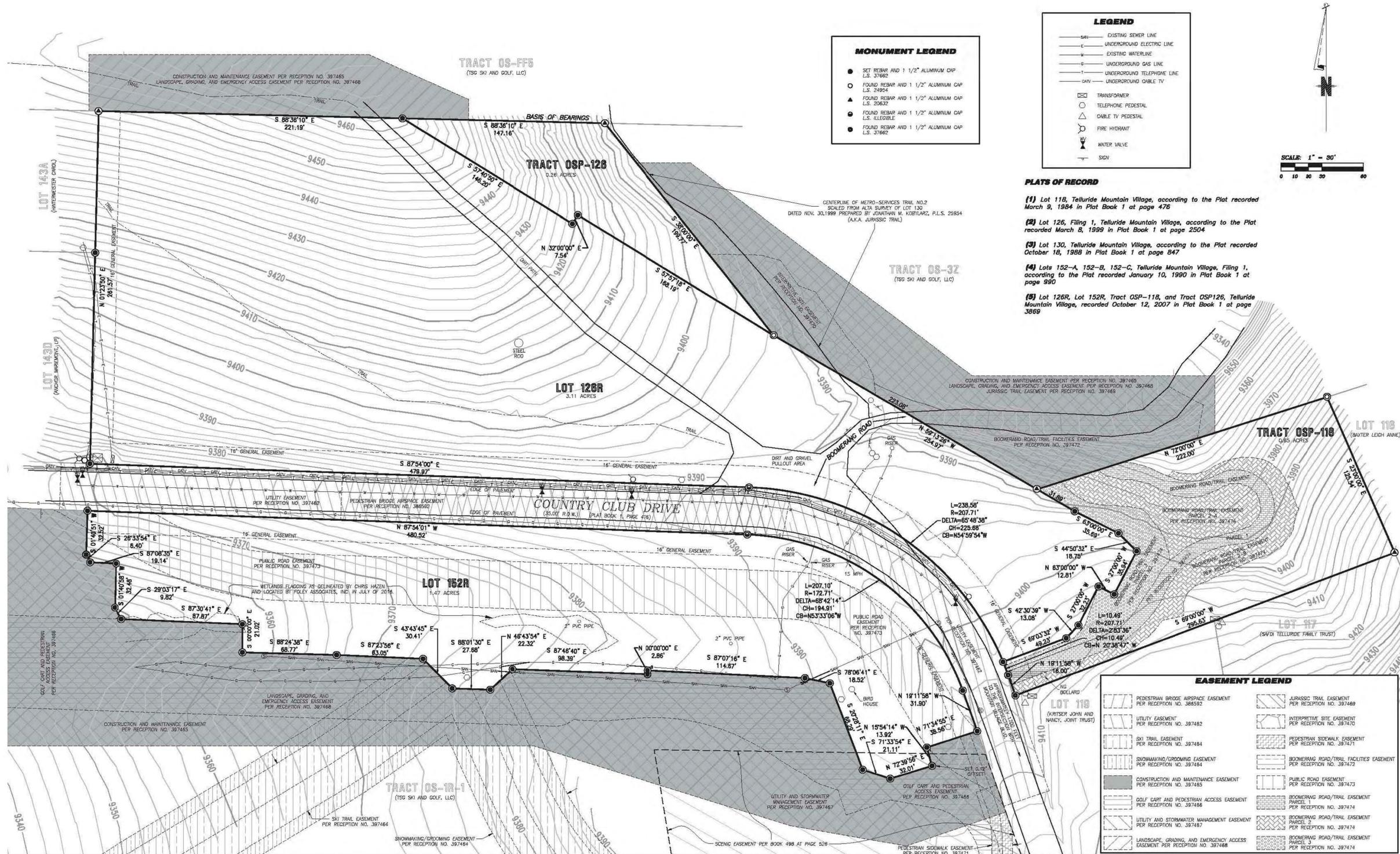
UNIT COUNTS		NOTES	
ROOM COUNT		LOT SIZE = 64,152 SF	
BUILDING H (2)	6,040 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
BUILDING I (3)	8,360 SF	ZONE DISTRICT = MULTIFAMILY OUTSIDE VILLAGE CORE	
BUILDING J (2)	5,500 SF	ALLOWABLE SITE COVERAGE = 65% 65% = 41,698 SF	
BUILDING K (2)	6,040 SF		
BUILDING L (3)	8,360 SF	PROPOSED LOT COVERAGE = 35,165 SF = 54.8%	
BUILDING M (3)	9,200 SF		
(15) UNITS =	43,500 SF		
SKI LOUNGE	4,200 SF	PARKING REGULATIONS (1.5 PER UNIT MIN.) 22.5 REQUIRED	
		(SURFACE PARKING) - 3 PARKING SPOTS	
		(WEST GARAGE) - 14 PARKING SPOTS	12,800 SF
		(EAST GARAGE) - 19 PARKING SPOTS	11,900 SF
		TOTAL = 33 PARKING SPOTS	23,000 SF

SHEET INDEX

PUD1.0 PUD LOT 152R-126R	PUD4.8 CONCEPTUAL VIEW - NORTH @ CLUB
PUD1.1 SURVEY	PUD4.9 CONCEPTUAL VIEW - CC ROAD VIEW WEST
PUD1.2 SLOPE ANALYSIS	PUD4.10 CONCEPTUAL VIEW - CLUB VIEW NORTH
PUD1.3 SITE PLAN	PUD4.11 CONCEPTUAL VIEW - NORTH PROPERTY
PUD1.3.1 OVERHANG EXHIBIT	PUD4.12 CONCEPTUAL VIEW - WESTERN PROPERTY
PUD1.3.2 SITE COVERAGE DIAGRAM	PUD4.13 CONCEPTUAL VIEW - AERIAL @ CORE
PUD1.4 CIVIL - OVERALL SITE PLAN	PUD4.14 CONCEPTUAL VIEW - AERIAL
PUD1.4.1 CIVIL C2.1 COUNTRY CLUB DR IMPROVEMENTS	PUD4.15 CONCEPTUAL VIEW - AERIAL
PUD1.4.2 CIVIL C2.2 COUNTRY CLUB DR IMPROVEMENTS	
PUD1.5 CONCEPTUAL LANDSCAPING PLAN	
PUD1.6 HEIGHT ANALYSIS - ROOF PLAN	
PUD1.7 CONCEPTUAL SITE SECTIONS	
PUD1.8 CONCEPTUAL SITE SECTIONS	
PUD4.1 CONCEPTUAL VIEW - GOLF COURSE	
PUD4.2 CONCEPTUAL VIEW - GOLF COURSE	
PUD4.3 CONCEPTUAL VIEW - GOLF COURSE	
PUD4.4 CONCEPTUAL VIEW - CC ROAD ENTRY	
PUD4.5 CONCEPTUAL VIEW - VIEW NORTH	
PUD4.6 CONCEPTUAL VIEW - CC ROAD VIEW EAST	
PUD4.7 CONCEPTUAL VIEW - SOUTH @ CLUB	

PUD LOT 152R-126R

PUDI.0



ALTA/NSPS Land Title Survey
Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village

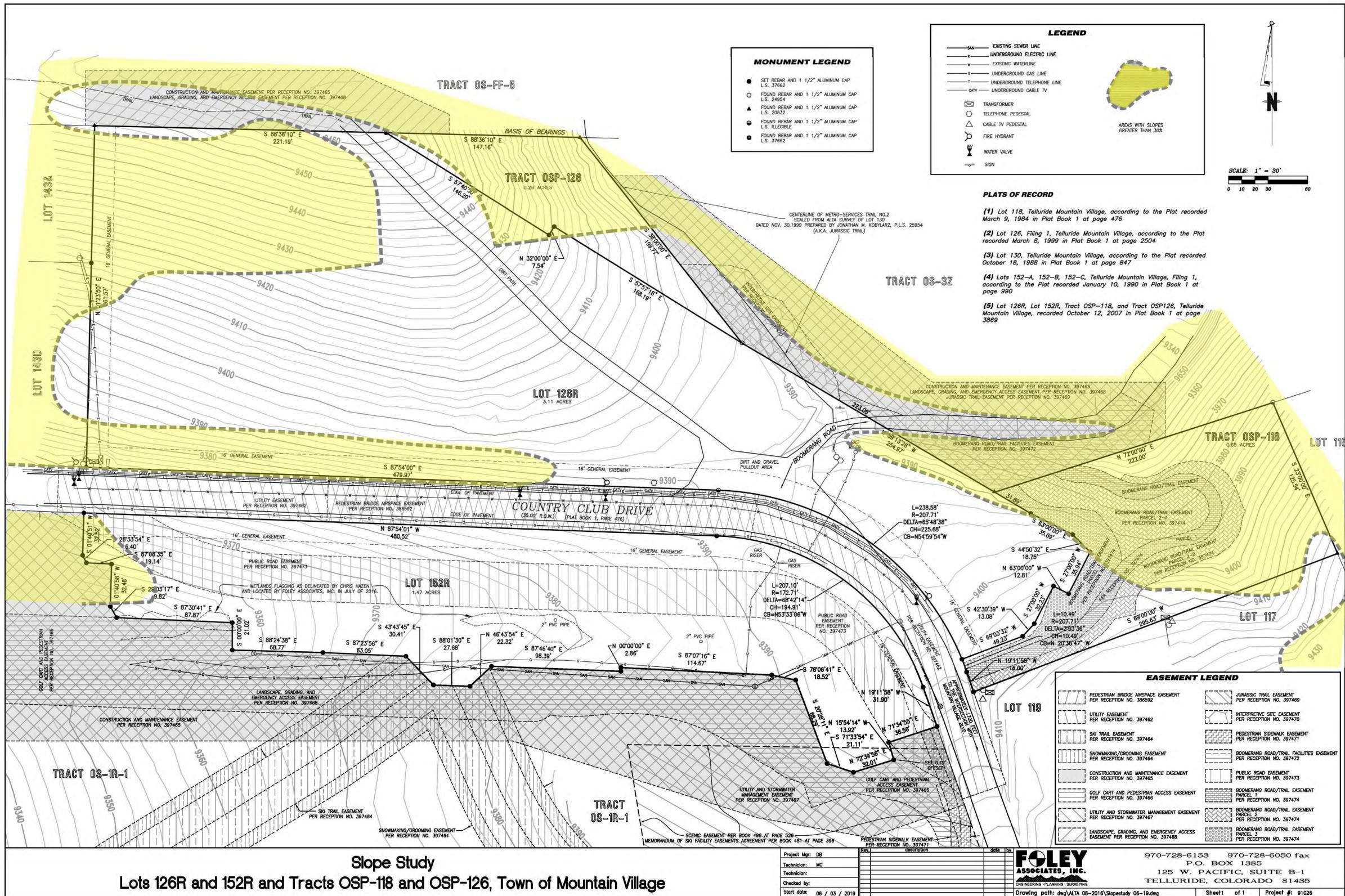
Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	02/07/2018



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: dwp\ALTA 02-2018\91026 ALTA 02-18.dwg Sheet 2 of 3 Project #: 91026

EXISTING CONDITIONS
 1" = 30'-0"



Slope Study
Lots 126R and 152R and Tracts OSP-118 and OSP-126, Town of Mountain Village

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	06 / 03 / 2019

FOLEY ASSOCIATES, INC.
 ENGINEERING • PLANNING • SURVEYING

970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: dwg\ALTA 08-2016\SlopeStudy 06-19.dwg Sheet 1 of 1 Project #: 91026

F:\08_19\Jobs\081913\025\dwg\ALTA 08-2016\191026 SlopeStudy 06-19.dwg, 6/4/2019 4:42:47 PM, Dave Blanton



TELLURIDE SKI + GOLF

*REFER TO PUD1.5 FOR LANDSCAPE PLAN



LA MONTAGNE CONDOMINIUMS

SITE PLAN

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

SITE COLOR LEGEND

- OPEN SPACE
- 16' EASEMENT/SETBACK
- ADJACENT EASEMENTS
- PROPOSED BUILDING OUTLINES

LOT 152R SUMMARY

ROOM COUNT	UNIT COUNTS
BUILDING H (2)	6,040 SF
BUILDING I (3)	8,360 SF
BUILDING J (2)	5,500 SF
BUILDING K (2)	6,040 SF
BUILDING L (3)	8,360 SF
BUILDING M (3)	9,200 SF
(15) UNITS	43,500 SF
SKI LOUNGE	4,200 SF

NOTES

LOT SIZE = 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

PROPOSED LOT COVERAGE = 35,165 SF = 54.8%

PARKING REGULATIONS (1.5 PER UNIT MIN.) 22.5 REQUIRED
(SURFACE PARKING) - 3 PARKING SPOTS 12,800 SF
(WEST GARAGE) - 14 PARKING SPOTS 11,900 SF
(EAST GARAGE) - 19 PARKING SPOTS 11,900 SF
TOTAL = 33 PARKING SPOTS 23,000 SF

LOT 126R SUMMARY

UNIT COUNTS	NOTES
BUILDING A (7)	17,800 SF
BUILDING B (6)	15,500 SF
BUILDING C (7)	17,540 SF
BUILDING D (7)	19,950 SF
BUILDING E (6)	14,500 SF
BUILDING F (1)	4,500 SF
(34) UNITS	88,430 SF
CLUBHOUSE	2,500 SF
AMENITY SPACE (SPA - GYM)	2,000 SF
EMPLOYEE HOUSING APARTMENTS (4)	2,500 SF

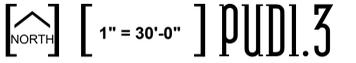
NOTES

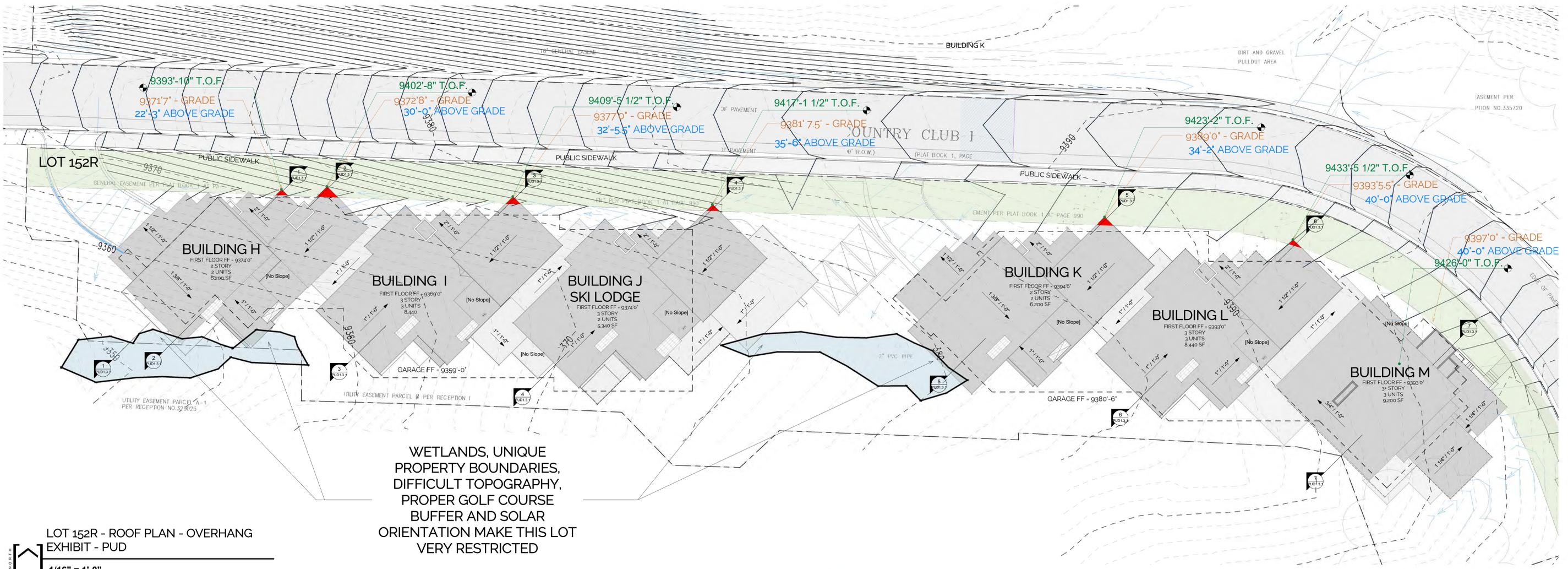
LOT 126R = 175,559 SF
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ZONE DISTRICT = MULTI-FAMILY OUTSIDE VILLAGE CORE
ALLOWABLE SITE COVERAGE = 65% 65% = 114,113 SF

CURRENT LOT COVERAGE = 70,408 SF = 40%

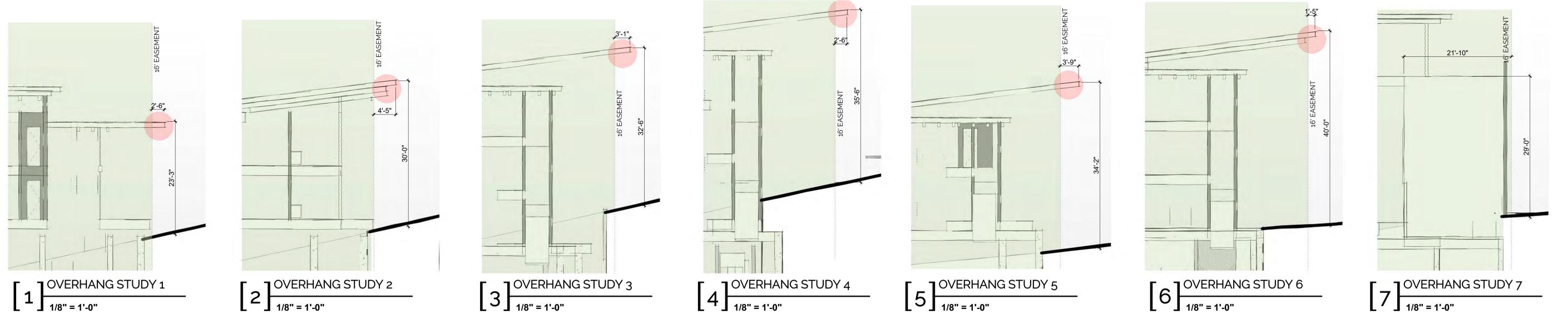
PARKING REGULATIONS (1.5 PER UNIT MIN.) 56 REQUIRED
EMPLOYEE HOUSING 4 UNITS (1.5 PER UNIT) 6
SERVICE PARKING (1-5) 4

TOTAL = 66 PARKING SPOTS 32,000 SF





LOT 152R - ROOF PLAN - OVERHANG
EXHIBIT - PUD
1/16" = 1'-0"



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

OVERHANG EXHIBIT

PUDI.3.1



LA MONTAGNE CONDOMINIUMS

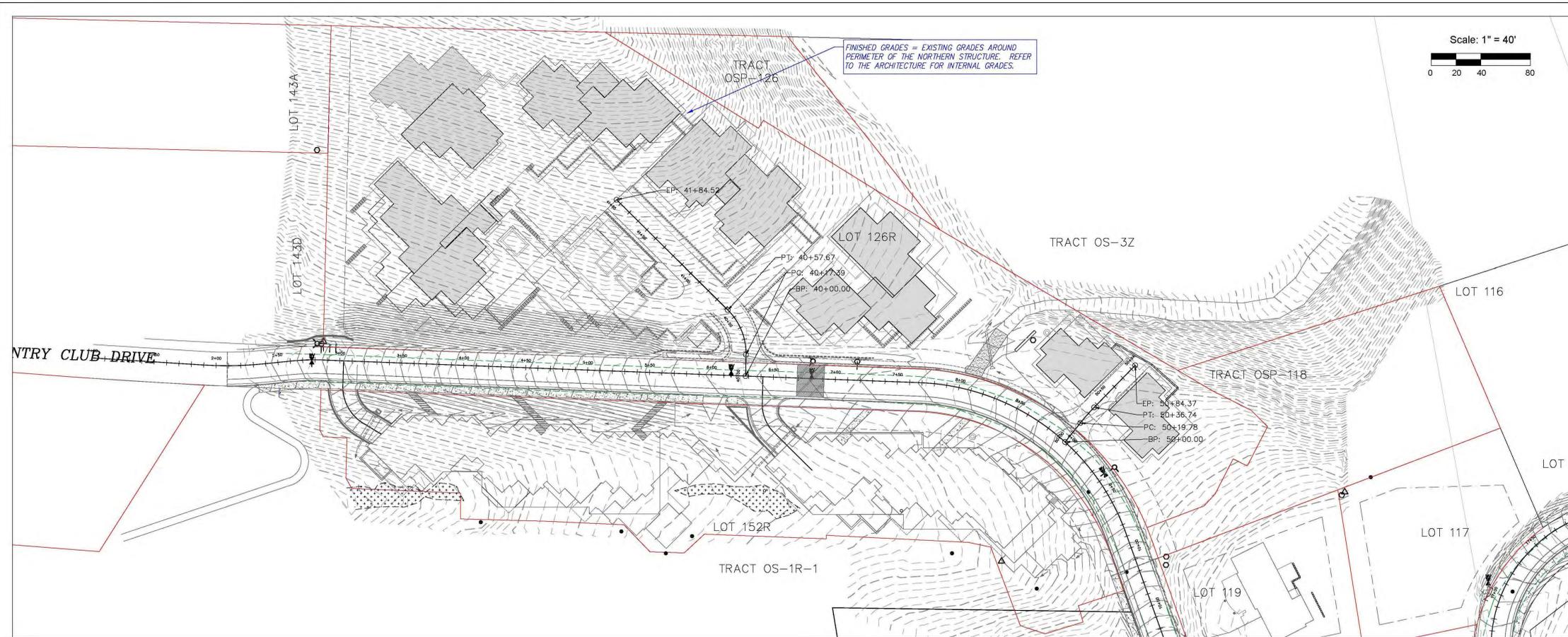
SITE COVERAGE DIAGRAM

PROJECT: 18-32
 DATE: 10-28-2019
 REVISION DATE: 11-14-2019

UNIT COUNTS		NOTES	
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BUILDING E (6)	14,500 SF	PARKING REGULATIONS (1.5 PER UNIT MIN.) 56 REQUIRED	
BUILDING F (1)	4,500 SF	EMPLOYEE HOUSING 4 UNITS (1.5 PER UNIT) 6	
(34) UNITS	88,430 SF	SERVICE PARKING (1-5) 4	
CLUBHOUSE	2,500 SF		
AMENITY SPACE (SPA - GYM)	2,000 SF		
EMPLOYEE HOUSING APARTMENTS (4)	2,500 SF		
		TOTAL = 66 PARKING SPOTS	32,000 SF

UNIT COUNTS		NOTES	
ROOM COUNT		LOT 152R = 64,152 SF	
BUILDING H (2)	6,040 SF	HEIGHTS = MAX HEIGHT 48' - MAX AVERAGE HEIGHT 48'	
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		TOTAL = 33 PARKING SPOTS	23,000 SF

PUDI.3.2



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
PUD SUBMITTAL 2019-08-22

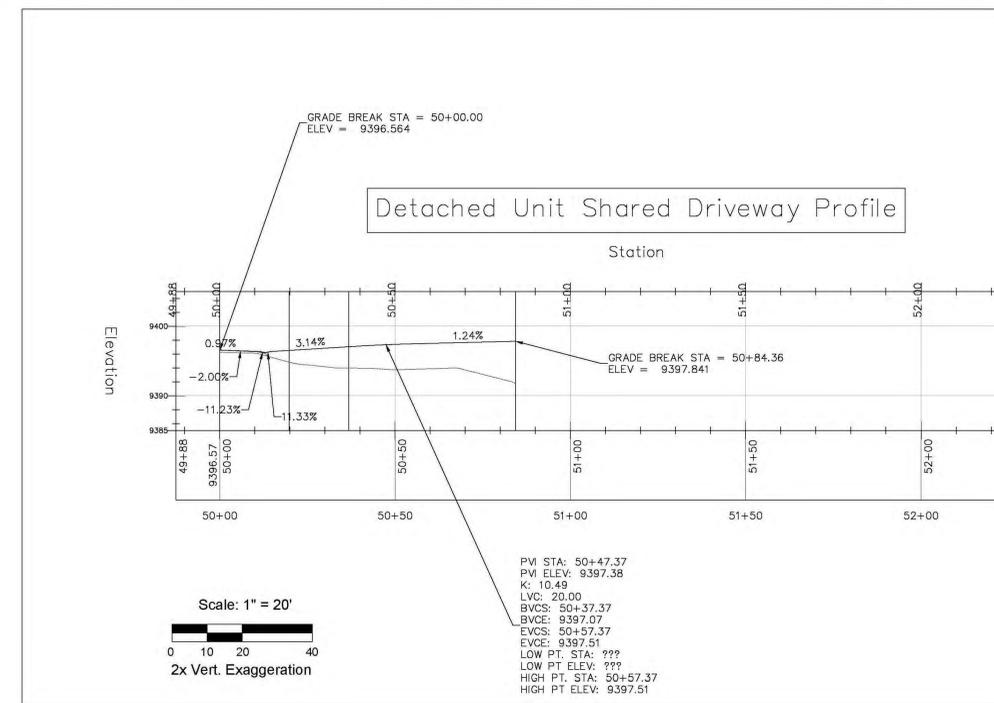
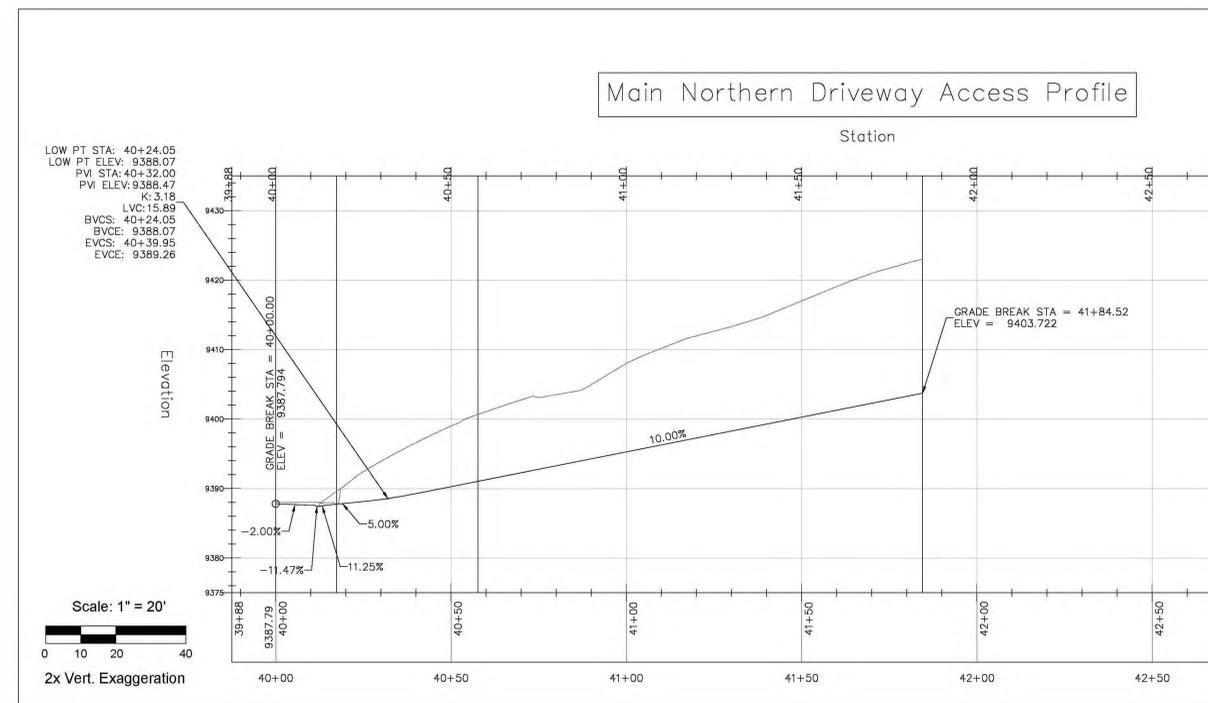
La Montagne
Lot 152R and 126R
Country Club Dr.
Mtn. Village, CO



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

Over-All Site Plan
for
PUD

C1.0





Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
SUBMITTAL 2019-08-22

Le Montant
Lot 152
Country Club Dr.
Mtn. Village, CO

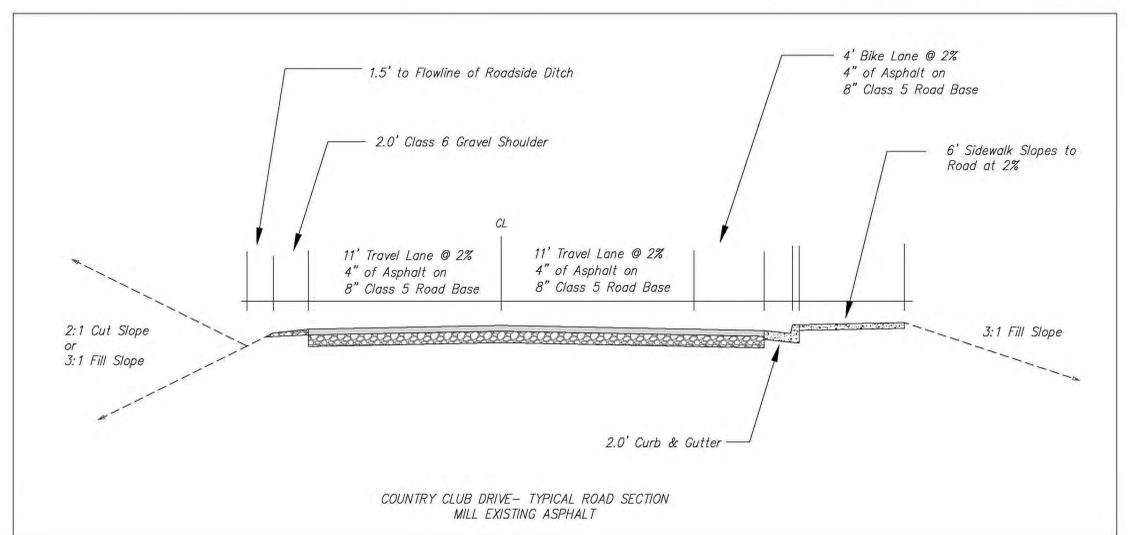
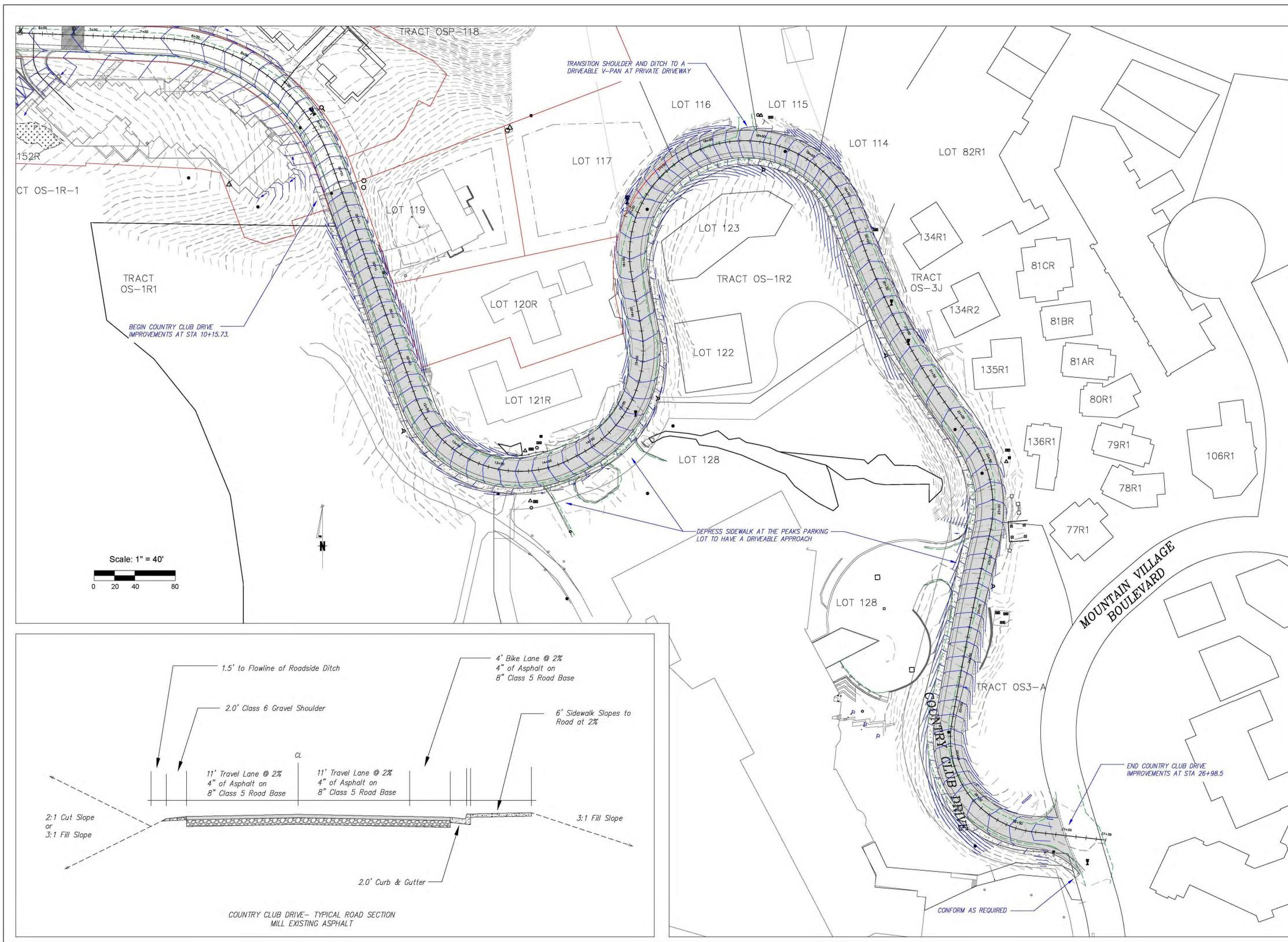


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Conceptual
Country Club Dr.
Improvements

Plan View

C2.1

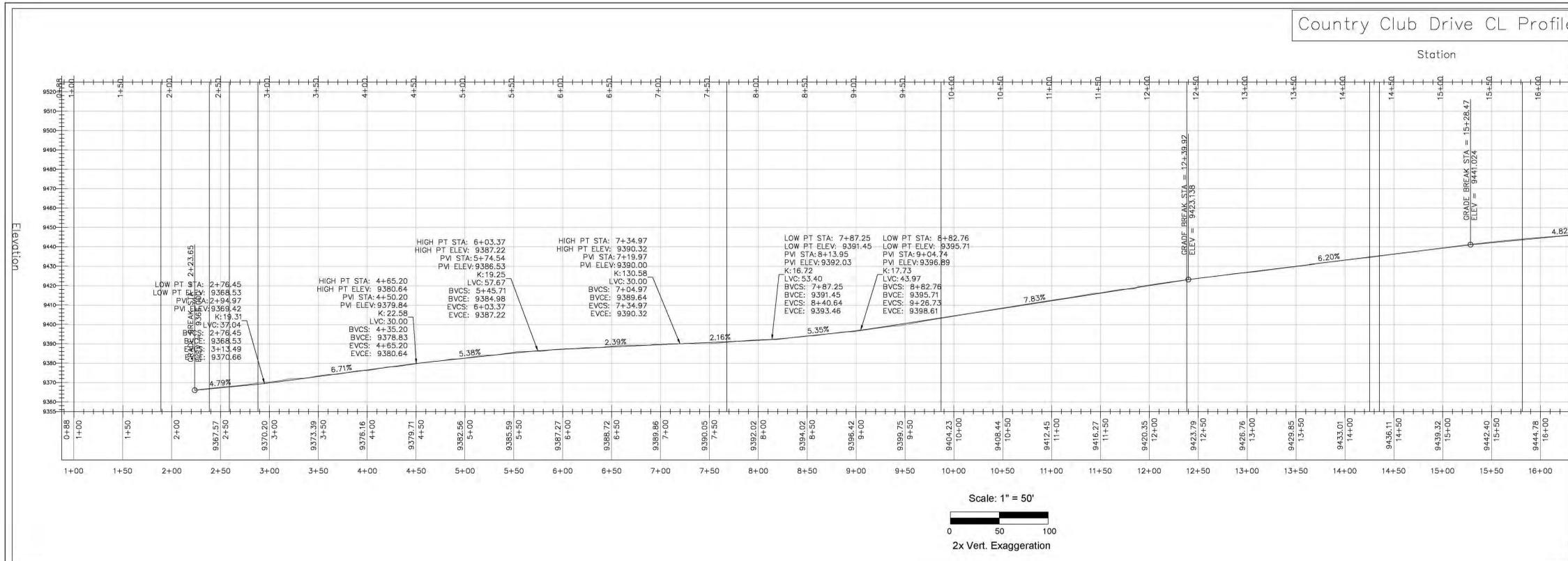


LA MONTAGNE CONDOMINIUMS

CIVIL C2.1 COUNTRY CLUB DR. IMPROVEMENTS

DATE: 10-28-2019
PROJECT: 18-32

PUDI.4.1



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:
SUBMITTAL 2019-08-22

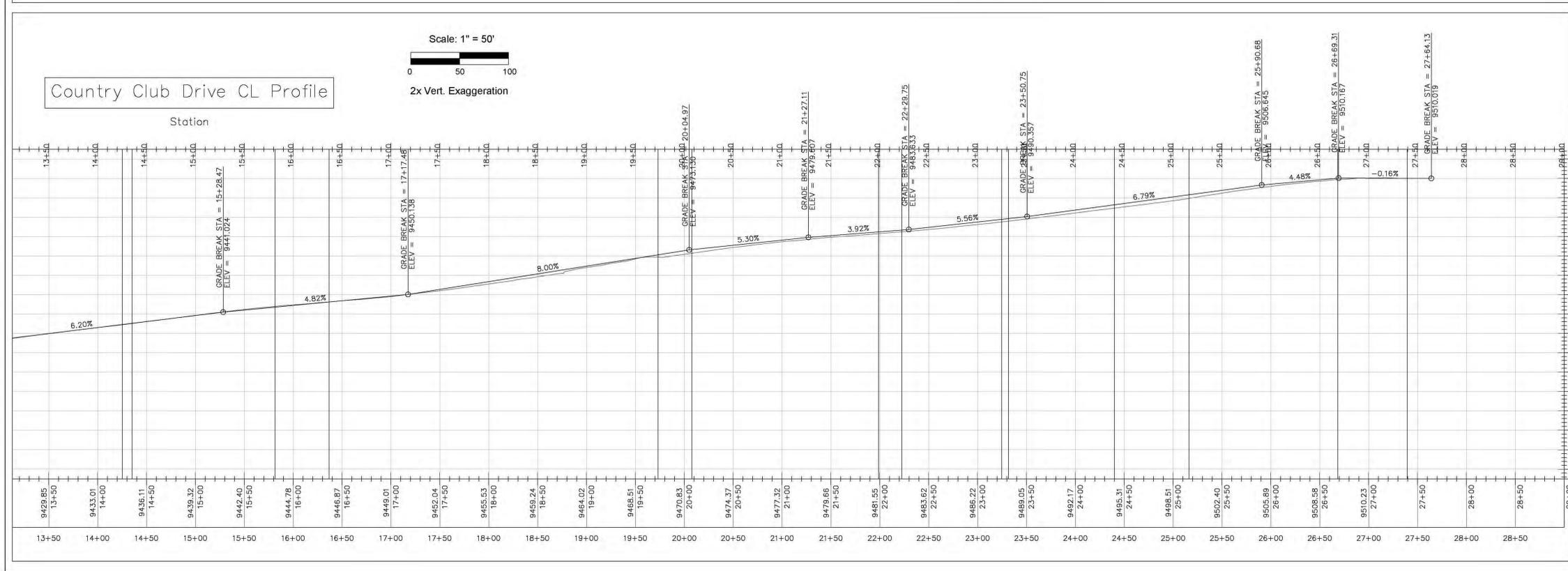
Le Montant
Lot 152
Country Club Dr.
Mtn. Village, CO

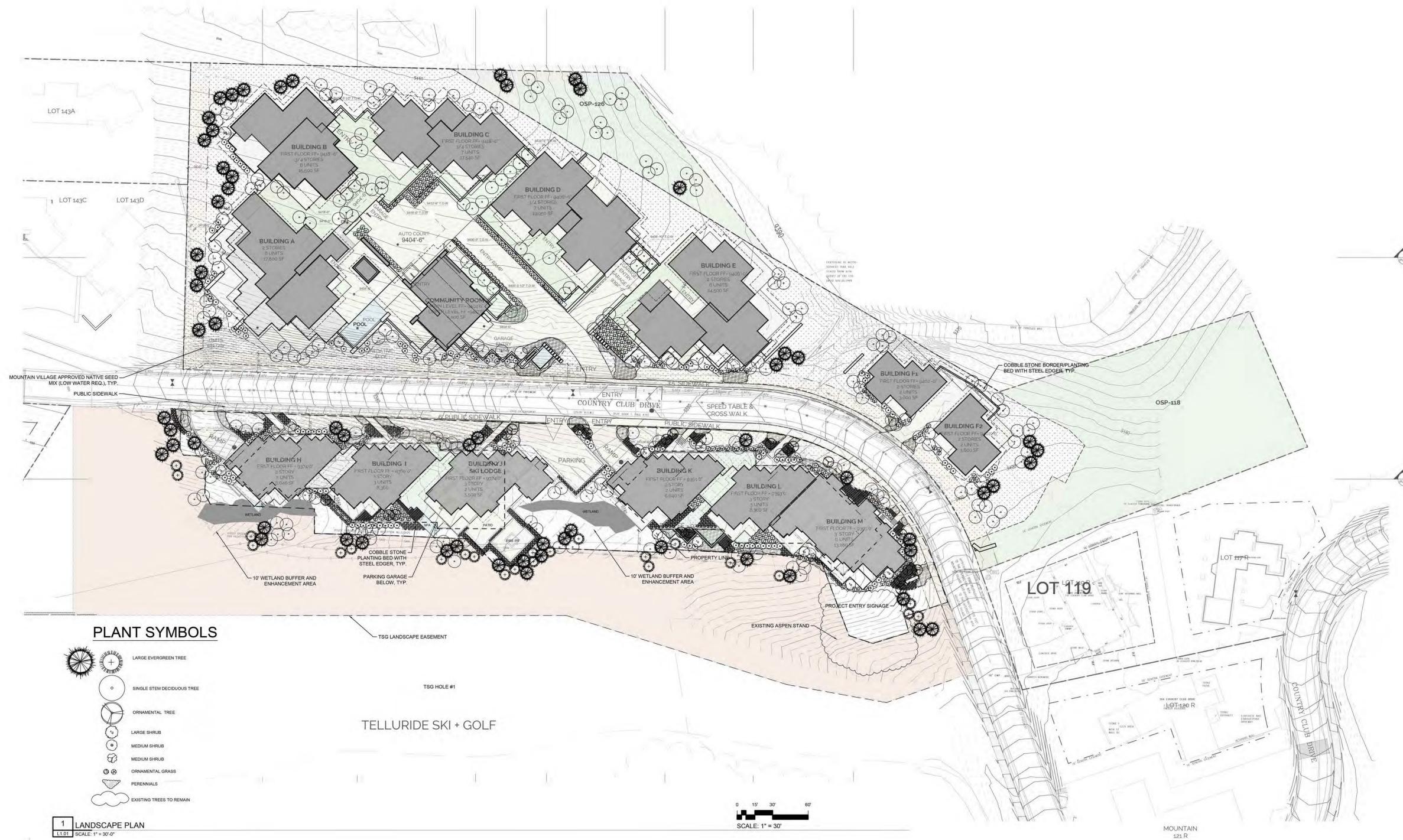


CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Conceptual
Country Club Dr.
Improvements
Profile

C2.2



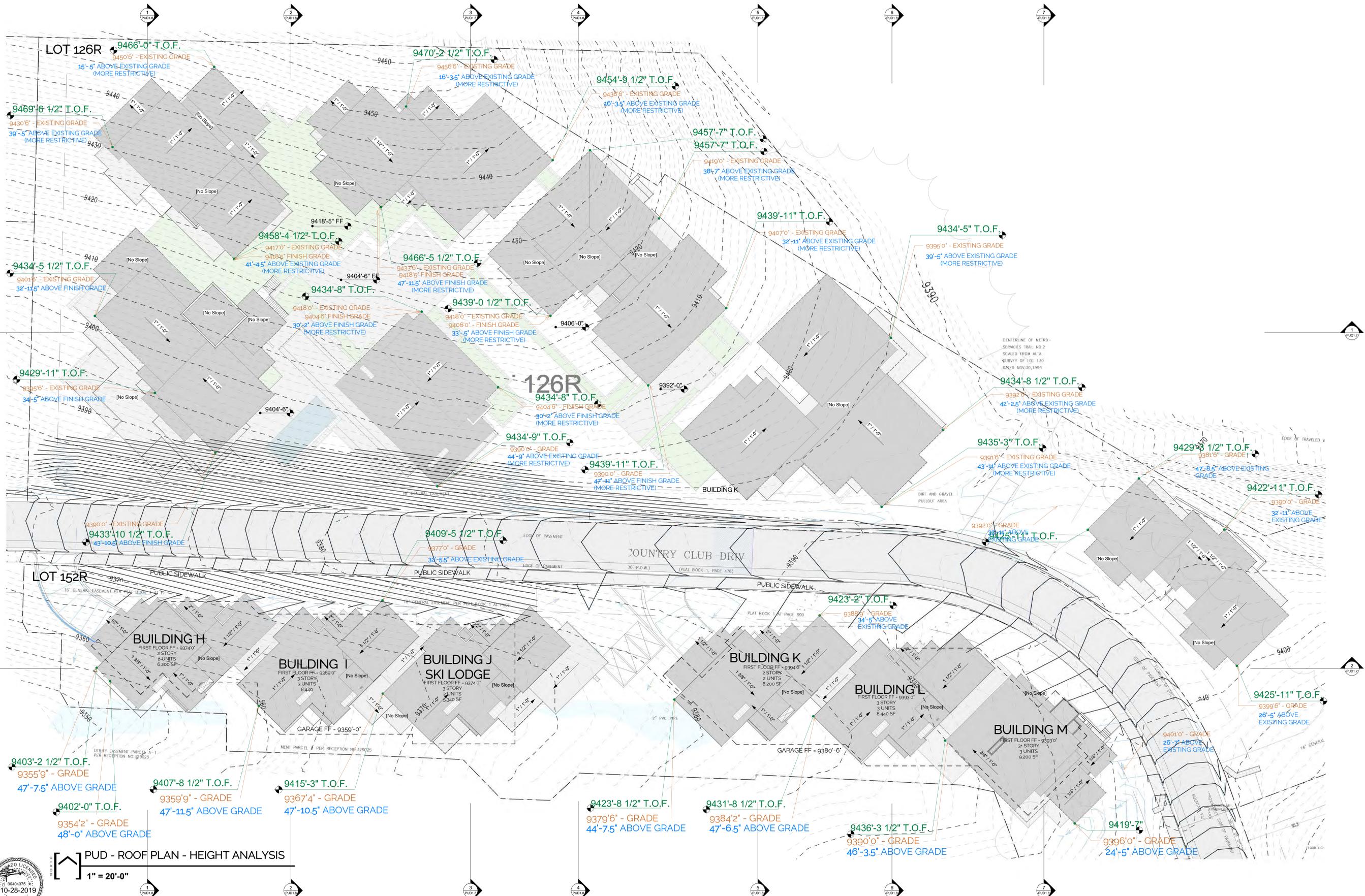


LA MONTAGNE CONDOMINIUMS

CONCEPTUAL LANDSCAPING PLAN

DATE: 10-28-2019
PROJECT: 18-32

PUDI.5



PUD - ROOF PLAN - HEIGHT ANALYSIS

 1" = 20'-0"

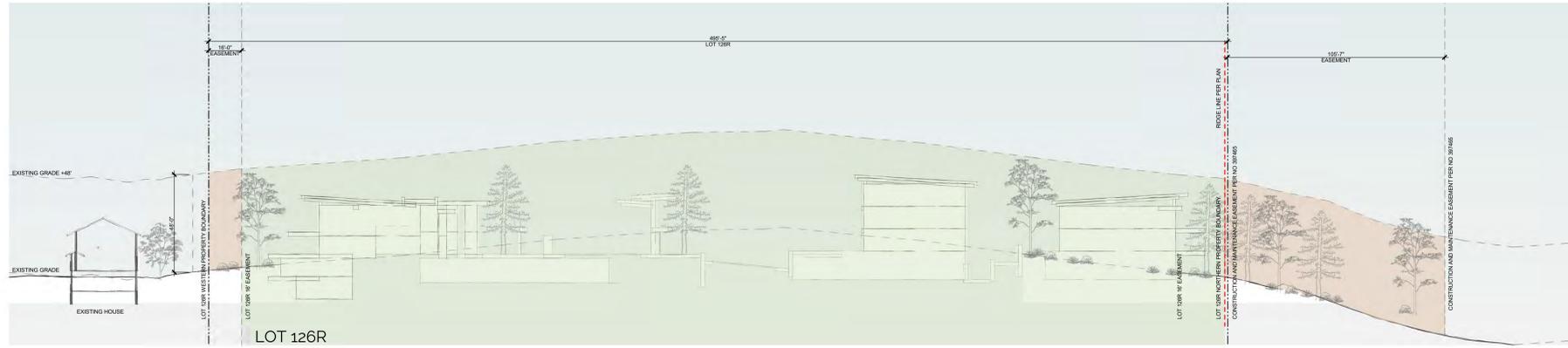
LA MONTAGNE CONDOMINIUMS

HEIGHT ANALYSIS - ROOF PLAN

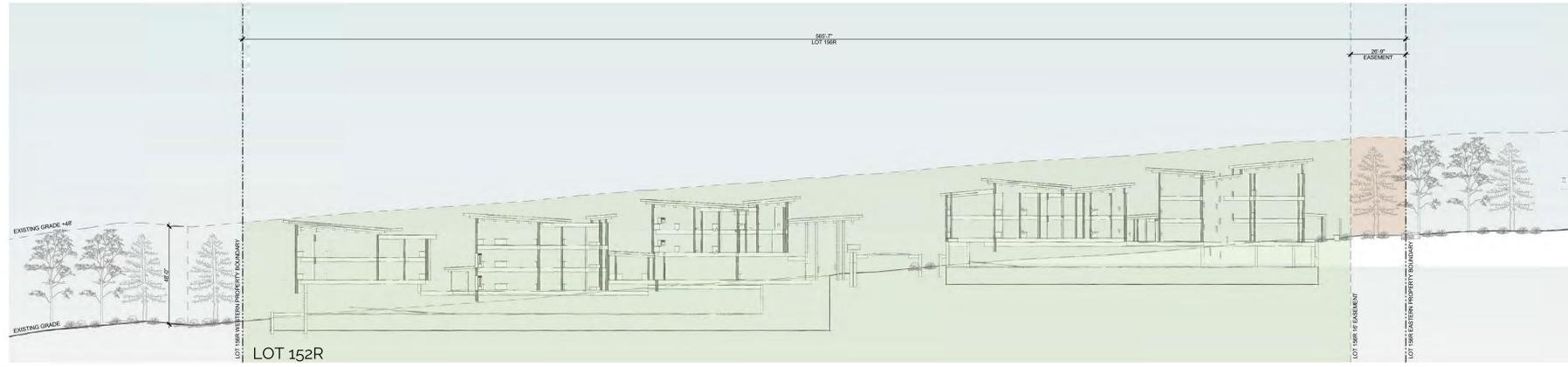
PROJECT: 18-32
 DATE: 10-28-2019
 REVISION DATE: 11-14-2019

TOF - TOP OF FASCIA

PUDI.6



[1] Section 8
1" = 30'-0"



[2] Section 9
1" = 30'-0"



[3] SITE SECTION KEY
1" = 80'-0"

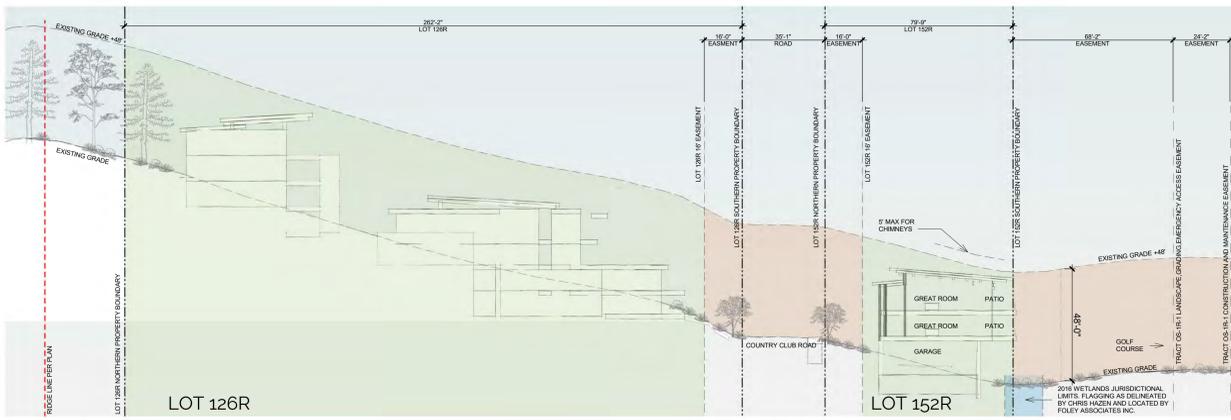


LA MONTAGNE CONDOMINIUMS

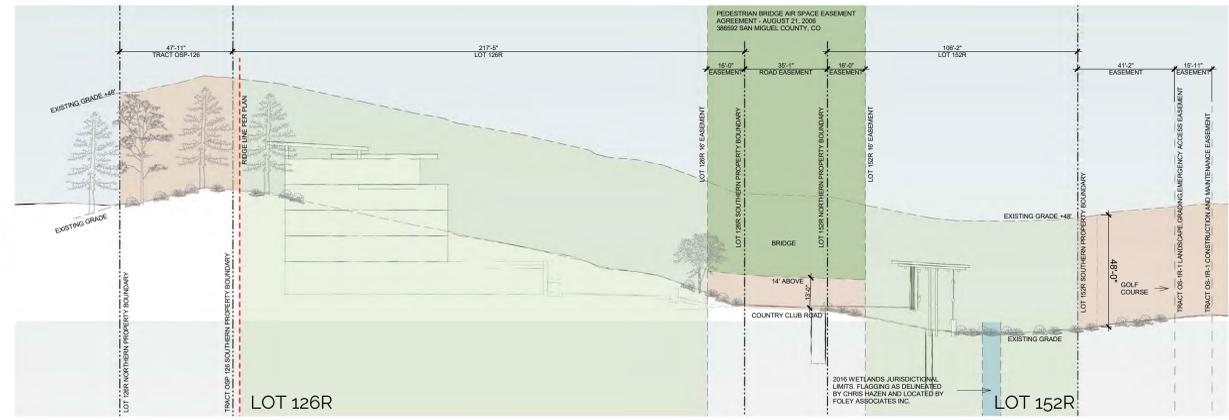
CONCEPTUAL SITE SECTIONS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

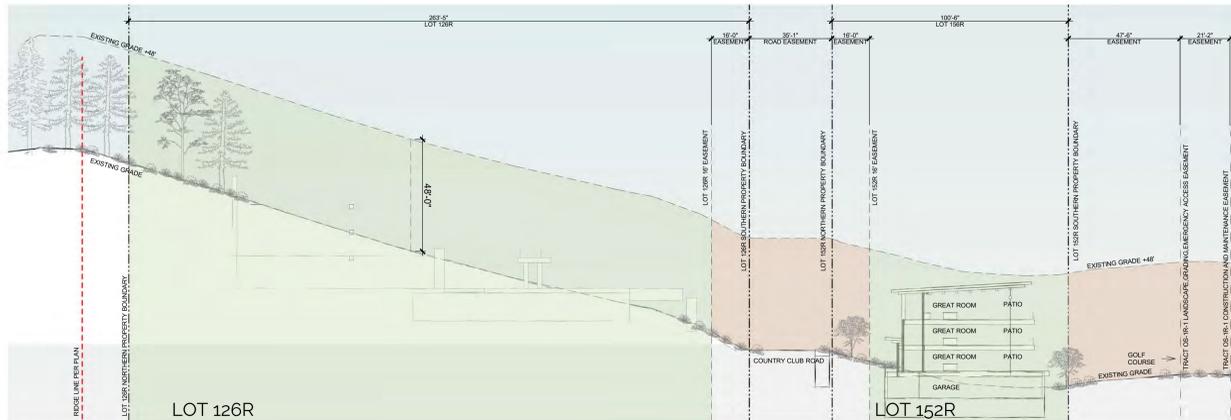
PUDI.7



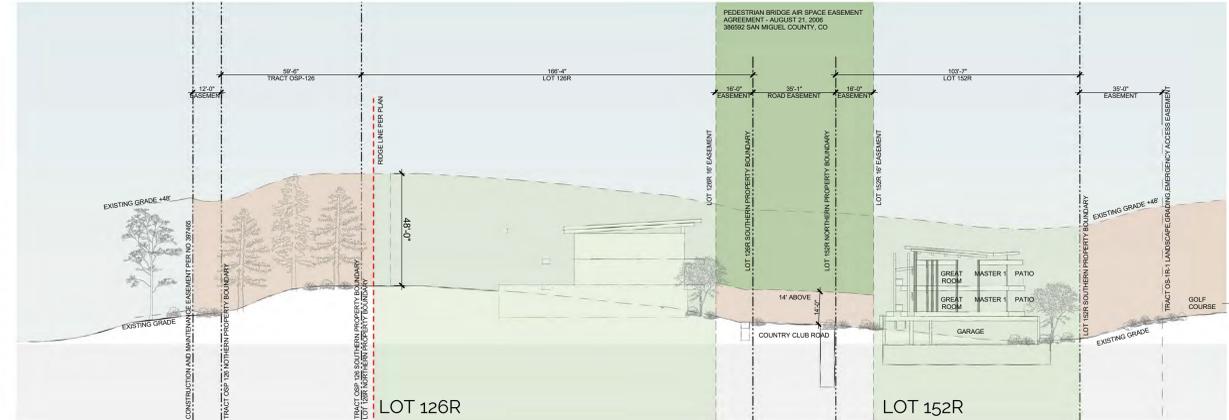
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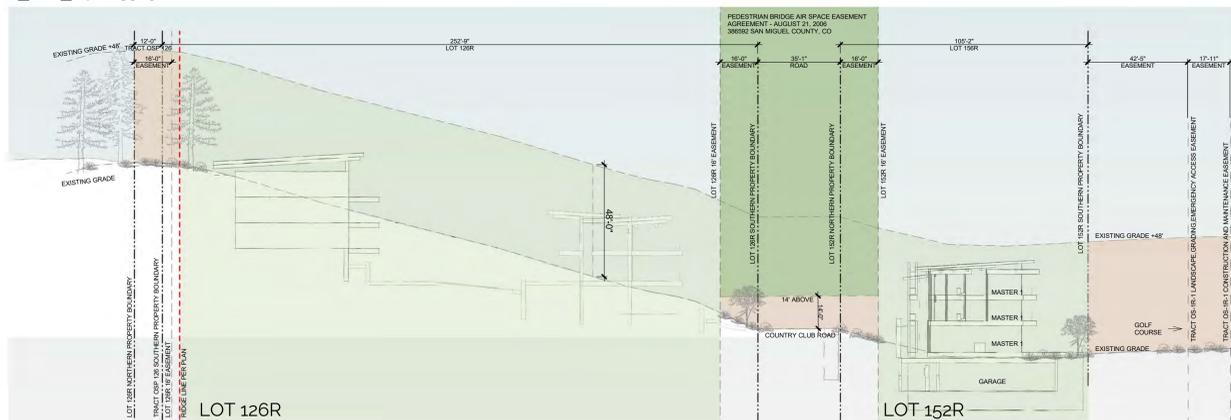
[4] Section 4
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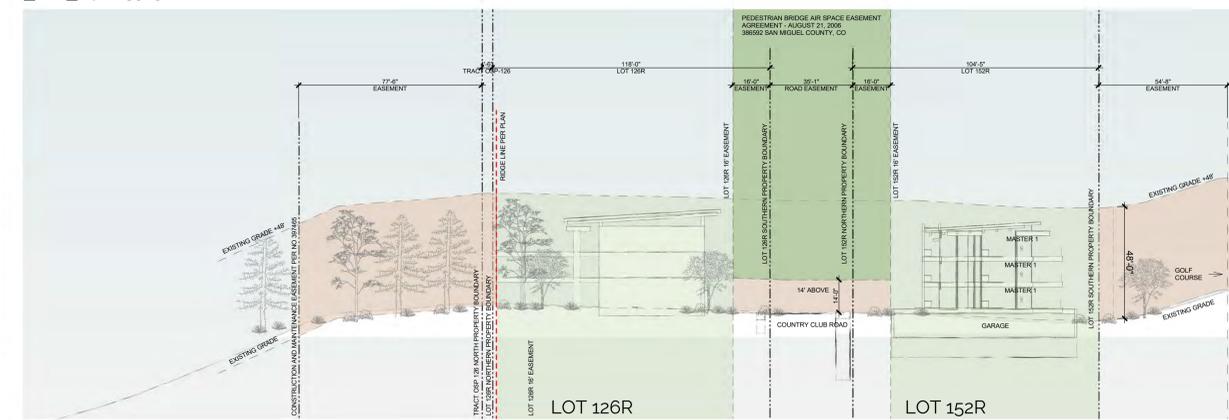
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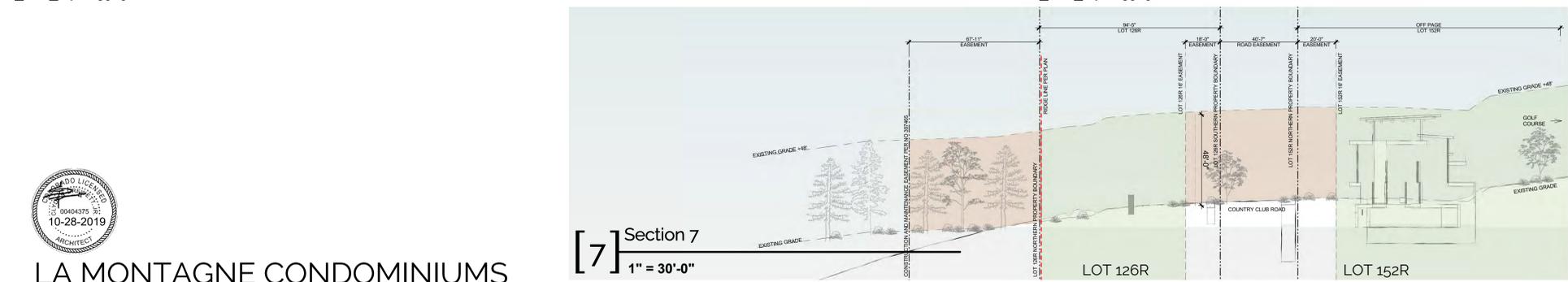
[5] Section 5
1" = 30'-0"



[3] Section 3
1" = 30'-0"



[6] Section 6
1" = 30'-0"



[7] Section 7
1" = 30'-0"



LA MONTAGNE CONDOMINIUMS

CONCEPTUAL SITE SECTIONS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

PUDI.8



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - GOLF COURSE

PUD4.1



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - GOLF COURSE

PUD4.2



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - GOLF COURSE

PUD4.3



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - CC ROAD ENTRY

PUD4.4



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - VIEW NORTH

PUD4.5



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - CC ROAD VIEW EAST

PUD4.6



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - SOUTH @ CLUB

PUD4.7



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - NORTH @ CLUB

PUD4.8



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - CC ROAD VIEW WEST

PUD4.9



LA MONTAGNE CONDOMINIUMS

CONCEPTUAL VIEW - CLUB VIEW NORTH

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

PUD4.10



LA MONTAGNE CONDOMINIUMS

CONCEPTUAL VIEW - NORTH PROPERTY

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

PUD4.11



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - WESTERN PROPERTY

PUD4.12



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - AERIAL @ CORE

PUD4.13



LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - AERIAL

PUD4.14

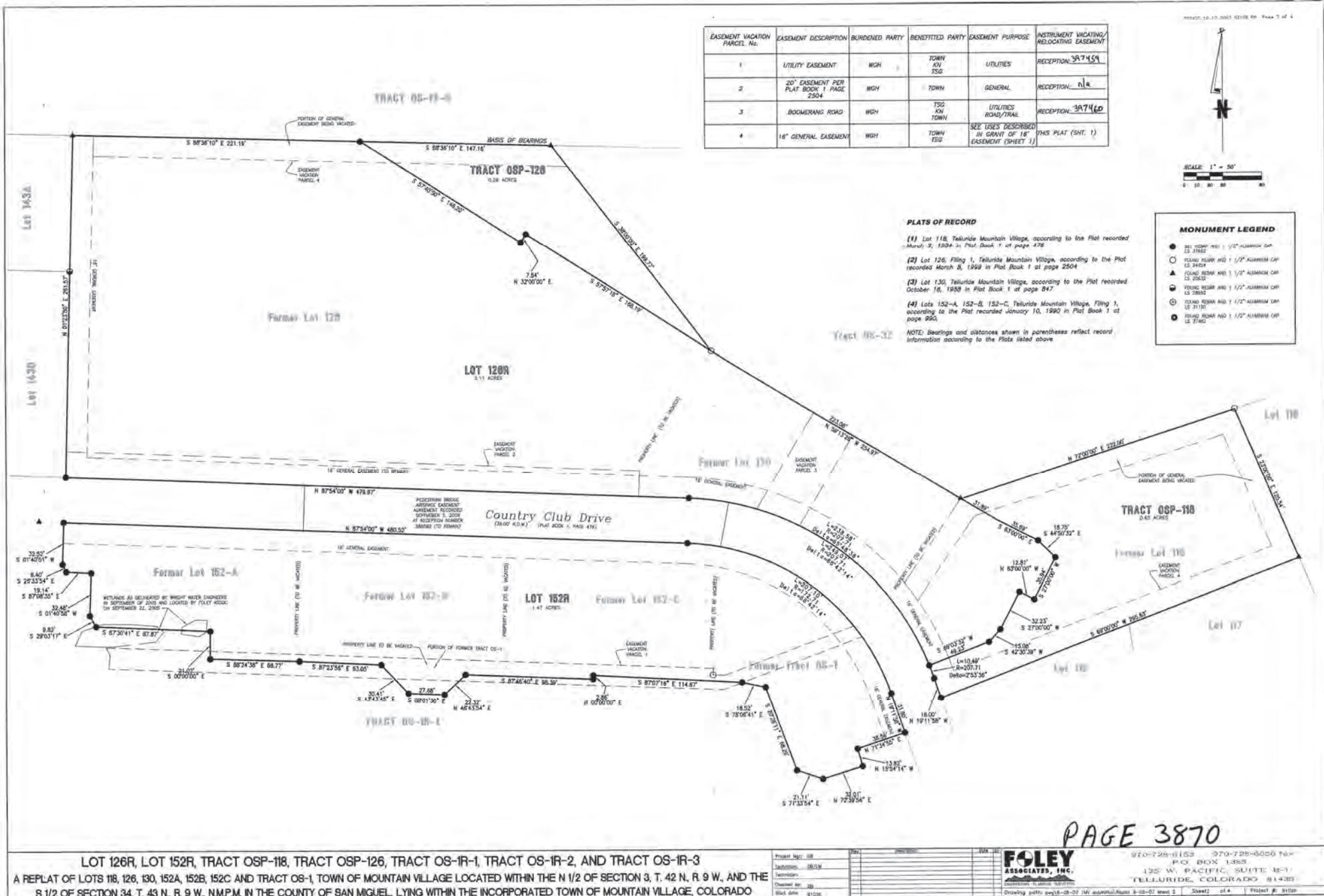


LA MONTAGNE CONDOMINIUMS

PROJECT: 18-32
DATE: 10-28-2019
REVISION DATE: 11-14-2019

CONCEPTUAL VIEW - AERIAL

PUD4.15



EASEMENT VACATION PARCEL No.	EASEMENT DESCRIPTION	BURDENED PARTY	BENEFITED PARTY	EASEMENT PURPOSE	INSTRUMENT VACATING/RELOCATING EASEMENT
1	UTILITY EASEMENT	WGH	TOWN OF TSO	UTILITIES	RECEPTION: 3A7459
2	20' EASEMENT PER PLAT BOOK 1 PAGE 2504	WGH	TOWN	GENERAL	RECEPTION: n/a
3	BOOMERANG ROAD	WGH	TSO AND TOWN	UTILITIES ROAD/TRAIL	RECEPTION: 3A7460
4	16' GENERAL EASEMENT	WGH	TOWN TSO	SEE LINES DESCRIBED IN GRANT OF 18' EASEMENT (SHEET 1)	THIS PLAT (SHT. 1)

PLATS OF RECORD

(1) Lot 118, Telluride Mountain Village, according to the Plat recorded March 3, 1994 in Plat Book 1 at page 478.

(2) Lot 126, Filing 1, Telluride Mountain Village, according to the Plat recorded March 5, 1999 in Plat Book 1 at page 2504.

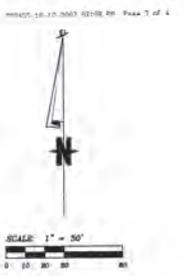
(3) Lot 130, Telluride Mountain Village, according to the Plat recorded October 18, 1998 in Plat Book 1 at page 847.

(4) Lots 152-A, 152-B, 152-C, Telluride Mountain Village, Filing 1, according to the Plat recorded January 10, 1990 in Plat Book 1 at page 950.

NOTE: Bearings and distances shown in parenthesis reflect record information according to the Plats listed above.

MONUMENT LEGEND

- 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"
- 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"
- ▲ 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"
- 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"
- 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"
- 1/2" ALUMINUM CAP 1/2" ALUMINUM CAP IS 3/16"



LOT 126R, LOT 152R, TRACT OSP-118, TRACT OSP-126, TRACT OS-118-1, TRACT OS-118-2, AND TRACT OS-118-3
 A REPLAT OF LOTS 118, 126, 130, 152A, 152B, 152C AND TRACT OS-1, TOWN OF MOUNTAIN VILLAGE LOCATED WITHIN THE N 1/2 OF SECTION 3, T. 42 N., R. 9 W., AND THE S 1/2 OF SECTION 34, T. 43 N., R. 9 W., N.M.P.M. IN THE COUNTY OF SAN MIGUEL, LYING WITHIN THE INCORPORATED TOWN OF MOUNTAIN VILLAGE, COLORADO

Project: 08
 Location: 08/08
 Date: 08/08
 Checked by: 08
 Plot: 08/08

FOLEY ASSOCIATES, INC.
 970-728-1153 970-728-6056 fax
 P.O. BOX 1385
 122 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: c:\p1\08-08-08-08 (exam)\Plot 8-08-08 sheet 1 Sheet 2 of 4 Plot # 3108

March 23, 2018

Regulatory Division (SPK-2005-75621)

Northside Trust I
Attn: Mr. Dave Gertner
64 Wall Street, STE 212
Norwalk, CT 06850

Dear Mr. Gertner:

We are responding to your request for a preliminary jurisdictional determination (JD) for the Mountain Village Lot 152R project site. The approximately 1.5-acre project site is located along the south side of Country Club Drive, approximately 0.4 mile east of Prospect Creek, at Latitude 37.940375°, Longitude -107.850703°, Town of Mountain Village, San Miguel County, Colorado.

Based on available information, we concur with your aquatic resources delineation for the site as depicted on the enclosed January 19, 2018, Wetland Delineation Lot 152R, Mountain Village, CO, map prepared by Foley Associates, Incorporated (enclosure 1). The approximately 0.06 acre (~2,600 square feet) of palustrine emergent wetlands present within the survey area represents the extent of aquatic resources ("waters of the United States") that may potentially be considered jurisdictional under Section 404 of the Clean Water Act.

Per your request, we have completed a preliminary JD for the site. Enclosed find a copy of the *Preliminary Jurisdictional Determination Form* (enclosure 2). Please sign and return the completed form to this office, at the address listed below, within 30 days of the date of this letter. If you do not return the signed form within 30 days, we will presume concurrence and finalize the preliminary JD. If you believe that certain of the aquatic resources are not within the Corps' jurisdiction, you may request an approved JD for this site at any time prior to starting work within aquatic resources, including after a permit decision is made. We recommend you provide a copy of this letter and notice to all other affected parties, including any individual who has an identifiable and substantial legal interest in the property.

This preliminary JD has been conducted to identify the potential limits of wetlands and other aquatic resources at the project site which may be subject to U.S. Army Corps of Engineers regulation under Section 404 of the Clean Water Act. A *Notification of Appeal Process and Request for Appeal Form* is enclosed to notify you of your options with this determination (enclosure 3).

Please refer to identification number SPK-2005-75621 in any correspondence concerning this project. If you have any questions, please contact me at the Colorado West Regulatory Section, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Benjamin.R.Wilson@usace.army.mil, or telephone at 970-243-1199 ext. 1012.

Sincerely,

Benjamin R. Wilson
Project Manager
Colorado West Section

Enclosures (3)

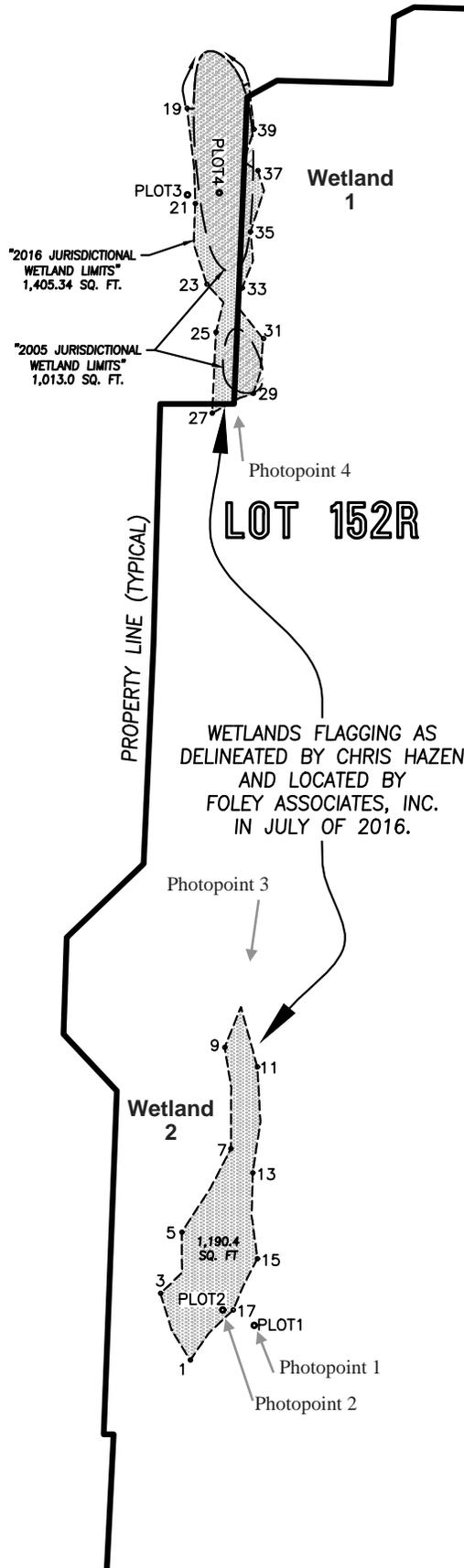
cc:

Mr. Chris Hazen, The Terra Firm, Incorporated, chrishazen@gmail.com

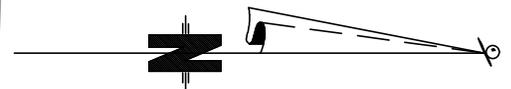
Ms. Michelle Haynes, Planning and Development Services Director, Town of Mountain Village, mhaynes@mtnvillage.org

LOT 143D

TRACT
OS-1R-1



LOT 126R



SCALE: 1"=50'

NO.	DESCRIPTION	DATE	BY
1	WETLAND DELINEATION	07/19/2018	CHAS HAZEN

WETLAND DELINEATION
LOT 152R,
MOUNTAIN VILLAGE, CO
January 19, 2018

FOLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
PO Box 1385 125 W. Pacific Ave. Suite B1
Telluride, Colorado 81452
phone 970-726-1131 fax 970-726-4050
email info@foleyassoc.com

Area of exhibit represents extents of survey area.

Client:

Contact:
THE TERRA FIRMA, INC.
P.O. BOX 362
TELLURIDE, CO 81435

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Mr. Dave Gertner	File No.: SPK-2005-75621	Date: March 23, 2018
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
	APPROVED JURISDICTIONAL DETERMINATION	D
→	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/cecw/pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer (address on reverse). This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Ben Wilson
Project Manager, Colorado West Branch, Regulatory Division
U.S. Army Corps of Engineers
Colorado West Regulatory Section
400 Rood Avenue, Room 224
Grand Junction, Colorado 81501
Phone: 970-243-1199 X1012, FAX 970-241-2358
Email: Benjamin.R.Wilson@usace.army.mil

If you only have questions regarding the appeal process you may also contact:

Thomas J. Cavanaugh
Administrative Appeal Review Officer
U.S. Army Corps of Engineers
South Pacific Division
1455 Market Street, 2052B
San Francisco, California 94103-1399
Phone: 415-503-6574, FAX 415-503-6646)
Email: Thomas.J.Cavanaugh@usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

August 22, 2019

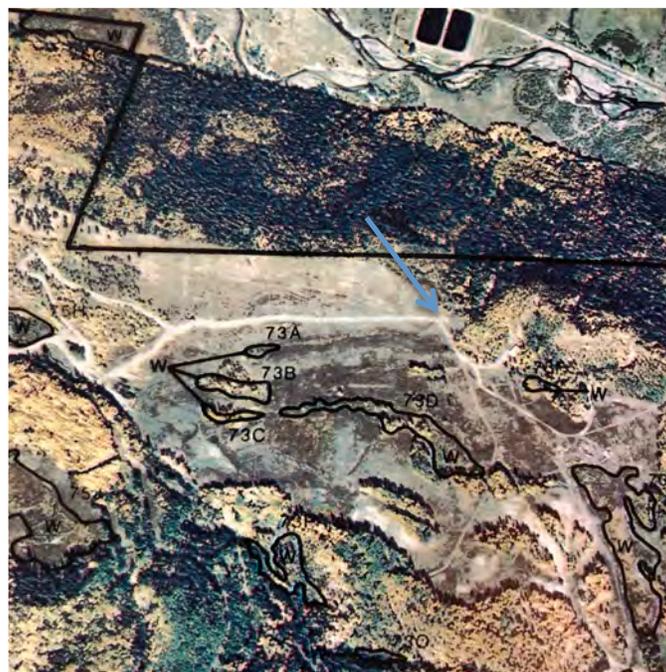
Michael R. Kettell
Strategic Real Estate Partners

RE: Wetlands/Lot 152R

Mike I wanted to provide additional information to you concerning the wetlands at Lot 152R, their origins, and how they have evolved over the past 20 years – hopefully the supporting facts contained here-in help to establish a common narrative going forward concerning the wetlands and their history at Lot 152R.

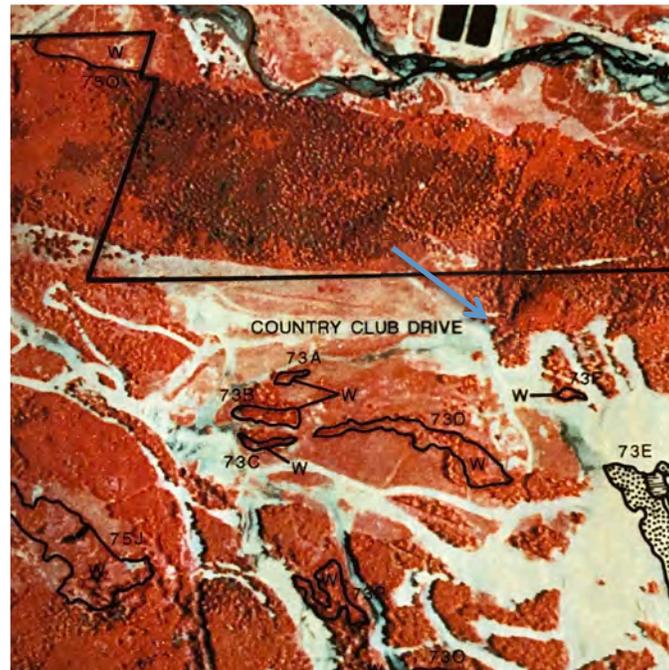
In October of 1990, the Environmental Protection Agency (EPA) published a report titled Aerial Photographic Analysis of Wetland Conversion Activity, Telluride Mountain Village, Colorado. This report (commonly referred to as the “Finkbeiner Report”) cataloged the wetlands of the Mountain Village using aerial photography collected between 1979-1989, and quantified impacts resulting from ski run/golf course/roadway construction and development of ponds. The report’s comprehensive index identified 65 individual wetlands within the greater study area of the Mountain Village.

Photo analysis from October 1, 1979 (the oldest photos used in the Finkbeiner Report) does not identify any wetland areas adjacent to, or on the location of Lot 152R. Similarly, the photos from July 27th, 1986; September 24th, 1988; and, November 7th, 1989 did not have any identified wetlands near present day Lot 152R.



1979 - blue arrow to top of Boomerang Road.

In the 1979 imagery, Boomerang Road and the service road, which became Country Club Drive, can be seen clearly, and wetlands were identified in the Gorroneo Creek drainage and other downslope locations, west of the top of Boomerang Road. Wetland areas are identified with polygons drawn around their perimeter and by a naming system developed by the report's author.

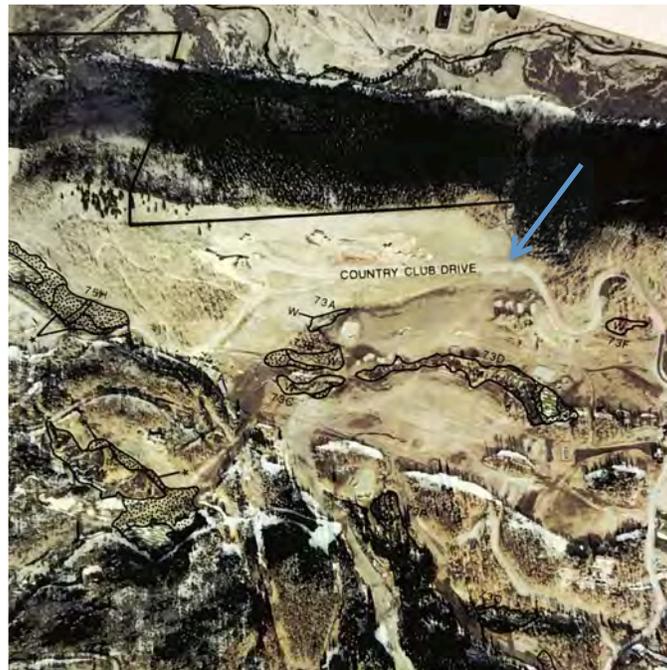


1986 - Infrared photography.

Photography used from 1986 relied on color-infrared film, where healthy vegetation is depicted as red because of its high levels of reflectivity in the near-infrared portion of the light spectrum. Disturbed ground appears as white, and significant disturbance can be seen near the top of Boomerang Road. Additionally, Country Club Drive has been identified on the 1986 photography. No disturbance to identified wetlands is shown in 1986.



1988



1989

The 1988 and 1989 photoset show the golf course hole 1 tee boxes, and significant disturbance in the vicinity of Lot 152R. Other wetlands areas identified on the 1979 photograph can be seen and those that were impacted prior to 1988/89 are identified with fill patterns inside the wetland polygons.

The wetlands that exist on Lot 152R presently, were not historic wetlands that predate construction activities in Mountain Village. The wetlands on Lot 152R have evolved since the development of the Mountain Village, and it is likely that the source water seen on Lot 152R is groundwater that has been brought to the surface due to grading activities, or it is water that is following pipes/trench backfill downslope and emerging on Lot 152R.

As such, the wetland area on Lot 152R will benefit from additional hydrologic input, and the functions and values of the wetland habitat can be improved through direct measures such as: 1. Routing water from hardscape elements to improve saturated conditions in the wetlands (provided run-off is not potentially polluted by hydrocarbons); 2. Diversifying the plant community to include a broader range of plant types; and, 3. Improve down slope water quality by routing waters through improved wetlands where natural infiltration minimizes overland flow and sediment transport/erosion.

Feel free to contact me with questions concerning my findings or my suggestions for improving the wetland habitat at Lot 152R.

Respectfully,

Chris Hazen (*via email*)
Principal



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

November 5, 2019

Chris Hawkins, AICP
Alpine Planning, LLC
565 Sherman Street, Ste. 11
P.O. Box 654
Ridgway, CO 81432-0654

RE: Lot 126R and Lot 152R
Mountain Village, CO
Technical Memo #1
Existing Conditions/Safety Analysis
LSC #194610

Dear Mr. Hawkins,

LSC Transportation Consultants, Inc. has prepared this Technical Memorandum #1 of our traffic analysis work for the development of Lot 126R and Lot 152R (the "Property") in the Town of Mountain Village, Colorado. This initial Technical Memo presents a summary of existing roadway and traffic conditions and the results of a roadway safety analysis for Country Club Drive, which provides access to the Property. The goal of the memo is to provide our recommendations to improve the combined use of Country Club Drive by motorists, pedestrians, and bicyclists for the purpose of enhancing safety and efficiency of these varied uses in this existing corridor.

Prior development approvals for the property allowed for the development of 67 condos, 75 hotel units, 17 employee dorm units, 5 employee apartments, and 38,656 square feet (sq. ft.) of commercial space ("Permitted Density"). The current development plan proposes a much reduced plan in terms of density and scale, consisting of 49 condominium units and 4 employee apartments ("Proposed Density").

REPORT CONTENTS

The preparation of this report included the following:

- An inventory of existing roadway and traffic conditions for motorists, pedestrians, and bicyclists on the adjacent and nearby roadway system, including surface conditions, functional classification, widths, pavement markings, traffic control signs, posted speed limits, intersection and access spacing, roadway and intersection alignments, roadway grades, and auxiliary turn lanes

- Weekday peak-hour turning movement traffic counts at the Mountain Village Boulevard/Country Club Drive intersection
- Weekday and weekend daily traffic volumes on Country Club Drive and Mountain Village Boulevard
- Analysis of the proposed roadway typical section
- Analysis of the crash history reports for Country Club Drive and the intersection with Mountain Village Boulevard
- Recommended safety improvements considering its combined use by vehicles, pedestrians, and bicyclists
- Findings and recommendations

LAND USE AND ACCESS

Figure 1 shows the site location relative to the adjacent and nearby streets and roadways. The development is proposed to contain 54 condos and 4 employee apartments. Figure 2 provides the site plan for the development. As shown, access would be provided via multiple driveways to Country Club Drive.

ROAD AND TRAFFIC CONDITIONS

Figure 1 shows the streets adjacent to and in the vicinity of the site. Adjacent streets serving the site are identified below followed by a brief description of each:

Mountain Village Boulevard is a two-lane roadway that runs generally east/west from State Highway (SH) 145 through the town of Mountain Village. The posted speed limit is 25 miles per hour (mph) adjacent to the site.

Country Club Drive is an approximately 3,400-foot local road that provides access to Mountain Village Boulevard. The posted speed limit is 15 mph. The intersection of Mountain Village Boulevard/Country Club Drive is two-way stop-sign controlled. Across Mountain Village Boulevard from Country Club Drive is a driveway that provides access to Shirana and Palmyra condominiums and the Village Center waste management building.

Existing Traffic Volumes

Figure 3 shows the results of peak-hour traffic volume counts conducted on a Thursday in August 2019 at the intersection of Mountain Village Boulevard/Country Club Drive. Pedestrians were also counted at the intersection. Three time periods were counted to get the AM, midday, and PM peak hours: 7:00 a.m. – 9:00 a.m., 9:00 a.m. – 11:00 a.m., and 3:00 p.m. – 6:00 p.m. Weekday and weekend daily traffic counts were also collected at three locations along Country Club Drive, as shown in Figure 3. Counts were collected immediately west of Mountain Village Boulevard, north of The Peaks Resort and Spa, and adjacent to the property. Figure 3 also shows daily traffic on Mountain Village Boulevard north and south of Country Club Drive (estimates based on the

available data). Laneage and traffic control at the study area intersections following site buildout are also shown in this figure. The traffic count sheets are attached.

The Town provided a year’s worth of hourly vehicle counts for vehicles entering Mountain Village off of SH 145. Table 1 provides a summary of the count data. As shown, Thursdays in February and August have the highest average daily volumes. The first Thursday in August was counted for this traffic analysis. In the previous year, this day represented the 15th highest daily volume entering Mountain Village.

Table 1: Average Daily Traffic Entering Mountain Village by Month/Day of Week

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Average
January	1690	2262	2356	2364	2445	2492	2229	2253
February	-	-	-	2748	2756	2172	2510	2547
March	1879	2410	2502	2219	2462	2385	2297	2288
April	811	1718	1671	1607	1678	1448	871	1420
May	926	1634	1933	1900	1974	1811	1012	1627
June	1642	2472	2534	2812	2896	2636	1800	2354
July	1316	1979	2063	1850	2313	2310	1701	1919
August	1683	2515	2615	2774	2807	2689	1900	2458
September	1683	2273	2504	2553	2761	2691	1940	2308
October	1013	2045	2095	2026	2130	2033	1294	1829
November	985	1930	2004	2083	1820	1786	1063	1676
December	2056	2447	1675	2791	2401	2944	1657	2242
Average	1414	2122	2188	2239	2324	2241	1616	2016

Source: Town of Mountain Village, Traffic Count Data July 208 – June 2019

Within Mountain Village, there would be differences between hourly traffic and traffic patterns between the summer and winter traffic, because the destination of visitors during daily activities, time of day, and transportation mode would all vary based on season. Therefore, the summer turning movement intersection counts and street link volumes likely vary somewhat between summer and winter peaks. Although it was not possible to collect actual winter peak hour traffic counts during the past few months of LSC’s work on this project (work began in Spring 2019), the available data suggests that the counts conducted in August represent the peak hours of traffic on one of the highest volume days of the year. Therefore, the traffic volumes used in this analysis can reasonably be considered “design volumes” for use as a basis for traffic impact assessment, including intersection levels of service, and roadway improvement recommendations.

LEVEL OF SERVICE ANALYSIS

The intersection of Mountain Village Boulevard/Country Club Drive has been analyzed to determine the projected intersection level of service for the existing and short-term traffic scenarios for the morning and evening peak-hour periods:

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection and is indicated on a scale from “A” to “F.” LOS A is indicative of little congestion or delay. LOS F indicates a high level of congestion or delay. Table 2 shows the level of service delay ranges for signalized and unsignalized intersections.

Table 2: Intersection Levels of Service Delay Ranges

Level of Service	Signalized Intersections	Unsignalized Intersections
	Average Control Delay (seconds per vehicle)	Average Control Delay (seconds per vehicle) ⁽¹⁾
A	10.0 sec or less	10.0 sec or less
B	10.1-20.0 sec	10.1-15.0 sec
C	20.1-35.0 sec	15.1-25.0 sec
D	35.1-55.0 sec	25.1-35.0 sec
E	55.1-80.0 sec	35.1-50.0 sec
F	80.1 sec or more	50.1 sec or more

(1) For unsignalized intersections if V/C ratio is greater than 1.0 the level of service is LOS F regardless of the projected average control delay

LOS values have been included in Figure 3 for each turning movement during the weekday morning, midday, and evening peak hours for the intersection of Mountain Village Boulevard/Country Club Drive. As shown, all turning movements at the unsignalized intersection of Mountain Village Boulevard/Country Club Drive currently operate at LOS B or better during all peak periods. Detailed Synchro reports are attached.

TOWN DESIGN CRITERIA

The proposed typical section for Country Club Drive includes a sidewalk on the south side with curb and gutter, a one-and-a-half-foot gutter pan, a four-foot bike lane (in the uphill/eastbound direction), two 11-foot lanes, and a two-foot gravel shoulder. This typical section meets the Town’s road standard in the town code. The westbound (downhill) travel lane would be marked for shared bicycle and motor vehicle use.

SAFETY ANALYSIS

Five years of crash data were provided by the Town of Mountain Village for Country Club Drive and the intersection of Mountain Village Boulevard/Country Club Drive. During that time there were two crashes at the intersection and an additional parked car that was damaged (possibly by a passing bicycle). Two crashes over a period of five years does not indicate a correctable crash pattern at this location.

Although no correctable crash patterns were identified, the existing roadway was still reviewed in depth to look for possible safety issues and to identify potential vehicular, bicycle, and pedestrian safety improvements. Figure 4 shows the recommended safety improvements for Country Club Drive, which include the following:

- Install curve warning signs (W1-11) on both approaches of each of the hairpin curves.
- Install chevrons (W1-8) on both hairpin curves.
- Install a speed table with a crosswalk east of the driveways with appropriate warning signs per the MUTCD.
- Install a “Driveway Ahead” sign on the eastbound approach to the western hairpin curve with a 15-mph advisory speed. The driveway on this curve lacks adequate site distance.
- Trim any bushes and low branches on the northern side of the western hairpin curve to increase sight distance for the driveway.
- Install a dynamic speed monitoring display (DSMD) for westbound traffic after the last hairpin curve. This will discourage vehicles from increasing their speed on the downgrade prior to hitting another curve. See Figure 5 for an example of a DSMD.
- Install MUTCD-standard (Figure 9C-9 in MUTCD) roadway centerline, bike lane and edge pavement markings and Shared Lane Markings (“Sharrow” markings) in the westbound travel lane only. The centers of the Shared Lane Markings should be at least 4 feet from the edge of the pavement in the westbound direction (generally the north edge of pavement).
- Construct a sidewalk that is physically separated from the roadway.

CONCLUSIONS

- All turning movements at the unsignalized intersection of Mountain Village Boulevard/Country Club Drive currently operate at LOS B or better during all peak hours.
- Please refer to the “Safety Analysis” and Figure 4 section for more details. Curve warning signs are recommended for the hairpin curves, along with a driveway warning sign and DSMD. Additionally, a speed table with crosswalk is recommended adjacent to the site.
- LSC recommends that the Town of Mountain Village conduct a speed study and engineering evaluation once Country Club Drive has been improved to determine the most appropriate speed limit.

* * * * *

(This space left blank intentionally.)

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



By: Jeffrey C. Hodsdon, P.E.
Principal

CRG:JCH:jas

Enclosures: Figure 1 - Figure 5
Traffic Count Reports
Synchro LOS Reports



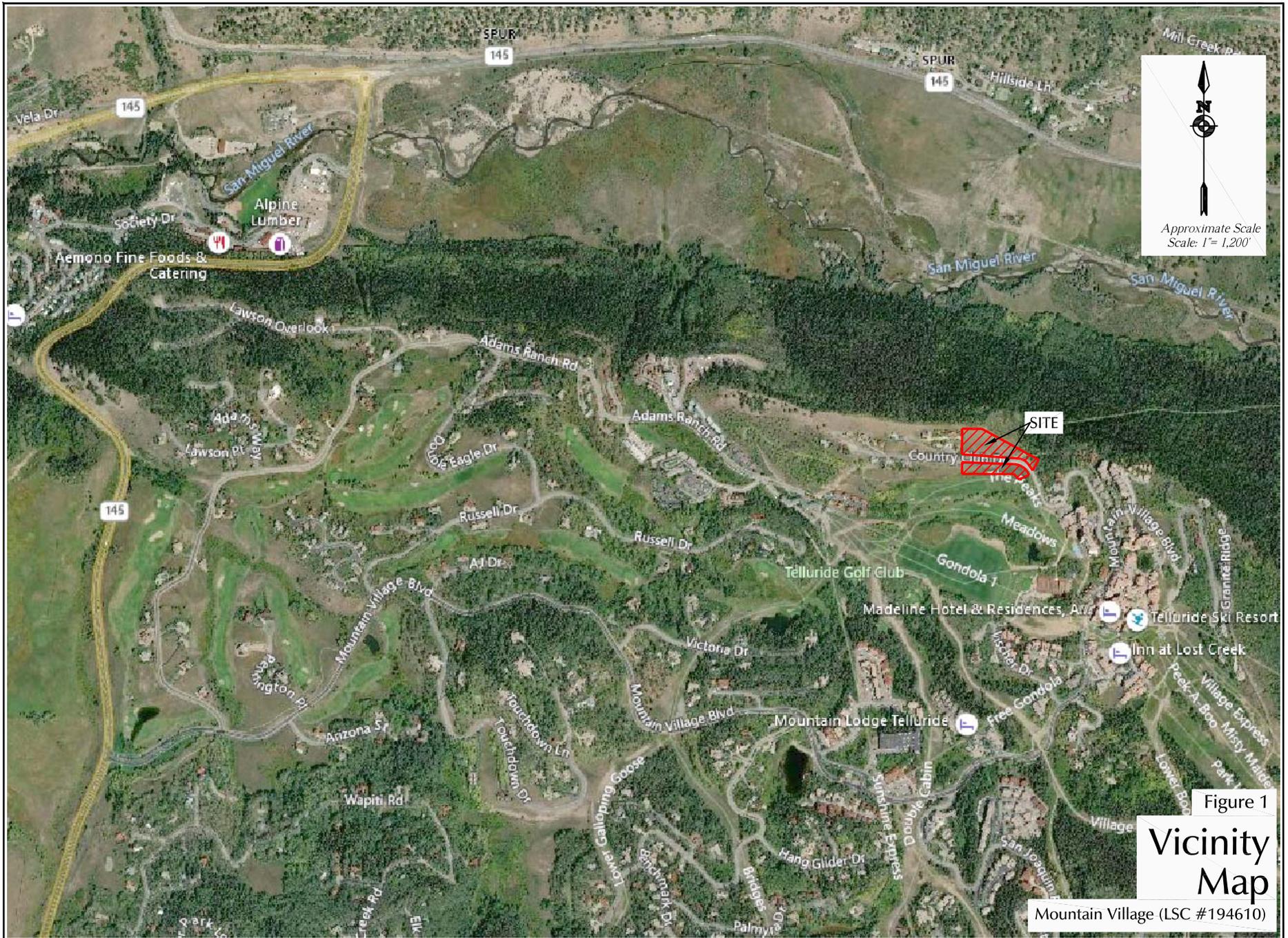
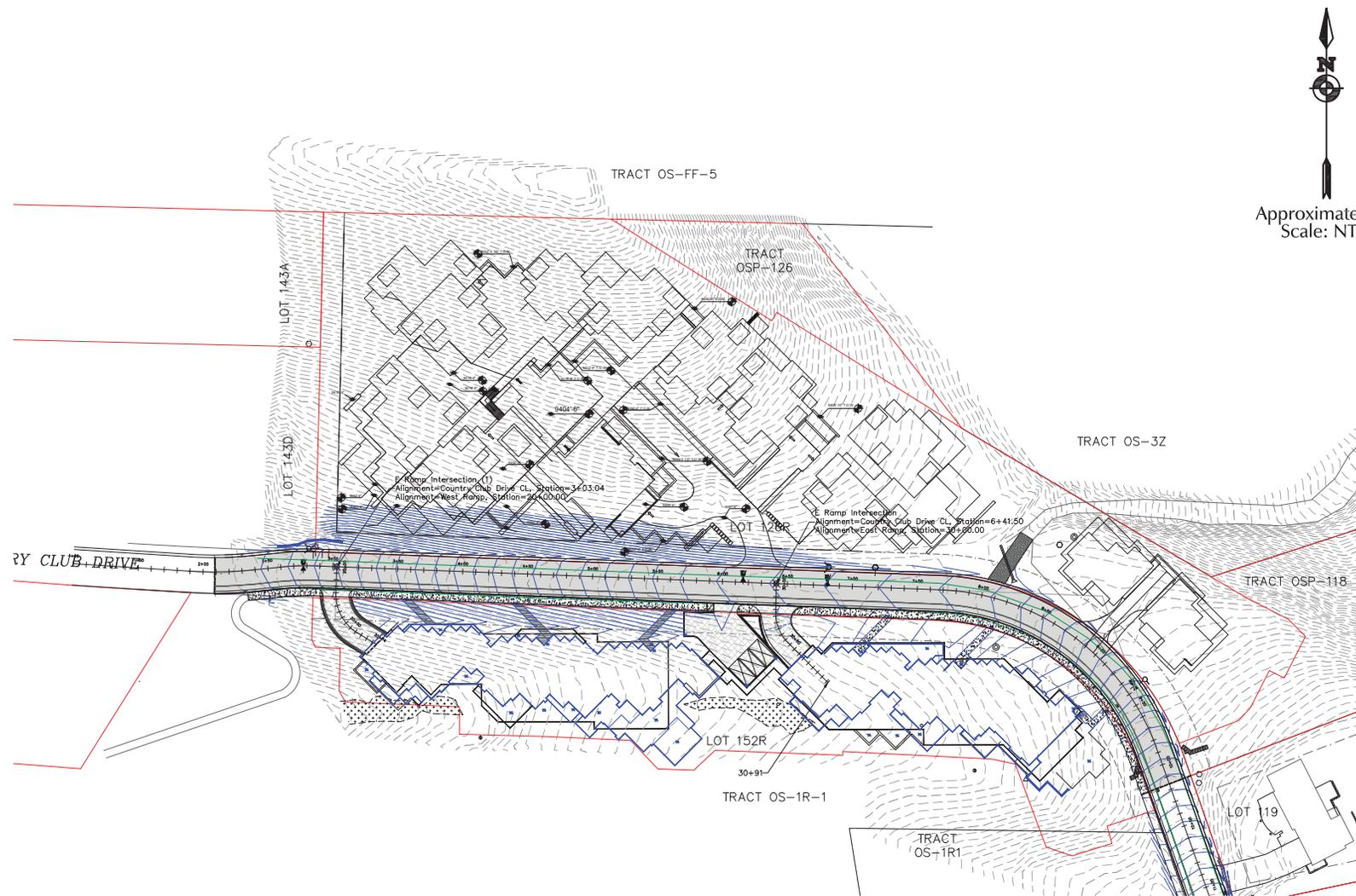


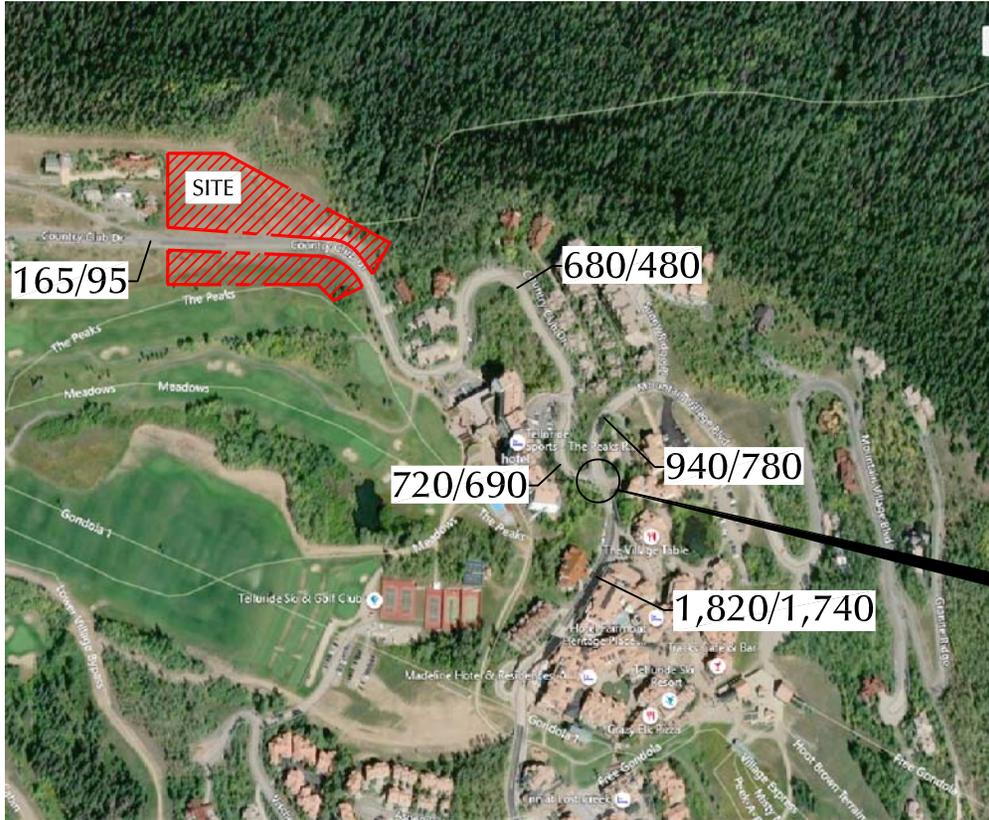
Figure 1
Vicinity Map
 Mountain Village (LSC #194610)



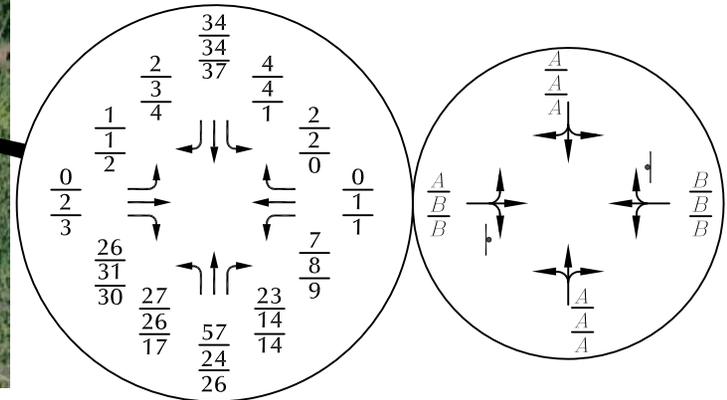

 Approximate Scale
 Scale: NTS

Figure 2
Site Plan

Mountain Village (LSC #194610)




 Approximate Scale
 Scale: 1" = 600'



LEGEND:

 = Stop Sign

$\frac{XX}{XX}$ = AM Weekday Peak-Hour Traffic (vehicles per hour)
 $\frac{XX}{XX}$ = Midday Weekday Peak-Hour Traffic (vehicles per hour)
 $\frac{XX}{XX}$ = PM Weekday Peak-Hour Traffic (vehicles per hour)

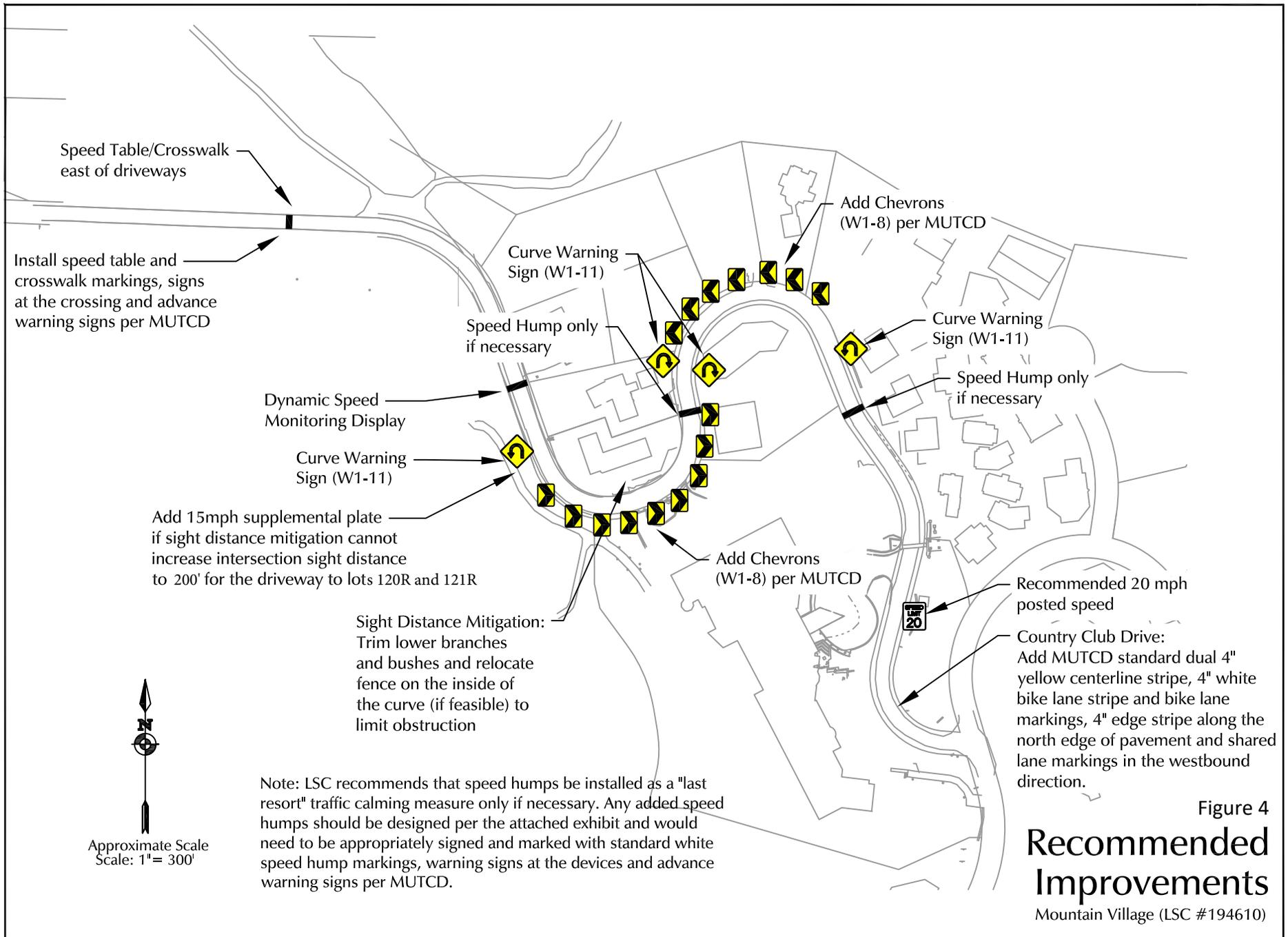
$\frac{A}{A}$ = AM Individual Movement Peak-Hour Level of Service
 $\frac{B}{B}$ = Midday Individual Movement Peak-Hour Level of Service
 $\frac{C}{C}$ = PM Individual Movement Peak-Hour Level of Service

XXX/XXX = Average Weekday Traffic / Average Weekend Traffic (estimate by LSC)

Figure 3

Existing Traffic, Lane Geometry, Traffic Control and Level of Service

Mountain Village (LSC #194610)



Note: LSC recommends that speed humps be installed as a "last resort" traffic calming measure only if necessary. Any added speed humps should be designed per the attached exhibit and would need to be appropriately signed and marked with standard white speed hump markings, warning signs at the devices and advance warning signs per MUTCD.

Figure 4
Recommended Improvements
 Mountain Village (LSC #194610)



Figure 5
Example
DSMD

Mountain Village (LSC #194610)



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MOUNTAIN VILLAGE BLVD
E/W STREET: COUNTRY CLUB DR
CITY: TELLURIDE
COUNTY: SAN MIGUEL

File Name : MOUNVILLCOCL
Site Code : 00000026
Start Date : 8/1/2019
Page No : 1

Groups Printed- VEHICLES

Start Time	MOUNTAIN VILLAGE BLVD. Southbound				COUNTRY CLUB DR Westbound				MOUNTAIN VILLAGE BLVD. Northbound				COUNTRY CLUB DR Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
07:00 AM	0	0	2	0	0	0	0	1	4	0	0	1	0	0	1	3	12
07:15 AM	0	0	0	0	0	0	0	4	5	1	0	1	0	0	2	9	22
07:30 AM	0	4	0	0	2	0	0	0	4	6	3	2	0	0	2	7	30
07:45 AM	0	3	1	0	1	0	0	0	5	5	3	1	0	0	0	34	53
Total	0	7	3	0	3	0	0	5	18	12	6	5	0	0	5	53	117
08:00 AM	0	5	0	0	2	0	0	0	6	9	1	3	0	0	2	9	37
08:15 AM	1	11	1	1	1	0	0	0	7	23	7	1	1	0	2	13	69
08:30 AM	1	11	1	0	2	0	1	0	6	13	5	1	0	0	10	22	73
08:45 AM	2	4	0	1	1	0	1	2	7	14	4	4	0	0	7	22	69
Total	4	31	2	2	6	0	2	2	26	59	17	9	1	0	21	66	248
09:00 AM	0	8	0	0	3	0	0	1	7	7	7	1	0	0	7	33	74
09:15 AM	1	3	1	0	1	0	0	0	5	8	1	2	0	1	5	2	30
09:30 AM	1	5	0	1	2	0	0	1	2	6	5	2	1	1	12	18	57
09:45 AM	0	14	0	4	2	0	1	3	10	4	4	14	0	2	12	32	102
Total	2	30	1	5	8	0	1	5	24	25	17	19	1	4	36	85	263
10:00 AM	2	5	1	3	3	0	0	2	8	8	6	7	0	0	6	25	76
10:15 AM	2	9	2	1	3	0	1	1	7	8	1	9	0	0	8	20	72
10:30 AM	0	3	0	2	0	1	0	1	1	4	3	1	1	0	5	50	72
10:45 AM	2	8	0	3	2	0	0	6	3	2	11	13	1	1	3	29	84
Total	6	25	3	9	8	1	1	10	19	22	21	30	2	1	22	124	304
03:00 PM	0	0	0	0	0	1	1	0	0	0	0	0	1	1	0	0	4
03:15 PM	0	8	1	1	0	2	0	2	3	2	5	4	0	0	9	15	52
03:30 PM	0	6	0	2	4	0	0	0	9	4	5	3	1	1	2	26	63
03:45 PM	0	5	0	0	0	0	1	1	9	11	4	2	1	0	5	30	69
Total	0	19	1	3	4	3	2	3	21	17	14	9	3	2	16	71	188
04:00 PM	0	17	1	0	4	0	0	1	9	11	2	1	2	0	9	18	75
04:15 PM	0	5	1	0	1	1	0	0	11	4	8	2	0	1	5	13	52
04:30 PM	1	10	0	0	2	0	1	0	5	5	6	2	0	0	7	16	55
04:45 PM	1	8	4	0	1	1	0	1	7	8	3	1	1	2	9	31	78
Total	2	40	6	0	8	2	1	2	32	28	19	6	3	3	30	78	260
05:00 PM	0	16	0	0	4	0	0	3	3	9	3	3	1	1	11	35	89
05:15 PM	0	6	0	0	1	0	0	4	5	2	3	5	0	0	4	36	66
05:30 PM	0	7	0	1	3	0	0	1	2	7	5	7	0	0	6	50	89
05:45 PM	0	7	0	0	0	1	0	0	4	5	2	2	0	0	2	50	73
Total	0	36	0	1	8	1	0	8	14	23	13	17	1	1	23	171	317
Grand Total	14	188	16	20	45	7	7	35	154	186	107	95	11	11	153	648	1697
Apprch %	5.9	79.0	6.7	8.4	47.9	7.4	7.4	37.2	28.4	34.3	19.7	17.5	1.3	1.3	18.6	78.7	
Total %	0.8	11.1	0.9	1.2	2.7	0.4	0.4	2.1	9.1	11.0	6.3	5.6	0.6	0.6	9.0	38.2	

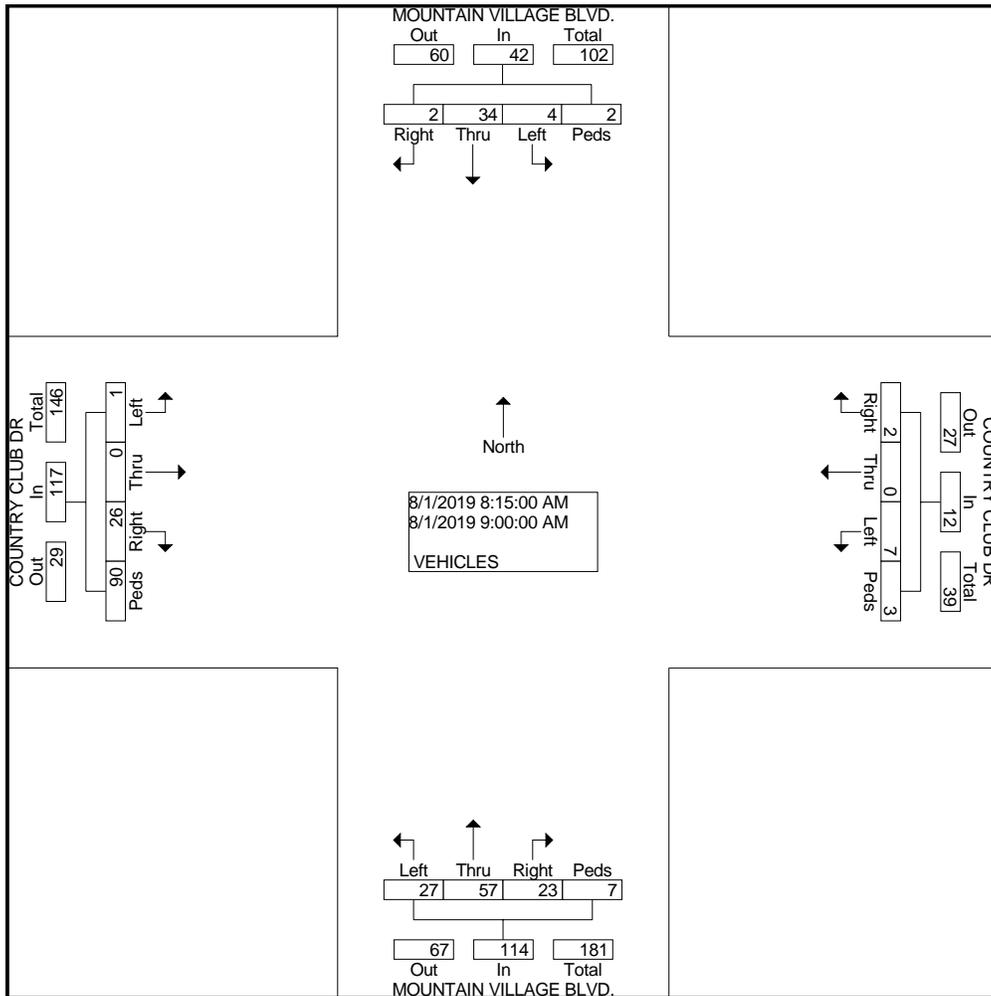
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MOUNTAIN VILLAGE BLVD
E/W STREET: COUNTRY CLUB DR
CITY: TELLURIDE
COUNTY: SAN MIGUEL

File Name : MOUNVILLCOCL
Site Code : 00000026
Start Date : 8/1/2019
Page No : 2

Start Time	MOUNTAIN VILLAGE BLVD. Southbound					COUNTRY CLUB DR Westbound					MOUNTAIN VILLAGE BLVD. Northbound					COUNTRY CLUB DR Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 09:00 AM - Peak 1 of 1																					
Intersection	08:15 AM																				
Volume	4	34	2	2	42	7	0	2	3	12	27	57	23	7	114	1	0	26	90	117	285
Percent	9.5	81.0	4.8	4.8		58.3	0.0	16.7	25.0		23.7	50.0	20.2	6.1		0.9	0.0	22.2	76.9		
09:00 Volume	0	8	0	0	8	3	0	0	1	4	7	7	7	1	22	0	0	7	33	40	74
Peak Factor	0.963																				
High Int. Volume	08:15 AM					08:45 AM					08:15 AM					09:00 AM					
Peak Factor	1	11	1	1	14	1	0	1	2	4	7	23	7	1	38	0	0	7	33	40	0.73
	0.75					0.75					0.75					1					



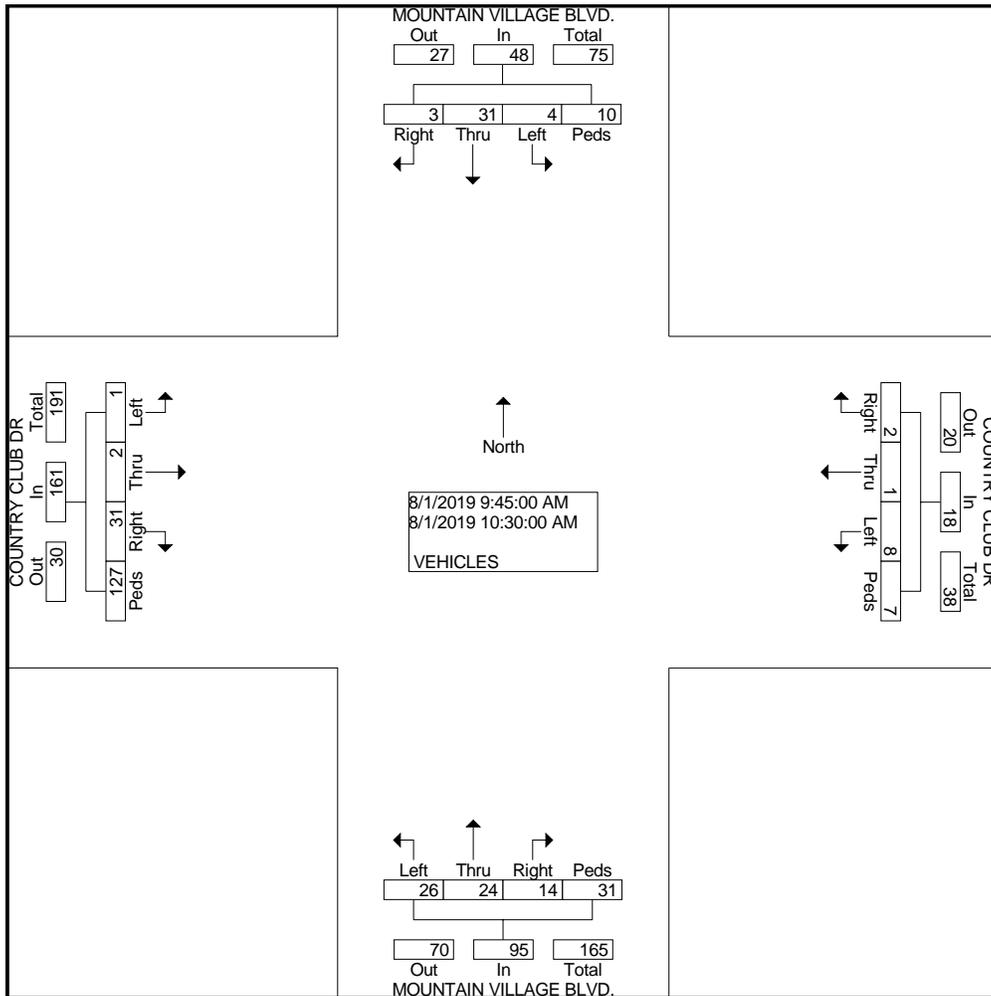
COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: MOUNTAIN VILLAGE BLVD
E/W STREET: COUNTRY CLUB DR
CITY: TELLURIDE
COUNTY: SAN MIGUEL

File Name : MOUNVILLCOCL
Site Code : 0000026
Start Date : 8/1/2019
Page No : 2

Start Time	MOUNTAIN VILLAGE BLVD. Southbound					COUNTRY CLUB DR Westbound					MOUNTAIN VILLAGE BLVD. Northbound					COUNTRY CLUB DR Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 09:00 AM to 11:00 AM - Peak 1 of 1																					
Intersection	09:45 AM																				
Volume	4	31	3	10	48	8	1	2	7	18	26	24	14	31	95	1	2	31	127	161	322
Percent	8.3	64.6	6.3	20.8		44.4	5.6	11.1	38.9		27.4	25.3	14.7	32.6		0.6	1.2	19.3	78.9		
09:45 Volume	0	14	0	4	18	2	0	1	3	6	10	4	4	14	32	0	2	12	32	46	102
Peak Factor																					
High Int. Volume	09:45 AM					09:45 AM					09:45 AM					10:30 AM					
Peak Factor	0.66					0.75					0.74					0.71					9



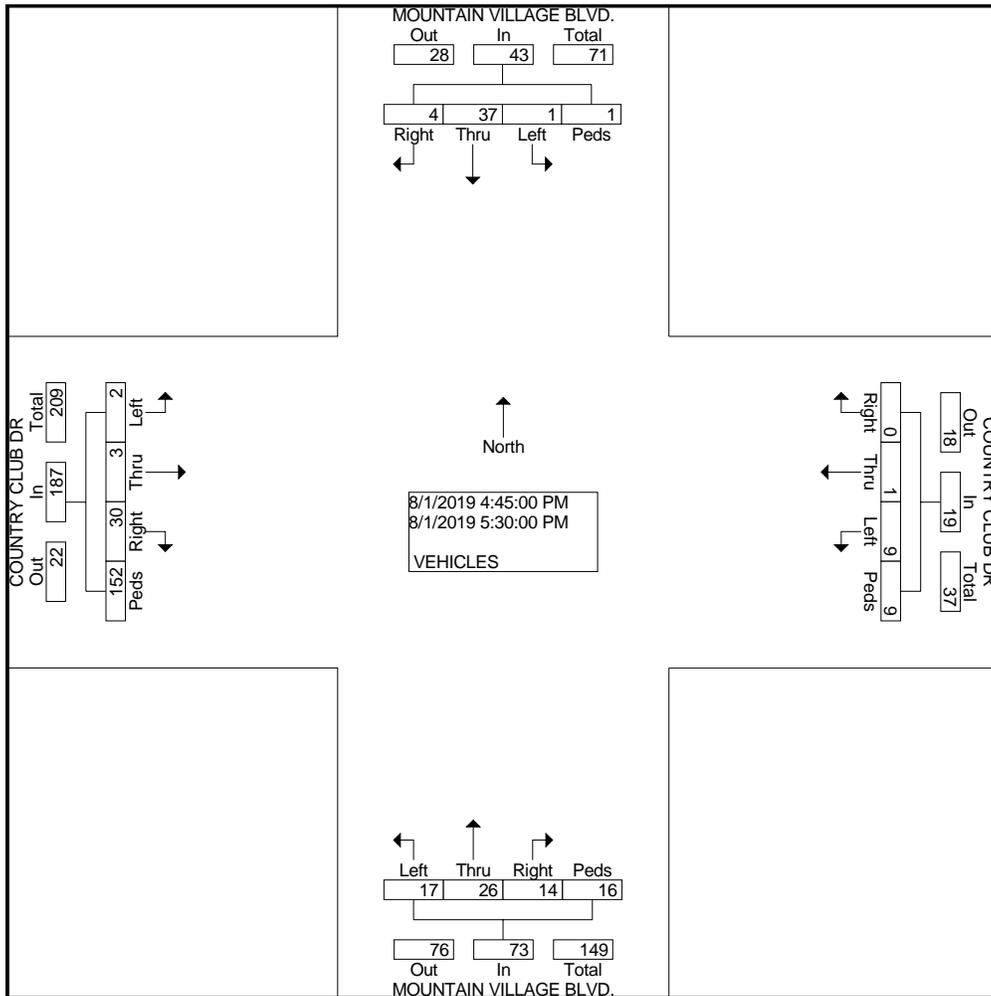
COUNTER MEASURES INC.

1889 YORK STREET
DENVER. COLORADO
303-333-7409

N/S STREET: MOUNTAIN VILLAGE BLVD
E/W STREET: COUNTRY CLUB DR
CITY: TELLURIDE
COUNTY: SAN MIGUEL

File Name : MOUNVILLCOCL
Site Code : 0000026
Start Date : 8/1/2019
Page No : 2

Start Time	MOUNTAIN VILLAGE BLVD. Southbound					COUNTRY CLUB DR Westbound					MOUNTAIN VILLAGE BLVD. Northbound					COUNTRY CLUB DR Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:45 PM																				
Volume	1	37	4	1	43	9	1	0	9	19	17	26	14	16	73	2	3	30	152	187	322
Percent	2.3	86.0	9.3	2.3		47.4	5.3	0.0	47.4		23.3	35.6	19.2	21.9		1.1	1.6	16.0	81.3		
05:30 Peak Factor																					
High Int. Volume	0	7	0	1	8	3	0	0	1	4	2	7	5	7	21	0	0	6	50	56	89
Peak Factor																					
Intersection	05:00 PM																				
Volume	0	16	0	0	16	4	0	0	3	7	2	7	5	7	21	0	0	6	50	56	89
Peak Factor	0.67					0.67					0.86					0.83					5



COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
08:00	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
09:00	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
10:00	1	50	0	0	0	0	0	0	0	0	0	0	0	0	51
11:00	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
12 PM	0	36	0	0	0	0	0	0	0	0	0	0	0	0	36
13:00	0	56	0	0	0	0	0	0	0	0	0	0	0	0	56
14:00	0	36	3	0	1	0	0	0	0	0	0	0	0	0	40
15:00	0	39	0	0	1	1	0	0	0	0	0	0	0	0	41
16:00	0	61	0	0	0	0	0	0	0	0	0	0	0	0	61
17:00	0	39	0	0	1	0	0	0	0	0	0	0	0	0	40
18:00	0	21	0	0	1	0	0	0	0	0	0	0	0	0	22
19:00	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
20:00	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
21:00	0	12	0	1	0	0	0	0	0	0	0	0	0	0	13
22:00	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
23:00	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
Total	1	513	3	1	4	1	0	0	0	0	0	0	0	0	523
Percent	0.2%	98.1%	0.6%	0.2%	0.8%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	10:00	09:00													
Vol.	1	50													
PM Peak		16:00	14:00	21:00	14:00	15:00									
Vol.		61	3	1	1	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
05:00	0	4	0	1	0	0	0	0	0	0	0	0	0	0	5
06:00	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
07:00	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16
08:00	0	36	0	1	1	0	0	0	0	0	0	0	0	0	38
09:00	0	44	0	0	0	0	0	0	0	0	0	0	0	0	44
10:00	0	53	1	0	0	0	0	0	0	0	0	0	0	0	54
11:00	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43
12 PM	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50
13:00	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42
14:00	0	58	0	0	0	0	0	0	0	0	0	0	0	0	58
15:00	0	63	0	0	0	0	0	0	0	0	0	0	0	0	63
16:00	0	36	2	0	1	0	0	0	0	0	0	0	0	0	39
17:00	1	37	1	0	2	0	0	0	0	0	0	0	0	0	41
18:00	0	35	1	0	0	0	0	0	0	0	0	0	0	0	36
19:00	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18
20:00	0	17	0	0	1	0	0	0	0	0	0	0	0	0	18
21:00	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
22:00	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
23:00	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5
Total	1	591	5	2	6	0	0	0	0	0	0	0	0	0	605
Percent	0.2%	97.7%	0.8%	0.3%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		10:00	10:00	05:00	08:00										
Vol.		53	1	1	1										
PM Peak	17:00	15:00	16:00		17:00										
Vol.	1	63	2		2										

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
06:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
07:00	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
08:00	0	42	1	0	0	0	0	0	0	0	0	0	0	0	43
09:00	0	34	0	0	0	0	0	0	0	0	0	0	0	0	34
10:00	0	36	1	0	1	0	0	0	0	0	0	0	0	0	38
11:00	1	29	4	0	2	0	0	0	0	0	0	0	0	0	36
12 PM	0	25	1	0	0	0	0	0	0	0	0	0	0	0	26
13:00	0	16	7	0	0	0	0	0	0	0	0	0	0	0	23
14:00	0	12	7	0	3	0	0	0	0	0	0	0	0	0	22
15:00	0	17	3	0	10	0	0	0	0	0	0	0	0	0	30
16:00	0	28	4	0	6	0	0	0	0	0	0	0	0	0	38
17:00	0	15	1	0	3	0	0	0	0	0	0	0	0	0	19
18:00	0	12	2	0	0	0	0	0	0	0	0	0	0	0	14
19:00	0	4	1	0	2	0	0	0	0	0	0	0	0	0	7
20:00	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14
21:00	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24
22:00	0	18	0	0	1	0	0	0	0	0	0	0	0	0	19
23:00	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Total	1	373	33	0	28	0	0	0	0	0	0	0	0	0	435
Percent	0.2%	85.7%	7.6%	0.0%	6.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	08:00	11:00		11:00										
Vol.	1	42	4		2										
PM Peak		16:00	13:00		15:00										
Vol.		28	7		10										

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
06:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
07:00	0	17	3	0	0	0	0	0	0	0	0	0	0	0	20
08:00	0	25	5	0	1	0	0	0	0	0	0	0	0	0	31
09:00	0	31	4	0	1	0	0	0	0	0	0	0	0	0	36
10:00	0	16	6	0	3	0	0	0	0	0	0	0	0	0	25
11:00	0	26	5	0	1	0	0	0	0	0	0	0	0	0	32
12 PM	0	24	4	0	2	0	0	0	0	0	0	0	0	0	30
13:00	1	19	8	0	1	0	0	0	0	0	0	0	0	0	29
14:00	0	16	5	0	8	0	0	0	0	0	0	0	0	0	29
15:00	2	12	5	0	2	0	0	0	0	0	0	0	0	0	21
16:00	0	16	3	0	2	0	0	0	0	0	0	0	0	0	21
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	221	48	0	21	0	0	0	0	0	0	0	0	0	293
Percent	1.0%	75.4%	16.4%	0.0%	7.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	10:00		10:00										
Vol.		31	6		3										
PM Peak	15:00	12:00	13:00		14:00										
Vol.	2	24	8		8										
Grand Total	6	1698	89	3	59	1	0	0	0	0	0	0	0	0	1856
Percent	0.3%	91.5%	4.8%	0.2%	3.2%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	1	1	0	1	0	0	0	0	0	0	0	0	0	3
08:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
09:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
10:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
11:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
12 PM	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
13:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
14:00	0	20	1	0	1	0	0	1	0	0	0	0	0	0	23
15:00	0	9	1	0	1	1	0	0	0	0	0	0	0	0	12
16:00	0	10	0	1	0	0	0	0	0	0	0	0	0	0	11
17:00	0	7	1	0	0	0	0	0	0	0	0	0	0	0	8
18:00	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5
19:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
20:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
21:00	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2
22:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	93	8	2	3	1	0	1	0	0	0	0	0	0	108
Percent	0.0%	86.1%	7.4%	1.9%	2.8%	0.9%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		08:00	07:00		07:00										
Vol.		7	1		1										
PM Peak		14:00	18:00	16:00	14:00	15:00		14:00							
Vol.		20	2	1	1	1		1							

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
06:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
07:00	0	3	0	0	1	0	0	0	0	0	0	0	0	0	4
08:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
09:00	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13
10:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
11:00	0	9	1	0	0	0	0	0	0	0	0	0	0	0	10
12 PM	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
16:00	0	7	2	0	0	0	0	0	0	0	0	0	0	0	9
17:00	1	12	0	0	0	0	0	0	0	0	0	0	0	0	13
18:00	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
19:00	0	7	1	0	0	0	0	0	0	0	0	0	0	0	8
20:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
21:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
22:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	107	7	0	1	0	0	0	0	0	0	0	0	0	116
Percent	0.9%	92.2%	6.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	06:00		07:00										
Vol.		13	1		1										
PM Peak	17:00	17:00	16:00												
Vol.	1	12	2												

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	2	0	0	1	0	0	0	0	0	0	0	0	0	3
06:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
07:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
08:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
09:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
10:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
11:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
12 PM	1	8	0	0	0	0	0	0	0	0	0	0	0	0	9
13:00	0	26	3	0	0	0	0	0	0	0	0	0	0	0	29
14:00	1	26	7	0	0	0	0	0	0	0	0	0	0	0	34
15:00	0	27	6	0	0	0	0	0	0	0	0	0	0	0	33
16:00	2	31	4	1	0	0	0	0	0	0	0	0	0	0	38
17:00	0	16	1	0	0	0	0	0	0	0	0	0	0	0	17
18:00	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15
19:00	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
20:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
21:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
22:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	221	25	1	1	0	0	0	0	0	0	0	0	0	252
Percent	1.6%	87.7%	9.9%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		10:00	06:00		05:00										
Vol.		11	1		1										
PM Peak	16:00	16:00	14:00	16:00											
Vol.	2	31	7	1											

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR S/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193116
 Station ID: 193116

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	1	0	0	1	0	0	0	0	0	0	0	0	0	2
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	10	2	0	0	0	0	0	0	0	0	0	0	0	12
08:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
09:00	0	12	1	0	0	0	0	0	0	0	0	0	0	0	13
10:00	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
11:00	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
12 PM	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
13:00	1	15	4	0	0	0	0	0	0	0	0	0	0	0	20
14:00	0	41	6	0	0	0	0	0	0	0	0	0	0	0	47
15:00	0	20	1	0	0	0	0	0	0	0	0	0	0	0	21
16:00	0	19	1	0	0	0	0	0	0	0	0	0	0	0	20
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	158	19	0	1	0	0	0	0	0	0	0	0	0	179
Percent	0.6%	88.3%	10.6%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	07:00		05:00										
Vol.		12	2		1										
PM Peak	13:00	14:00	14:00												
Vol.	1	41	6												
Grand Total	6	579	59	3	6	1	0	1	0	0	0	0	0	0	655
Percent	0.9%	88.4%	9.0%	0.5%	0.9%	0.2%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
07:00	0	11	2	0	1	0	0	0	0	0	0	0	0	0	14
08:00	0	20	6	0	0	1	0	0	1	0	0	0	0	0	28
09:00	1	27	6	0	1	0	0	0	0	0	0	0	0	0	35
10:00	0	18	6	0	0	2	0	0	0	0	0	0	0	0	26
11:00	0	16	5	0	1	0	0	0	0	0	0	0	0	0	22
12 PM	1	14	4	0	1	0	0	0	0	0	0	0	0	0	20
13:00	0	14	6	0	0	0	0	0	0	0	0	0	0	0	20
14:00	0	18	5	0	3	0	0	1	0	0	0	0	0	0	27
15:00	0	20	4	0	3	1	0	0	0	0	0	0	0	0	28
16:00	0	13	1	0	0	1	0	0	0	0	0	0	0	0	15
17:00	0	17	2	0	0	0	0	0	0	0	0	0	0	0	19
18:00	0	7	1	0	0	0	0	0	0	0	0	0	0	0	8
19:00	1	11	3	0	0	0	0	0	0	0	0	0	0	0	15
20:00	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
21:00	0	10	1	1	0	0	0	0	0	0	0	0	0	0	12
22:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	3	237	53	1	10	5	0	1	1	0	0	0	0	0	311
Percent	1.0%	76.2%	17.0%	0.3%	3.2%	1.6%	0.0%	0.3%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	09:00	08:00		07:00	10:00			08:00						
Vol.	1	27	6		1	2			1						
PM Peak	12:00	15:00	13:00	21:00	14:00	15:00		14:00							
Vol.	1	20	6	1	3	1		1							

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
06:00	1	4	0	0	0	0	0	0	0	0	0	0	0	0	5
07:00	0	5	2	1	0	0	0	0	1	0	0	0	0	0	9
08:00	1	14	5	0	0	0	0	0	0	0	0	0	0	0	20
09:00	0	13	6	0	0	0	0	0	0	0	0	0	0	0	19
10:00	0	24	3	1	1	0	0	1	0	0	0	0	0	0	30
11:00	1	27	6	0	0	0	0	0	0	0	0	0	0	0	34
12 PM	2	19	8	0	0	0	0	0	0	0	0	0	0	0	29
13:00	9	22	0	0	0	1	0	0	0	0	0	0	0	0	32
14:00	4	37	4	1	3	0	0	0	0	0	0	0	0	0	49
15:00	6	30	3	1	0	1	0	0	0	0	0	0	0	0	41
16:00	8	35	1	0	2	0	0	0	0	0	0	0	0	0	46
17:00	6	35	3	0	0	0	0	0	0	0	0	0	0	0	44
18:00	0	20	1	0	0	0	0	0	0	0	0	0	0	0	21
19:00	1	7	2	0	0	0	0	0	0	0	0	0	0	0	10
20:00	1	17	3	0	0	0	0	0	0	0	0	0	0	0	21
21:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
22:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	40	323	49	5	6	2	0	1	1	0	0	0	0	0	427
Percent	9.4%	75.6%	11.5%	1.2%	1.4%	0.5%	0.0%	0.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	06:00	11:00	09:00	05:00	10:00			10:00	07:00						
Vol.	1	27	6	1	1			1	1						
PM Peak	13:00	14:00	12:00	14:00	14:00	13:00									
Vol.	9	37	8	1	3	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	1	1	1	0	0	0	0	0	0	0	0	0	3
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	1	11	2	0	0	0	0	0	0	0	0	0	0	0	14
08:00	0	11	1	0	0	0	0	0	0	0	0	0	0	0	12
09:00	1	7	2	0	0	0	0	0	1	0	0	0	0	0	11
10:00	0	24	2	0	0	0	0	0	0	0	0	0	0	0	26
11:00	2	14	2	0	0	0	0	0	0	0	0	0	0	0	18
12 PM	7	14	0	0	0	0	0	0	0	0	0	0	0	0	21
13:00	3	30	3	0	0	0	0	0	0	0	0	0	0	0	36
14:00	0	27	5	0	1	0	0	0	0	0	0	0	0	0	33
15:00	0	28	2	0	1	0	0	0	0	0	0	0	0	0	31
16:00	0	21	3	0	0	0	0	0	0	0	0	0	0	0	24
17:00	0	15	1	0	0	0	0	0	0	0	0	0	0	0	16
18:00	0	12	1	0	0	0	0	0	0	0	0	0	0	0	13
19:00	0	18	3	0	0	0	0	0	0	0	0	0	0	0	21
20:00	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
21:00	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
22:00	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	14	260	29	1	3	0	0	0	1	0	0	0	0	0	308
Percent	4.5%	84.4%	9.4%	0.3%	1.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	10:00	07:00	05:00	05:00				09:00						
Vol.	2	24	2	1	1				1						
PM Peak	12:00	13:00	14:00		14:00										
Vol.	7	30	5		1										

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

SB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	9	3	0	0	0	0	0	0	0	0	0	0	0	12
08:00	0	7	3	0	0	0	0	0	0	0	0	0	0	0	10
09:00	0	16	1	0	0	0	0	0	0	0	0	0	0	0	17
10:00	0	24	0	0	0	0	0	0	0	0	0	0	0	0	24
11:00	1	28	0	0	1	0	0	0	0	0	0	0	0	0	30
12 PM	3	20	2	0	0	0	0	0	0	0	0	0	0	0	25
13:00	6	21	4	0	0	0	0	0	0	0	0	0	0	0	31
14:00	1	24	5	0	0	0	0	0	0	0	0	0	0	0	30
15:00	0	24	2	0	0	0	0	0	0	0	0	0	0	0	26
16:00	0	9	1	0	0	0	0	0	0	0	0	0	0	0	10
17:00	0	8	1	0	0	0	0	0	0	0	0	0	0	0	9
18:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
19:00	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
20:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
21:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
22:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
23:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Total	11	223	26	1	1	0	0	0	0	0	0	0	0	0	262
Percent	4.2%	85.1%	9.9%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	11:00	11:00	07:00	05:00	11:00										
Vol.	1	28	3	1	1										
PM Peak	13:00	14:00	14:00												
Vol.	6	24	5												

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
07:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
08:00	4	13	1	0	1	0	0	0	0	0	0	0	0	0	19
09:00	2	14	4	0	0	1	0	0	0	0	0	0	0	0	21
10:00	0	10	5	0	0	1	0	0	0	0	0	0	0	0	16
11:00	1	13	5	0	1	0	1	0	0	0	0	0	0	0	21
12 PM	2	10	4	0	0	0	0	0	0	0	0	0	0	0	16
13:00	1	9	3	0	0	0	0	0	0	0	0	0	0	0	13
14:00	2	14	6	0	0	1	0	0	0	0	0	0	0	0	23
15:00	0	14	4	0	4	1	0	0	0	0	0	0	0	0	23
16:00	2	15	3	0	0	0	1	0	0	0	0	0	0	0	21
17:00	1	14	3	0	0	0	0	0	0	0	0	0	0	0	18
18:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
19:00	1	4	2	0	0	0	0	0	0	0	0	0	0	0	7
20:00	0	5	2	0	0	0	0	0	0	0	0	0	0	0	7
21:00	0	4	1	1	0	0	0	0	0	0	0	0	0	0	6
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
Total	16	154	48	1	6	4	2	0	0	0	0	0	0	0	231
Percent	6.9%	66.7%	20.8%	0.4%	2.6%	1.7%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	08:00	09:00	10:00		08:00	09:00	11:00								
Vol.	4	14	5		1	1	1								
PM Peak	12:00	16:00	14:00	21:00	15:00	14:00	16:00								
Vol.	2	15	6	1	4	1	1								

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
06:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
07:00	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8
08:00	0	7	4	1	0	0	0	0	0	0	0	0	1	0	13
09:00	0	12	5	0	1	0	0	0	0	0	0	0	0	0	18
10:00	1	27	5	0	0	0	0	0	1	0	0	0	0	0	34
11:00	1	12	3	0	0	0	0	0	0	0	0	0	0	0	16
12 PM	3	13	7	0	0	1	0	0	0	0	0	0	0	0	24
13:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
14:00	1	16	4	0	1	1	0	0	0	0	0	0	0	0	23
15:00	2	22	5	1	1	0	0	0	0	0	0	0	0	0	31
16:00	1	17	3	0	2	0	0	0	0	0	0	0	0	0	23
17:00	4	14	5	0	0	0	0	0	0	0	0	0	0	0	23
18:00	1	6	1	0	0	1	0	0	0	0	0	0	0	0	9
19:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
20:00	0	5	3	0	0	0	0	0	0	0	0	0	0	0	8
21:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
22:00	0	2	0	1	0	0	0	0	0	0	0	0	0	0	3
23:00	1	4	0	0	0	1	0	0	0	0	0	0	0	0	6
Total	15	175	48	4	5	4	0	0	1	0	0	0	1	0	253
Percent	5.9%	69.2%	19.0%	1.6%	2.0%	1.6%	0.0%	0.0%	0.4%	0.0%	0.0%	0.0%	0.4%	0.0%	
AM Peak	10:00	10:00	09:00	05:00	09:00				10:00				08:00		
Vol.	1	27	5	1	1				1				1		
PM Peak	17:00	15:00	12:00	15:00	16:00	12:00									
Vol.	4	22	7	1	2	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
08:00	0	8	3	0	0	0	0	0	0	0	0	0	0	0	11
09:00	2	19	1	0	0	0	0	0	0	0	0	0	0	0	22
10:00	0	13	0	0	0	1	0	0	0	0	0	0	0	0	14
11:00	1	13	3	0	0	0	0	0	0	0	0	0	0	0	17
12 PM	3	10	1	0	0	1	0	0	0	0	0	0	0	0	15
13:00	0	6	0	0	0	1	0	0	0	0	0	0	0	0	7
14:00	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12
15:00	1	10	2	0	0	0	0	0	0	0	0	0	0	0	13
16:00	0	11	4	0	0	0	0	0	0	0	0	0	0	0	15
17:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
18:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
19:00	0	3	2	0	0	1	0	0	0	0	0	0	0	0	6
20:00	0	6	1	0	0	0	0	0	0	0	0	0	0	0	7
21:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
22:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
23:00	2	2	0	0	1	1	0	0	0	0	0	0	0	0	6
Total	10	133	18	1	2	5	0	0	0	0	0	0	0	0	169
Percent	5.9%	78.7%	10.7%	0.6%	1.2%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	09:00	08:00	05:00	05:00	10:00									
Vol.	2	19	3	1	1	1									
PM Peak	12:00	14:00	16:00		23:00	12:00									
Vol.	3	12	4		1	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR N/O THE PEAKS RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: SOUTHBOUND-NORTHBOUND

Site Code: 193119
 Station ID: 193119

NB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	3	0	1	0	0	0	0	0	0	0	0	0	0	4
07:00	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10
08:00	1	10	0	0	0	1	0	0	0	0	0	0	0	0	12
09:00	2	22	1	0	0	1	0	0	0	0	0	0	0	0	26
10:00	1	17	3	0	0	0	0	0	0	0	0	0	0	0	21
11:00	2	11	0	0	1	0	0	0	0	0	0	0	0	0	14
12 PM	2	9	0	0	0	0	0	0	0	0	0	0	0	0	11
13:00	3	7	2	0	0	0	0	0	0	0	0	0	0	0	12
14:00	2	7	3	0	0	0	0	0	0	0	0	0	0	0	12
15:00	1	7	2	0	0	0	0	0	0	0	0	0	0	0	10
16:00	0	12	2	0	0	0	0	0	0	0	0	0	0	0	14
17:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
18:00	1	2	1	0	0	0	0	0	0	0	0	0	0	0	4
19:00	2	7	1	0	0	0	0	0	0	0	0	0	0	0	10
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
22:00	0	4	1	0	0	0	0	0	0	0	0	0	0	0	5
23:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
Total	17	142	20	1	1	2	0	0	0	0	0	0	0	0	183
Percent	9.3%	77.6%	10.9%	0.5%	0.5%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	09:00	09:00	10:00	06:00	11:00	08:00									
Vol.	2	22	3	1	1	1									
PM Peak	13:00	16:00	14:00												
Vol.	3	12	3												

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
07:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5
09:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
10:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
11:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
12 PM	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
13:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
14:00	0	4	5	0	0	1	0	0	0	0	0	0	0	0	10
15:00	0	8	2	0	1	0	1	0	0	0	0	0	0	0	12
16:00	0	10	1	0	0	0	0	0	0	0	0	0	0	0	11
17:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
18:00	1	1	1	0	0	0	0	0	0	0	0	0	0	0	3
19:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
20:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1	56	20	0	1	1	1	0	0	0	0	0	0	0	80
Percent	1.3%	70.0%	25.0%	0.0%	1.3%	1.3%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		06:00	09:00												
Vol.		6	2												
PM Peak	18:00	16:00	14:00		15:00	14:00	15:00								
Vol.	1	10	5		1	1	1								

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
09:00	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6
10:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
11:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
12 PM	1	2	5	0	0	0	0	0	0	0	0	0	0	0	8
13:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
14:00	1	7	0	0	0	1	0	0	0	0	0	0	0	0	9
15:00	1	6	1	0	0	0	0	0	0	0	0	0	0	0	8
16:00	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5
17:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
18:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
19:00	1	3	1	0	0	0	0	0	0	0	0	0	0	0	5
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
21:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
22:00	1	2	0	1	0	0	0	0	0	0	0	0	0	0	4
23:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	5	53	14	1	1	1	0	0	0	0	0	0	0	0	75
Percent	6.7%	70.7%	18.7%	1.3%	1.3%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	10:00												
Vol.		6	2												
PM Peak	12:00	14:00	12:00	22:00	16:00	14:00									
Vol.	1	7	5	1	1	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
09:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
10:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
11:00	1	9	1	0	0	0	0	0	0	0	0	0	0	0	11
12 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
13:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
14:00	0	6	0	0	1	0	0	0	0	0	0	0	0	0	7
15:00	1	4	0	0	0	0	0	0	0	0	0	0	0	0	5
16:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
18:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
19:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
20:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
21:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4	40	4	0	1	0	0	0	0	0	0	0	0	0	49
Percent	8.2%	81.6%	8.2%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	01:00	11:00	08:00												
Vol.	1	9	1												
PM Peak	15:00	14:00	19:00		14:00										
Vol.	1	6	1		1										

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

EB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
09:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
10:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
11:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
12 PM	1	5	0	0	0	0	0	0	0	0	0	0	0	0	6
13:00	0	4	3	0	0	0	0	0	0	0	0	0	0	0	7
14:00	0	3	2	0	0	0	0	0	0	0	0	0	0	0	5
15:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
16:00	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4
17:00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	2
18:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
19:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
Total	2	38	9	0	0	0	0	0	0	0	0	0	0	0	49
Percent	4.1%	77.6%	18.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		08:00	08:00												
Vol.		3	1												
PM Peak	12:00	12:00	13:00												
Vol.	1	5	3												

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

WB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/01/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	1	5	0	0	0	0	0	0	0	0	0	0	0	0	6
07:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
08:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
09:00	0	3	3	0	0	0	0	0	0	0	0	0	0	0	6
10:00	0	4	3	0	0	0	0	0	0	0	0	0	0	0	7
11:00	1	3	1	0	0	0	0	0	0	0	0	0	0	0	5
12 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
13:00	0	4	4	0	0	0	0	0	0	0	0	0	0	0	8
14:00	1	4	3	0	2	0	0	0	0	0	0	0	0	0	10
15:00	0	5	2	0	1	1	0	0	0	0	0	0	0	0	9
16:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	7	1	0	0	0	0	0	0	0	0	0	0	0	8
18:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
19:00	0	2	2	0	0	0	0	0	0	0	0	0	0	0	4
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
21:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
22:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	52	21	0	3	1	0	0	0	0	0	0	0	0	80
Percent	3.8%	65.0%	26.3%	0.0%	3.8%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	06:00	06:00	09:00												
Vol.	1	5	3												
PM Peak	14:00	17:00	13:00		14:00	15:00									
Vol.	1	7	4		2	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

WB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/02/19	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	4	2	0	0	0	0	0	0	0	0	0	0	0	6
09:00	0	6	2	0	0	0	0	0	0	0	0	0	0	0	8
10:00	0	3	0	1	0	0	0	0	0	0	0	0	0	0	4
11:00	0	3	4	0	0	0	0	0	0	0	0	0	0	0	7
12 PM	1	3	4	0	0	0	0	0	0	0	0	0	0	0	8
13:00	0	3	0	0	0	1	0	0	0	0	0	0	0	0	4
14:00	1	8	1	0	1	0	0	0	0	0	0	0	0	0	11
15:00	2	5	0	0	0	0	0	0	0	0	0	0	0	0	7
16:00	1	6	0	0	2	0	0	0	0	0	0	0	0	0	9
17:00	3	4	0	0	0	0	0	0	0	0	0	0	0	0	7
18:00	0	5	1	0	0	0	0	0	0	0	0	0	0	0	6
19:00	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
20:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
21:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
22:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
23:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	8	60	16	1	3	1	0	0	0	0	0	0	0	0	89
Percent	9.0%	67.4%	18.0%	1.1%	3.4%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	11:00	10:00											
Vol.		6	4	1											
PM Peak	17:00	14:00	12:00		16:00	13:00									
Vol.	3	8	4		2	1									

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

WB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/03/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	1	1	1	0	0	0	0	0	0	0	0	0	0	0	3
09:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00	0	7	1	0	0	0	0	0	0	0	0	0	0	0	8
11:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
12 PM	1	5	0	0	0	0	0	0	0	0	0	0	0	0	6
13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00	0	7	0	0	1	0	0	0	0	0	0	0	0	0	8
15:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
16:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
18:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
19:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
22:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2	37	5	0	1	0	0	0	0	0	0	0	0	0	45
Percent	4.4%	82.2%	11.1%	0.0%	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak	08:00	10:00	08:00												
Vol.	1	7	1												
PM Peak	12:00	14:00	16:00		14:00										
Vol.	1	7	1		1										

COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: COUNTRY CLUB DR E/O MOUNTAINS EDGE RESORT
 City: MOUNTAIN VILLAGE TELLURIDE
 County: SAN MIGUEL
 Direction: EASTBOUND-WESTBOUND

Site Code: 193117
 Station ID: 193117

WB

Start Time	Bikes	Cars & Trailers	2 Axle Long	Buses	2 Axle 6 Tire	3 Axle Single	4 Axle Single	<5 Axl Double	5 Axle Double	>6 Axl Double	<6 Axl Multi	6 Axle Multi	>6 Axl Multi	Not Classed	Total
08/04/19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
09:00	0	3	1	0	0	0	0	0	0	0	0	0	0	0	4
10:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
11:00	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3
12 PM	1	6	1	0	0	0	0	0	0	0	0	0	0	0	8
13:00	1	3	2	0	0	0	0	0	0	0	0	0	0	0	6
14:00	1	6	1	0	0	0	0	0	0	0	0	0	0	0	8
15:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
16:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
18:00	0	2	1	0	0	0	0	0	0	0	0	0	0	0	3
19:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
20:00	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2
21:00	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
22:00	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	3	37	9	0	0	0	0	0	0	0	0	0	0	0	49
Percent	6.1%	75.5%	18.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
AM Peak		09:00	08:00												
Vol.		3	1												
PM Peak	12:00	12:00	13:00												
Vol.	1	6	2												



3:

Intersection													
Int Delay, s/veh 2.9													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations	↕		↕		↕		↕		↕		↕		
Traffic Vol, veh/h	1	0	26	7	0	2	27	57	23	4	34	2	
Future Vol, veh/h	1	0	26	7	0	2	27	57	23	4	34	2	
Conflicting Peds, #/hr	3	0	90	90	0	3	2	0	7	7	0	2	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	100	100	100	100	100	100	72	72	72	77	77	77	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	1	0	26	7	0	2	38	79	32	5	44	3	

Major/Minor	Minor2	Minor1	Major1	Major2
Conflicting Flow All	233	252	138	337
Stage 1	58	58	-	178
Stage 2	175	194	-	159
Critical Hdwy	7.12	6.52	6.22	7.12
Critical Hdwy Stg 1	6.12	5.52	-	6.12
Critical Hdwy Stg 2	6.12	5.52	-	6.12
Follow-up Hdwy	3.518	4.018	3.318	3.518
Pot Cap-1 Maneuver	722	651	910	617
Stage 1	954	847	-	824
Stage 2	827	740	-	843
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	700	626	830	531
Mov Cap-2 Maneuver	700	626	-	531
Stage 1	927	842	-	798
Stage 2	801	716	-	744
Minor1	105	49	0	118
Major1	0	0	0	118
Minor2	0	0	0	0
Major2	0	0	0	0

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.5	11.2	1.9	0.7
HCM LOS	A	B		
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1
Capacity (veh/h)	1555	-	824	588
HCM Lane V/C Ratio	0.024	-	0.033	0.015
HCM Control Delay (s)	7.4	0	9.5	11.2
HCM Lane LOS	A	A	A	B
HCM 95th %tile Q(veh)	0.1	-	0.1	0

3:

Intersection														
Int Delay, s/veh													5	
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR		
Lane Configurations														
Traffic Vol, veh/h	1	2	31	8	1	2	26	24	14	4	31	3		
Future Vol, veh/h	1	2	31	8	1	2	26	24	14	4	31	3		
Conflicting Peds, #/hr	7	0	127	127	0	7	10	0	31	31	0	10		
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	-	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	-	
Peak Hour Factor	61	61	61	92	92	92	89	89	89	68	68	68	68	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	2	3	51	9	1	2	29	27	16	6	46	4		
Major/Minor														
	Minor2			Minor1			Major1			Major2				
Conflicting Flow All	172	202	185	338	196	73	60	0	0	74	0	0		
Stage 1	70	70	-	124	124	-	-	-	-	-	-	-		
Stage 2	102	132	-	214	72	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-		
Pot Cap-1 Maneuver	791	694	857	616	699	989	1544	-	-	1526	-	-		
Stage 1	940	837	-	880	793	-	-	-	-	-	-	-		
Stage 2	904	787	-	788	835	-	-	-	-	-	-	-		
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-		
Mov Cap-1 Maneuver	762	651	746	479	656	953	1529	-	-	1481	-	-		
Mov Cap-2 Maneuver	762	651	-	479	656	-	-	-	-	-	-	-		
Stage 1	914	825	-	838	755	-	-	-	-	-	-	-		
Stage 2	878	749	-	640	823	-	-	-	-	-	-	-		
Approach														
EB	WB			NB			SB			SB				
HCM Control Delay, s	10.3	11.8			3			0.8			0.8			
HCM LOS	B	B			B			B			B			
Minor Lane/Major Mvmt														
	NBL	NBT	NBR	EBLn1	WBLn1	NBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1529	-	-	740	541	1481	-	-	-	-	-	-	-	
HCM Lane V/C Ratio	0.019	-	-	0.075	0.022	0.004	-	-	-	-	-	-	-	
HCM Control Delay (s)	7.4	0	-	10.3	11.8	7.4	0	0	-	-	-	-	-	
HCM Lane LOS	A	A	-	B	B	A	A	A	-	-	-	-	-	
HCM 95th %tile Q(veh)	0.1	-	-	0.2	0.1	0	-	-	-	-	-	-	-	

3:

Intersection													
Int Delay, s/veh 4.6													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	SBR
Lane Configurations													
Traffic Vol, veh/h	2	3	30	9	1	0	17	26	14	1	37	4	4
Future Vol, veh/h	2	3	30	9	1	0	17	26	14	1	37	4	4
Conflicting Peds, #/hr	9	0	152	152	0	9	1	0	16	16	0	1	1
Sign Control	Stop	Stop	None	Stop	Stop	None	Free						
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	-
Peak Hour Factor	67	67	67	63	63	63	95	95	95	66	66	66	66
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	4	45	14	2	0	18	27	15	2	56	6	6
Major/Minor	Minor2	Minor1	Minor1	Minor1	Major1	Major1	Major2						
Conflicting Flow All	145	158	212	327	154	60	63	0	0	58	0	0	0
Stage 1	64	64	-	87	87	-	-	-	-	-	-	-	-
Stage 2	81	94	-	240	67	-	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	-
Pot Cap-1 Maneuver	824	734	828	626	738	1005	1540	-	-	1546	-	-	-
Stage 1	947	842	-	921	823	-	-	-	-	-	-	-	-
Stage 2	927	817	-	763	839	-	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	807	713	707	486	717	981	1539	-	-	1522	-	-	-
Mov Cap-2 Maneuver	807	713	-	486	717	-	-	-	-	-	-	-	-
Stage 1	935	840	-	896	801	-	-	-	-	-	-	-	-
Stage 2	906	795	-	607	837	-	-	-	-	-	-	-	-
Approach	EB	WB	WB	NB	NB	SB							
HCM Control Delay, s	10.4	12.4	12.4	2.2	2.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
HCM LOS	B	B	B	B	B	B	B	B	B	B	B	B	B
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR	SBL	SBT	SBR	SBL	SBR
Capacity (veh/h)	1539	-	-	713	502	1522	-	-	-	-	-	-	-
HCM Lane V/C Ratio	0.012	-	-	0.073	0.032	0.001	-	-	-	-	-	-	-
HCM Control Delay (s)	7.4	0	-	10.4	12.4	7.4	0	-	-	-	-	-	-
HCM Lane LOS	A	A	-	B	B	A	A	A	-	-	-	-	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.1	0	-	-	-	-	-	-	-

John A. Miller

From: Finn Kjome
Sent: Thursday, October 10, 2019 11:17 AM
To: John A. Miller
Subject: RE: Referrals for La Montagne (Lots 126R and 152R)

Hi John,
Here are the Public Works comments:

No issues with the road realignment. All road-right-away widths and 16ft General Easements along the road must remain. It is expected that the G E will be used for snow storage. Landscaping should consider this.

No issues with the sewer realignment. Public Works will need the proper easements and access to maintain the sewer. There is no sewer main in Country Club Drive to serve the north side of the road. This must be installed with the road realignment. Please provide a plan.

All water taps needed for this project should be stubbed out from under Country Club Drive while the road is being realigned. Please provide a plan.

More detail is needed to show how the drainage is being handled along Country Club Drive. Please provide more detail. Sidewalk maintenance responsibility will need to be defined.

No issues with the retaining wall. Retaining walls should be clearly called out that it will be the responsibility of the HOA to keep them maintained.

A cross walk at Boomerang should be explored for the trail system.

Irrigation water calculations will need to be provided.

Finn

Finn Kjome
Public Works Director
Town of Mountain Village

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Thursday, September 12, 2019 4:00 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Cc: Finn Kjome <FKjome@mtnvillage.org>; Steven LeHane <SLeHane@mtnvillage.org>; Jim Loebe <JLoebe@mtnvillage.org>; Chris Broady <CBroady@mtnvillage.org>; jim.telfire@montrose.net; jeremy@smpa.com; brien.gardner@blackhillscorp.com; kirby.bryant@centurylink.com; Forward jim.telluridefire.com <jim@telluridefire.com>
Subject: Referrals for La Montagne (Lots 126R and 152R)

Afternoon all,

The following links will take you to the plans for the proposed La Montagne project at the former Rosewood PUD site. The proposal includes the following:

1. PUD Amendment and Density Transfer / Rezone <https://townofmountainvillage.com/media/10.3.19-DRB-Lots-126R-and-152R-PUD-Amendment-Density-Transfer-and-Rezone-Formally-Rosewood-PUD.pdf>
2. Design Review for Lot 152R ONLY. <https://townofmountainvillage.com/media/10.3.19-DRB-Lot-152R-Initial-Architecture-and-Site-Review.pdf>

John A. Miller

From: Jim Boeckel <jim@telluridefire.com>
Sent: Tuesday, September 17, 2019 3:02 PM
To: John A. Miller
Subject: Re: Referrals for La Montagne (Lots 126R and 152R)

John,

Don't have any problem with the PUD amendment and density transfer. For Lot 1252R I have the following comments and questions

1. Buildings shall have fire sprinkler system installed. System shall be NFPA 13 due to accessibility issues. Fire department connection shall be freestanding type accessible from Country Club Dr.
2. Buildings shall have fire alarm systems installed and system shall be monitored.
3. Standpipes shall be installed in the buildings
4. A dry horizontal standpipe shall be installed accessible with 2 -2-1/2 inch hose valve connections at front and rear of each building. Fire Department Connection for the Dry Horizontal standpipe shall be a freestanding type accessible from Country Club Dr.

Questions

1. Distance from edge of Country Club Dr. to balcony's/ windows for rescue purposes?
2. Are decks/walkways snow melted?

Locations for hose valves, Fire Department Connections, shall be coordinated with the Fire District prior to bidding of project(s).

If you have any questions please contact me.

On Thu, Sep 12, 2019 at 3:59 PM John A. Miller <JohnMiller@mtnvillage.org> wrote:

Afternoon all,

The following links will take you to the plans for the proposed La Montagne project at the former Rosewood PUD site. The proposal includes the following:

1. PUD Amendment and Density Transfer / Rezone <https://townofmountainvillage.com/media/10.3.19-DRB-Lots-126R-and-152R-PUD-Amendment-Density-Transfer-and-Rezone-Formally-Rosewood-PUD.pdf>
2. Design Review for Lot 152R ONLY. <https://townofmountainvillage.com/media/10.3.19-DRB-Lot-152R-Initial-Architecture-and-Site-Review.pdf>

ORDINANCE NO. 2019-XXXX-_____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING 1.) A MAJOR PUD AMENDMENT TO MODIFY THE SITE-SPECIFIC DEVELOPMENT PLANS AND ASSOCIATED VESTED PROPERTY RIGHTS ON LOTS 126R AND LOT 152R; AND 2.) REZONE OF LOT 126R AND 152R; AND, 3.) DENSITY TRANSFER TO TRANSFER REMAINING DENSITY FROM THE LOTS TO THE DENSITY BANK PER THE MAJOR PUD AMENDMENT

Section 1. PUD Amendment

WHEREAS, the Town of Mountain Village (the “**Town**”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “**Constitution**”) and the Home Rule Charter of the Town (the “**Charter**”); and,

WHEREAS, pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof; and,

WHEREAS, MV Holdings, LLC (the “**Applicant**”) is the owner of record of real property described as Lots 126R and 152R, Town of Mountain Village as further described on the plat recorded on October 12, 2007 in Plat Book 1 at Page 3869 at Reception Number 397455 (the “**Property**”); and,

WHEREAS, the Town Council approved a PUD development on the Property by Resolution Number 2007-0315-05 on March 15, 2007 as recorded at Reception Number 391879; and,

WHEREAS, a development agreement between the Town and the previous property owner was entered into on September 21, 2007 as recorded at Reception Number 397458 (the “**PUD Agreement**”); and,

WHEREAS, the PUD Agreement created a vested property right for a period of three (3) years that was valid until April 11, 2010 (the “**Vested Property Right**”); and,

WHEREAS, the Vested Property Right was extended by the Town Council to March 18, 2013 by the First Amendment to the Development Agreement, Lot 126R and Lot 152R, Town of Mountain Village Planned Unit Development as recorded at Reception Number 412188 (the “**First Amendment**”); and,

WHEREAS, the previous PUD owner submitted a major PUD amendment development application on March 15, 2013 seeking a further extension of the Vested Property Right which Vested Property Right was automatically extended by the virtue of the PUD amendment application, pending action thereon by the Town Council (the “**PUD Extension Application**”); and,

WHEREAS, the Applicant submitted a Major PUD amendment development application on August 22, 2019 seeking to amend the existing PUD and Vested Property Right (the “**Third Amendment**”); and,

WHEREAS, the Second Amendment has been processed and evaluated pursuant to the Town of Mountain Village Community Development Code (the “**CDC**”); and,

WHEREAS, the Design Review Board conducted a public hearing on the PUD amendment in accordance with the Community Development Code on November 7, 2019, with public notice of such application as required by the public hearing noticing requirements of the CDC; and,

WHEREAS, the Town Council finds the proposed PUD amendment meets the PUD criteria for decision contained in CDC Section 17.4.12.E as set forth in the record and as follows:

1. The proposed PUD is in general conformity with the policies, principles, and standards set forth in the Comprehensive Plan;
Staff has provided conclusionary statements within the staff memo of record, Section 1.e, detailing the general conformity of the proposal with the 2011 Mountain Village Comprehensive Plan's policies, principles, and standards. In addition to the specific Multi-unit land-use policies that are referenced in this report, the plan also provides general guidance including statements such as "Better sustainability can be achieved by...Concentrating development in high-density areas to achieve economic sustainability", and by "maintaining the original planned density of 8,027-person equivalent density". In addition, economic modeling within the Plan provides that "Mountain Village's economy is vulnerable. This is due to a combination of factors: a dispersed, inadequate hotbed base; annual occupancies that are lower than comparable ski resort communities; and a seasonal economy that has its high point centered on a relatively small number of days in the ski season and festival weekends."

The plan discusses alpine character preservation on page 34 and provides that "much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods. Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for. As shown per the Land Use Plan, these areas may include higher density development such as multiunit buildings and tourism-related amenities as long as their aesthetic is secondary to the surrounding landscape. Criterion Met.

2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards; The proposed PUD Amendment is consistent with the underlying multi-family zone district. If the PUD Amendment is approved, then the properties will be required to be rezoned to PUD. There are no other variations related to the proposed zoning. Criterion Met.
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general; The proposed PUD Amendment would allow for the development of the properties in accordance with the Comprehensive Plan in a way that would be much less intensive than the originally approved Rosewood PUD. By incorporating pedestrian improvements, the PUD Amendment will provide amenities to not just the Residents of the PUD but also the general public. Criterion Met.
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
The purpose and intent of the PUD Regulations are to allow for variations in certain standards of the CDC to allow for flexibility, creativity, and innovation in land use planning and project design. Criterion Met.
5. The PUD meets the PUD general standards;

Criterion Met.

6. The PUD provides adequate community benefits; Town Council has determined the proposed public benefits are adequate in relation to the requested design variations. Criterion Met.
7. Adequate public facilities and services are or will be available to serve the intended land uses; There are currently adequate public facilities and services available to serve the proposed PUD. All required utilities are currently located within the road right of way adjacent to the project. Based on public concern related to road safety, it may be beneficial for Council to require improvements to Country Club Drive and its associated pedestrian and bike facilities. Based on preliminary submittals, the applicants are proposing improvements based on a provided traffic study and preliminary engineering for improvements. There will be a minimal effect on fire and police service as the result of this project. Criterion Met.
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and The proposed PUD addressed vehicular and pedestrian circulation, along with parking, trash, and service delivery congestion within their application. As part of the proposed public benefit, the applicants have proposed roadway safety improvements for both vehicular and pedestrian traffic including sidewalks and road improvements. Criterion Met.
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards. With the exception of the proposed variations, the PUD meets all town regulations and standards. Criterion Met.

The requested PUD amendment is in general conformity with the 2011 Mountain Village Comprehensive Plan's policies, principles, and standards; and the underlying zoning. The development as proposed provides for a creative approach to the development of the project in a way that will produce a better development plan than the previously approved PUD and achieves this primarily by reducing the density on the property. The property functions as a transition lot from Village Center zoning to single-family residential.

Section 2. Density Transfer and Rezone

- A. MV Holdings ("**Owner**") has submitted to the Town: (1) a concurrent rezoning development application for a rezoning of Lots 126R and 152R to zone the subject lots the PUD Zone District along with transferring the remaining unplatted density to the Town Density Bank ("**Applications**") pursuant to the requirements of the Community Development Code ("**CDC**").
- B. The owner proposed to amend the existing PUD on Lots 126R and 152R and as such is required to rezone the property to the PUD Zone District and transfer any remaining density to the Town's Density Bank.

- C. 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						
126R	3.11	Multi-Family	Condo	44	3	132
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee	5	3	15
			Apartment	34,001SF		
152R	1.47	Multi-Family	Condo	23	3	69
			Commerical	4,655 SF		
OSP-118	0.65	AOS				0
OSP-126	0.26	POS				0
Total Zoned Density:				164		355
Unbuilt Density				164		355

- D. At a duly noticed public hearing held on November 7, 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.
- E. At its regularly scheduled meeting held on _____, 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.
- F. This Ordinance rezones trhe property as follows.

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
126R	3.11	Multi-Family	Condo	34	3	102
			Hotel	0	1.5	0
			Hotel Efficiency	0	2	0
			Employee Dorm	0	1	0

			Employee Apartment Commerical	4 0 SF	3	12
152R	1.47	Multi- Family	Condo Commerical	15 0 SF	3	45
OSP- 118	0.65	AOS				0
OSP- 126	0.26	POS				0
Total Zoned Density:				53		159
Unbuilt Density				53		159

- G. 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.
- H. 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; Addressed above. Criterion Met.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations; Rezoning is required per the CDC for any PUD or PUD Amendment. Criterion Met.
3. The proposed rezoning meets the Comprehensive Plan project standards; Addressed above. Criterion Met.
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; The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of a multiunit parcel that has been zoned for multi-family development for several years and which is in close proximity to the Village Center. Criterion Met.
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; The proposed rezoning is justified due to changes within the vicinity of the project which justifies the downzoning of the property. Criterion Met.
6. Adequate public facilities and services are available to serve the intended land uses; There are currently adequate public facilities and services available to serve the proposed PUD. All required utilities are currently located within the road right of way adjacent to the project. Based on public concern related to road safety, it may be beneficial for Council to require improvements to Country Club Drive and its associated pedestrian and bike facilities. Based on preliminary submittals, the applicants are proposing

improvements based on a provided traffic study and preliminary engineering improvements. There will be a minimal effect on fire and police service as the result of this project. Criterion Met.

7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; The proposed PUD addressed vehicular and pedestrian circulation, along with parking, trash, and service delivery congestion within their application. As part of the proposed public benefit, the applicants have proposed roadway safety improvements for both vehicular and pedestrian traffic including sideways and road improvements. Criterion Met. As with the criteria above Town Council should evaluate whether the improvements proposed and required with the PUD are sufficient for the increase in density and traffic generated.
8. The proposed rezoning meets all applicable Town regulations and standards; The application is compliant with all applicable town regulations and standards. Criterion Met.

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

Affirmed. See the criteria for rezoning.

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

Section 3. PUD Amendment

The Amended PUD and associated Vested Right is hereby established for a period of 5 years until _____ xx, 20XX with the following conditions:

Add conditions from memo

Section 4. Effect on Zoning Designations

This Resolution changes the zoning designations on the Properties from the Multi-Family Zone District to PUD Zone District.

Section 5. Ordinance Effect

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

Section 6. Authorization for Mayor to Sign Development Agreement

The Mayor is hereby authorized to sign the second amendment to the PUD Agreement that extends the PUD approval and associated vested property rights until _____.

Section 7. 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 8. Effective Date

This Ordinance shall become effective on ____XX, 20XX (the “Effective Date”) as herein referenced throughout this Ordinance.

Section 9. Public Hearing

A public hearing on this Ordinance was held on the XXth day of ____, 20xx in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435, with public notice of such application as required by the public hearing noticing requirements of the CDC.

INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 21ST day of November, 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 XXth day of ____, 20XX.

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:

J. David Reed, 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. 2019-XXXX-____ ("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 ____ XX, 20XX, 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 _____, 20XX in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on ____ XX, 20XX. 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 _____, 20XX.

Jackie Kennefick, Town Clerk

(SEAL)

AMENDED AND RESTATED DEVELOPMENT AGREEMENT
Lot 126R and Lot 152R, Town of Mountain Village
Planned Unit Development

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT (“Agreement”), dated and made effective as of _____, 2019 (“**Effective Date**”), is entered into by and between the Town of Mountain Village, a Colorado Home Rule Municipality and Political Subdivision of the State of Colorado (“**Town**”) and MV Holdings, LLC, a Wyoming limited liability company (“**Owner**”).

RECITALS

A. Owner is the current, fee simple owner of certain unimproved real property (collectively, the “**Property**”), namely Lot 126R (“**Lot 126R**” or “**North Site**”), Lot 152R (“**Lot 152R**” or “**South Site**”), Tract OSP-126, and Tract OSP-118, Telluride Mountain Village per the Plat recorded at Reception Number 397455 (“**Replat**”).

B. In 2007, a prior owner of the Property submitted an application to the Town for review and approval of a Planned Unit Development (“**PUD**”) on the Property pursuant to Section 3-5 of the Town of Mountain Village Land Use Ordinance (“**LUO**”), which was then in effect. The Application proposed the development of a certain mixed-use hotel, residential condominium and commercial project on the Property (“**Project**”).

C. The Town, through the Town of Mountain Village Design Review Board (“**DRB**”) recommended to the Town of Mountain Village Town Council (“**Town Council**”), reviewed and approved the application (“**Prior Town Approvals**”), allowing for the development of a certain mixed-use development project on the Property (“**Rosewood Project**”), inclusive of certain land uses and densities described in Table 1 below.

D. The Prior Town Approvals were reflected and evidenced by certain documents of record, including, without limitation:

- (i) Development Agreement recorded October 12, 2007 in Reception No. 397458, as amended (“**Prior Development Agreement**”);
- (ii) Town Resolution recorded April 11, 2007 in Reception No. 391879 (“**Prior Town Council Resolution**”);
- (iii) The Replat
- (iv) Certain Easements granted by the Town for the use and benefit of the Property (“**Town Easements**”).

E. The Prior Town Approvals also included “**Vested Rights**” which expired on March 18, 2018.

F. At a duly noticed and conducted public worksession meeting held on _____, 2019, the Town Council, weighed in that in light of the expiration of the Vested Rights and information provided by Owner about its plan to proceed with a development of the Property under the name of the La Montagne Project (“**New Project**”) that varied from the Prior Town Approvals for the Rosewood Project, the Owner should consider proceeding with a process calling for an amendment to the Prior Town Approvals (“**New Project Application**”), which would be reviewed and acted upon by the Town pursuant to the current requirements of the Town of Mountain Village Community Code (“**CDC**”).

G. The development applications for the New Project include:

- (i) Major Planned Unit Development (PUD) Amendment to amend and replace the Prior Town Approvals for the Rosewood Project with necessary and appropriate approvals for the New Project (“**PUD Amendment**”);
- (ii) Rezoning Process and Density Transfer Process development applications to change and reduce the uses and densities allowed on Lot 126R and Lot 152R under the Prior Town Approvals, and to rezone Lot 126R and Lot 152R to the PUD Zone District (“**Rezoning and Density Transfer**”); and
- (iii) Initial Architectural Design Review and Final Architectural Design Review for the South Site (“**South Site Design Review**”).
- (iv) Establishment of mass/scale, building siting and setbacks as well as other dimensional requirements and limitations and uses and densities for future development occurring on the North Site, which would be reviewed and acted upon by the DRB through the Design Review process of the CDC in future noticed public hearing (“**North Site Design Review Parameters**”).

H. At a duly noticed and conducted public hearing held on _____, 2019, the DRB voted to recommend that the Town Council, that it approve the PUD Amendment, the Rezoning and Density Transfer and the North Site Design Review Parameters. The DRB also continued its review of the Initial Architectural Design Review to _____, 2019, at which time it granted Initial Architectural Design Review. At a duly noticed and conducted public hearing held on _____, 20____, the DRB approved the Final Architectural Design Review.

I. At a duly noticed and conducted public hearing held on _____, 2019 and after conducting the respective public hearings, receiving evidence and taking testimony and comment thereon, the DRB and the Town Council respectively found and determined that proposed development of the Property for the New Project as requested by the Owner and reflected in the applications for the PUD Amendment, the Rezoning and Density Transfer and the North Site Design Review Parameters complied with all applicable provisions of the CDC, including Sections 17.3.8 and 17.4.12.

J. The Town Council adopted a certain Ordinance No. _____ (“**Town Council Approval Ordinance**”) reflecting the Town Council approvals of the application for the New Project (“**New Project Approvals**”), which was recorded on _____ at Reception No. _____, the terms and conditions of which are incorporated herein by this reference. The Town Council Approval Ordinance is intended to extinguish and replace the Prior Town Council Resolution for the Rosewood Project in its entirety.

K. This Development Agreement is intended to amend, restate, modify and replace the Prior Development Agreement for the Rosewood Project in its entirety.

L. The Replat is not intended to be altered, amended, changed or its status otherwise affected by the Town Council Approval Ordinance.

M. The Town Easements, as reflected on the Replat and established by separate easement grants are not intended to be altered, amended, changed or its status otherwise affected by the Town Council Approval Ordinance, except as provided for herein.

N. The owner has now met all requirements for final PUD approval and has addressed all conditions of final PUD approval as set forth by the DRB and Town Council in the Town Council Approval Ordinance excepting those specific conditions which are set forth herein to be completed at a future date.

AGREEMENTS AND CONSIDERATION

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated into this Agreement and the mutual agreements, obligations and promises set forth below and in further consideration of the New Project Approvals upon all terms and conditions contained herein, the obligations and expenditures of development undertaken by Owner and the mutual obligations and promises set forth below, the receipt and sufficiency of which consideration is hereby acknowledged, the Owner and the Town covenant and agree as follows:

1. **General.** The Town Council Approval Ordinance and this Agreement establishes the land uses and density that shall be permitted within the Property, a general development plan, development standards and conditions that must be adhered to by Owner. This Agreement also specifies improvements that must be made, and conditions, which must be fulfilled in conjunction with the development of the Property. Where this Agreement does not address a specific development standard or requirement of the Town, the provisions of the CDC, Municipal Code, or Charter shall apply. Where this Agreement addresses a specific development standard or requirement, the provisions of this Agreement shall supersede the provisions of the CDC. In all cases the provisions of the Charter shall supersede the provisions of the Agreement.

2. **Town Approval.**

2.1. **General.** Subject to the conditions herein, Town does hereby approve this Agreement, the PUD Amendment, the Rezoning and Density Transfer, the North Site Design Review Parameters, the extended vesting and the Final PUD Plans. These instruments shall constitute the complete approval of the Application for the Project. This Agreement shall be recorded, at the Owner's expense, in the records of the San Miguel County Clerk and Recorder and shall run with the Property. For purposes of this Agreement, the term "**Town Approvals**" shall mean those certain land use entitlement approvals concerning the Property and the Project that have been granted by the Town, including, without limitation, approvals for the Applications, the Final PUD Plans and any other plans or permits granted by the Town for the Property and the Project. The Town Approvals are further reflected in the Town Council Approval Resolution, the Replat, and this Agreement.

2.2. **Phasing.** The New Project is anticipated to be developed in Phases, with the construction of the South Site occurring in advance of the development on the North Site. The Owner must submit and obtain the required building permit for the construction of all improvements and buildings on the South Site or North Site respectively and shall not submit or be permitted to obtain building permits for a portion of the improvements and/or buildings on either the South Site or North Site. The Town shall only issue certificates of occupancy for the South Site or North Site respectively once all improvements and buildings on the site for which a building permit has been issued qualify for a certificate of occupancy pursuant to Town Building Codes.

2.3. **Findings and Determinations.** In granting the Town Approvals, the Town finds and determines the following:

2.3.1. The DRB and Town Council have determined that the New Project is in general conformance with the Town of Mountain Village Comprehensive Plan as set forth in the Town

Council Approval Ordinance and the findings of the Town Approvals.

2.3.2. The DRB and Town Council have determined that the New Project is consistent with the proposed PUD Zone District and the current Multi-family Zone District as set forth in the Town Council Approval Ordinance and the findings of the Town Approvals.

2.3.3. The DRB and Town Council have determined that the New Project, with respect to the Major Planned Unit Development (PUD) Amendment, is consistent with the PUD review criteria set forth in the CDC as set forth in the Town Council Approval Ordinance and the findings of the Town Approvals.

2.3.4. The DRB and Town Council have determined that the New Project, with respect to the Rezoning of the Property to the PUD Zone, is consistent with the review criteria set forth in the CDC as set forth in the Town Council Approval Ordinance and the findings of the Town Approvals.

2.3.5. The DRB and Town Council have determined that the New Project, with respect to the Density Transfer, is consistent with the review criteria set forth in the CDC as set forth in the Town Council Approval Ordinance and the findings of the Town Approvals.

2.3.6. The Owner has proposed and the DRB and Town Council have determined that any future development of the North Site must substantially conform with the North Site Design Review Parameters, attached as Exhibit ____, which establishes the maximum mass/scale, building siting and setbacks as well as other dimensional requirements and limitations and uses and densities that can occur on the North Site. Exhibit ____ also indicates the building siting areas and setbacks for the North Site. Development of improvements (other than infrastructure, landscaping hardscaping, shoring, and similar limited improvements) shall not be allowed in the setbacks. Any modifications other than minor modifications as determined by the Town, from the North Site Design Review Parameters shall require an amendment to the PUD through the Major PUD Amendment process as set forth in the CDC. Minor modifications shall require an amendment to the PUD through the Minor PUD Amendment process as set forth in the CDC. Design Review Process applications for development on the North Site shall be reviewed by the Town in the manner required by the CDC and shall conform to the North Site Design Review Parameters and this Agreement.

2.3.7. Should the Owner elect to develop the South Site in a manner that differs from the Town Approvals or South Site Design Review, the Owner shall be required to submit a PUD amendment Application. Any modifications other than minor modifications as determined by the Town, from the Town Approvals and/or South Site Design Review shall require an amendment to the PUD through the Major PUD Amendment process as set forth in the CDC. Minor modifications shall require an amendment to the PUD through the Minor PUD Amendment process as set forth in the CDC.

2.4. **Approval of Final Plans.** The DRB and Town Council have approved the plans, drawings and specifications for the New Project, as reflected in the Town Council Approval Ordinance, which plans, drawings and specifications consist of each of the documents (“**Final PUD Plans**”) as listed and described on attached **Exhibit “A”** that shall be filed of record with the Town of Mountain Village Planning and Development Services Department and shall constitute a site-specific development plan.

3. **STATUS OF REPLAT AND TOWN EASEMENTS.**

3.1. The Parties acknowledge and agree that Replat, including the easements designated thereon, shall remain in full force and effect and is not being modified, amended or otherwise changed by the Town Council Approval Resolution, except to the extent that Replat reflects terms and

conditions provided for in the Prior Town Approvals, including allowable land uses and densities, which are being modified by New Town Approvals, in which case the New Town Approvals shall control. .

3.2. The Parties acknowledge and agree that Town Easements, which are listed as follows, shall be retained, modified or extinguished as indicated below:

- Utility Easement recorded October 12, 2007 in Reception No. 397462 (Retained)
- Public Road Easement (CC Widening) recorded October 12, 2007 in Reception No. 397463 (Retained)
- Public Road Easement (CC Relocation) recorded October 12, 2007 in Reception No. 397473 (Retained)

4. **APPROVAL OF REZONING**

4.1. The Property is currently zoned and platted as follows:

Table 1 - DESIGNATED LAND USES AND DENSITIES FOR THE PROPERTY UNDER PRIOR TOWN APPROVALS:

Lot	Acreage	Zone District	Zoning Designation	Units	Density Per Unit	Total Person Equivalent Density	Rezone/Density Transfer Request
126R	3.11 acres	Multi-Unit	Condominium	44	3	132	Transfer of 27 Units of Condo Density
			Hotel	56	1.5	84	
			Hotel Efficiency	19	2	38	Transfer of 13 Units of Condo Density and Rezone to Hotel Efficiency
			Employee Dorm	17	1	17	Creation and Transfer of 1 Unit of Dorm Density
			Employee Apartment	5	3	15	Creation and Transfer of 9 Units of Employee Apartment Density
			Commercial	34,001 34 Units			
152R	1.46 acres	Multi-Unit	Condominium	23	3	69	Transfer of 3 Units of Condo Density
			Commercial	4,665 4.66 Units			
OS-1R-1	91.96 acres	Active Open Space	Open Space				
OS-118	.65 acres	Active/Passive Open Space	Open Space				
OSP-126	.26 acres	Passive Open Space	Open Space				
Total Units/ Density				164 202.6 with Commercial Units		355	

**Table 2 - DESIGNATED LAND USES AND DENSITIES FOR THE PROPERTY
UNDER TOWN COUNCIL APPROVAL RESOLUTIONS:**

4.2. The zoning, land uses, and densities allocated to the Property under the Town Council Approval Resolutions is as follows:

Lot	Acreage	Zone District	Zoning Designation	Units	Density Per Unit	Total Person Equivalent Density
126R	3.11 acres	Multi-Unit	Condominium	34	3	102
			Employee Apartments	4	3	12
152R	1.46 acres	Multi-Unit	Condominium	15	3	45
OS-1R-1	91.96 acres	Active Open Space	Open Space			
OS-118	.65 acres	Active/Passive Open Space	Open Space			
OSP-126	.26 acres	Passive Open Space	Open Space			
Total Units/ Density				53		159

5. **APPROVAL OF DENSITY TRANSFER.** The zoning designations and appurtenant density currently approved for the Property (prior to the approval of the Replat) is the same as is set forth in Table 2 of Section 4.2 above, which reflects a reduction in the overall land uses and densities provided for in the Prior Town Approvals. The Town approves the following Density Transfers from the Property to the Density Bank:

- 13 Condominium Units (Total Person Equivalent Density Transferred: 39 units)
- 56 Hotel Units (Total Density Units transferred: 84 units)
- 19 Hotel Efficiency Units (Total Person Equivalent Density Transferred: 38 units)
- 17 Employee dorm units
- 1 Employee apartment units
- Total Person Equivalent Density Transferred 181

Upon approval of and recordation of this Agreement and the Town Approval Resolution, the Zoning, Zoning Designations and appurtenant Person Equivalent Density for the same shall be as set forth in Table 2 of Section 4.2 above.

6. **Approval of Waivers and Variations.**

6.1. At the request of the Owner, in the course of the consideration of the Final PUD, the DRB and Town Council have approved certain waivers and variations to the CDC and the Design Regulations for the Project, as appropriately granted by the Town through the authority arising generally from the CDC, as the same are reflected in the Town Council Approval Ordinance, including, the following:

6.1.1. Roof overhangs into the General Easement on the South Site as shown in the Final PUD Plans.

6.1.2. Road and Driveway Standards, allowing for a design variation o allow

for retaining walls associated with the driveway and parking area to be over five (5) feet in height.

6.1.3. A Design Variation to allow for more than one curb cut for both Lot 126R and 152R.

7. Public Benefits/Community Purposes.

7.1. Findings Relating to Community Purposes. The DRB and Town Council have determined that the Project achieves one or more community purposes in accordance with CDC by providing certain public benefits as found and determined by the DRB and Town Council and stated in the Town Council Approval Ordinance.

7.2. Provision of Certain Public Benefits. The Owner agrees to provide and/or undertake each of the following public benefits at its sole cost and expense, proffered by Owner and accepted by the Town, which establish that the Project would meet the requirements for the PUD as required by the CDC: Any elimination, cessation, or change to any of these enumerated public benefits shall require a major amendment to the Final PUD Plans in accordance with the CDC.

7.2.1. Open Space Dedication. The Owner agrees to dedicate Tract OSP-126 and Tract OSP-128 to the Town concurrent with the recordation of this Agreement. The dedication of this open space is a public benefit because Rosewood Project created twice as much open space than existed before, and this remains a community purpose through this dedication and maintaining Tracts OSP-126 and OSP-128 as open space.

7.2.2. Re-routing of the Stegosaurus Trail. The Owner shall, at its sole cost and expense re-route the Stegosaurus Trail from the North Site to Tract OS-FF5, provided the Town obtains an easement or license agreement for such trail from Telluride Ski Golf, LLC (“TSG”). If the Town does not obtain an easement or license agreement from TSG by within one year of the date of this Agreement, the Owner reserves the right to block the trail from entering onto the North Site. The Stegosaurus Trail shall be relocated by the Owner as quickly as practicable after the Town obtains the easement from TSG.

7.2.3. Country Club Drive Improvements. The Owner will provide AutoCAD files to the Town for survey work and civil engineering work in the Country Club Drive Right-of-Way and associated General Easement that were completed for the preparation of the PUD plans. The Owner expended significant funds to prepare a survey and civil engineering work for Country Club Drive improvements that are not located in the project site which will count as a public benefit. The Owner further agrees to design and construct the following public improvements through the Property in the Country Club Drive Right-of-Way concurrent with the development of the South Site which must be completed prior to the issuance of any certificate of occupancy for the South Site:

7.2.3.1. A six (6) foot wide sidewalk from the Big Billies Trail to the eastern edge of the South Site along Country Club Drive as shown in the Final PUD Plans.

7.2.3.2. Bike Lanes for uphill bike traffic and, if provided by the Town to the east of the Property, downhill bike lanes that are separated from the vehicle travel lanes.

7.2.3.3. A crosswalk linking the Boomerang Road, Jurassic Trail and Stegosaurus Trails to the sidewalk on the south side of Country Club Drive with signage and lighting as required by the Town.

7.2.4. **Boomerang Road Improvements.** Owner agrees to improve the current Boomerang Road and trail access with the development of the South Site by the creation of a new curb cut and gravel or crusher fine trail surface through the North Site with new wayfinding sign in a design as set forth by the Town.

7.2.5. **Relocation and Screening for the Gas Regulator Station.** Owner agrees to relocate the gas regulator station in cooperation with Black Hills Energy as shown in the Final PUD Plans with easements for the station and line as needed. The Owner will provide screening for the regulator station as shown on the Final PUD Plans by fencing and landscaping. The Owner shall relocate and screen the gas regulator station concurrent with the development of the South Site.

8. **Public Improvements**

8.1. **Construction of Public Improvements.** The Owner agrees to complete, at Owner's sole cost and expense, the construction of those certain public improvements or infrastructure improvements set forth on attached **Exhibit " "** and as shown on the Final PUD Plans ("**Public Improvements**"). **The** Public Improvements are separated to show the Public Improvements associated with the North Site and the South Site. The Owner agrees to enter into a Site Plan Improvements Agreement ("**SPIA**") that outlines the actual costs of the Public Improvements at the time a building permits application is submitted respectively for the North Site and the South Site. The Owner shall construct those Public Improvements associated with the South Site when constructing the Improvements on the South Site and, likewise, the Owner shall construct those Public Improvements associated with the North Site when constructing the Improvements on the North Site. The respective SPIA will include a clause that states that the cost of the Public Improvements are estimates only, and if the actual cost of the materials or labor exceeds such estimate, the Owner shall nevertheless be responsible therefore. Such agreement shall be substantially based on the terms of this Section of the Agreement and be in a form or manner acceptable to the Town.

8.2. **Owner's Construction Obligation and Standards.** The Owner shall timely construct and complete all required Public Improvements for the respective phases in accordance with the Final PUD Plans, the provisions of this Agreement and in compliance with all laws, regulations, standards, specifications and requirements of the United States, the State of Colorado, the Town of Mountain Village, and all their pertinent agencies.

8.3. **Completion of Public Improvements.** All of the Public Improvements shall be fully completed and result in Final Acceptance as outlined herein, prior to and shall be a condition of the issuance of the final Certificate of Occupancy for the non-public improvement portions of the respective phases of the Project.

8.4. **Collateral.** To secure and guarantee performance of its obligations as set forth herein with respect to each phase, Owner, prior to the issuance of a building permit for each respective phase, shall provide the Town with collateral in the sum that is equal to 125% of the cost of the public improvements in the SPIA ("**Collateral**") which may be posted for the sole benefit and protection of the Town in the form of either: (i) a certified check, (ii) an irrevocable letter of credit from a lending or financial institution in good standing in the state of Colorado and in a form satisfactory to the Town Manager and Town Attorney; (iii) cash or some acceptable combination of the foregoing; (iv) a certificate of deposit in the name of the Town that is deposited with a local bank; or (iv) a performance bond, provided that the Town Manager and Town Attorney, have satisfied themselves that the bonding company and form of the performance bond will satisfactorily protect the interest of the Town consistent with this Agreement. If cash is provided as the Collateral, it shall be deposited by the Town in a separate interest-bearing account with any interest accruing to the benefit of Owner. The Collateral shall be posted

as a condition of and shall be due upon issuance of an initial building permit for the physical improvements associated with the Project.

8.5. **Use of Collateral By Town.** If the Town Manager determines that reasonable grounds exist to believe that the Owner is failing or will fail to construct or install the Public Improvements for the respective phases as required by this Agreement, the Town Manager shall notify the Owner in writing that: (i) the Town intends to draw on the Collateral for the purpose of completing the Public Improvements; (ii) the specific reasons therefore; and (iii) Owner may request a hearing before the Town Council on the matter, such request to be made no less than fifteen (15) days from the date of the notice. Should a hearing not be requested within (15) fifteen days, or should the Town Council conduct a hearing and thereafter determine that the Owner is failing or has failed to satisfactorily install the required Public Improvements, the Town may thereafter draw on the Collateral as necessary to construct the Public Improvements. In such event the Town shall be entitled to recover such costs as are reasonable to administer the construction of the Public Improvements. In no event shall the Owner take any action which shall impair the ability of the Town to draw on the Collateral during the term of this agreement, including after receipt of notice of intent to draw on Collateral by the Town.

8.6. **Acceptance and Release of Collateral.**

8.6.1. Final acceptance of the Public Improvements or any portion or phase thereof shall only be made by the Town (“**Final Acceptance**”).

8.6.2. Upon issuance of final Certificate of Occupancy for the Public Improvements, a Town representative shall, within 15 days, inspect all such Public Improvements for Final Acceptance. If based on such inspection the Public Improvements are not acceptable to the Town, the reasons for non-acceptance shall be prompted, reduced to writing and a notice shall be sent to Owner stating the defects and the required corrective measures necessary to come into compliance with the Final PUD Plans, and the SPIA specifications (the “**Punch List**”) at which time the Owner shall have 30 days to complete the corrective measures necessary for Final Acceptance as set forth in the Punch List. The Town shall not be required to make inspections during any period when climatic conditions make thorough inspections impractical.

8.6.3. Upon final inspection by the Town correction of any Punch List items which results in Final Acceptance by the Town, the Town shall promptly release all Collateral and shall assume normal maintenance responsibilities, excepting warranty work and maintenance as required under the terms of this Agreement, for the Public Improvements.

8.7. Owner shall warrant to the Town the quality, workmanship and function of all the Public Improvements for a period of two (2) years after Final Acceptance by the Town, or until July 1 of the year during which the winter terminates after Final Acceptance by the Town, whichever is greater.

8.8. Owner agrees at its sole cost and expense to repair or restore any existing improvements or facilities damaged during construction of the Project to its pre-existing conditions.

8.9. Prior to the issuance of a building permit for the occupiable space in the Project, Owner and the Town shall enter into an agreement allocating the obligations to undertake ongoing repair and maintenance of the Public Improvements. Any obligations of the Town to repair or maintain Public Improvement shall be subject to the Town budget process and annual appropriations by the Town for such maintenance and repair.

9. **Further Requirements by Owner**

9.1. **Owner to Comply With Conditions of Approval.** Owner agrees to comply with the terms, conditions, requirements and obligations placed upon Owner in the Town Approvals, including, without limitation, the payment of funds, dedication of lands, creation of easements, construction of improvements and the like as the same are set forth herein and in the Town Council Approval Resolution. The corresponding terms, conditions, requirements and obligations established in the Town Approvals are hereby incorporated into this Agreement by this reference. All representations of the Owner concerning the Project, whether within the submittal or at the DRB hearing and/or the Town Council hearing for the Project, are deemed to be specific obligations of the Owner under this Agreement.

9.2. **Other Requirements and Undertakings.** In addition to the foregoing, the Owner shall also comply with the following additional requirements:

9.2.1. **Construction Mitigation Plan.** Prior to the issuance of any building permits, Owner shall submit detailed construction mitigation plan with the Design Review Process Applications' Final Review for DRB review and approval. Key considerations of the construction mitigation plan shall include, but are not limited to: (1) limiting parking on Country Club Drive; (2) limiting traffic to the west of the Property with turnarounds provided in the Property, if possible; (3) the location of the crane(s); (3) construction parking; (4) truck ingress and egress from the job site; (5) ensuring minimal power or other utility interruptions; (6) protection of air and water quality; (7) maintaining traffic and pedestrian flows around the project in a safe manner; (8) wetland protection for the South Site; (9) Stormwater Mitigation; and, (10) constructing the project as quickly as possible to minimize construction impacts.

10. **Vested Rights.**

10.1. **Intent.** Development of the Property in accordance with the terms and conditions of this Development Agreement will provide for orderly and well planned growth, promote economic development and stability within the Town, ensure reasonable certainty, stability and fairness in the land use planning process, secure the reasonable investment-backed expectations of the Owner, foster cooperation between the public and private sectors in the area of land use planning, and otherwise achieve the goals and purposes of the Vested Property Rights Statute, C.R.S. §24-68-101, et. seq. and the CDC. In exchange for these benefits and the other benefits to the Town contemplated by the Development Agreement, together with the public benefits served by the orderly and well-planned development of the Property, the Owner desires to receive the assurance that development of the Property may proceed pursuant to the terms and conditions of the Development Agreement

10.2. **Site Specific Development Plan.** The Replat, Final PUD Plans and this Agreement constitute a "Site Specific Development Plan", pursuant to the CDC.

10.3. **Vested Real Property Right.** Accordingly, this final approval has created for Owner's benefit a "vested real property right" as defined by C.R.S. § 24-68-101 et seq.

10.4. **Duration.** For purposes of this Agreement, the above-referenced vested real property right shall remain vested for five (5) years after _____ (the date of the Town Council Approval Resolution approving the Project), which vesting period may be reasonably extended by the Town Council from time to time for good cause shown.

10.5. **Publication.** A notation of such vested real property right has been made on the Final PUD Plans and a notice has been published in a newspaper of general circulation within the Town

on _____.

10.6. **Reliance.** The Owner has relied upon the creation of such vested real property right in entering into this Agreement.

10.7. **Future Legislation.** During the five (5) year period in which the vested real property right shall remain vested (and any extensions thereto), the Town shall not impose by legislation or otherwise any zoning or land use requirement or obligations upon Owner or their successors or assigns which would alter, impair or diminish the development or uses of the Property as set forth in this Agreement, except:

- i. With the consent of the Owner; or
- ii. Upon the discovery of natural or man-made hazards on or in the immediate vicinity of the Property, which could not reasonably have been discovered at the time of vested rights approval, and which, if not corrected, would pose a serious threat to the public health, safety and welfare; or
- iii. To the extent that compensation is paid, as provided in Title 24, Article 68, CRS.

The establishment of such vested real property right shall not preclude the application of ordinances or regulations which are general in nature and applicable to all property subject to land use regulation by the Town, including, but not limited to, fee assessments and building, fire, plumbing, electrical, mechanical, water and sewer codes and ordinances.

11. **Miscellaneous.**

11.1. **Recording.** This Agreement will be recorded in the Official Records.

11.2. **Default. Notice and Cure.** In all instances under this Agreement, at such time as a Party (“**Claiming Party**”) claims that any other Party (“**Responding Party**”) has violated or breached any of the terms, conditions or provisions of this Agreement (“**Default**”), the Claiming Party shall promptly prepare and deliver to the Responding Party a written notice (“**Notice of Default**”) claiming or asserting that the Claiming Party is in default under a term or provision of this Agreement, which notice shall clearly state and describe: (a) each section(s) of the Agreement which the Responding Party has allegedly violated, (b) a summary of the facts and circumstances being relied upon to establish the alleged violation, (c) the specific steps (“**Cure Events**”) that must be undertaken to come into compliance with the Governing Documents, and (d) the reasonable timeframe, not less than ten days for a monetary default and not less than thirty days for a non-monetary default (unless emergency circumstances require a shorter response time), within which time the alleged violation should be cured (“**Cure Completion Date**”).

11.3. **Remedies For Breach Or Default.** In the event Owner should fail to perform or adhere to its obligations as set forth herein, or fail to meet specified performance timelines, the Town shall have the following remedies against the Owner, or its successors and assigns, which remedies are cumulative and non-exclusive and which may be exercised after the provision of written notice stating that Owner is in breach, the specific steps required to cure the breach and a reasonable timeframe within which to cure the breach:

- A. Specific performance;

- B. Injunctive relief, both mandatory and or prohibitory;
- C. Withdrawal or cancellation of PUD approval;
- D. Injunction prohibiting the transfer or sale of any lot or unit created under the PUD approval;
- E. Denial, withholding, or cancellation of any building permit, certificate of occupancy or any other authorization authorizing or implementing the development of the Property and/or any structure or improvement to be constructed on the Property; or

F. The Town shall have enforcement powers for violations of this Agreement as if they are violations of the CDC including the power to assess fines and penalties as set forth in the CDC.

11.4. **Governing Law. Costs and Expenses.** This Agreement shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in San Miguel County, Colorado. In addition to the remedies of the Town pursuant to Section 12.4, a Party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of the Parties under this Agreement shall be cumulative. In any action to enforce or construe the terms of this Agreement, the substantially prevailing Party shall recover all legal and related court costs, including all reasonable attorneys' fees and expert witness fees, costs and expenses.

11.5. **Indemnity.** Except as otherwise set forth herein, the Owner shall defend and hold the Town harmless from and against any and all claims, demands, liabilities, actions, costs, damages, and attorney's fees that may arise out of or result directly or indirectly from the Owner's actions or omissions in connection with this Agreement, including but not limited to Owner's improper design or construction of the Public Improvements required thereunder, or Owner's failure to construct or complete the same. After inspection and acceptance by the Town of the Public Improvements, and after expiration of any applicable warranty period, this agreement of indemnity shall expire and be of no future force or effect.

11.6. **Binding Effect.** This Agreement shall extend to, inure to the benefit of, and be binding upon the Town and its successors and assigns and upon the Owner, its successors (including subsequent owners of the Property, or any part thereof), legal representatives and assigns. This Agreement shall constitute an agreement running with the Property until: (a) modification or release by mutual agreement of the Town and the Owner (subsequent transferee owners' consent to modification(s) or release(s) shall not be required unless the modification(s) directly limit or restrict the zoning or development rights awarded to a subsequent transferee owner's specific lot); or (b) expiration of the term hereof. This Agreement may be amended or supplemented by the Town and Owner without any requirement for Owner to obtain the approval of any unit owners or the association of the New Project, except that notice of any amendment shall be duly noticed in accordance with the CDC and each unit owner and the association shall be entitled to attend any hearing and comment on any proposed amendment to this Agreement.

11.7. **Parties Representations.** In entering into this Agreement, the Parties acknowledge and agree and represent and warrant to each other as follows: (a) that they will perform their duties and obligations in a commercially reasonable and good faith manner and that this commitment is being relied upon by each other Party; (b) that parties will promptly provide a response to a notice when

required, the response will be provided within the timeframe established and if no timeframe is stated, it shall be deemed to be 30 days and the failure to timely provide a response shall be deemed to be an approval; (c) that the Party is a duly qualified and existing entity, capable of doing business in the state of Colorado; and (d) that the Party has actual and express authority to execute this Agreement, has taken all actions necessary to obtain such authorization, the Agreement constitutes a binding obligation of the Party and the person signing below is duly authorized and empowered to execute this Agreement.

11.8. **Severability and Further Assurances.** If any term or provision or Article of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the applications or such term or provision or Article to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. Each Party shall execute and deliver such documents or instruments and take such action as may be reasonably requested by the other Party to confirm or clarify the intent of the provisions hereof and to effectuate the agreements herein contained and the intent hereof.

11.9. **Entire Agreement.** This Agreement contains the entire agreement and understanding of the Parties with respect to the subject matter hereof, and no other representations, promises, agreements or understandings or obligations with respect to the payment of consideration or agreements to undertake other actions regarding the subject matter hereof shall be of any force or effect unless in writing, executed by all Parties hereto and dated after the date hereof.

11.10. **Modifications and Waiver.** No amendment, modification or termination of this Agreement or any portion thereof shall be valid or binding unless it is in writing, dated subsequent to the date hereof and signed by each of the Parties hereto. No waiver of any breach, term or condition of this Agreement by any party shall constitute a subsequent waiver of the same or any other breach, term or condition.

11.11. **Counterparts and Facsimile Copies.** This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. Scanned/mailed or facsimile copies of any party's signature hereon shall be deemed an original for all purposes of this Agreement.

11.12. **Exhibits And Attachments.** All exhibits and attachments to this Agreement shall be incorporated herein and deemed a part of this Agreement.

11.13. **Rights of Lenders.** The Town is aware that financing for acquisition, development and/or construction of the Project ("**Owner Loan**") may be provided in whole or in part, from time to time, by one or more lenders. In the event of an event of default by the Owner under this Agreement, the Town shall provide notice of such event of default, at the same time notice is provided to Owner, to any lender previously identified in writing to the Town ("**Registered Lender**") pursuant to this Paragraph 12.14. If a Registered Lender is permitted under the terms of any agreements with Owner to cure the event of default and/or to assume Owner's position with respect to this Agreement, the Town agrees to recognize the right of such Registered Lender and to otherwise permit such Registered Lender to assume all of the rights and obligations of Owner under this Agreement, provided that nothing contained in this Agreement shall not create any duty, obligation or other requirement on the part of the Registered Lender to assume any of the duties and obligations of Owner under this Agreement unless the Registered Lender takes fee simple title to the Project through foreclosure, deed in lieu or other legal instrument in which case the lender shall be bound by the terms and conditions of this Agreement. For so long as the Owner Loan remains outstanding, Owner and Town recognize and agree that this Agreement may only be modified or amended with the prior written approval of each Registered Lender.

11.14. **No Further Rights; No Third-Party Rights.** Nothing contained herein shall be construed as creating any rights in any third persons or parties other than the parties specifically intended to be benefited or burdened by this Agreement.

11.15. **Term of Agreement.** This Agreement and the Town Approvals as they relate to the Applications shall remain in effect and shall not expire, except as indicated below. Owner shall obtain a building permit and commence construction of the New Project prior to the expiration of the Vesting Period (as may be extended). If construction has not timely commenced or an extension not obtained prior to the expiration of the Vesting Period (as may be extended), the Town, following a duly noticed public hearing, may take an action to revoke this Agreement and the Town Approvals as they relate to the Applications. In the event of such revocation, the Replat and the zoning and density assigned to the Property shall remain in place, but prior to any use and development of the Property, the Owner of the Property must reapply for and obtain necessary approvals for the PUD and design review requirements to come into compliance with the CDC then in effect to the extent that the dimensional requirements (mass/scale, height, setbacks), design review criteria or allowable land uses set forth in the CDC have changed since the granting of the Town Approvals. Alternatively, if construction of the New Project has not commenced prior to the expiration of the Vesting Period (as may be extended) and the Town has not acted to revoke this Agreement and the Town Approvals, such approvals shall remain in place, but prior to obtaining a building permit to construct the New Project, the Owner must submit an application to amend the PUD and design review requirements for proposed development to come into compliance with the CDC then in effect to the extent that the dimensional requirements (mass/scale, height, setbacks), design review criteria or allowable land uses set forth in the CDC have changed since the granting of the Town Approvals.

11.16. **Industry Standards and Norms.** Customary industry practices, standards and norms shall be relied upon if and when necessary for purposes of interpreting, applying and enforcing the terms and conditions established in this Agreement.

11.17. **Notice.** 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 either by Fax, Email or United States Mail (certified, return receipt requests and postage pre-paid), and addressed to the party, at the below stated mailing address, email address or fax number. The mailing address, email address or fax number to which any notice, demand or writing may be changed by sending written notice to each party notifying the party of the change.

<p><u>Town:</u> Town of Mountain Village Attention: Town Manager 455 Mountain Village Blvd., Suite A Mountain Village, CO 81435</p>	<p><u>Owner:</u></p>
<p><u>With a Copy to:</u> James Mahoney, Esquire PO Box 196 Montrose, CO 81402</p>	<p><u>With copy to:</u> Thomas G. Kennedy, Esquire P.O. Box 3081 Telluride, CO 81435 Fax: (970)728-9439</p>

DRAFT



**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, November 21, 2019
DATE: November 13, 2019
RE: Public Comments

The public comments within this packet relate to the applicant's request for a Major PUD Amendment. It should be noted that prior to this application, there were several comments provided to staff pertaining to the previous two work sessions and the requested PUD Revocation. Although staff maintains a record of these comments, this application specifically pertains to the Major PUD Amendment request and the public comments included have been received by staff subsequent to the application and public notice for the PUD Amendment.

The town received a total of 13 comments from the public opposing the project from the following members of the public:

1. Greg and Milly Martin; September 11, 2019
2. Curtis Laub; September 23, 2019
3. Herman Klemick; September 27, 2019
4. Alan Safdi; September 27, 2019
5. Nancy Orr; October 29, 2019
6. Kristen Lange; November 8, 2019
7. Sandy Lange; November 8
8. Sandy Lange; November 12
9. James McMorran; November 12
10. Cindy McMorran; November 12
11. David Koitz; November 12, 2019
12. Casey Rosen; November 13, 2019
13. John Horn, et al; November 13, 2019

John A. Miller

From: Molly Martin <molly.mollymartin.martin@gmail.com>
Sent: Wednesday, September 11, 2019 7:35 AM
To: John A. Miller
Subject: La Montagne Project

Dear Mr. Miller,

The project proposed on Country Club Drive is concerning to say the least. The density proposed in an already built-out neighborhood will forever impact the livability for this currently well-balanced neighborhood. The traffic on Country Club Drive will be unacceptable and out of character for what is now a quiet setting.

Another concern is the noise and staging of materials during construction. Many, including Peaks and See Forever owners and guests will be impacted for the entire, lengthy process. I would hope the council will reconsider the density of such a project.

Gregg and Molly Martin
Peaks owners

Sent from my iPad

John A. Miller

From: curtlaub@gmail.com
Sent: Monday, September 23, 2019 2:42 PM
To: John A. Miller
Subject: RE: PPS

Hello!

I have a few thoughts about this proposed development.

As a long-time owner in the Terraces neighborhood, I am not thrilled about the idea of developing this parcel, but I guess it had to happen sometime.

Assuming that development is inevitable, is it possible to design it so it fits in with the existing buildings along Country Club Drive? This is a relatively huge development and will dominate the visuals of this area. The flat roofs and modern, non-rustic, materials are completely different than, and foreign to, anything presently extant.

The See Forever development is also huge and visually dominating, but the peaked roofs and rustic materials allow it to blend in very appealingly.

The current visuals of La Montagne, by comparison, look like the cheap dormitories quickly thrown up by the mid-western college my son attended.

We are turning a potential asset into a distinct liability here.

As an aside, in recent years I have been totally mystified by the trend in new construction in the Village. New homes have been approved that completely fly in the face of the existing styles. Flat, oddly-shaped roofs and weirdly angular buildings are joltingly unpleasant to behold.

I just realized that what I wrote above is not totally accurate. There are a couple of these modern monstrosities on the hillside way above my condo, but I don't have to look at them if I don't want to....and I don't. My opinion of the dormitory-esque appearance of the development on offer stands.

Thanks for your attention!

Curtis H. Laub, MD
Terraces 302

From: John A. Miller <JohnMiller@mtnvillage.org>
Sent: Monday, September 23, 2019 3:02 PM
To: curtlaub@gmail.com
Subject: RE: PPS

Curt,

Thanks for your comments. I would be happy to add them to the record and forward to the DRB and Town Council. Would you like to resubmit a single comment or would you like me to use the two that I currently have?

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



From: curtlaub@gmail.com <curtlaub@gmail.com>
Sent: Friday, September 20, 2019 3:24 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: PPS

John,

I guess my very recent email is not totally accurate. There are a couple of these modern monstrosities on the hillside way above my condo, but I don't have to look at them if I don't want to....and I don't. My opinion of the dormitory-esque appearance of the development on offer stands.

Curt



Virus-free. www.avast.com

John A. Miller

From: John A. Miller
Sent: Friday, September 27, 2019 2:12 PM
To: Herman KLEMICK
Subject: RE: Rosewood and other large developments in or past the core.

Thanks Mr. and Mrs. Klemick,
I will ensure a copy of this email is included in the packet for DRB.

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

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

From: Herman KLEMICK <hklemick@hotmail.com>
Sent: Friday, September 27, 2019 1:59 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Rosewood and other large developments in or past the core.

Mr. Miller, My name is Herman Klemick. My wife, Diane, and I own #23 in Aspen Ridge and once built and owned a home on Pole Cat. We have been coming to the Village for over 25 years. The new Rosewood development and lot 161 or any other projects will be a huge nightmare to all businesses and property owners on Mountain Village Blvd. because of the construction traffic for years. The Opra project had hundreds of concrete trucks every day going up and down the road starting at 7 AM. This disturbed the homeowners day in and day out for over a year. MV Blvd. was not constructed or designed for heavy construction over several years which these proposed projects will take. Think of the disruption of the businesses in the Village. Think of the noise, dirt, damage to the road itself and the huge inconvenience to the homeowners. These projects should not be approved. I am a friend of Tim, Kunda, Jim Royer, Lela and her husband Antón. I have told them of my feelings that we do not need any more major projects in the core.! Thank you for reading this and please read it at the DRB meeting. Herman and Diane

Sent from my iPhone

John A. Miller

From: John A. Miller
Sent: Tuesday, October 29, 2019 10:25 AM
To: John A. Miller
Subject: RE: REVISED Public notice of proposed La Montagne hearings

Yes. Nancy Orr

Sent from my iPad

From: John A. Miller
Sent: Friday, September 27, 2019 5:06 PM
To: Nancy Orr <nancy.b.orr@gmail.com>
Subject: RE: REVISED Public notice of proposed La Montagne hearings

I appreciate the comment, Ms. Orr. Would you like me to add it to the public record and provide to DRB and Town Council?

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



From: Nancy Orr <nancy.b.orr@gmail.com>
Sent: Friday, September 27, 2019 12:42 PM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Re: REVISED Public notice of proposed La Montagne hearings

Just when everyone leaves!!! Nancy Orr

Sent from my iPad

On Sep 27, 2019, at 10:18 AM, Town of Mountain Village Planning Department <JohnMiller@mtnvillage.org> wrote:

John A. Miller

From: Kristen Lange <klange892@gmail.com>
Sent: Friday, November 8, 2019 4:21 PM
To: Michelle Haynes; John A. Miller; mahoney@jdreedlaw.com
Subject: Mountain Village Town Council

Michelle, John, and Jim,

Please pass this email on to the Mountain Village Town Council and cause it to be included in the public record for November 21 Council meeting on this matter.

Thanks,
Kristen Lange

--

Dear Mountain Village Town Council,

Telluride, specifically the town of Mountain Village, has been a special place for me growing up, and until recent years, I didn't realize how unique of a town it is. Growing up in the 90s, I have such fond memories of coming to Telluride and staying at my grandparents' home in Ski Ranches, and I can remember how exciting it was when my parents decided to buy a home in Mountain Village on Country Club Drive in 2000.

My sister and I spent countless summers attending Telluride camps, going to the 4th of July parade, mountain biking all over town, and skiing/snowboarding in the winter. These days, I look forward to visiting Telluride on several trips every ski season to get away from the craziness of San Francisco (where I currently reside) and share the special place with close friends.

From personal experience and conversations with friends who frequent other mountain towns / ski resorts, I've come to realize that Mountain Village is unlike any other ski town in the United States development-wise...and we have to preserve that. Tahoe, Vail, Aspen, the list goes on...all beautiful areas, but they have been over-developed which causes everyone's most-dreaded things...long lift / gondola lines, overcrowded runs, restaurant waits, parking challenges, etc...these are things you go to Mountain Village to escape. Mountain Village has had plenty of development since our family became homeowners nearly 20 years ago, and in the past 4-5 years, it's become undeniable that the town is changing and unfortunately becoming more crowded. Let's make sure this doesn't get out of control causing Mountain Village to become just another ski town. Please don't let the La Montagne project go through and impede on the beauty, tranquility, and safety of Country Club Drive and the overall Mountain Village town that we all want to enjoy as it is now in decades to come.

Thank you for your consideration.

Best,
Kristen Lange
248 Country Club Dr.

--

Cell: [\(317\) 752-2204](tel:3177522204)
Email: klange892@gmail.com

John A. Miller

From: Sandy Lange <sandy@lange.us>
Sent: Friday, November 8, 2019 6:42 PM
To: Michelle Haynes; John A. Miller; Jim Mahoney
Cc: Horn John (jhorn@rmi.net)
Subject: Lots 126R and 152R

Michelle, John, and Jim

Please pass this email on to the Mountain Village Town Council and cause it to be included in the public record for November 21 Council meeting on this matter.

Thanks, Sandy Lange

To: Mountain Village Town Council,

You will undoubtedly be receiving numerous emails on this one...

In the mid-70's, I lived in Aspen for a couple years. In 1978 my parents and I visited Telluride for the first time. By 1984 my parents had built a second home in Ski Ranches. As you know the history, at that time Mountain Village didn't exist. Looking back, it's remarkable to see how the area has developed since then. And, it's even more impressive that for the most part that development has been done in an appropriate and thoughtful manner.

In 2000, when my parents moved to Cortez, we purchased our home in Mountain Village - 248 Country Club Dr. Until this current project consideration, development along CCD past The Peaks has also been appropriate and thoughtful. We now run the risk of reversing that positive direction.

With but a few exceptions, development in Mountain Village and Telluride has managed to escape the urban sprawl and densely packed multi-story hotels and condos that stand out during a visit to Aspen or Vail. We have done, and can continue to do, better in Mountain Village.

Any objective view of the proposed La Montagne project should clearly see it is not appropriate to the surrounding area. Regardless of the planning done decades ago, once you get past the S-curves on Country Club Drive the rest of the neighborhood is clearly single family residential. No amount of rationalizing can deny this basic fact.

Further, it doesn't take a PhD in Transportation and Highway Engineering to know that the traffic increase that would come from the proposed development would create a serious safety risk. Absent eliminating those S-curves, good old common sense dictates that there is no practical way to make the road safe. Greatly increased traffic + sharp, blind corners = accidents waiting to happen. And by the way, where will the Peaks park all their overflow cars that many nights now line the road to the first corner? Apparently there's a sidewalk in the developer's proposal, maybe that will double as parking; or maybe there's also an underground garage for all those cars?

Finally, when is enough enough? We were in town in both July and September. During both visits MV and Telluride were downright crowded. It was difficult to get into restaurants, find parking, and even walk the

sidewalks in town. We, collectively, have a good thing going in Telluride and MV, but it can be ruined with over development. With growth as achieved now, businesses should be successful, and if that growth begins to taper the quality of life will still be maintained. Developing single family homes on these lots can still be profitable for the developer; although I don't believe it's Council's responsibility to ensure any developer's success, particularly one with no long standing connection to the area...from what I understand, this appears to be just another business deal for them and when done they would most likely become scarce.

Please put a stop to this now, and let's all enjoy the coming ski season.

We appreciate your thoughtful consideration.

Best regards,
Sandy and Cindy Lange
248 Country Club Dr.

PS. Council could hardly have chosen a more inconvenient date for this meeting; almost no chance that part time residents will be in town that week.

Alexander (Sandy) Lange
317-973-5160

John A. Miller

From: Sandy Lange <sandy@lange.us>
Sent: Tuesday, November 12, 2019 11:54 AM
To: Michelle Haynes; John A. Miller; Jim Mahoney
Cc: Horn John (jhorn@rmi.net)
Subject: RE: La Montagne - 2

Michelle, John, and Jim

Please pass this email on to the Mountain Village Town Council and cause it to be included in the public record for November 21 Council meeting on this matter.

Thanks, Sandy Lange

To: Mountain Village Town Council,

While I've tried as best possible from a distance to keep up with all the details of this La Montagne project, and my prior emails on the subject stand, I've now also had time to do a deep dive into the nitty gritty of this one.

To start, I fully endorse and agree with everything John Horn has provided on the project. The details overwhelmingly point to La Montagne being inappropriate for Mountain Village and Country Club Dr. While all details are important, three stand out to me. In brief...

1. The developers promote this as a transition between high density and the existing single family residences on CCD. Problem with that is we already have the transition in place, it's called The Peaks and Sea Forever. Past those 2, lots 114 - 121 and beyond are already single family...the transition has been made and works just fine. Done.
2. Unless Town want to take OS-118 and straighten Country Club Dr., no amount of developer mitigation is going to make CCD safe for such increased traffic...cars, walkers, bikers and the Telluride dogs. Mr. Horn documents this clearly.
3. What do you know about the developers? I question their level of commitment to the quality of life in MV and Telluride. "The Owner has no immediate plans to develop the North Site." What? They want us to just take it on faith that they'll develop the North Site as "anticipated" (because "anticipated" is apparently the best we get at this stage). Either commit to all, or none; and "none" is the only correct response. How can you approve a half-project? This alone should shut this one down.

From their submission: "...and other road and safety improvements that will be based on the proportional cost of La Montagne Project relative to other users...". I bet they were laughing out loud when they wrote that one...I was when I read it. Translation: "We're not gonna do a darn thing to the road [SL: not that they even can - see above] since this will be debated and drag on long after we're gone."

I've run lots of businesses, but admittedly never a hospitality business like this. Interesting though - apparently Rosewood decided (and apparently MV Council agreed) that for roughly 3X the number of units they'd need 203 employees. Yet the developers seem to think they can get by with 92% few employees, and still have a spa, gym and the other amenities a development like this must need. Maybe they'll use robots...or maybe they don't view it as an issue because by then they'll have moved on.

Council owes it to us who have invested in the greater Telluride community - many of us since before MV even existed - to appropriately ask "who are these developers and what's their long term commitment to the health of OUR community?" It's not unreasonable to ask the question with whom are you dealing. Let's not let an opportunistic development group leave us all high and dry after they've made their money and moved on.

I know TSG want hot beds. Fine, fill the ones that exist...this is not the place to add more.

Please...put this one out if its misery now.

With a cheerful disposition towards all,

Sandy Lange
248 Country Club Dr.

John A. Miller

From: James McMorran <jdmcmorran57@gmail.com>
Sent: Tuesday, November 12, 2019 4:54 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Cc: jhorn@rmi.net; hjh2839@aol.com; barutha@msn.com; mcm3333@sbcglobal.net; wcval@aol.com; tleiser@banderaventures.com; ross@rossimage.com; pgmitchell@cox.net; mgardner267@gmail.com; lisaandboyce@yahoo.com; jonathan@jmh4.com; John A. Miller; jmahoney@jdreedlaw.com; jgardner267@gmail.com; dhynden@anchor-prop.com; caseycrosen@yahoo.com; carlotta482@mindspring.com; bingo.eaton@cox.net; alansafdi@gmail.com; Sandy@lange.us; Michelle Haynes
Subject: Comments on Proposed La Montagne Development

I have the following comments on the proposed La Montagne development, request these be made available to the Town Council and included in the record of the November 21st meeting.

Previously, I have made the Town Council and Design Review Board aware, verbally and in writing, that I do not support the development principally on the grounds of 7 - 10 X higher density to that of the immediately adjacent properties and the resulting negative impact on the community, neighborhood, safety (pedestrian and automotive) and timely evacuation in the event of a wildfire.

I have read the developers most recent proposal. Contrary to the implication in their proposal, my prior concerns and requests remain with respect to the current proposal.

Comments are as follows:

1. Much is made of this being a less dense proposal or the lots having been zoned as multi-family since 1995; I.e. Country Club residents knew what they were buying into. However, in 25 years, much has changed in Mountain Village and we believed good decisions would be made through the more rigorous current approval process; decisions consistent with the how Mountain Village has developed during that period and consistent with post 1995 Comprehensive Plan, "It recognizes the importance of space, tranquility....that make Mountain Village unique....it seeks to protect them by suggesting more restrictive zoning....and provides for a true sense of community". I hope the Town Council will make a good decision based on current MV development and planning requirements versus a 1995 document or the very weak rationale of, "its less dense than the last proposal".

2. Figure 3 of the developer's own proposal shows how anomalous the proposed density and design is; 23 unique residences to the west, 7

unique buildings to the east and 58 cookie cutter units jammed in between. Note that Figure 3 shows the developer's proposal in the best light by omitting to label the 7 residences to the east and omitting to draw in the outline of the 58 units — presumably because it would highlight the anomalous density. At one of the meetings, the developer described these 7 single family residences to the east as “an anomaly”. \$30 million of real estate value is more more than an anomaly — we see it as the beginning of the Country Club Drive neighborhood and community!

3. Safety & Environment

- Where is the independent traffic study referenced at the last Town Council meeting?

- The developer's proposed sidewalk to Mountain Village Boulevard is contingent upon TSG granting easements. Resolving this must be a condition precedent to approval otherwise the developer's statements have no meaning.

-In the proposal it states the wetland setbacks can't be provided — because of the proposed density, footprint and a narrow lot. Of course the developer controls the footprint of the proposal and with a smaller footprint (and lower density) the wetlands setback could be achieved. I find the developer's rationale disrespectful of the planning process and the authority of the Town. This precedent should not be allowed.

-Evacuation is again completely unaddressed and satisfactory resolution must also be a condition precedent.

- The developer's proposal on sidewalks raises a new, unaddressed issue of snow clearance; where will the snow go between the north and south development other than on the proposed sidewalks? This underlines the need to progress through the rigors of a planning process and allow time to identify, understand and resolve issues before granting approval.

In summary, I believe many, if not all, of the issues can be resolved by reducing the density to conform with the existing structures on Country Club Drive to the immediate east and west. I do support the development of the lots as multi-family units; we have some magnificent duplex units on Country Club drive that could be used as a guide.

James McMorran

John A. Miller

From: Cindy <mcm3333@sbcglobal.net>
Sent: Tuesday, November 12, 2019 8:34 AM
To: Michelle Haynes; John A. Miller
Cc: jmahoney@jdreedlaw.com; jhorn@rmi.net; hjh2839@aol.com; barutha@msn.com; wcval@aol.com; tleiser@banderaventures.com; ross@rossimage.com; pgmitchell@cox.net; mgardner267@gmail.com; lisaandboyce@yahoo.com; jonathan@jmh4.com; jgardner267@gmail.com; dhynden@anchor-prop.com; caseycrosen@yahoo.com; carlotta482@mindspring.com; bingo.eaton@cox.net; alansafdi@gmail.com; Sandy@lange.us; James McMorran
Subject: Comments on Proposed La Montagne Development

In my earlier letter, I had previously made the Town Council aware of my opposition to the proposed La Montagne development. I have read the developer's latest proposal and my earlier concerns remain, namely:

- The density is far too high relative to the other existing residences on Country Club Drive
- Pedestrian safety as a result of the increased density remains unresolved. With the increased density, walking on Country Club Drive to Mountain Village Boulevard will be very dangerous, especially in winter.
- The proposed dense block of architecturally identical units between existing unique residences to the east and west will destroy the sense of community and neighborhood that currently exists on Country Club Drive. This would also be at odds with the overall character of Mountain Village and spirit of the Comprehensive Development Plan.

I have heard repeatedly, prospective buyers should have known of the possibility of this development. Well, as newcomers to Mountain Village, we didn't. There was nothing that would have raised that alarm. I didn't look at the charming hill and think, oh, they may house a couple of hundred people here - I better check!! Multi-family development was known but an ultra high density development didn't even seem like a remote possibility, it would be so inconsistent with the existing neighborhood.

Like a puzzle, "Don't force pieces that don't fit."

I request the Town Council give guidance to the developer to revert with a proposal which better conforms with the character of Mountain Village, Country Club Drive and its own Comprehensive Development Plan.

Cindy McMorran

John A. Miller

From: David Koitz <dkoitz@gmail.com>
Sent: Tuesday, November 12, 2019 12:34 PM
To: John A. Miller
Cc: Community Telluride; Virginia Howard (vrhtelluride@gmail.com); Gretchen Koitz
Subject: Opposition to La Montagne Proposal

Dear John Miller and Mountain Village Council members...

We are writing to add our voices in opposition to the La Montagne development proposal. As residents of Mountain Village, we are not immediately adjacent to the proposed development sites, but like those families who are, we will be negatively affected by it. The traffic, the noise and the high population density, the obstructed views from the core and the golf course, and the damage done to the character of the town will very much affect us. It will impact everyone in Mountain Village and especially those living in or near the core. Although the land it would fill was zoned initially for high density, there was no residential community in the vicinity at that time... it was open space as it has been for the decades to follow while the Village developed. In those years, a residential enclave of 30 or more single family homes emerged nearby and created a beautiful and unique residential neighborhood that fit well with the vast spacial area facing the west side of the Village and the Colorado landscape it sat on. Simply put, while high-density zoning for the land in question may have been a reasonable design concept in the layout of the Village at the start, much has happened in the ensuing decades that makes a project of this nature no longer fit. Put simply, it is way out of character and would represent sloppy and somewhat haphazard community development prompted more by developer interests than those of the community at large. Site lines will change for the immediately affected homes, and for the the golf course, too. The views from the condos and hotel above and the adjacent core will lose their wonderful allure of the immense beauty looking to the west, south and north. The project would simply impose on, not embellish what we have.

We do not want our town to become another Aspen, Vail, Breckenridge... another Silverthorne, Dillon, or Frisco, swarming with cars and people. This project is a harbinger of such... if the line is crossed, there will be no turning back. It is a red flag for those who love what the Village has finally blossomed into.

Having attended the Design Board review meeting on the La Montagne proposal last June, we had hoped the immediately affected community would rise up. And the crowds visiting Telluride over the last July 4th weekend was a wake up call to all residents to what has already developed... the potential emergence of a vast change that will forever alter the amazing uniqueness of both the Telluride and Mountain Village communities and how they have carefully accommodated development in what is one of the most beautiful places in this country.

As someone once opined, "it is sacred space." Let's do our best to keep it.

Sincerely,

David and Gretchen Koitz

John A. Miller

From: Casey Rosen <caseycrosen@yahoo.com>
Sent: Wednesday, November 13, 2019 6:10 AM
To: Michelle Haynes; John A. Miller; James Mahoney
Cc: Hank Hintermeister; Doug Hynden; Alan Safdi; Bingo Eaton; Pete Mitchell; Cynthia McMorran; James McMorran; George and Cynthia Barutha; Lisa Boyce; 1Carlotta Horn; Tom Leiser; Johnathon and Kristen Harris; Ross Meridith; Michael Gardner; Jackie Gardner; Sandy Lange; Bill & Karen Valaika; John Horn
Subject: Re: Lots 126R and 152R

Dear Mountain Village Town Council

I am writing in advance of the November 21st public hearing at which you are planning to discuss the La Montagne project. Unfortunately, the meeting falls before the ski season begins and during a time when most people, including me, are out of town so I am sharing my thoughts via email.

Since my email below from early in the summer, I have attended a public workshop with the project developer and communicated with him directly. My initial objections and concerns about the project remain despite the minor changes and reduced unit count.

It is still too dense.

It is not consistent with the single family Country Club Drive neighborhood.

It will still be hazardous & endanger people.

It has no benefit to the public and the overall community - only the developer.

Others have focused on this so I will not, but there still remain significant procedural issues in how this project is being handled by Town Council.

In addition to these factors, several new concerns have come up or become clearer.

Snow will be a major problem. Last winter, Country Club Drive had a 5 to 6 foot high wall of snow on either side. This is where the project is envisioning a sidewalk but during the winter, there won't be one. Existing and now all of the new residents and guests at the additional 52 units will be forced to use Country Club Drive without sidewalks. I cannot imagine that this will work well.

Secondly, during the public workshop, the developer Mike Kettell assured me and other neighbors that construction staging and traffic would not extend west beyond the project. This commitment needs to be included in any approval for construction here. The project has plenty of land and is envisioned to occur in phases so it would be completely unfair if further burdens are placed on residents to the west by construction traffic staging, parking and using the balance of Country Club Drive.

Finally, I had a long debate with the developer about the economic viability of the project. As I am sure you are all well aware, there has never been an economically successful townhome or condominium project in the history of Mountain Village. I'm not sure why this case would be different but one of the challenges that developers have faced in the past is that their projects have simply been too big for the shallow Telluride market. Based on historical residential sales velocity in Mountain Village, it is likely to take a number of years to sell all of the units or even the first phase. A large capital intensive project in a small and shallow second home market starting at the peak of the economic cycle with rapidly rising construction costs has proven to be highly problematic in our market. Having a failed project in Mountain

Village does not help anyone and will detract from property values broadly. The project as high-end home sites should still be very profitable but will not have the magnified risk and extended timeline of a full town home development. This seems very wise give the true depth of Telluride's residential market and where we are in the economic cycle. Timing is everything.

It would be highly appreciated if this and my earlier email below could be placed into the public record and shared with the mayor and balance of Town Council.

Casey Rosen
2968 Natoma Street
Miami, Florida 33133
305-582-5731

On Jul 16, 2019, at 12:23 AM, Casey Rosen <caseycrosen@yahoo.com> wrote:

Dear Mountain Village Town Council

My wife Lisa Boyce and I own 253 Country Club Drive in Mountain Village. We are writing to share our thoughts in advance of the work session this Thursday at which you are scheduled to discuss plans for Lots 126R and 152R and ask that this be included in the record for the work session.

Last week we attended a DRB meeting where details of the La Montagne project were presented by DRB staff and representatives of the owner. Based on this, our conclusions are:

- The project is way too dense. Development of only the 152R parcel as planned would more than double the number of residential units on Country Club Drive. Together with lot 126R, this project is completely out of scale with the existing low density single family neighborhood.
- Because it is too dense, the project is not an appropriate transition between the Mountain Village core and the Country Club Drive single family neighborhood.
- Safety will be a major problem. The project will be located at the confluence of a narrow two lane road with no sidewalks and three heavily used trails (Boomerang, Big Billies & Jurassic). Due to its "S" configuration with blind corners, Country Club Drive is already dangerous and massively increasing traffic here with the combination of hikers, bikers, dogs, skiers, delivery people, snow plows, garbage trucks, existing residents and visitors is a scenario for disaster.
- The design of ingress and egress with underground parking for the 152R parcel is a particularly problematic safety issue with cars entering Country Club Drive from a steep, below grade, low visibility angle through very few access points.
- Benchmarking the La Montagne plan against the Rosewood PUD to argue that La Montagne is not too dense is wrong. The Rosewood PUD was wildly out of scale and should never have been approved. Using it to help support a less dense but still totally inappropriate project is a mistake.
- Similar to the point above, arguing that the site was planned for high density use in the past so the La Montagne plan is OK is also wrong and misses the point. Town Council gets to decide now how this site should be developed and high density here is simply not compatible with the neighborhood or needed. Poor ideas and planning in the past should not be the road map for decisions now.

Mountain Village Town Council is the ultimate authority in deciding what to do with these parcels and the decision will have profound effects on the safety, quality of life and home values for Mountain Village residents - in particular, those who live on Country Club Drive. You were elected to make the right decisions in cases like this and have significant guidance in the form of the Mountain Village Community Development Code and Comprehensive Plan. Among many other things, the Comprehensive Plan makes serving the public interest and the overall community a PRIMARY goal and gives you responsibility to protect the public interest, vision, health safety and welfare of the community.

Based on this, it is your obligation to require the La Montagne project to be:

- Dramatically less dense than currently contemplated.
- Consistent with the single family Country Club Drive neighborhood.
- Developed in a way that does not endanger people.
- Beneficial to the public and the overall community - not just the developer.

In this case, we suggest the PUD amendment process as this will give the community maximum certainty. The history of planning for these parcels has been terrible and we are counting on you not to let previous mistakes support new ones.

Sincerely,

Casey Rosen

John A. Miller

From: John Horn <jhorn@rmi.net>
Sent: Wednesday, November 13, 2019 6:11 PM
To: Pete Duprey; Marti Prohaska; Jack Gilbride; Natalie Binder; Dan Caton; Laila Benitez; Patrick Berry
Cc: Jim Mahoney; John A. Miller; Michelle Haynes
Subject: November 21, 2019 - Council Meeting - La Montagne PUD - Written Comments
Attachments: NTC-1 Process Part 2 Who Is Driving The Bus.docx; NTC-2 Process Part 3 An Inadequate Process.docx; NTC-3 Substantive Review Criteria.docx; NTC-4 Conformity With The Comprehensive Plan.docx

Dear Town Council

This email is in regard to the pending application involving the proposed La Montagne PUD on Lots 126R and 152R. This application will impact the daily lives of our families and every member of the Mountain Village community for the rest of their lives, some families dramatically more than others. The decisions you will be making on this application will be felt for not just years, but for generations to come. Yes, this is a very, very big deal!

At the July 18th public hearing on this matter, Councilperson Caton advised the citizens of this community to “*do written comments*” because “*we do read them*”. Twelve days later in the July 30, 2019 KOTO radio show, Off The Record, Councilperson Caton further advised the citizens that “*it’s important that we encourage everyone to make their views known, and make sure it’s not just an emotional issue.*” We agree with Councilperson Caton and have taken his advice to heart; and pursuant to his advice we have prepared the following four attached memorandums which are endorsed by myself and four other community members:

1. Exhibit NTC-1: Lots 126R and 152R -Getting the Procedure Right . . . Part 2: Who Is Driving The Bus
2. Exhibit NTC-2: Lots 126R and 152R -Getting the Procedure Right . . . Part 3: An Inadequate Process
3. Exhibit NTC-3: Lots 126R and 152R - Substantive Review Criteria
4. Exhibit NTC-4: Lots 126R and 152R - Conformity With The Comprehensive Plan

We request that these four memorandums be included in the record of the upcoming November 21, 2019 Council public hearing on this application.

As you will see, taken together the four memorandums total 64 pages, yes, an enormous body of work. One reaction could be that it might be unreasonable and unrealistic to expect the Council to read that many pages from one group of community members because if everyone did it then it would be nearly impossible to process all the information. However, for the following reasons it appears such a concern is insupportable:

1. The extensiveness of the memorandums is mainly caused by the fact that the Town has not yet given clear guidance on the density, mass and scale of the project. Lacking that guidance, we had no choice but to address all the relevant provisions in the Community Development Code and Comp Plan.
2. As members of this community we did not make the rules (i.e. the CDC and Comp Plan), previous Council’s did, but we all have to live by these rules. The simple fact is the previous Councils have made a “whole lotta rules” (i.e. criteria) that apply to Council’s decisions on this application; and responding to those rules/criteria requires quite an effort, please bear with us and read them, we think you may find it quite informative.

3. Few people possess the background, expertise and time necessary to perform this type of analysis and, therefore, it is highly unlikely “everyone”, let alone anyone, else will be submitting such extensive information.

4. The two applications and two accompanying narratives filed by the applicant total 137 pages; that is an awful lot of information and data to address.

5. Please be assured that we would rather be doing just about anything other than writing these memorandums, but, as you know, the decisions you, the Town Council, will be making will have such a tremendous impact on the lives of our families that we feel we had no choice but to spend the tremendous amount of time necessary to prepare these memorandums, we only request that you do us the courtesy of carefully reading them in their entirety.

The simple reality is that making the tough decisions that will preserve cherished ideals that make Mountain Village such an outstanding community lies solely with you as our elected leaders. The decisions you must make will not be easy, if they were easy then they would already have been made. Fortunately, as the memorandums explain, the facts and the regulatory criteria appear to make it pretty clear, the proposed development is much too big for the site and neighborhood, and must be reduced to a size that is compatible with the surrounding single-family neighborhood.

If you make the tough decisions today, some people will not be happy today, but this community will thank you for generations to come. We stand ready to assist you in making the tough decisions.

Sincerely,
John Horn

1 To: Town Council
2 Town of Mountain Village
3 Via email
4 Cc: Michelle Haynes (MHaynes@mtnvillage.org), John Miller (JohnMiller@mtnvillage.org)
5 and Jim Mahoney (jmahoney@jdreedlaw.com)
6 From: John Horn, Doug Hynden, James McMorrان, Casey Rosen and Sandy Lange
7 Date: November 14, 2019
8 Re: Lots 126R and 152R
9 -Getting the Procedure Right . . . Part 2: Who Is Driving The Bus

10

11 **SUMMARY**

12

13 It appears the Council members are faced with a decision, are they going to drive and control this
14 PUD amendment process or are they going to let the developer drive and control it? If Council
15 elects to take control of this process then it appears it will be necessary for Council to be crystal
16 clear as to what steps it will require to be taken to ensure a thorough, open and transparent
17 process is followed. If the Council is not crystal clear then it is likely be relegated to a reactionary
18 capacity in which it is driven to react to a process driven by the developer, the road the application
19 currently appears to be on. For a discussion on a suggested PUD amendment process please see
20 accompanying Exhibit NTC-2, Re: Lots 126R and 152R-Getting the Procedure Right . . . Part 3: PUD
21 Amendment Process.

22

23 An anxious and very concerned group of citizens are watching and waiting to see if their Town
24 Council will provide the leadership they hope for from their elected officials; knowing the persons
25 on the Council we are confident the Council will take control of the process.

26

27 **DISCUSSION**

28

29 To address this issue, it appears the following bit of chronological history may be of assistance.

30

31 1. **July 18, 2019**: The following is an excerpt from the recording of the July 18, 2019 Town Council
32 meeting:

33

34 *"So, I think we have some clear direction on the PUD question, was there a second part?"*
35 *(Mayor Benitez, starting at time stamp 4:18:02)*

36

37 *"I think at this point it would be best to let the applicant re-circle back and understand what*
38 *the PUD amendment would mean to their project."* (John Miller, Planner)

39

40 *"I would agree with John now that you've got that process direction I think they heard*
41 *comments from the public on the density though, and so if they are going to make an*
42 *application on that, if you guys wanted to comment, you know too much density, too little,*
43 *where are they at density-wise it might help the applicant as well I would assume."* (Jim
44 Mahoney, Town Attorney)

45

46 *"I guess it is kind of hard because if we look at current conditions we would say absolutely*
47 *too much but, I mean, if we have a better understanding of what mitigation might be in*
48 *place and how it could be improved I think then we can have more realistic bit of feedback,*
49 *am I . . . (indiscernible agreement). (Mayor Benitez)*

50
51 *. . . like an open house, where the public came . . . but I think if a lot of the neighbors came,*
52 *you know, I'm assuming they'd have a lot of feedback from that and maybe what they*
53 *thought would be appropriate and take into consideration as well" (Councilperson Binder,*
54 *ending at time stamp 4:19:18)*

55
56 2. **July 30, 2019:** The following is an excerpt from the July 30, 2019 KOTO radio show, Off The
57 Record:

58
59 *"The developers were very quick the next day to ask to meet and to say you know we heard*
60 *you, we heard the people in the community and we want, we want something that is a*
61 *better fit in the community as well so we'd like to work with the Town and the community to*
62 *see where there's maybe some middle ground; and so they are already talking about*
63 *reducing the density even further; looking at different ways that they can add some public*
64 *benefit to that street and that little neighborhood to make this more of win-win for everyone*
65 *involved; but there is still a long road to go with this; it would be an amendment to their*
66 *Planned Use Development application. So it's still a pretty long road but one of the things I*
67 *thought was important is when, you know, they were asked to maybe consider putting*
68 *together some public outreach events they jumped on it and said they would be doing a*
69 *number of those and not just with that portion of the neighborhood but community-wide to*
70 *make sure their getting input from everyone about, you know, this is a small area, what is*
71 *going to fit best." (Mayor Benitez starting at time stamp*

72
73 3. **August 20 (+/-), 2019:** On or about August 20, 2019, Alpine Planning, LLC, on behalf of the
74 developer, MV Holdings, LLC, submitted a document labeled on the first page as "Major PUD
75 Amendment Application".

76
77 4. **August 27, 2019:** On August 27, 2019 the application for the Lot 126R and 152R PUD Amendment
78 along with the application for initial architecture and site review on Lot 152R were deemed
79 complete by Town staff. On August 30th, staff notified the applicant verbally (via telephone) of the
80 application having been deemed complete and discussed the next steps to be required for public
81 noticing including adjacent property mailings and property postings. Assuming Town staff took the
82 full seven-day application completeness review period set forth in CDC Section 17.4.3.C.1, it
83 appears the developer filed its application a speedy 33+/- days after the July 18, 2019 Council
84 meeting.

85
86 5. **August 30, 2019:** By written notice, dated August 30, 2019, the public was notified that public
87 hearings regarding the PUD amendment and initial architecture and site review applications were
88 scheduled for October 3, 2019 (DRB) and November 21, 2019 (Town Council).

89

90 6. **September 27, 2019:** By written notice, dated September 27, 2019, only six days before the
91 scheduled DRB meeting, *“the public hearings for the Lot 126R and 152R PUD Amendment are to be*
92 *continued to the regularly scheduled November 7, 2019 meeting of the DRB.”*
93

94 7. **October 3, 2019:** On October 3, 2019 (44 days after the application was filed on approximately
95 August 20, 2019), the developer held a public “informal meeting with the development team”.

96
97 8. Let us take a moment to look at the significance of this chronology of events.

98
99 8.1 Despite the fact that the issue of density was **the key substantive issue** being addressed
100 at the July 21st Council meeting, and after being prompted by the Town Attorney, the
101 Council declined the opportunity to give guidance on the issue of density because, as Mayor
102 Benitez stated in paragraph 1 above, a *“better understanding of what mitigation might be in*
103 *place and how it could be improved”* was necessary before the Council could give realistic
104 feedback. Four items appear to be clear from the Mayor’s statement:

105
106 8.1.1 Additional analysis needs to be performed and given to Council in order for it
107 to obtain a *“better understanding of what mitigation might be in place and how it*
108 *could be improved”*. Earlier in the July 18, 2019 Council meeting, a majority (if not
109 all) of the Council, endorsed Mayor Benitez’s statement that a *“very comprehensive”*
110 traffic study and traffic analysis was necessary to ensure that what the Council is
111 studying is indicative of what the community is really experiencing—*“don't want to*
112 *look at that street in October”* (see recorded July 18, 2019 Council meeting starting
113 at time stamp 4:13:05). We agree with the Mayor.

114
115 8.1.2 Upon completion the additional analysis will have to be discussed by Council in
116 a meeting involving public input, and only then will the Council be able to provide
117 realistic feedback.

118
119 8.1.3 Before proceeding with an application it seems it would have been prudent for
120 the developer to obtain realistic feedback from the Council and, because the
121 developer failed to do so, it is proceeding at its own peril. It should be pointed out
122 that when Town Attorney, Jim Mahoney, asked the Council *“if you guys [i.e. Council]*
123 *wanted to comment, you know too much density, too little, where are they at*
124 *density-wise it might help the applicant as well I would assume”*, he turned and
125 looked directly at the developer’s representatives and gave them the opportunity to
126 press the Council for guidance on the issue of density, the representatives remained
127 silent and passed on the opportunity to seek clarity on this critical issue; by
128 remaining silent the developer assumed the risks of incurring extensive design and
129 architectural fees without first receiving Council’s guidance on the issue of density.

130
131 8.1.4 Clearly the analysis identified by Council has neither been performed nor
132 discussed in a public meeting. Consequently, unless a Town representative has
133 provided the developer with differing guidance outside of a public meeting, it
134 appears the developer has chosen to proceed at its peril with its application despite
135 unequivocal guidance from the Council that additional information was needed.

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8.2 There appear to be three significant items contained in Mayor Benitez’s July 30, 2019 Off The Record comments:

8.2.1 *“The developers were very quick the next day to ask to meet”*. It is not clear (i) who at the Town (staff or Council members) the developers met with or (ii) what was discussed and what sort of guidance the developers received from the Town representatives. But one has cause to wonder what was discussed because a short time later the developer felt confident enough to submit an application for a 58-unit project at a density dramatically higher than the density of the surrounding single-family neighborhood. In the July 18, 2019 Council meeting the Council discussed the need for an open and transparent process, accordingly, in an effort to get everyone on the same page, it may be helpful for all Town representatives who met with the developer between the July 18th meeting and the date the developer filed the current application to disclose, in detail, what was discussed with the developer and any guidance given to the developer.

8.2.2 *“[T]hey were asked to maybe consider putting together some public outreach events they jumped on it and said they would be doing a number of those”*. Based on this statement it appears that the logical conclusion would be that the developer would first hold the public outreach events and then, based on the input from the events, submit their application. Contrary to this logic, only after the developer filed its applications around August 20, 2019 did the developer initiate efforts to hold public outreach events (notice for an October 3, 2019 outreach event was dated September 26, 2019—approximately one month after the application was filed).

Actions speak louder than words, and despite the Mayor’s July 30th statement that the developer wants *“something that is a better fit in the community as well so we’d like to work with the Town and the community to see where there’s maybe some middle ground”*, the developer appears to have totally disregarded public input when it submitted its application for a 58 unit project at a density dramatically higher than the density of the surrounding single family neighborhood.

8.2.3 *“So **it’s still a pretty long road** but one of the things I thought was important is when, you know, they were asked to maybe consider putting together some public outreach events they jumped on it”*. It appears the Mayor and the developer may be on different roads, one long and one short. While it is unclear what is the Mayor’s definition of a *“long road”*, the developer’s short road is clearly defined by the fact that it filed its application approximately one month after the July 18, 2019 Council meeting, ostensibly with the goal of receiving final approval at the November 21, 2019 Council meeting (nothing in the application indicates a different goal). And it is probably safe to say the public is very interested in knowing both the length and the route of the road this application is on. We agree with the Mayor on the length of the road, it appears it is necessary to get the developer on the same road.

181 8.3 Off season is a well-known phenomenon in Mountain Village, no one is here. There were
182 very few people in Town to attend the informal meeting with the development team on
183 October 3rd, and there will be even **less** people in Town to attend the DRB meeting on
184 November 7th and the Town Council meeting on November 21st. If limiting public
185 participation is the goal, then this schedule could not be better planned.
186

187 9. While we are reviewing past occurrences that are relevant to this process, we would like to point
188 out one additional item that may work to highlight the need for Council to drive this process. Every
189 Mountain Village land use process starts with the same thing, an application. As will be discussed in
190 greater detail the memorandums that accompany this memorandum, it appears this application
191 may be so incomplete such that the November 21, 2019 Council public hearing should be canceled
192 or continued. Items that appear incomplete include the following:
193

194 9.1 Although page 1 of the written application (copy attached as Exhibit NTC-1.1) is labeled
195 Major PUD Amendment Application, subsequent pages “5 of 9” and “7 of 9” are labeled
196 Conceptual Worksession Submittal Application. Hmm, which is it?
197

198 9.2 Although the following items are not delineated in the Major PUD Amendment form, it
199 appears to be pretty clear they are required by the CDC:
200

201 9.2.1 Section 17.12.4.B.1.a states:
202

203 *“B. Overview of the PUD Process*

204 *1. A PUD may be created in either of two ways: the Site-specific PUD Process*
205 *(“SPUD”) or the Master PUD Process (“MPUD”).*

206 *a. The SPUD results in approval of rezoning to a PUD district **and a***
207 ***detailed set of design plans, a PUD development agreement, a***
208 *subdivision (if needed), a density transfer (if needed), **a site-specific***
209 ***development plan** and a vested property right.”*
210

211 While it may have been submitted, on the Town’s website we were not able to find
212 (i) a detailed set of design plans for the North Site, or (ii) a PUD development
213 agreement or (iii) a site-specific development plan are contained in any of the
214 documents available to the public on the Town’s website.
215

216 The CDC definition of a Site-Specific Development Plan provides guidance as to the
217 required level of the “*detailed set of design plans*” where the definition states “*a*
218 *development permit has been issued and no further development approvals are*
219 *required except for a building permit as required by the Building Codes”*. A
220 development permit can only be issued if the design plans have received Final
221 Review approval from the DRB pursuant to Section 17.4.11.C.3.b. So, what does this
222 all mean? It means that **in order to receive final approval of its PUD amendment**
223 **the developer must receive DRB Final Review approval for both the South Site and**
224 **the North Site**. When you step back and think about this it makes all the sense in the
225 world. The PUD is being presented and processed as a single integrated project and,
226 therefore, its “*detailed set of design plans*” should be processed as a single set of

227 plans to ensure they in fact work and, as the developer states in its narrative,
228 *“ensure safe vehicular and pedestrian access and coordinated utility planning.”*
229 Granted this requires that more upfront time and money must be expended by the
230 developer, but the CDC requires it and the members of the community deserve the
231 assurance that the project is completely thought through before it is approved. It
232 appears the developer is only seeking DRB Final Review approval for the South Site,
233 the CDC appears to require the developer to do the work and submit the *“detailed*
234 *set of design plans”* for both the North Site and the South Site, not only the South
235 Site as currently proposed. In its leadership role we request the Council to require a
236 *“detailed set of design plans”* for the North Site.

237
238 Regardless of the fact that they are not referenced in the Major PUD Amendment
239 application form, the detailed plans for the North Site, the PUD development
240 agreement and the site-specific development plan are keystone components of the
241 CDC requirements and must be made available to the Town and the public, and the
242 sooner the better for everyone involved. Lacking these keystone components it
243 appears either tabling or a continuance may be necessary at the November 21st
244 meeting.

245
246 10. It appears the Council members are faced with a decision; are they going to drive and control
247 the process or are they going to let the developer drive and control it? If Council elects to take
248 control of this process then it appears it will be necessary for Council to be crystal clear as to what
249 steps it will require to be taken to ensure a thorough, open and transparent process is followed. If
250 the Council is not crystal clear then it will be relegated to a reactionary role in which it is driven to
251 react to a process driven by the developer, the road the application currently appears to be on. For
252 a discussion on a suggested PUD amendment process please see accompanying Exhibit NTC-2, Re:
253 Lots 126R and 152R-Getting the Procedure Right . . . Part 3: PUD Amendment Process.

254
255 As noted above, an anxious and very concerned group of citizens are watching and waiting to see if
256 their Town Council will provide the leadership they hope for from their elected officials; knowing
257 the persons on the Council we are confident the Council will take control of the process.

258
259 END OF MEMORANDUM

1 To: Town Council
2 Town of Mountain Village
3 Via email
4 Cc: Michelle Haynes (MHaynes@mtnvillage.org), John Miller (JohnMiller@mtnvillage.org) and
5 Jim Mahoney (jmahoney@jdreedlaw.com)
6 From: John Horn, Doug Hynden, James McMorrان, Casey Rosen and Sandy Lange
7 Date: November 14, 2019
8 Re: Lots 126R and 152R
9 -Getting the Procedure Right . . . Part 3: An Inadequate Process

10
11 **SUMMARY**

12
13 Section 17.4.12.O.3. states *“The criteria for decision for a PUD amendment are the same as for the*
14 *creation of a PUD.”* Although the criteria *“for a PUD amendment are the same as for the creation of a*
15 *PUD”*, the process for a PUD amendment only takes two steps while a new PUD takes five steps; does
16 that make sense to you? The current PUD amendment application is, in actuality, a new PUD because
17 the current Rosewood approval is being totally abandoned and replaced with a completely new design.
18 Consequently, does it not make sense to follow a process that resembles a five-step new PUD process?
19

20 The PUD amendment process is a class 4 application which only entails a short two-step process, first
21 DRB reviews the application and makes a recommendation to Council and second Council makes the
22 final decision. On the other hand, an application for a new PUD involves a five-step process, conceptual,
23 sketch and final; the conceptual and final steps each involve two steps and so a new PUD review process
24 effectively has five steps.
25

26 The strength of the five-step process lies in the fact that it prevents an application from proceeding from
27 one step to the next (i.e. conceptual to sketch, and then from sketch to final) until all the issues of the
28 current step are identified and resolved. In doing so it eliminates the possibility of everyone, including
29 the developer, from wasting time, resources and money in designing and reviewing an application that is
30 too dense and too large in terms of mass and scale.
31

32 In this memorandum you will see the problems the current, ambiguous and inadequate two-step PUD
33 amendment process is causing for everyone involved, the developer, concerned citizens, Town staff,
34 DRB and Council. You will also learn about the Community Development Code’s (“CDC”) sound five-step
35 new PUD process, the logical way it builds on the previous step and how it eliminates the current
36 problems. **Finally, you will learn how the CDC provides Council with the tools to require and**
37 **implement virtually the same five-step process used for a new PUD.**
38

39 If you would like to view an example of the confusion being caused by the ambiguous and inadequate
40 two-step PUD amendment process, then simply go to the Town website and watch the end of the DRB’s
41 deliberations regarding this item at their November 7th meeting. By utilizing the five-step process an
42 open, thorough and transparent process, controlled by the Town Council, can be assured; and at the end
43 of the day, an open, thorough and transparent process is in the best interest of everyone involved.
44

45 **DISCUSSION**
46

47 1. Let us be clear from the beginning, as we believe you will see from the below discussion, the PUD
48 amendment process of the Town’s CDC appears to be wholly inadequate in terms providing a logical,
49 coherent, open, thorough and transparent process controlled by the Town Council. This observation
50 should not be taken as a knock on the CDC drafters; despite all the best efforts and intentions of anyone
51 drafting a land use code as sizeable as the Town’s CDC, the soundness of any group of land use
52 regulations can only be ascertained when they are subjected to the bright lights of an actual real-world
53 application. However, do not despair, those same drafters have provided a method and roadmap to
54 overcome the inadequacy. Please allow us to explain.

55
56 2. In an effort to (i) afford the Town Council maximum control over the process, (ii) provide the greatest
57 amount of transparency and (iii) achieve a result that will provide the greatest level of project detail and,
58 consequently, the greatest level of project certainty, at the July 21, 2019 Council meeting, the Council
59 unanimously agreed that the developer of Lots 126R and 152R must follow the PUD amendment process
60 set forth in Sections 17.4.12.N and O of the CDC. So far so good, but what does the PUD amendment
61 process involve? The first step in answering that question is found in the following sections of the CDC:

62
63 2.1 “17.4.12.O. b. Major Amendments. Major PUD amendment development applications shall
64 be processed as class 4 development applications.”

65
66 A “class 4 development application” is defined as follows:

67
68 “17.4.2 OVERVIEW OF DEVELOPMENT REVIEW PROCESSES
69 A. There are five (5) development review processes that are used for evaluating land use
70 development applications governed by the CDC:
71 4. Class 4 application: DRB-Town Council development application review process; and”

72
73 A class 4 application is a simple two-step process, first DRB reviews the application and makes a
74 recommendation to Council and second Council makes the final decision.

75
76 So, what is the inadequacy in a class 4 development application process? It appears the best way to
77 understand the inadequacy is to start by identifying a sound process and then compare and contrast it
78 to the inadequate class 4-only process; to understand the sound process let us move on to paragraph 3.

79
80 3. Fortunately, for a sound process we have to look no further than Section 17.4.12.D of the PUD
81 regulations which sets forth the **review process for a new PUD**. In a nutshell, Section 17.4.12.D sets
82 forth a five-step review process for a new PUD. The soundness in this process is in the logical way it
83 builds on the previous step.

84
85 3.1 Stage one in this process is set forth in Section 17.4.12.D.1.a which states:

86
87 “a. Step 1, **Conceptual SPUD. The conceptual SPUD is processed as a class 4**
88 **application.**
89 **i. The purpose of the conceptual SPUD is to provide the DRB, the Town**
90 **Council, the applicant and the public an opportunity to engage in an**
91 **exploratory discussion of the SPUD development proposal (including**
92 **proposed uses, density, maximum building height and floor area and**
93 **community benefits), to raise issues and concerns and to examine**

- 94 alternative approaches to development.
- 95 (a) **The DRB shall focus its review and comments on design-related**
- 96 **issues pursuant to the Design Regulations.**
- 97 (b) **The Town Council shall focus its review on the other issues**
- 98 **associated with a SPUD, such as mass and scale, public benefits,**
- 99 **density, and general conformance with the Comprehensive Plan.**
- 100 ii. **Conceptual SPUD approval authorizes the applicant to submit a sketch**
- 101 **PUD development application.**
- 102 iii. *Conceptual SPUD approval is effective for a period of twelve (12)*
- 103 *months from the date of approval, unless the Town Council, upon*
- 104 *request of the applicant, grants an extension of the approval.”*

105

106 The key aspects of conceptual stage one are the following:

107

108 3.1.1 It gets everyone on the same page in terms of the “*proposed uses, density,*

109 *maximum building height and floor area and community benefits*”. Failure to

110 achieve absolute clarity on these issues is detrimental to everyone involved, the

111 applicant, the public, Town staff and the Council. Without absolute clarity the

112 applicant is injured because it is left guessing what the design parameters are

113 and is forced to spend potentially enormous amounts of time and money

114 designing a project that is well above what is allowed under the land use code

115 and acceptable to the Council and the public. The public is injured because they

116 are subjected to the stress and uncertainty resulting from not knowing the

117 parameters of the impact on the community and their neighborhoods resulting

118 from the project. Town staff is injured because they may be required to spend

119 time reviewing a project that is well above what is allowed under the land use

120 code and acceptable to the Council. The Council is injured because they are

121 prevented from practicing good governance. Unfortunately, this appears to be

122 exactly the situation currently occurring with this application as we review an

123 application for 58 units despite little, if any, guidance from Council with respect

124 to density, mass and scale.

125

126 3.1.2 Stage one clearly defines the items that DRB must focus on and the items

127 Council must focus on and thereby avoid duplication and conflicting results.

128 Requiring Council to be the sole arbiter on the issues of “*mass and scale, public*

129 *benefits, density, and general conformance with the Comprehensive Plan*”

130 makes logical sense because as elected officials directly accountable to the

131 voters, the Council alone should be deciding these cornerstone issues that will

132 control the development. Unfortunately, with the current application two

133 problems exist because this five-step process is not currently being followed:

134

135 3.1.2.1 Extensive overlap exists between what has been submitted to

136 DRB for its review and to Council for its review. As a result, without

137 better guidance DRB is likely to end up wasting its time discussing issues

138 outside of its scope of authority.

139

140 3.1.2.2 The time and resources of everyone (i.e. applicant, public, Town
141 staff and DRB) involved may be wasted because they are being asked to
142 review “*design-related Issues*” for a project that may ultimately be
143 determined to be too dense and too large in terms of mass and scale.
144 This appears to be a classic example of putting the cart before the
145 horse, a problem that can be avoided if a sound five-step process is
146 followed.

147
148 3.1.3 Because stage one prevents the applicant from going to stage two, sketch
149 plan, before it receives stage one conceptual plan approval, it eliminates the
150 possibility of the developer wasting time and money designing a project that
151 exceeds the allowed density, mass and scale, it eliminates the need for the
152 Town staff, DRB and the public to waste time and resources reviewing a project
153 that exceeds the allowed density, mass and scale, and it eliminates a whole lot
154 of stress and uncertainty for everyone involved. Unfortunately, with the current
155 application it appears three problems exist because a five-step process is not
156 currently being followed:

157
158 3.1.3.1 The developer appears to have spent considerable time and
159 money developing a plan for 58 units for which it is not clear as to
160 whether or not it exceeds acceptable density, mass and scale.

161
162 3.1.3.2 The public may be being forced to waste time, resources and
163 money reviewing a project that appears to exceed acceptable density,
164 mass and scale.

165
166 3.1.3.3 Town staff and DRB may be reviewing a project that exceeds the
167 acceptable density, mass and scale.

168
169 3.2 Stage two is set forth in Section 17.4.12.D.1.b which states:

170
171 *b. Step 2, **Sketch SPUD**. The sketch SPUD is processed as a [1-step] class 3*
172 *application.*

173 *i. The purpose of the sketch SPUD is for the applicant to present its*
174 *development application to the DRB with Design Review Process plans*
175 *that are **designed/engineered solutions to the issues and concerns***
176 ***identified during the conceptual SPUD stage and to address the criteria***
177 ***for decision**.*

178
179 *ii. **Sketch SPUD approval authorizes the applicant to submit a final PUD***
180 ***application**.*

181
182 *iii. Sketch SPUD approval shall be effective for a period of twelve (12)*
183 *months from the date of approval, unless the DRB, upon request of the*
184 *applicant, grants an extension of the approval.*

185
186 The key aspects of sketch stage two are the following:

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3.2.1 Based on the clear direction that would be given in the stage one conceptual approval, the developer is able to devote its time and money designing a project that complies with the density, mass and scale parameters identified in stage one.

3.2.2 Because the developer has received clear direction in stage one, the code requires the developer to provide “*designed/engineered solutions to the issues and concerns identified during the conceptual SPUD stage and to address the criteria for decision.*” This requirement is logical, fair and necessary. It is logical and fair because the developer has clear guidance and will be spending its time and money designing a project that is within the parameters set by the Council. It is necessary for two reasons, (i) it is in everyone’s best interest to identify and ensure acceptable solutions exist as early in the process as possible and (ii) ensure an open, thorough and transparent process. Unfortunately, because this process is not being followed neither the “*issues and concerns*” nor the “*designed/engineered solutions*” have been identified, clearly contrary to everyone’s best interest.

3.2.3 Because it prevents the applicant from going on to stage three, final plan, before it receives stage two sketch plan approval, it eliminates the possibility of developer wasting time and money in the third step design phase for a project that cannot solve issues identified at the conceptual step and it ensures the public that only viable projects are allowed to proceed. Unfortunately, because this process is not being followed it appears the developer may have wasted time and money in the preparation of the current application and the public is at risk that critical “*concerns and issues*” may not be capable of being solved (e.g. the dangers associated with the Country Club Dr. roadway).

3.3 Stage three is set forth in Sections 17.4.12.D.1.c, e and f which state:

*c. Step 3, **Final SPUD.** The final SPUD is processed as a [2-step] class 4 application.*

*i. **The purpose** of the final SPUD **is** for the applicant **to address** to the DRB and Town Council, **in a detailed manner, all issues and concerns raised during the sketch PUD stage** and to present the Final SPUD plans and associated documents for consideration.*

*(a) **The DRB shall focus its review and comments on design-related issues pursuant to the Design Regulations.***

*(b) **The Town Council shall consider all issues associated with the SPUD, such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan.***

232 ii. Final SPUD approval shall include approval of an ordinance rezoning
233 the property to a SPUD and approving the SPUD development
234 agreement.

235
236 iii. Final SPUD approval shall remain in effect for three (3) years
237 following the date of the Town Council ordinance approving the PUD,
238 unless the time frame is extended by Town Council. The Town Council
239 may approve a longer vesting period for a final SPUD based on unique
240 circumstances or development objectives.

241
242 e. Rezoning. A SPUD application shall concurrently request to rezone to the PUD
243 Zone District.

244
245 f. Final SPUD Development Agreement.

246 i. **The final SPUD development application shall be accompanied by a**
247 **proposed development agreement** for consideration by Town Council.

248 The SPUD development agreement shall include:

249 (a) Proposed, permitted and accessory uses;

250 (b) Density and zoning designations;

251 (c) Maximum and average building heights;

252 (d) Floor area;

253 (e) Permitted variations to the CDC;

254 (f) Massing as reflected in associated design review plans;

255 (g) Required hotbed mix (if any per the Comprehensive Plan);

256 (h) Maximum building height and floor area;

257 (i) Any project phasing; and,

258 (g) A list of community benefits for the entire SPUD agreement,
259 which specifies which dedications, conditions, contributions etc.

260 are to be made and the triggers of such benefits in connection
261 with any phasing of the project. The development agreement

262 must specify the individual trigger for the required conveyance
263 or payment of the listed community benefit. The final SPUD

264 development agreement shall also address providing the needed
265 requirements for security and completion and warranty of

266 improvements as for any development.”

267

268 The key aspects of the final stage are the following:

269

270 3.3.1 By this point in the process all the concerns and issues, and corresponding
271 solutions, have been identified and so the purpose of stage three is to ensure
272 what has been agreed to has in fact been implemented. Great detail is expected
273 and, in fact, required at this final step because if an issue is identified after final
274 approval is granted, then there may be no recourse to require the developer to
275 correct it. Unfortunately, because this process is not being followed there is no
276 way to ensure that what has been agreed to has been implemented because
277 neither the “concerns and issues” nor the corresponding “designed/engineered
278 solutions” have been identified.

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3.3.2 Once again, stage three, final plan, clearly defines the items that DRB must focus on (i.e. “*design-related issues pursuant to the Design Regulations*”) and the items Council must focus on (i.e. “*such as mass and scale, public benefits, density, and general conformance with the Comprehensive Plan*”) and thereby avoid duplication and conflicting results.

3.3.3 Stage three, final plan, requires a “*SPUD application shall concurrently request to rezone to the PUD Zone District*”. This is necessary to avoid any confusion as to what is the underlying zoning of the property, confusion that currently exists on this property.

3.3.4 “*The final SPUD development application shall be accompanied by a proposed development agreement*”. A development agreement is one of the **cornerstone components** of any PUD approval, without it there simply can be no approval because of the numerous critical issues that it must address. Unfortunately, with the current application two problems exist because the five-step process is not currently being followed:

3.3.4.1 A development agreement exists for the current Rosewood PUD that is being amended by the application, a cursory reading of the Rosewood agreement immediately shows that it is totally inapplicable and must be replaced in its entirety.

3.3.4.2 Although the current application ostensibly has the goal of receiving final approval at the November 21, 2019 Council meeting (nothing in the application indicates a different goal), it fails to include a draft development agreement. It is difficult to conceive how Council can even begin to consider approving this application in the absence of such a cornerstone component of any PUD; and the public is left totally in the dark.

4. Now that we have identified a sound process, let us review the inadequate process that currently controls PUD amendments. As noted above, the PUD amendment process is set forth in Section 17.4.12.O.b. which states:

*“17.4.12.O.b. Major Amendments. **Major PUD amendment** development applications shall be processed as **class 4 development** applications.”*

A “*class 4 development application*” is defined as follows:

“17.4.2 OVERVIEW OF DEVELOPMENT REVIEW PROCESSES

A. There are five (5) development review processes that are used for evaluating land use development applications governed by the CDC:

*4. **Class 4 application: DRB-Town Council development application review process; and**”*

326 A class 4 application is a simple two-step process, first DRB reviews the application and makes a
327 recommendation to Council and second Council makes the final decision. Unfortunately, this
328 process is totally silent as to what is the scope of DRB's review and recommendation.

329
330 It is important to note that stage one conceptual approval and stage three final approval of the
331 PUD process are both, in and of themselves, class 4 processes. Unfortunately, for the reasons
332 identified in paragraph 3 above, subjecting this PUD amendment application to only a two-step
333 class 4 process results in an inadequate process fraught with problems that do harm and a
334 disservice to everyone involved, rather than the sound and logical three step conceptual, sketch
335 and final Section 17.4.12.D process.

336
337 5. At this point we have identified both the inadequate two-step process and a sound five-step process
338 which, if implemented, will resolve the inadequacy. So, the question now appears to be whether the
339 Council has the ability to require the five-step process, or a reasonable facsimile of it, to be followed?
340 Fortunately, thanks again to the CDC drafters, the answer appears to be a resounding "yes" and the
341 basis for this "yes" answer can be found in the following sections of the CDC.

342
343 5.1 Sections 17.4.2.K.3.c.i and ii state:

344
345 *"c. Continuance.*

346 *i. The public hearing may identify additional issues that relate to applicable*
347 *requirements or criteria for decisions set forth in this CDC, and the*
348 *applicant may be required by the review authority to address such new*
349 *issues prior to taking formal action on a development application. Where*
350 *development application revisions are required by the review authority,*
351 *the review authority shall determine, at its public hearing or meeting, the*
352 *timeline for submitting such revisions or new information to the Planning*
353 *Division and continue the public hearing or meeting to a date certain,*
354 *which will allow sufficient time for proper analysis and preparation of a*
355 *supplemental staff report by the Planning Division.*

356
357 *ii. If a hearing is continued, the applicant shall submit, at least 14 calendars*
358 *days prior to the continued hearing (unless otherwise specified by the*
359 *review authority provided there is enough time to review the revised*
360 *plans and prepare a staff report), any additional required submittal*
361 *documents or new information to address the review authority's concerns*
362 *per the applicable requirements and criteria for decision set forth in this*
363 *CDC. Failure to address such requirements in the required timeframe*
364 *shall result in a further continuance of the application." (Emphasis added)*

365
366 Section 17.4.4.J. states:

367
368 *"17.4.4.J. Submittal Requirements*

369 *1. The Planning Division shall publish submittal requirements for each type of*
370 *development review process as provided for by this CDC. Submittal requirements shall be*
371 *based on the requirements of this CDC and criteria for decision.*

373 a. The Planning Division may amend the submittal requirements from time to
374 time by publishing new submittal requirements.
375

376 2. Situations will occur when all of the listed submittal requirements will not be needed
377 and **situations when items not listed as submittal requirements will be needed in order**
378 **for the Town to have sufficient information to fully evaluate the impacts of a**
379 **development application. The Planning Division is therefore authorized to determine,**
380 **based on the nature of a development application, whether to** waive submittal
381 requirements or **require additional submittal requirements that are not addressed in**
382 **the published submittal requirements.**
383

384 5.2 So now the question becomes how do these provisions of the CDC sections cited in
385 paragraph 5.1 give the Council the authority to require the developer to follow a process
386 virtually identical to the five-step conceptual/sketch/final PUD approval process set forth in
387 Section 17.4.12.D? Please allow us to explain.
388

389 5.2.1 Section 17.4.2.K.3.c.i provides that the **“public hearing may identify additional**
390 **issues that relate to applicable requirements or criteria for decisions set forth in this**
391 **CDC, and the applicant may be required by the review authority to address such new**
392 **issues prior to taking formal action** on a development application.” As noted in the
393 cover email that delivered this memorandum to you, we have requested that this
394 Exhibit NTC-2 and Exhibits NCT-1, NCT-3 and NCT-4 be included in the record for the
395 November 21, 2019 hearing. Consequently, with these four exhibits plus all the other
396 written input and in-person comments you will receive from other members of the
397 public in the record, it appears that **“additional issues”** have been or will be identified
398 **“that relate to applicable requirements or criteria for decisions”** such that **“the applicant**
399 **may be required by the [Council] to address such new issues prior to taking formal**
400 **action”**. The Council’s ability to require additional information is buttressed by the
401 provisions of Section 17.4.4.J.2 noted above.
402

403 5.2.2 With the need for and the ability to require additional information established,
404 Section 17.4.2.K.3.c.i authorizes the Council to **“determine, at its public hearing or**
405 **meeting, the timeline for submitting such revisions or new information** to the Planning
406 Division and continue the public hearing or meeting to a date certain”. Pursuant to this
407 provision it appears quite clear that Council can impose and require the developer to
408 follow a process identical to the five-step conceptual/sketch/final PUD approval process
409 set forth in Section 17.4.12.D.
410

411 **CONCLUSION**

412
413 Well, there you have it, an inadequate two-step process and a solution that provides a sound
414 five-step process to overcome the inadequacy. At the July 18, 2019 Council meeting the Council
415 members were unanimous in stating their intention to maintain maximum Town control over
416 this PUD amendment application (why would the Council choose any other process that gives
417 them less control) because it will result in the most transparent process and the greatest level of
418 project detail and, consequently, the greatest level of project certainty. It appears one can only
419 conclude that following a five-step Section 17.4.12.D-type process is in the best interest of the

420 Mountain Village community in general, the Country Club Drive neighborhood in particular and,
421 at the end of the day, it is in the best interest of the developer of Lots 126R and 152R.

422

423 As the saying, "if there is a will then there is a way." Through a five-step Section 17.4.12.D-type process
424 the Council has been given the keys to the bus, the only question is whether the Council will use the
425 keys to take control of the steering wheel and drive the bus? Once again, an anxious and very
426 concerned group of citizens are watching and waiting to see if their Town Council will provide the
427 leadership they hope for from their elected officials; knowing the persons on the Council we are
428 confident the Council will provide that leadership.

429

430 END OF MEMORANDUM

1 To: Town Council
2 Town of Mountain Village
3 Via email
4 Cc: Michelle Haynes (MHaynes@mtnvillage.org), John Miller (JohnMiller@mtnvillage.org) and
5 Jim Mahoney (jmahoney@jdreedlaw.com)
6 From: John Horn, Doug Hynden, James McMorrان, Casey Rosen and Sandy Lange
7 Date: November 14, 2019
8 Re: Lots 126R and 152R
9 - Substantive Review Criteria

10
11 **SUMMARY**
12

13 Section 17.4.12.O.3 states that “**The criteria for decision for a PUD amendment are the same as for the**
14 **creation of a PUD**”, and those criteria are numerous. In the July 30, 2019 KOTO radio show, Off The
15 Record, Councilperson Caton advised the citizens of this community that “*it’s important that we*
16 *encourage everyone to make their views known, and make sure it’s not just an emotional issue.*” In this
17 memorandum, together with Exhibit NTC-4, we have taken Councilperson Caton’s sound advice to heart
18 and are making our views known to Council regarding what we hope is an unemotional assessment of
19 how the criteria for decision apply to the current application.

20
21 Whether knowingly or not, the developer bought into the existing Rosewood PUD Plan’s substantive and
22 procedural provisions when it purchased Lots 126R and 152R. The existing PUD Plan cuts two ways, on
23 the one hand it assures the developer it has the right to develop the lots pursuant to the Rosewood PUD
24 Plan, but on the other hand the developer’s only “by-right use” is the full-blown 164 unit Rosewood PUD
25 Plan, not 163 units, not 100 units, not 55 units, not even 1 unit. If the developer wishes to develop a
26 new project that is different from the current Rosewood PUD Plan, then it has the burden of showing
27 that the new project complies with all the CDC criteria for a new PUD.

28
29 And so, after you finish reading this memorandum, we feel it is likely to be apparent that the current
30 proposal fails, dramatically, to comply with the criteria in the Community Development Code (“CDC”),
31 and the root cause of the failure is that the proposal is too large in terms of density, mass and scale.
32 Nearly every problem with the proposal, including but not limited to issues such as impacts on wetlands,
33 lack of affordable housing, adding to a dangerous road situation and incompatibility with the adjacent
34 single-family neighborhood all stem from the same root cause, the proposal is simply too big.

35
36 When you boil the substantive and political issues down to their most basic, basic level, the controlling
37 issue is pretty simple, Council must balance the health, safety, welfare and quality of life of all members
38 of the Mountain Village community against the level of profit the developer of the property may
39 achieve. Harsh? Yes, but it is just that simple. The Town must be fair to the developer, because if it isn’t
40 fair then it will have a chilling effect on future investment in the Town. But the need to be fair must be
41 balanced against what is in the long-term best interest of the entire Mountain Village community. The
42 Town does not have a responsibility to ensure the developer maximizes its profit, the Fifth Amendment
43 to the United States Constitution requires only that the Town allows the developer a **reasonable use** of
44 its property. Based on the analysis set forth in this memorandum, it appears the long-term best interest
45 of the Mountain Village community requires this proposal to be dramatically reduced in terms of
46 density, mass and scale. Yes, on a relative scale, the developer’s profit will be reduced, but, on an

47 absolute scale (which is the only scale that matters) it will nevertheless be a sizable and Constitutionally
48 acceptable “reasonable” level.

49
50 While (i) what the families in the neighborhood knew or did not know when they purchased their
51 property and (ii) what zoning and density existed in 1984, or exists today on November 21, 2019, **may**
52 **help to provide context, both are essentially TOTALLY IRRELEVANT**, red herrings, **when it comes to**
53 **determining whether the current application complies with the criteria in the 2019 CDC**. The reason it
54 is totally irrelevant is that, as you will see further on in this memorandum, what a neighbor knew when
55 they purchased their property or what Lots 126R and 152R historical zoning and density were are not
56 relevant to determining whether the application complies with the 2019 CDC substantive criteria that
57 control the Council’s decision. If you are made aware of a provision in the CDC that refers to a
58 neighbor’s knowledge or the properties’ zoning history, then please let us know because we looked and
59 have yet to find anything.

60
61 The citizens of this community did not make the rules (i.e. the CDC and Comp Plan), previous Councils
62 did, but the citizens have to live by the rules, and so do the developer of Lots 126R and 152R and Town
63 Council. Previous Councils have made a “whole lotta rules” (i.e. criteria) that control this application and
64 so this is going to take a while, please bear with us and read on, we think you may find it quite
65 informative.

66
67 **DISCUSSION**

68
69 1. Regardless of whatever process the Town Council chooses to follow, the **substantive** review criteria
70 are controlled by the same sections of the CDC. The starting point for identifying the applicable
71 substantive review criteria is set forth in Section 17.4.12.O.3 which states:

72
73 *“O.3 Criteria for Decision. **The criteria for decision for a PUD amendment are the same as for***
74 ***the creation of a PUD.**”*

75
76 So far so good, but what are the criteria for decision “for the creation of a PUD”? For the answer to this
77 question we must look the following subsections of Section 17.4.12 of the CDC.

78
79 *“B. Overview of the PUD Process*

- 80 *1. A PUD may be created in either of two ways: the Site-specific PUD Process (“SPUD”)*
81 *or the Master PUD Process (“MPUD”).*
82 *a. The SPUD **results** in approval of rezoning to a PUD district and a **detailed set***
83 ***of design plans, a PUD development agreement, a subdivision (if needed), a***
84 ***density transfer (if needed), a site-specific development plan and a vested***
85 ***property right.***

86
87 *E. Criteria for Decision*

88 *The **following criteria shall be met** for the review authority **to approve a rezoning to the PUD***
89 ***Zone District**, along with the associated PUD development agreement:*

- 90 *1. The proposed **PUD is in general conformity with the** policies, principles and standards*
91 *set forth in the **Comprehensive Plan**;*
92 *2. The proposed PUD is consistent with the underlying zone district and zoning*
93 *designations on the site or to be applied to the site unless the PUD is proposing a*

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

G. PUD Community Benefits

- 1. **One or more of the following community benefits shall be provided** in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) or subsequent (for MPUD) rezoning, subdivision, or density transfer request should be granted for a PUD:
 - a. Development of, or a contribution to, the development of public benefits or public improvements, or the attainment of principles, policies or actions envisioned in the Comprehensive Plan (unless prohibited under number 2 below), such as benefits identified in the public benefit table.
- 2. The provision of hotbeds, commercial area, **workforce housing** or the attainment of other subarea plan principles, policies and actions on development parcels identified in a subarea plan development table **shall not be considered community benefits** as required by this section, **and are instead required in order to achieve general conformance with the Comprehensive Plan.**

H. Comprehensive Plan Project Standards

Each final SPUD or MPUD plan **shall** include specific criteria and requirements to **satisfy the following Comprehensive Plan project standards:**

- 1. **Visual impacts** shall be minimized and mitigated to the extent practical, while also providing the targeted density identified in each subarea plan development table. It is understood that visual impacts will occur with development.
- 2. **Appropriate scale and mass** that fits the site(s) under review shall be provided.
- 3. **Environmental** and geotechnical **impacts** shall be avoided, minimized and mitigated, to the extent practical, consistent with the Comprehensive Plan, while also providing the target density identified in each subarea plan development table.
- 4. Site-specific issues such as, but not limited to the location of trash facilities, grease trap cleanouts, restaurant vents and access points shall be addressed to the satisfaction of the Town.
- 5. The skier experience shall not be adversely affected, and any ski run width reductions or grade changes shall be within industry standards.

I. General Standards

141 1. *Authority to Initiate.* A development application for a PUD may be filed only by the
142 owner(s) of fee title to all land to be included within such PUD or other person holding
143 written consent thereto from the owner(s) of all land to be included in such PUD, or any
144 combination thereof. No PUD may be approved without the written consent of the
145 landowner(s) whose property is included in the PUD.

146
147 2. *Eligible Property.*

148 a. **SPUD.** A development application for a SPUD may be made for a single parcel
149 of land or **contiguous parcels of land controlled by a single landowner** or by a
150 group of landowners to be developed as a unified plan pursuant to the PUD
151 Regulations.

152
153 3. *Minimum PUD Size.* There is **no minimum land area** or property size to be included in
154 a SPUD or MPUD application.

155
156 4. *Minimum Density.*

157 a. SPUD. The **minimum density** to be included in a SPUD is **ten (10) dwelling**
158 **units**. Commercial, public and other non-residential projects may also be
159 proposed as part of an SPUD.

160
161 5. *Rezoning Ordinance Required.* Any PUD application **shall be required to request**
162 **rezoning to the PUD Zone District** as a part of the PUD Process. The PUD development
163 review process is a Rezoning Process, and a concurrent rezoning development
164 application shall not be required. Because a PUD results in a rezoning to the PUD Zone
165 District, any PUD approval shall be by ordinance.

166 a. All ordinances for rezonings that change the zone district to PUD shall be
167 accompanied by a map that shows the new zoning and the boundaries of such
168 district.

169 b. **A PUD development agreement** shall not become effective or be recorded
170 until thirty (30) days after the date of the ordinance approving the same.

171
172 6. **Prior-Approved PUDs.**

173 a. PUDs approved prior to the effective date of the CDC are valid and
174 enforceable under the terms and conditions of the approved development
175 agreements. **Modifications to such PUDs may be proposed pursuant to the PUD**
176 **amendment process.**

177 b. A developer of a PUD approved prior to the effective date of the CDC may
178 propose to create a new PUD pursuant to the PUD Regulations following the
179 process and requirements set forth herein.

180
181 7. *Density Transfer.* An increase in density shall require the transfer of density to the
182 property from the density bank or other lot(s) within the town boundaries, except for the
183 creation of additional workforce housing, subject to the workforce housing restriction.

184 a. For SPUD, a separate density transfer development application is not required.

185 c. All density transfer requests shall conform to the Density Limitation and the
186 CDC.

187

188 8. *Landscaping and Buffering.* The landscaping and public spaces proposed for the PUD
189 shall provide buffering of uses from one another to minimize adverse impacts and shall
190 create attractive public spaces consistent with the character of the surrounding
191 environment, neighborhood and area.

192
193 9. *Infrastructure.* The **development proposed for the PUD shall include sufficient**
194 **infrastructure**, including but not limited to **vehicular and pedestrian access**, mass transit
195 connections, parking, **traffic circulation**, fire access, water, sewer and other utilities.

196 10. *Phasing.* Each phase (if any) of the development proposed for the PUD shall be self-
197 sufficient and not dependent upon later phases. Phases shall be structured so that the
198 failure to develop subsequent phases shall not have any adverse impacts on the PUD, the
199 surrounding environment, neighborhood and area.

200
201 *K. Guarantee of Public Improvements*

202 A PUD developer shall be responsible for the construction of all infrastructure, public facilities
203 and improvements that are necessary for the development of the PUD or that are required as a
204 condition of approval of the PUD or by the CDC. The developer shall also be responsible for
205 **entering into an improvements agreement** for the construction of public improvements in a
206 form and amount satisfactory to the Town. The guarantee of public improvements shall be
207 contained in the PUD development agreement and be in general conformance with the public
208 improvements policy set forth in the Subdivision Regulations.”

209
210 Now that we have identified the criteria “for the creation of a PUD”, in the following paragraphs we will
211 attempt to apply the criteria to the current application by going through each criterion, one-by-one. As
212 noted in our cover email, please be assured that we would rather be doing just about anything other
213 than writing these memorandums, but because the decisions you, the Town Council, will be making on
214 this application will impact the daily lives of our families and every member of the Mountain Village
215 community for the rest of their lives, some families (i.e. the families of the Country Club Dr.
216 neighborhood) dramatically more than others, these efforts are crucial. This is a **VERY, VERY BIG DEAL!**

217
218 As mentioned earlier, when you boil the substantive issues down to their most basic, basic level, the
219 controlling issue is pretty simple, Council must balance the health, safety, welfare and quality of life of
220 all members of the Mountain Village community against the level of profit the developer of the property
221 may achieve; yes it is just that simple. The Town does not have a responsibility to ensure the developer
222 maximizes its profit, the Fifth Amendment to the United States Constitution requires only that the Town
223 allows the developer a reasonable use of its property and, by extension, a reasonable profit. By the
224 developer’s own calculations, it anticipates making between \$200 and \$475 per saleable square foot.
225 The current application appears to contain 140,070 saleable square feet which translates to between
226 \$28,014,000 and \$66,533,250 of profit, not bad. But at what cost to the Mountain Village community?
227 The developer will sell out the project over a few years and then, in all likelihood, will be long gone, but
228 the members of our entire community will live with any negative impacts from the development for the
229 rest of their lives, and for generations to come. It is imperative that the Council ensures its substantive
230 decisions do not result in long-term negative impacts to the community and when balancing the
231 interests of the community against the potentially enormous profits to the developer, the Council must
232 err on the side of protecting the interests of the community.

234 At the July 18, 2019 Council meeting the developer's consultant was quick to point out that Lot 126 was
235 zoned for a hotel since the beginning of the Mountain Village when the first plat was recorded in 1984.
236 Based on this fact the consultant implicitly asserted two things, (i) all the relevant planning issues were
237 identified, addressed and adequately resolved in 1984 and subsequent approvals and (ii) because the
238 planning issues were adequately resolved in 1984 the project does not need to address those issues
239 today, 35 years later. However, this is 2019 and the simple reality is that while what zoning and density
240 existed in 1984, or exists today on November 21, 2019, helps to provide context, they do not vest any
241 rights in the developer and are essentially TOTALLY IRRELEVANT, a red herring, when it comes to
242 determining whether the current application complies with the criteria in the 2019 CDC and Comp Plan.
243 The reason it is totally relevant is that, as you will see further on in this memorandum, the lots' past or
244 current zoning and density are not relevant to any of the substantive criteria that control the Council's
245 decision. It could be argued the developer's reference to the lots' past or current zoning and density
246 appears to be a backdoor effort to justify the high density, mass and scale (i.e. maximize its' profit); but
247 as we know the United States Constitution requires only that the Town allow the developer a
248 reasonable use of its property (and a reasonable profit).

249
250 For anyone who has lingering questions about the irrelevance of the lots' past or current zoning and
251 density, they should ask the developer to show them the analysis that occurred in prior years and prove
252 that it was thorough, sound and addresses all the 2019 criteria set forth in the CDC and Comp Plan. The
253 reality is that an analysis addressing the 2019 criteria was never done and so it would seem to be an
254 error for the Council to assume all the relevant planning issues were identified, addressed and
255 adequately resolved in the prior years and, therefore, the project does not need to address those issues
256 today.

257
258 It is not the duty of either Town government or its concerned citizens to prove that adequate analysis
259 was **not** performed throughout the history of these lots. Instead, as the proponent, the developer bears
260 the burden of proving compliance with all current 2019 criteria. Because the developer is implicitly
261 asserting current 2019 criteria have somehow been adequately addressed in past historical analysis, the
262 developer must clearly produce proof of that analysis; lacking such proof the developer must start all
263 over from scratch, zip, zero. Two wrongs do not make a right, today in 2019 do not fail to do the
264 analysis that was not done in 1984 and subsequent years.

265
266 Whether knowingly or not, the developer bought into the PUD Plan's substantive and procedural
267 provisions when it purchased Lots 126R and 152R. The PUD Plan cuts two ways, on the one hand it
268 assures the developer it has the right to develop the lots pursuant to the PUD Plan, but on the other
269 hand the developer's only "by-right use" is the full-blown 164 unit PUD Plan, not 163 units, not 100
270 units, not 55 units, not even 1 unit. The CDC that imposes this land use regime on the lots was adopted
271 in 2013, the developer recorded its acquisition deed on July 30, 2018 and so based on constructive
272 notice the developer is deemed to have had a full and complete understanding of the effects of the
273 Town's land use regime on its property when it acquired it in July, 2018. When a developer buys a
274 development property it does so with the intent of making a substantial profit, but in doing so the
275 developer knows that with the potential for great profit comes a corresponding potential for great risk.
276 When this developer purchased this property, it did so with all the risks inherent in the Rosewood PUD
277 Plan and the CDC's PUD processes.

278
279 Also, it has been asserted (with words to the effect) "a hotel has been planned on Lot 126 since the
280 beginning of the Mountain Village and so the families who make up the single-family neighborhood that

281 surrounds Lots 126R and 152R knew a high density project was planned for Lots 126R and 152R and,
282 therefore, it is not fair for them to oppose a high density project on these lots”. Similar to historical
283 zoning, the simple reality is that while what the families in the neighborhood knew or did not know
284 when they purchased their property may help to provide context, although even that is questionable,
285 what they knew is essentially TOTALLY IRRELEVANT, a red herring, when it comes to determining
286 whether the current application complies with the criteria in the 2019 CDC and Comp Plan. The reason it
287 is totally relevant is that, as you will see further on in this memorandum, what a neighbor knew when
288 they purchased their property is not relevant to any of the 2019 substantive criteria that control the
289 Council’s decision. Similar to above, it could be argued the developer’s reference to the neighbors’
290 knowledge appears to be a backdoor effort to justify the high density, mass and scale (i.e. maximize its’
291 profit).

292
293 The duty of local government (i.e. including both San Miguel County and the Town of Mountain Village)
294 was and is to promote and protect the health, safety and general welfare of its citizens. A careful review
295 of the history of the zoning, platting and density allocations for Lots 126R and 152R will show that
296 neither the County nor the Town have addressed the 2019 criteria set forth in the Town’s current CDC,
297 they couldn’t because they did not exist! The families on Country Club Drive do not make the rules (i.e.
298 the CDC and Comp Plan), but they have to live by the rules and criteria of the CDC, and so do the
299 developer of Lots 126R and 152R and Town Council. Regardless of whatever zoning and density may
300 have existed on Lots 126R and 152R when each family invested their hearts, souls and financial
301 resources in their home on Country Club Drive, the fact is that the substantive criteria in the CDC and
302 Comp Plan require the developer of the lots to either develop the lots in precise conformity with the
303 existing Rosewood PUD Plan or start all over from scratch, zip, zero. The real-world effect of the 2019
304 criteria is that they render moot and totally irrelevant whatever (i) Lots 126R and 152R’s zoning history
305 and (ii) the zoning and density that may have existed on Lots 126R and 152R when each family invested
306 hearts, souls and finances in Country Club Drive.

307
308 With that background we will now proceed with the exhaustive (some will say painfully exhausting)
309 review of the applicable substantive criteria that this project must comply with.

310
311 2. Section 17.12.4.E.1 states:

312
313 *“1. The proposed PUD is in **general conformity** with the policies, principles and standards set*
314 *forth in the **Comprehensive Plan**.”*

315
316 Yikes, talk about starting with a tough criterion! Nineteen little words that trigger the analysis of what is
317 likely the most critical factor in the review of the application. In fact, we believe the Comp Plan analysis
318 is so critical that it makes most sense to dedicate an entirely separate memorandum to address this
319 criterion, and so we ask you to please review Exhibit NTC-4 regarding Conformity With The
320 Comprehensive Plan to address this criterion.

321
322 3. Section 17.12.4.E.2 states:

323
324 *“2. The proposed PUD is consistent with the underlying zone district and zoning designations on*
325 *the site or to be applied to the site unless the PUD is proposing a variation to such standards;”*
326

327 Currently the underlying zoning on the lots is Multi-family Zone District. The Multi-Family Zone District
328 allows for as few as two units (possibly even one unit) up to the 164 units currently on the lots and even
329 beyond. Consequently, the Multi-family Zone District allows for the 58 units in the application, just as it
330 allows for 8 to 12 Detached Single-family Condominiums which would be compatible with the 1.78
331 residences per one-acre density of the neighborhood.

332
333 4. Section 17.12.4.E.3 states:

334
335 *“3. The development proposed for the PUD represents a creative approach to the development,*
336 *use of land and related facilities to produce a better development than would otherwise be*
337 *possible and will provide amenities for residents of the PUD and the public in general;”*

338
339 Huh? Talk about a nebulous criterion, what in the world does this mean? This criterion is going to be a
340 stretch to meet for a developer who is attempting to build so many condominiums. Attempting to
341 squeeze as many condominiums units as possible on the property does not appear to represent *“a*
342 *creative approach to the development”*. To the contrary, a design that (i) presents a jammed in
343 appearance relative to the openness of the surrounding golf course and single-family homes, (ii) pushes
344 the buildings as close to the lot lines as possible, creating a 48’ tall corridor-effect along hole 1 and a 30-
345 35’ tall corridor-effect along Country Club Dr. (just look closely at the developer’s drawings) (iii) presses
346 up against the wetlands, (iv) is likely to choke off the subsurface wetland water source and (v) is totally
347 out of character with the single-family lots that surround it, appears to be anything but creative in a
348 manner that will *“produce a better development than would otherwise be possible”*. On the other hand,
349 if maximizing profit is the goal, then perhaps this is a very *“creative approach”*.

350
351 Regarding *“amenities for residents of the PUD and the public in general”*, consider the following:

352
353 4.1 Regarding *“amenities for residents of the PUD”*, the developer’s narrative states:

354
355 *“The North Site is planned for 36 condominium units and an amenity building that*
356 *includes a lobby with concierge, small spa and gym and an outdoor pool area.”*

357
358 But the narrative also states:

359
360 *“The Owner has no immediate plans to develop the North Site.”*

361
362 There is nothing in the application that assures the amenities will ever be built, nothing; in the
363 future the current developer or a subsequent landowner could come in with a whole new
364 development plan for Lot 126 that eliminates these amenities. Furthermore, if this project
365 experiences the level of success that most condominium development projects have
366 experienced in Mountain Village (i.e. foreclose and/or bankruptcy), then one must question the
367 likelihood that these amenities will ever be built unless the Town requires a cash bond to ensure
368 their construction.

369
370 4.2 Regarding amenities for *“the public in general”*, the developer’s narrative states:

371
372 *“The La Montagne Project provides for an integrated trails and sidewalk plan with a new*
373 *Village Center Trail connecting the Big Billies Trail to the Village Center with a sidewalk*

374 along Country Club Drive all the way to the Mountain Village Boulevard crosswalk to the
375 Village Center east of The Peaks. Trail connectivity will be provided to Boomerang Trail,
376 Jurassic Trail and the proposed Stegosaurus Trail. The project will also provide a new
377 alignment of the proposed Stegosaurus Trail onto TSG land that currently trespasses
378 onto Lot 126R provided the Town successfully negotiates an easement for the
379 Stegosaurus Trail with TSG.”
380

381 Hmm, at first glance it sounds pretty good, but upon a closer look it appears that in fact it
382 amounts to very little; let us take a closer look.
383

384 4.2.1 A “new Village Center Trail connecting the Big Billies Trail to the Village Center with
385 **a sidewalk along Country Club Drive** all the way to the Mountain Village Boulevard
386 crosswalk to the Village Center east of The Peaks”. The value of this “amenity” is
387 questionable when you consider the following:
388

389 4.2.1.1 Anyone who has spent any meaningful amount of time on Country Club
390 Dr. knows that because of the wind tunnel effect created by the Boomerang
391 Road saddle, the portion of Country Club Dr. extending from the easterly 35% of
392 Lot 152R to the south end of the putting green by the first tee experiences a
393 tremendous amount of drifting snow. There have been many, many winters in
394 which the plowed snowbanks on the south side of the road stand six to eight
395 feet tall for a good part of the winter. Unfortunately, as shown by these two
396 photo segments from the developer’s narrative, those snowbanks happen to be
397 located in the exact same place as the sidewalk proposed by the developer;
398 consequently, for three to five months of every year it appears the sidewalk will
399 be impassable.
400



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In his October 10, 2019 email to John Miller, the Town’s Public Works Director, Finn Kjome, stated:

*“All road-right-away widths and 16 ft General Easements along the road must remain. **It is expected that the GE will be used for snow storage.** Landscaping should consider this . . . **Sidewalk maintenance responsibility will need to be defined.**”*

Mr. Kjome’s comments appear pretty clear, the area where the developer is proposing to locate the sidewalk is expected to “*be used for snow storage*”. Nothing in the developer’s application addresses “*Sidewalk maintenance responsibility*”. It seems like these issues might be somethings that would be addressed in the missing PUD development agreement.

4.2.1.2 Later on in the narrative the developer states “*Required public improvements include the new sidewalk, uphill bike lane, relocated Stegosaurus Trail, and other road and safety improvements **that will be based on the proportional cost of the La Montagne Project relative to other users**” and even further on the narrative states “**Some of the safety improvements may require an easement from TSG if such cannot be located in the Country Club Right-of-Way and no general easement exists on TSG property.** The project team will be working with the Town to schedule stakeholder meetings on the safety improvements and **modify the plans as needed based on Town, and property owner input.**” Whoa, now that is some mighty fine wiggle-off-the-hook language, let us explain.*

a. As shown in the quote in paragraph 4.2 above, the developer unequivocally claimed the “*La Montagne Project provides for an integrated trails and sidewalk plan*”, but now we see that all the safety improvements are conditioned on reaching a sharing agreement with “*other users*” for payment of a “**proportional cost of**” the safety improvements. Good luck with that, why will the other landowners,

437 with absolutely nothing to gain, agree to pay for improvements needed
438 by this developer; sounds like herding cats. Bottom line, the developer
439 is **not** unconditionally committing to provide and pay for **any** safety
440 improvements.

441
442 b. Even if the developer was willing to unconditionally commit to pay for
443 all the safety improvements, the narrative is crystal clear that sufficient
444 property rights are not currently in the control of the developer to allow
445 for their construction, **“Some of the safety improvements may require
446 an easement from TSG if such cannot be located in the Country Club
447 Right-of-Way and no general easement exists on TSG property.”** If the
448 rights are not obtained then does that mean the safety improvements
449 will not be provided?

450
451 c. Any sidewalk that is a sufficient distance away from the asphalt road
452 to ensure it is not impassable for 3 to 5 months per year due to snow
453 drifts will have to be located on top of or southwest of the berm next to
454 the golf cart path leading to the first tee. Now, how well will that work
455 for golfers when (i) a steady stream of chatty pedestrians passing close
456 by the first tee and putting green invades the beginning of their golf
457 experience and (ii) the line of evergreen trees that currently buffer
458 them from the road disappear to accommodate the construction of the
459 safety improvements, chances are it will not have a happy ending.

460
461 5. Section 17.12.4.E.4 states:

462
463 *“4. The proposed PUD is consistent with and furthers the PUD purposes and intent;”*
464

465 Of course, this begs the question, what are the *“PUD purposes and intent”*? Section 17.4.12.A provides
466 us with the answer:

467
468 *“17.4.12 PLANNED UNIT DEVELOPMENT REGULATIONS*

469 *A. Purpose and Intent*

470 *The purpose and intent of the Planned Unit Development (“PUD”) Regulations is to:*

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

479
480 Ok, this looks like a good time to go through these six items. we have to warn you though, things are
481 going to start to get repetitive because the substantive criteria set forth in the CDC are repetitive.

482

483 5.1 “1. Permit variations from the strict application of certain standards of the CDC in order to
484 allow for flexibility, creativity and innovation in land use planning and project design”. In
485 addressing a similarly nebulous issue in paragraph 4 above, we stated that this criterion is going
486 to be a stretch to meet for this developer who is attempting to build as many condominiums as
487 possible. Attempting to squeeze as many condominiums units as possible on the property does
488 not appear to represent “creativity and innovation in land use planning and project design”. To
489 the contrary, this design that (i) presents a jammed in appearance relative to the openness of
490 the surrounding golf course and single-family homes, (ii) pushes the buildings as close to the lot
491 lines as possible, creating a 48’ tall corridor-effect along hole 1 and a 30-35’ tall corridor-effect
492 along Country Club Dr. (just look closely at the developer’s drawings) (iii) presses up against the
493 wetlands, (iv) is likely to choke off the subsurface wetland water source and (v) is totally out of
494 character with the single-family lots that surround it, appears to be anything but creative in a
495 manner that justify “variations from the strict application of certain standards of the CDC”.

496
497 5.2 “2. Allow for a creative planning approach to the development and use of land and related
498 physical facilities to produce a better development”. **REPETITION ALERT**, same as 5.1 above.

499
500 5.3 “3. Provide for community benefits”. **REPETITION ALERT**, same as 4.2, and its subparagraphs,
501 above.

502
503 5.4 “4. Promote and implement the Comprehensive Plan.”, **REPETITION ALERT**, as mentioned in
504 paragraph 2 above, because the Comp Plan analysis is so huge, we have dedicated an entirely
505 separate memorandum to address these criteria, and so we ask you to please review Exhibit
506 NTC-4 regarding Conformity With The Comprehensive Plan.

507
508 5.5. “5. Promote more efficient use of land, public facilities and governmental services”. Huh?
509 Another nebulous criterion, what in the world does this mean? To respond to this criterion the
510 only idea that comes to mind is to comment on the developer’s response to this item contained
511 in its narrative which states:

512
513 **“The PUD Amendment promotes the efficient use of land because it allows for**
514 **the Owner to realize reasonable use of the Property while providing a**
515 **transitional development that fits the site with approximately 11 units per acre.**
516 **The average density for built projects in the Multi-family Zone District is**
517 **approximately 20 units per acre, with the La Montagne Project transitioning**
518 **from high density built and envisioned development to the east. The Owner has**
519 **been paying property taxes on the current Property density as provided for in**
520 **the PUD Agreement, and is willing to significantly downzone the Property via**
521 **the PUD Amendment, rezoning and density transfer processes to provide for an**
522 **efficient and transitional development that still provides for reasonable use of**
523 **the Property. This represents a great planning compromise for the efficient**
524 **development of the Property.”**

525
526 5.5.1 Allow “**for the Owner to realize reasonable use of the Property**”, yes, and as they
527 say, “beauty lies in the eyes of the beholder”. Let us be honest with ourselves on this
528 point, this developer’s goal, the goal of all developers for that matter, is to maximize
529 their profit. There is nothing wrong with maximizing profit on a development, just as

530 long as the quality of life of the community in which it is located is not damaged. Once
531 again, this is the crux of Council's decision on this application, balancing the level of the
532 developer's profit against the negative impacts of an oversized development on the
533 Mountain Village community for generations to come. As discussed earlier, by the
534 developer's own calculations, it anticipates making between \$200 and \$475 per saleable
535 square foot. The current application appears to contain 140,070 saleable square feet
536 which translates to between \$28,014,000 and \$66,533,250 of profit. If the 54-unit
537 project is reduced by 60% to 22 units it still translates into between \$11,205,600 and
538 \$26,613,300, We'd submit that these sort of 8-figure returns is a "reasonable use of the
539 Property". On page 18 of the Comp Plan it states "Mountain Village is a
540 multigenerational community", those of us here today have a solemn duty to preserve
541 the quality of life of Mountain Village for generations to come and not sacrifice it for the
542 transitory profit of a developer who is likely to be gone just as soon as the ink dries on
543 the last set of closing documents.

544
545 5.5.2 Developer's statement that its proposal represents "a transitional development
546 that fits the site with approximately 11 units per acre" reflects some creative (i.e.
547 distorted) math. The density of the single-family Country Club Drive neighborhood that
548 surrounds this property is 1.78 residences per one acre, this density is calculated by
549 totaling up the acreage of the developable lots (i.e. none of the adjacent open space is
550 included in the acreage calculation), and then dividing the total acreage by the number
551 of units allowed on the acreage. The density of the application's developable Lots 126R
552 and 152R (i.e. not including Tracts OSP-118 and OSP-126) is 12.66 residences per one
553 acre (i.e. $1.47 + 3.11 = 4.58$ acres; 58 units divided by 4.58 acres = 12.66 units/acre); in
554 other words, the density of the proposed project is 7.11 (12.66 divided by 1.78 = 7.11)
555 times greater than the density of the existing Country Club Drive single-family
556 neighborhood.

557
558 With 7.11 times more density it would be disingenuous to try to argue the proposed
559 project is "a transitional development that fits" in the existing Country Club Drive single-
560 family neighborhood. To put this in context, think about how your own personal quality
561 of life would be affected if a project 7.11 times bigger than your neighborhood was built
562 on the lot next door to you? At this point you are probably experiencing a sigh of relief
563 as you think "well that will never happen to my family", unfortunately that is exactly
564 what is happening to the families on Country Club Dr. What would have happened to
565 the level of safety and quality of life of the Meadows neighborhood if the Council had
566 allowed the developer to build the 130-unit project it proposed on Lot 640A instead of
567 TSG's current 30-unit apartments?

568
569 If a 5-foot tall person weighs 475 pounds (i.e. 164 units) they are dangerously
570 overweight, and if that persons reduces their weight to 200 pounds (i.e. 58 units) on a
571 relative basis they are better off but still dangerously overweight. At 164 units the
572 current Rosewood PUD Plan imperils the health, safety and general welfare of all the
573 citizens of Mountain Village, and while the 58 units in the proposed plan is better on a
574 relative basis, they still imperil the health, safety and general welfare of the citizens of
575 Mountain Village. The Council must be careful to not be lulled into believing that
576 because the project has been reduced from 164 units to 58 units that somehow it is

577 acceptable, because clearly it is not acceptable based on the CDC and Comp Plan criteria
578 the Council must judge this project on.

579
580 Someone may argue that “what constitutes a ‘good transition’ lies in the eyes of the
581 beholder”, however, every conclusion must have a sound factual basis. It is hard to
582 comprehend, impossible some might say, how anyone can conclude that a
583 condominium project with 7.11 times the density of the 7 single-family homes on the
584 east of it and the 24 single-family homesites on the west of it qualifies as a “good
585 transition”. On a relative scale 58 units are clearly better than 164 units, but on an
586 absolute scale (and the absolute scale is the scale by which this proposal must be
587 measured) 58 units and the negative impacts they will wreak on this community are
588 extremely incompatible with the neighborhood and in conflict with the CDC criteria by
589 which this project must be judged. On an absolute scale it appears the density of the
590 project should be reduced to the range of 1.78 residences per one acre in order to be
591 truly compatible with the neighborhood.

592
593 5.5.3 **“The Owner has been paying property taxes on the current Property density”**. We
594 all pay property taxes, it is a cost that goes with the privilege of property ownership.
595 When a developer buys a development property it does so with the intent of making a
596 substantial profit, but in doing so the developer knows that with the potential for great
597 profit comes a corresponding potential for great risk. When this developer purchased
598 this property, it did so with all the risks inherent in property ownership, including the
599 payment of property taxes. Totally irrelevant, another red herring.

600
601 5.5.4 Finally, the developer states it **“is willing to significantly downzone the Property”**.
602 In each of the narratives the developer submitted with its three applications for work
603 sessions, DRB PUD amendment and Council PUD amendment, the developer stated *“The*
604 *Owner bought the Property in 2018 with the goal of revisiting the previously approved*
605 *development plans for the Property (“Rosewood PUD Plan”) and working with the Town,*
606 *while taking into account the input from the neighbors, **to create an entirely new plan***
607 ***for the Property, which effectively replaces and supersedes the Rosewood PUD Plan in***
608 ***its entirety.”** So, let us be clear on this, even before the developer closed on its purchase
609 of the property it knew the Rosewood PUD Plan was both physically and economically
610 unworkable. From the beginning the developer knew it was incurring all the risks that
611 would be associated with changing the property’s density, mass and scale and that a
612 reduced development would have to be designed and approved in conformance with
613 the CDC, the only question was how big would the reduction be? Consequently, let us
614 not be lulled into thinking that the in the course of this process the developer has
615 “found religion” and magnanimously become willing to do anything other than what has
616 been the developer’s intention from the start.*

617
618 5.6 *“6. Encourage integrated planning in order to achieve the above purposes.”* Once again, huh?
619 More nebulous criteria. Just as above, to respond to this criterion the only idea that comes to
620 mind is to comment on the developer’s response to this item contained in its narrative which
621 states:
622

623 “The PUD Amendment provides for integrated planning between the North Site and
624 South Site to ensure safe vehicular and pedestrian access and coordinated utility
625 planning. The La Montagne Project also plans for integrated trails; a new sidewalk along
626 Country Club Drive and other safety improvements. The La Montagne Project provides
627 for an integrated land use plan with a transitional density of 11 units per acre with
628 higher density projects building and planned to the east that range from 14 to over 100
629 units per acre.”

630
631 5.6.1 “The PUD Amendment provides for **integrated planning between the North Site**
632 **and South Site** to ensure safe vehicular and pedestrian access and coordinated utility
633 planning.” Planning the North Site and South Site together makes very good sense.
634 Unfortunately, the developer is only presenting a detailed planning of the South Site
635 which is contrary to the requirements of the Section 17.4.12.B.1.a which states:

636
637 **“B. Overview of the PUD Process**

638 **1. A PUD may be created in either of two ways: the Site-specific PUD**
639 **Process (“SPUD”) or the Master PUD Process (“MPUD”).**

640 **a. The SPUD results in approval of rezoning to a PUD district and**
641 **a detailed set of design plans, a PUD development agreement,**
642 **a subdivision (if needed), a density transfer (if needed), a site-**
643 **specific development plan and a vested property right.”**

644
645 Chapter 17.8, Definitions, defines “site-specific development plan” as follows:

646
647 **“Site-Specific Development Plan: The final approved development application**
648 **plans for a development where (a) a development permit has been issued and**
649 **no further development approvals are required except for a building permit as**
650 **required by the Building Codes; and (b) an applicant has also concurrently**
651 **sought and obtained a vested property right pursuant to the vested property**
652 **rights process as set forth in Chapter 4.”**

653
654 Section 17.4.12.B.1.a is crystal clear that three things are necessary for final approval of
655 a SPUD, **“detailed set of design plans, a PUD development agreement . . . a site-specific**
656 **development plan”**; and the definition of a Site-Specific Development Plan provides
657 similarly crystal clear guidance as to the required level of the **“detailed set of design**
658 **plans”** where it states **“a development permit has been issued and no further**
659 **development approvals are required except for a building permit as required by the**
660 **Building Codes”**. A development permit can only be issued if the design plans have
661 received Final Review approval from the DRB pursuant to Section 17.4.11.C.3.b. So,
662 what does this all mean? It means that **in order to receive final approval of its PUD**
663 **amendment the developer must receive DRB Final Review approval for both the South**
664 **Site and the North Site.** When you step back and think about this it makes all the sense
665 in the world. The PUD is being presented and processed as a single integrated project
666 and, therefore, its **“detailed set of design plans”** should be processed as a single set of
667 plans to ensure they in fact work and, as the developer states, **“ensure safe vehicular**
668 **and pedestrian access and coordinated utility planning.”** Granted this requires that more
669 upfront time and money be expended by the developer, but the CDC requires it and the

670 members of the community deserve the assurance that the project is completely
671 thought through before it is approved. The developer is only seeking DRB Final Review
672 approval for the South Site, it must be required to do the work and submit the “*detailed*
673 *set of design plans*” for both the North Site and the South Site, not only the South Site as
674 currently proposed.

675
676 5.6.2 “*The La Montagne Project also plans for integrated trails; a new sidewalk along*
677 *Country Club Drive and other safety improvements.” **REPETITION ALERT**, same*
678 *problems as 4.2, and its subparagraphs, above.*

679
680 5.6.3 “*The La Montagne Project provides for an integrated land use plan with a*
681 *transitional density of 11 units per acre”.* **REPETITION ALERT**, same problems as 5.5.2
682 above.

683
684 6. Section 17.12.4.E.5 states:

685
686 “5. *The PUD meets the PUD general standards;*”
687

688 Of course, this begs the question, what are the “PUD general standards”? Section 17.4.12.I provides us
689 with the answer; for the purposes of this discussion, only the applicable portions of Section 17.4.12.I are
690 addressed in the following:

691
692 “4. *Minimum Density.*
693 *a. SPUD. The minimum density to be included in a SPUD is ten (10) dwelling*
694 *units. Commercial, public and other non-residential projects may also be*
695 *proposed as part of an SPUD.*

696
697 5. *Rezoning Ordinance Required. Any PUD application shall be required to request*
698 *rezoning to the PUD Zone District as a part of the PUD Process. The PUD development*
699 *review process is a Rezoning Process, and a concurrent rezoning development*
700 *application shall not be required. Because a PUD results in a rezoning to the PUD Zone*
701 *District, any PUD approval shall be by ordinance.*

702
703 8. *Landscaping and Buffering. The landscaping and public spaces proposed for the PUD*
704 *shall provide buffering of uses from one another to minimize adverse impacts and shall*
705 *create attractive public spaces consistent with the character of the surrounding*
706 *environment, neighborhood and area.*

707
708 9. *Infrastructure. The development proposed for the PUD shall include sufficient*
709 *infrastructure, including but not limited to vehicular and pedestrian access, mass*
710 *transit connections, parking, traffic circulation, fire access, water, sewer and other*
711 *utilities.*

712
713 10. *Phasing. Each phase (if any) of the development proposed for the PUD shall be self*
714 *sufficient and not dependent upon later phases. Phases shall be structured so that the*
715 *failure to develop subsequent phases shall not have any adverse impacts on the PUD, the*
716 *surrounding environment, neighborhood and area.”*

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6.1 In accordance with Section 17.4.12.I.4.a, the application proposes a density greater than “ten (10) dwelling units.” The big question is how much greater? Ten dwelling units would be compatible with the neighborhood.

6.2 As the Council determines what process it will follow for this application it should keep in mind Section 17.4.12.I.5’s requirement that any “PUD application shall be required to request **rezoning to the PUD Zone District** as a part of the PUD Process.”

6.3 Regarding Section 17.4.12.I.8, it is hard to comprehend how the proposed design complies with the requirement that “**The landscaping and public spaces proposed for the PUD . . . shall create attractive public spaces consistent with the character of the surrounding environment, neighborhood and area.**” Because it is located in a low-density single-family neighborhood and golf course, unlike the surrounding area, the application proposes a very dense development whose landscaping and public areas are inconsistent with the surrounding area.

The Telluride Golf Course is one of the premier amenities to both Mountain Village residents and guests and so it is hard to understand how the 48’ tall corridor-like effect (yikes-yes 48’) created along hole 1 by the virtually solid row of buildings (due to building overlapping) on Lot 152R can be viewed as consistent with the neighborhood. Similarly, the northern edge of the Lot 152R buildings will create a 30’ to 35’ tall corridor-like effect along Country Club Dr., once again it is hard to understand how that can be viewed as consistent with the neighborhood. Chances are this development will be known as the “La Canyon Corridor Condominiums” if it is allowed to go forward. If you would like to get a true sense of what these condominium corridors will look and feel like, then just take the below photos to the Village Center and see for yourself. Amazing, if it was not so disturbing . . . should someone be saying “Fore” for reasons other than flying golf balls!

Plaza Building Viewed From Heritage Plaza



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Klammer Building Viewed From Mountain Village Blvd.



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6.4 Regarding Section 17.4.12.I.9, “The development proposed for the PUD shall include **sufficient** infrastructure, including but not limited to **vehicular and pedestrian access**, mass transit connections, parking, **traffic circulation**”. Everyone involved in this process, including the developer, recognize the issues and potential dangers related to “vehicular and pedestrian access, mass transit connections, parking, traffic circulation”, unfortunately, although the current application ostensibly has the goal of receiving final approval at the November 21, 2019 Council meeting (nothing in the application indicates a different goal), **NOTHING** has been done at this point to measure and quantify the issues and potential dangers; and as we all know, you cannot fix a problem until you clearly define the problem. We agree with Councilperson Caton’s advice from July 30, 2019 in KOTO’s Off The Record Program when he stated “Once we can figure out how to make that [i.e. road] safer, then we think it is appropriate for us to consider whether it’s a significant increase in residents down that road or a small increase in residents down that road. One way or another this has all got to be taken as a package” (time stamp 17:20).

6.5 Additionally in regard to Section 17.4.12.I.9, later on in the July 30, 2019 in KOTO’s Off The Record Program Councilperson Caton stated the Town should not allow the development of “things that are out of character or that put too much of a strain, or where we haven’t provided the infrastructure as we talked about earlier, especially housing for the people who will support whatever development we do.” We agree Dan. Clearly, we currently have a shortage of affordable housing and new high-density developments such as La Montagne will only add to the problem if they do not fully and completely mitigate the impacts they create. In the developer’s narrative it states “The estimated number of employees being generated from the development is also being reduced by approximately 203 employees (92% reduction).” If you do the math you learn the following:

Employees Eliminated	203.00
----------------------	--------

Percentage Eliminated	92%
Total Employees Before Elimination	220.65
Total Employees Before Elimination	220.65
Employees Eliminated	(203.00)
Employees Remaining	17.65
Employee Apts Proposed	4
Employees per Emp. Apt	3
Employees Accommodated	12
Employees Remaining	17.65
Employees Accommodated	(12.00)
Employee Accommodation Shortfall	5.65
Employee Apt. Unit Shortfall	2

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And so, by the developer’s own calculation, the application is two Employee Apartments short of accommodating the number of employees generated by the current application. At this point we do not have an opinion as to whether the developer’s estimate of 220.65 employees is a correct estimate, but it seems the Council should carefully analyze this estimate to ensure it was arrived at correctly because it is an issue that should be addressed in this and all future high-density projects. As the saying goes, *“if you have a problem and you have dug yourself into a deep hole, the first thing you should do is stop digging”*. Do not make our community’s affordable housing problem worse by not requiring this development to fully mitigate its affordable housing impact, and this may require less free-market units and more affordable housing units.

6.6 Regarding Section 17.4.12.I.10, because so much information is currently missing from the application it seems it is impossible to determine at this time whether *“Each phase (if any) of the development proposed for the PUD shall be self sufficient and not dependent upon later phases”*, it appears that determination will have to wait for another day.

7. Section 17.12.4.E.6 states:

“6. The PUD provides adequate community benefits”

Related to this section is Section 17.12.4.G which states:

“G. PUD Community Benefits

1. One or more of the following community benefits shall be provided in determining whether any of the CDC requirements should be varied or if the rezoning to the PUD Zone District and concurrent (for SPUD) or subsequent (for MPUD) rezoning, subdivision, or density transfer request should be granted for a PUD:

806 a. Development of, or a contribution to, the development of public benefits or
807 public improvements, or the attainment of principles, policies or actions
808 envisioned in the Comprehensive Plan (unless prohibited under number 2 below),
809 such as benefits identified in the public benefit table.

810 2. **The provision of** hotbeds, commercial area, **workforce housing** or the attainment of
811 other subarea plan principles, policies and actions on development parcels identified in a
812 subarea plan development table **shall not be considered community benefits as**
813 **required by this section**, and are instead required in order to achieve general
814 conformance with the Comprehensive Plan.”

815
816 I will address both sections here.

817
818 Developer’s narrative states:

819
820 “CDC Section 17.4.12(E)(6) requires that “The PUD provides adequate community
821 benefits”. The PUD provides for the following community benefits:
822 1. Twice as much public open space than existed prior to the adoption of the
823 PUD Agreement. This community benefit will continue under the amended PUD
824 for the Property and is due to the creation and future dedication of Tracts OS-
825 126 and OSP-118.
826 2. Provision of four (4) employee apartments with the development of Lot 126R.
827 This is one more apartment than existed prior to the adoption of the current
828 PUD Agreement and is three more than warranted based on a 92 percent
829 reduction in the number of employees generated on the Property due to the
830 downzoning.
831 3. Rerouting of the unauthorized social trail on Lot 126R to the Stegosaurus Trail
832 as envisioned in the Town Trails Master Plan if the Town obtains an easement
833 for this trail from TSG.
834 4. Facilitation and participation in significant Country Club Drive improvements
835 including new sidewalk from Big Billies Trail to the Village Center crosswalk east
836 of The Peaks, an uphill bike lane, and speed humps/ speed limits based on the
837 design of the road. The Owner will construct and improve all of the
838 improvements through the Property. The Owner has paid for a survey of Country
839 Club Drive and the adjoining general easements and is paying for the safety
840 improvement engineering.”

841
842 7.1 Developer asserts that “Twice as much public open space than existed prior to the adoption
843 of the PUD Agreement. This community benefit will continue under the amended PUD for the
844 Property and is due to the creation and future dedication of Tracts OS-126 and OSP-118.” If we
845 are not mistaken, Tracts OS-126 and OSP-118 have existed for twelve (12) years and so it is hard
846 to comprehend how their continued existence rises to the level of a community benefit that
847 results from this application; are you also having a hard time following that logic or is it just us?
848 It should also be noted that paragraphs 2 and 36 of the Council Resolution that approved the
849 Rosewood PUD, recorded at Reception #391879, state:

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851 “2. The Applicant shall convey fee title ownership of the proposed Open Space Lots OS-
852 126 and OS-118 to the Town of Mountain Village.

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36. Tract OS-118 will be transferred to the Town following the completion of the relocation of the Boomerang Road/Trail onto Tract OS-118, but in any event, the transfer of Tract OS-118 shall occur prior to the issuance of a certificate of occupancy for occupiable space in the Project."

This resolution is currently in effect and so regardless of who is the owner of Tracts OS-126 and 118, it appears the practical effect of these paragraphs is that the property owner is already obligated to convey these tracts to the Town. Consequently, it appears the developer is trying to claim a public benefit for something it is already obligated to do.

Additionally, the beneficial value of the *"future dedication of Tracts OS-126 and OSP-118"* is questionable. Other than the fact that the tracts will be left in their natural state, there is no utilitarian use to the Town or the members of the community. As the costly and somewhat unpleasant ownership history of the open space such as in the See Forever project exhibits, owning random parcels of open space is not always in the Town's best interest; analyze carefully and proceed cautiously before accepting title to open space.

7.2 Due to over 18 years of open and continuous use, a public prescriptive easement already exists for access to the Boomerang Road and Jurassic trails and so the granting of a pedestrian trail easement merely avoids any litigation that would otherwise be necessary to confirm the public's existing prescriptive easement property rights. Clearly, the Town has not and should not be in the business of threatening litigation, but it would seem to be an error if the Council ignored the value and relevance of this prescriptive easement in this PUD process. If you look carefully on the ALTA/NSPS Land Title Survey of Lots 126R and 152R provided by the developer, you will see that the alignment of the prescriptive easement is located about 25' to 30' feet from developer's proposed Buildings E and F1, it is in the developer's best interest to relocate the trail to eliminate a constant flow of the public through the middle of its development.

7.3 Contrary to the developer's narrative about the benefit of providing four employee apartments, pursuant to Section 17.12.4.G.2, workforce housing *"shall not be considered community benefits as required by this section"*.

7.4 *"3. Rerouting of the unauthorized social trail on Lot 126R to the Stegosaurus Trail as envisioned in the Town Trails Master Plan if the Town obtains an easement for this trail from TSG."* Just as with the Boomerang Road prescriptive easement, a prescriptive easement exists over Lot 126R along the alignment referred to in the developer's narrative as the *"unauthorized social trail"*. Once again, if you look carefully on the ALTA/NSPS Land Title Survey of Lots 126R and 152R provided by the developer, you will see that the alignment of this prescriptive easement goes directly through Buildings C, D and E and, therefore, it is in the developer's best interest to relocate the trail to eliminate this conflict with a major portion of its project.

The developer also recognizes that the Stegosaurus Trail may never be built unless *"the Town obtains an easement for this trail from TSG"* and so the reality is that any rerouting may prove to be valueless to the Town.

899 7.5 “4. Facilitation and participation in significant Country Club Drive improvements including
900 new sidewalk from Big Billies Trail to the Village Center crosswalk east of The Peaks, an uphill
901 bike lane, and speed humps/ speed limits based on the design of the road. The Owner will
902 construct and improve all of the improvements through the Property. The Owner has paid for a
903 survey of Country Club Drive and the adjoining general easements and is paying for the safety
904 improvement engineering.” This all sounds pretty good, but as discussed in paragraph 4.2.1.2
905 above, elsewhere in the narrative the developer states “Required public improvements include
906 the new sidewalk, uphill bike lane, relocated Stegosaurus Trail, and other road and safety
907 improvements **that will be based on the proportional cost of the La Montagne Project relative**
908 **to other users**” and even further on the narrative states “**Some of the safety improvements may**
909 **require an easement from TSG if such cannot be located in the Country Club Right-of-Way and**
910 **no general easement exists on TSG property.** The project team will be working with the Town to
911 schedule stakeholder meetings on the safety improvements and **modify the plans as needed**
912 **based on Town, and property owner input.**” As noted above that is some mighty fine wiggle-off-
913 the-hook language because in effect the developer is saying it is willing to participate if all the
914 other “stakeholder” (an undefined group) participate, and if the other stakeholders don’t
915 participate then it won’t either.

916
917 One key group of stakeholders that make up part of the group of “other users” referred to by
918 the developers is comprised of **all** the individual hotel and condominium unit owners in the
919 Peaks. Why each owner and not simply The Peaks Owners Association, Inc.? The answer to that
920 question is found in the Peaks condominium declaration which vests ownership of all the
921 common elements in the Peaks in each owner as a tenant in common with all other Peaks
922 owners; Lot 128, is the lot upon which the Peaks is built and it is over Lot 128 that a significant
923 portion of the developer’s proposed “significant Country Club Drive improvements” must be
924 built. The practical legal effect of this is that in order to obtain an easement to construct the
925 “significant Country Club Drive improvements” over Lot 128, it appears **each and every** owner in
926 the Peaks must approve and actually sign a document granting the easement. Good luck on
927 accomplishing that!

928
929 8. Section 17.12.4.E.7 states:

930
931 “7. Adequate public facilities and services are or will be available to serve the intended land
932 uses;”

933
934 This application marks the first application for a high-density project in the Mountain Village since the
935 “Great Recession”. As such it appears to be an ideal time for the Town to reassess and determine the
936 physical capacities (and therefore the level of new development those capacities can serve) of all the
937 “public facilities and services” the Town owns and manages (e.g. roads, water, sewer, CATV, gondola,
938 etc.). This assessment and determination appear necessary in view of such things (i) the need to
939 upgrade the regional wastewater treatment plant and the associated costs, (ii) the shortage of
940 affordable housing as highlighted in the Trust For Community Housing’s July, 2019 report entitled “The
941 Impacts of Affordable Housing on the Telluride Area Economy and Community”, (iii) the persistent and
942 projected extreme drought conditions experienced by Mountain Village and its effects on the quantity
943 of water the Town is able to supply, (iv) traffic congestion and safety and (v) the fact that the gondola
944 has reached its maximum capacity and the resulting poor user experience that is already being felt many
945 days of the year.

946
947 Similar to the discussion in paragraph 6.5 above, with respect to ALL Town “public facilities and services”
948 we agree with Councilperson Caton’s advice that the Town should not allow the development of “things
949 that are out of character or that put too much of a strain, or where we haven’t provided the
950 infrastructure as we talked about earlier, especially housing for the people who will support whatever
951 development we do.”

952
953 9. Section 17.12.4.E.8 states:

954
955 *“8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause*
956 *parking, trash or service delivery congestion;”*

957
958 As discussed in paragraph 6.4 above, you cannot fix a problem until you clearly define the problem and
959 at this point there appears to be unanimous Councilmember agreement that the problem has not been
960 defined; as Mayor Benitez stated, “there is still a long road to go with this”. **A safe Country Club Dr. is**
961 **but one of many elements that make up the quality of life of our community, once the road problems**
962 **and solutions are identified we must not be fooled into thinking that the issue of a safe road**
963 **ultimately controls the amount if density allowed on Lots 126R and 152R because, instead,**
964 **compatibility with the neighborhood is and must be the issue that ultimately controls the amount if**
965 **density allowed on the lots.**

966
967 10. Section 17.12.4.E.9 states:

968
969 *“9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is*
970 *proposing a variation to such standards.”*

971
972 In the narrative submitted with its July 18, 2019 work session application, the developer stated “The use
973 of shed roof forms means that no shed roof peak will exceed 48 feet above pre or post construction
974 gable roof forms were used the building heights could be five feet higher for both maximum and
975 average building heights.” At first blush this lack of a request for a variation seems to be a concession by
976 the developer for which the developer seems to imply the community should be appreciative, but if you
977 look closer it appears that is not the case, please let us explain. By using a shed roof, the developer is
978 able to dramatically increase the square footage (i.e. density, mass and scale) of its project over what it
979 could achieve using a gable roof form. The reason for this increase is that on the top floor a shed roof
980 facilitates a tall ceiling which a gable roof would not facilitate and, therefore, allows a fully functional
981 top floor which a gable roof will not.

982
983 Because Council has not yet been able to provide clear guidance on what density will be allowed on the
984 property, DRB and the community members are being asked to review design-related issues (e.g. roof
985 forms, building heights and setbacks, angles and grades of driveways, roof overhangs, etc.) for a project
986 that may ultimately be determined to be too dense and too large in terms of mass and scale.
987 Consequently, in an effort to avoid wasting time commenting on a design that may be totally discarded,
988 we will postpone commenting until the Council has provided clear guidance on what density will be
989 allowed.

990
991 11. Section 17.12.4.K states:

992

993 *“K. Guarantee of Public Improvements*
994 *A PUD developer shall be responsible for the construction of all infrastructure, public facilities*
995 *and improvements that are necessary for the development of the PUD or that are required as a*
996 *condition of approval of the PUD or by the CDC. The developer shall also be responsible for*
997 ***entering into an improvements agreement** for the construction of public improvements in a*
998 *form and amount satisfactory to the Town. The guarantee of public improvements shall be*
999 *contained in the PUD development agreement and be in general conformance with the public*
1000 *improvements policy set forth in the Subdivision Regulations.”*

1001
1002 At this point in the process it appears the *“infrastructure, public facilities and improvements that are*
1003 *necessary for the development of the PUD or that are required as a condition of approval of the PUD or*
1004 *by the CDC”* cannot be clearly defined and, therefore, drafting the required improvements agreement is
1005 premature. Nevertheless, because the current application ostensibly has the goal of receiving final
1006 approval at the November 21, 2019 Council meeting, the failure to provide a draft improvements
1007 agreement is another example of the applications incompleteness that places the Council, Town staff
1008 and concerned citizens at a disadvantage because critical issues that should be addressed in the
1009 improvements agreement have not been identified and properly addressed.

1010
1011 **END OF MEMORANDUM**

1 To: Town Council
 2 Town of Mountain Village
 3 Via email
 4 Cc: Michelle Haynes (MHaynes@mtnvillage.org), John Miller (JohnMiller@mtnvillage.org) and
 5 Jim Mahoney (jmahoney@jdreedlaw.com)
 6 From: John Horn, Doug Hynden, James McMorrان, Casey Rosen and Sandy Lange
 7 Date: November 14, 2019
 8 Re: Lots 126R and 152R
 9 - Conformity With The Comprehensive Plan

10 **SUMMARY**

11
 12 Section 17.12.4.E.1 of the Community Development Code (“CDC”) requires that “*The proposed PUD is in*
 13 *general conformity with the policies, principles and standards set forth in the Comprehensive Plan*”. The
 14 Comp Plan is 99 pages long, now that is a lot of “*policies, principles and standards*”. We have combed
 15 through the Comp Plan in an effort to identify all “*policies, principles and standards*” that are relevant to
 16 this application; as a result of this search we have identified 50 different items, a nice even, and quite
 17 large, number.

18
 19 “[G]eneral conformity with the policies, principles and standards” appears to be best summed up by the
 20 ten Comp Plan excerpts that appear below in Table 1:

21
 22 Table 1

5.8 Page 7	<i>The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. <u>The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.</u></i>
5.6 Page	<i>8. APPROPRIATENESS AND FIT OF LAND USES: <u>Land uses envisioned by the Comprehensive Plan are designed to “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments.</u> Through detailed analysis of environmental constraints, topography, access and existing conditions, the town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.</i>
5.7 Page 5	<i><u>But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village’s exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them</u> by suggesting more restrictive zoning on the vast majority of land in the town. <u>The Comprehensive Plan also provides the framework for the creation of a true sense of community.</u></i>
5.27 Page	<i><u>D. Respect the integrity of single family and duplex areas.</u> Any proposed rezoning of single-family and duplex lots should be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.</i>
5.4 Page 34	<i>3. ALPINE CHARACTER PRESERVATION: <u>Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family</u></i>

	<u>neighborhoods.</u> <i>Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village’s landscape, integral to creating the open, tranquil alpine ambiance that it is known for.</i>
5.5 Page 35	7. GATEWAYS: <u>Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else,</u> <i>from the time one arrives until the time ones leaves.</i>
5.25 Page 38	<i>e. <u>Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate</u> and provide additional design considerations as needed.</i>
5.11 Page 9	<u>9. Better sustainability can be achieved by:</u> <ul style="list-style-type: none"> • <u>Concentrating development in high density areas</u> <i>to achieve economic sustainability and vibrancy;</i> • <u>Protecting residential neighborhoods;</u> • <u>Maintaining the pristine and quiet character of the community.</u>
5.16 Page 18	<u>3. Mountain Village is a community where small-town values are important and people can make social and emotional connections.</u> <i>The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.</i>
5.30 Page 50	<u>Focus high density, mixed-use development in Mountain Village Center</u> <i>by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.</i>

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Based on the above ten items two things appear to be beyond question:

- A. **“Protecting residential neighborhoods”** is one of the, if not the, paramount goal of the Comp Plan.
- B. High density development belongs in the Mountain Village Center Subarea.

If protecting residential neighborhoods is the paramount goal of the Comp Plan, then defining the Country Club Dr. neighborhood appears to be of paramount importance. Fortunately, the Comp Plan appears to do an excellent job of defining the neighborhood in which Lots 126R and 152R are located. Based on the Comp Plan’s Mountain Village Center Subarea Plan Map it is clear that (i) all the Country Club Dr. single-family home lots and Lots 126R and 152R **lie outside of the Village Center Subarea** and (ii) the Peaks, See Forever Village and Lots 122 and 123 **all lie within the Village Center Subarea**; in other words, these groups (i) and (ii) lie in different neighborhoods. This conclusion is bolstered by the dictionary definitions of “neighborhood” and “community” discussed below.

The bottom line is that the Comp Plan makes clear that Lots 126R and 152R lie within a single-family neighborhood and that the character and tranquility of that single-family neighborhood must be respected and preserved by ensuring that development on Lots 126R and 152R is compatible with the single-family neighborhood.

DISCUSSION

1. Section 17.12.4.E.1 of the Community Development Code (“CDC”) requires:

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

51
52 As noted in Exhibit NTC-3, the analysis of this criterion is likely the most critical factor in the review of
53 the application. In fact, we believe that the analysis is so critical that it makes most sense to dedicate
54 this entirely separate memorandum to address this criterion.

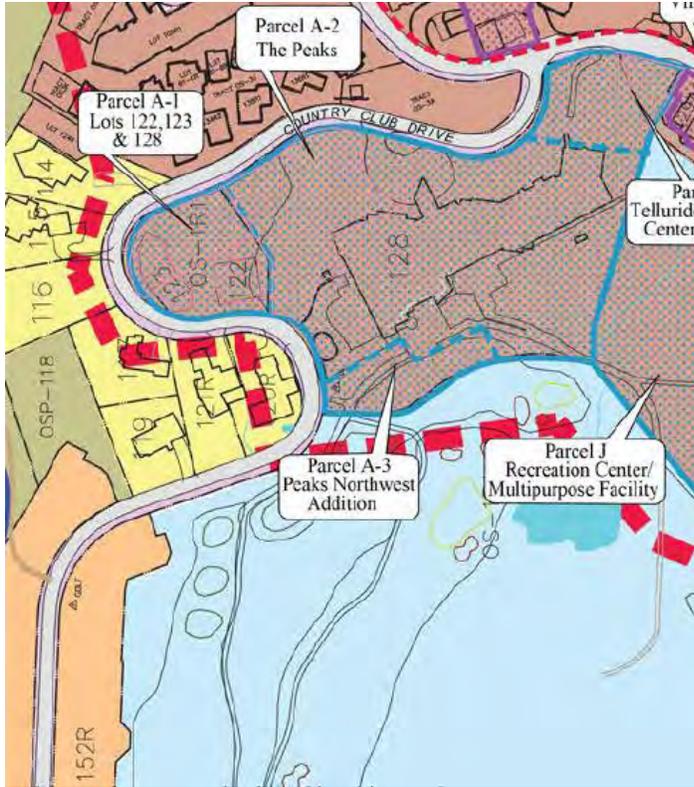
55
56 2. In the Executive Summary portion of the Town’s “Mountain Village Comprehensive Plan” (“Comp
57 Plan”) it states:

58
59 *“But the Comprehensive Plan is not just about economics and money. It clearly recognizes the*
60 *importance of Mountain Village’s exceptional residential neighborhoods and their*
61 *interconnections with ski runs and golf fairways.”*

62
63 In Table 2 below you will find 50 excerpts from the Comp Plan that are relevant to this application, 50
64 excerpts that appear to clearly establish the paramount importance of the fact that any future
65 development in the Mountain Village must be compatible with the surrounding neighborhood. After you
66 finish reading this memorandum, we hope you will agree that a 207,570 square foot 58-unit
67 condominium project on Lots 126R and 152R is simply not compatible with the surrounding single-family
68 neighborhood and that its density must be reduced to a level that is compatible with the 1.78 units per
69 acre of the neighborhood.

70
71 3. In order for a development to be compatible with its surrounding neighborhood, it would seem we
72 must first define what constitutes the neighborhood. Fortunately, the Comp Plan appears to do an
73 excellent job of defining the neighborhood in which Lots 126R and 152R are located. In the following
74 drawing please find the portion of the Comp Plan’s Mountain Village Center Subarea Plan Map that is
75 relevant to this application:

76



A review of this portion of the map shows that in this area (i) Country Club Dr. forms the norther boundary of the Mountain Village Center and (ii) a line starting just below where the golf course cart path intersects Country Club Dr. forms the western boundary of the Mountain Village Center. Clearly, (i) all the Country Club Dr. single-family home lots and Lots 126R and 152R lie **outside of the Village Center Subarea** and (ii) the Peaks, See Forever Village and Lots 122 and 123 all **lie within the Village Center Subarea**. The Comp Plan states (at page 36) *“As testing progressed, various parcels were placed into logical geographic groupings, — subareas — so that they could be considered more holistically.”* The Comp Plan is clear, the Peaks, See Forever Village and Lots 122 and 123 all lie within one *“logical geographic grouping -- subareas”* and the Country Club Dr. single-family homes lie in another.

99

Based on this line and this quote, it is hard

100 to comprehend how anyone could argue the Peaks, See Forever Village and Lots 122 and 123 on the one
 101 hand and the Country Club Dr. single-family home lots and Lots 126R and 152R on the other hand are
 102 part of the same neighborhood.

103
 104 As further support for this conclusion, please note that there is no definition of “neighborhood” in either
 105 the Comp Plan or the CDC, accordingly we must look elsewhere for a definition. The online Merriam-
 106 Webster defines “neighborhood” as follows:

107

Definition:	Applicability To This Matter
<i>“neighborhood</i>	
<i>noun</i>	
<i>neigh·bor·hood</i> \ 'nā-bār-,hūd \	
<i>Definition of neighborhood</i>	
<i>1 : neighborly relationship ... a closer feeling of brotherhood, a more efficient sense of neighborhood ... — Nathaniel Hawthorne</i>	As expressed in emails and testified to on July 18 th by persons with homes on Country Club Dr., they and their families have developed personal relationships with most of the other families who live in the single-family homes on the street; <i>“neighborly relationships”</i> if you will. No one spoke of similar relationships being

	developed with owners in either the Peaks or See Forever.
<i>2 : the quality or state of being neighbors : PROXIMITY "... refugees from the country, driven by fear or the neighborhood of armies."— F. L. Paxson</i>	These families describe how they walk their dogs together in the morning, hike, ski and golf together, and share dinner and cocktails with the other single-family homeowners. No one speaks of similar interactions with owners in either the Peaks or See Forever.
<i>3</i>	
<i>a : a place or region near : VICINITY . . . "traveled to a place somewhere in the neighborhood of that city"</i>	This portion of the definition does not appear to be relevant.
<i>b: an approximate amount, extent, or degree cost . . . "in the neighborhood of \$100</i>	This portion of the definition does not appear to be relevant.
<i>4</i>	
<i>a : the people living near one another . . . "The whole neighborhood heard about it.</i>	From a practical perspective, there is no physical interaction, commonality or relationship between the families that live in the single-family homes and the people who live in the Peaks and See Forever.
<i>b: a section lived in by neighbors and usually having distinguishing characteristics . . . "lived in a quiet neighborhood"</i>	The day-to-day rhythms of life (i.e. "distinguishing characteristics") in the single-family homes on Country Club Dr. and life in the Peaks and See Forever could not be more different. In one you know the names of your neighbors, and their dog, and in the other you rarely see and hardly know your neighbor; and certainly, the two groups have little if any interaction.

108
109
110

Microsoft WORD's Smart Lookup function defines neighborhood as follows:

<i>"1. a district, especially one forming a community within a town or city . . . "she lived in a wealthy neighborhood of Boston"</i>	If you ask any owner in the Peaks or See Forever whether they consider themselves to be a member of the Country Club Dr. single-family neighborhood, then it appears that any intellectually honest answer would be a resounding no. Similarly, if you ask any owner of a Country Club Dr. single-family home whether they consider the Peaks or See Forever to be a part of their
---	--

	neighborhood, then the answer would also be a resounding no. These apparently immutable facts should strongly considered by Council.
--	--

111
 112 In view of the significance of the word “community” in defining “neighborhood”, it would appear that it
 113 is important to understand how WORD’s Smart Lookup function defines “community”:
 114

<p><i>“1. a group of people living in the same place or having a particular characteristic in common. “the scientific community”</i></p> <p><i>Synonyms: group, section, body, company, set, circle, clique, coterie, ring, band, faction, gang, bunch</i></p>	<p>As discussed above, the families in the Country Club Dr. single-family homes have much in common with each other, and very little, if anything, in common with condominium owners in the Peaks or See Forever relative to the issue of defining the “neighborhood”.</p>
<p><i>2. a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals. “the sense of community that organized religion can provide”</i></p>	<p>As discussed above, “a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals” clearly exists among the families in the Country Club Dr. single-family homes, a feeling and sharing that does not extend to the owners in the Peaks or See Forever.</p>

115
 116 Based on these definitions it is hard to comprehend how anyone could argue the Peaks, See Forever
 117 Village and Lots 122 and 123 on the one hand and the Country Club Dr. single-family home lots and Lot
 118 126R and 152R on the other hand are part of the same neighborhood.

119
 120 4. Several times in its narrative the developer asserts the concept that its proposal constitutes a
 121 **“transitional multi-family project based on the underlying Multi-family Zone District that fits within the**
 122 **development pattern of the area, with higher density at See Forever, The Peaks, Lots 122 and 123 and**
 123 **the La Montagne Project transitioning to single-family properties in the area.”** The implication is that
 124 providing a **“transitional multi-family project”** is relevant or significant under either the CDC or the
 125 Comp Plan, or both. A word search for “transitional” in the CDC results in 14 hits, none of which even
 126 remotely relate to this concept, instead the term is only used in reference to design issues such as
 127 plantings, road grades and window openings. A word search for “transitional” in the Comp Plan results
 128 in 3 hits, none of which even remotely relate to this issue. The bottom line appears to be that any
 129 discussion of the transitional value of the proposed development is irrelevant in terms of the CDC and
 130 Comp Plan criteria.

131
 132 Despite the irrelevance of transitioning, it is probably helpful to point out that members of the
 133 neighborhood were mystified by the assertion that the project provided a “good transition” from
 134 Country Club Drive’s single-family neighborhood to the high-density Peaks and See Forever projects.
 135 There is a saying that “beauty lies in the eyes of the beholder”. While to an extent it can be argued that
 136 “what constitutes a ‘good transition’ lies in the eyes of the beholder”, ultimately every position must
 137 have a sound factual basis and there appears to be no basis for the claim that this project provides a
 138 good transition. It is hard to comprehend, impossible some might say, how anyone can conclude that a

139 condominium project with 7.15 times the density of the single-family homes on the east and west of it
 140 qualifies as a “good transition”. On a relative scale 58 units is clearly better than 164 units, but **on an**
 141 **absolute scale (and that is the scale by which this proposal must be measured)** 58 units is still vastly
 142 incompatible with the neighborhood. On an absolute scale the density of the project must be reduced to
 143 the range of 1.78 residences per one acre in order to be compatible with the neighborhood.
 144

145 5. With the above foundation, let us now address the application’s “*general conformity with the policies,*
 146 *principles and standards set forth in the Comprehensive Plan*”. To accomplish this, we have attempted to
 147 identify what appear to be the portions of the Comp Plan that are relevant to this application, we have
 148 identified 50 items. It may be determined that other portions of the Comp Plan are relevant and, if that
 149 is the case, then we request the opportunity to address them. So here we go.
 150

151 Table 2

Item & Page #	Comp Plan	Comments
5.1 Page 18	<p>3. <u>Development strikes the appropriate balance</u> between the needs of Mountain Village and the resort so that neither dominates nor has an adverse impact on the other. <u>Maintaining this balance is central to retaining and preserving</u> the essential attributes of Mountain Village as an <u>appropriately-scaled, attractive alpine community.</u></p>	<p>5.1.1 When you boil the substantive issues down to their most basic, basic level, the controlling issue is pretty simple, Council must “<i>strike the appropriate balance</i>” between the health, safety, welfare and quality of life of all members of the Mountain Village community for generations to come against the level of profit the developer of the property may achieve; yes it is just that simple. In doing so the Comp Plan requires the Council to preserve “<i>the essential attributes of Mountain Village as an appropriately-scaled, attractive alpine community</i>”. As discussed elsewhere in the Comp Plan, preserving single-family neighborhoods is one of the “<i>the essential attributes of Mountain Village</i>” and a 207,570 square foot project with 58 units is not “<i>appropriately-scaled</i>” for the Country Club Dr. single-family neighborhood in which it is proposed to be located.</p>
5.2 Page 22	<p>6. <u>Locating development near transportation nodes is a key consideration</u> in preserving the environment and Mountain Village’s quality of life.</p>	<p>5.2.1 In its narrative the developer states “<i>The La Montagne Project will provide a shuttle to transport owners and guests to key areas in Mountain Village (Village Center, Town Hall, etc.)</i>”. If “<i>a shuttle to transport owners and guests to key areas in Mountain Village</i>” is necessary, then it seems hard to claim the proposed</p>

		development is “near transportation nodes” as required by the Comp Plan.														
5.3 Page 22	1. Mountain Village promotes actions that preserve and protect the environment and natural resources, locally and globally.	5.3.1 As a community Mountain Village is either going to put its proverbial “money where its mouth is” or it is not. The proposed design presses up against the wetlands and is likely to choke off the subsurface wetland water source which does not seem to “preserve and protect the environment and natural resources” and, therefore, is contrary to the Comp Plan.														
5.4 Page 34	<p>3. ALPINE CHARACTER PRESERVATION: <u>Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods.</u> Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village’s landscape, integral to creating the open, tranquil alpine ambiance that it is known for.</p> <p>As shown per the Land Use Plan, <u>these areas may include higher density development such as multiunit buildings</u> and tourism-related amenities <u>as long as their aesthetic is secondary to the surrounding landscape.</u></p>	<p>5.4.1 This provision could not be any clearer and the single-family homeowners on Country Club Dr. are simply asking that its “very stable” single-family neighborhood not be changed by a Council decision. Contrary to this provision, a 207,570 square foot project with 58 units will dramatically and forever change the character of this neighborhood in a very negative manner.</p> <p>5.4.2 Yes multiunit buildings are contemplated in this area, but only “as long as their aesthetic is secondary to the surrounding landscape.” The narrative shows the following square footage:</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Saleable Condos North SF</td> <td>92,490</td> </tr> <tr> <td>Saleable Condos South SF</td> <td>47,580</td> </tr> <tr> <td>4 Employee. Apt.</td> <td>10,000</td> </tr> <tr> <td>80 North Parking Spaces</td> <td>32,000</td> </tr> <tr> <td>38 South Parking Spaces</td> <td>23,000</td> </tr> <tr> <td>Clubhouse</td> <td>2,500</td> </tr> <tr> <td>Total SF</td> <td>207,570</td> </tr> </table> <p>It is hard to comprehend how the aesthetic of a 207,570 square foot development with 58 units “is secondary to the surrounding landscape”; based on the renderings contained in the developer’s narrative, the development certainly does not appear to be secondary.</p> <p>5.4.3 And let us not forget that “multiunit” only means greater than one, and how</p>	Saleable Condos North SF	92,490	Saleable Condos South SF	47,580	4 Employee. Apt.	10,000	80 North Parking Spaces	32,000	38 South Parking Spaces	23,000	Clubhouse	2,500	Total SF	207,570
Saleable Condos North SF	92,490															
Saleable Condos South SF	47,580															
4 Employee. Apt.	10,000															
80 North Parking Spaces	32,000															
38 South Parking Spaces	23,000															
Clubhouse	2,500															
Total SF	207,570															

		much greater than one is limited by the requirement that it is compatible with the surrounding single-family neighborhood.
5.5 Page 35	7. GATEWAYS: <u>Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else, from the time one arrives until the time ones leaves.</u>	5.5.1 Ask any family in the Country Club Dr. single-family neighborhood and they will tell you loudly and clearly that for them “Living in and visiting Mountain Village is all about a lifestyle and experience that can be found nowhere else”. And in their next breath they will implore you to help them preserve the “lifestyle and experience” of the neighborhood they cherish so dearly and not ruin it by allowing an incompatible development.
5.6 Page	8. APPROPRIATENESS AND FIT OF LAND USES: <u>Land uses envisioned by the Comprehensive Plan are designed to “fit” into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments.</u> Through detailed analysis of environmental constraints, topography, access and existing conditions, the town will achieve the delicate balance between preserving its existing strengths while providing new amenities necessary to improve year-round economic vibrancy.	5.6.1 At 207,570 square feet with 58 units the proposal neither fits “into the surrounding neighborhood” nor ensures an “appropriate scale and context to their surrounding natural and built environments.” This mandate cannot be any clearer, we only ask Council to follow it.
5.7 Page 5	<u>But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village’s exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.</u>	5.7.1 As discussed above, when you boil the substantive issues down to their most basic, basic level, the controlling issue is pretty simple, Council must “strike the appropriate balance” between the health, safety, welfare and quality of life of all members of the Mountain Village community against the level of profit the developer of the property may achieve. This excerpt of the Comp Plan is crystal clear, this community and the “the Comprehensive Plan is not just about economics and money.” Instead, this community and the Comp Plan recognize “the importance of Mountain Village’s exceptional residential neighborhoods and . . . [the] tranquility and extraordinary views that make Mountain Village unique . . . and it seeks to protect them”. Once again, this mandate cannot be any clearer, we only ask to Council to follow it.

<p>5.8 Page 7</p>	<p><i>The Comprehensive Plan is the adopted advisory document that sets forth the Mountain Village Vision and the way to achieve the vision through principles, policies and actions. <u>The Comprehensive Plan is intended to direct – the present and future – physical, social and economic development that occurs within the town. In short, the Comprehensive Plan defines the public interest and the public policy base for making good decisions.</u></i></p>	<p>5.8.1 When the Comp Plan was adopted in 2011 it was only advisory, but with the adoption of the CDC in 2013 it became mandatory pursuant to Section 17.12.4.E.1 which states:</p> <p style="padding-left: 40px;"><i>“1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;”</i></p> <p>Based on the discussion throughout this and the other “Exhibit NTC” memorandums it appears <i>“the public interest and the public policy”</i> defined by the Comp Plan requires the development to be scaled down from 58 units to a size and density compatible with the 1.78 units per acre density of the single-family neighborhood that surrounds it.</p>
<p>5.9 Page 7</p>	<p><i>The Comprehensive Plan does not regulate zoning on a property; it is advisory and does not have the force and effect of law. <u>The Comprehensive Plan can become a part of the town’s laws by amending the LUO to require “general conformance” with the Comprehensive Plan for certain development applications, such as subdivisions, rezonings, density transfers, Planned Unit Developments (PUD) or other discretionary development review applications. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, polices and actions contained in the Comprehensive Plan and need not require with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.</u></i></p>	<p>5.9.1 As discussed in 5.8.1 above, the Comp Plan became part of the Town’s mandatory laws with the adoption of the CDC in 2013 and, consequently, <i>“general conformance’ with the Comprehensive Plan”</i> is required for <i>“Planned Unit Developments (PUD)”</i> and <i>“the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, polices and actions contained in the Comprehensive Plan”</i>. Based on the discussion throughout this and the other “Exhibit NTC” memorandums it appears that requiring this development to be compatible with the surrounding single-family neighborhood is required by the Comp Plan when viewed in the context of <i>“the entirety of the goals, polices and actions contained in the Comprehensive Plan”</i>.</p>
<p>5.10 Page 9</p>	<p><i>Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.</i></p>	<p>5.10.1 In their joint campaign letter Mayor Benitez and Councilmember Caton pointed out:</p>

	<p><u>Simply put, sustainable planning seeks outcomes that provide improved environmental health, economic health and social health.</u> These three pillars of sustainability, as they are often called, are especially relevant at the community planning level, where decisions regarding protection of the environment and environmental initiatives can have far-reaching impacts on economic and social health and vice versa. It is the intention and objective of Mountain Village to uphold the highest level of environmental, social and economic sustainability in guiding the next 30 years, so that the town can:</p> <ol style="list-style-type: none"> 1. <u>Promote a rich social fabric</u> within the community; 2. Create a vibrant year-round economy; and 3. Enhance protection while reducing negative impacts on the town’s natural environment. 	<p>“One measure of increased vitality is the 40.7% increase in our hotels, restaurants, and retail revenues. Those revenues went from \$69.9 million in 2014 to \$98.4 million in 2019, marking a sharp increase in our local economy! <u>This increase in vitality must also be managed so as not to overshadow the livability of our town.</u> We continue to commit to that balance.”</p> <p>Clearly the Town’s economy is growing and doing well. Jamming 207,570 square feet with 58 units development into the Country Club Dr. single-family neighborhood will negatively impact the “livability of our town” in a dramatic manner and so it is incumbent on the Council to scale back the size of this project to ensure it is compatible with the single-family neighborhood and, thereby, preserve the “rich social fabric” and “livability of our town”.</p>
<p>5.11 Page 9</p>	<p><u>9. Better sustainability can be achieved by:</u></p> <ul style="list-style-type: none"> • <u>Concentrating development in high density areas</u> to achieve economic sustainability and vibrancy; • <u>Protecting residential neighborhoods;</u> • <u>Maintaining the pristine and quiet character of the community.</u> 	<p>5.11.1 High density is and should be concentrated in the Village Center Subarea because the synergy created by concentrating development results in a vibrancy that can never be achieved by scattering high density 58-unit projects such as La Montagne outside the Village Center Subarea.</p> <p>5.11.2 Once again, the “Protecting residential neighborhoods” and “Maintaining the pristine and quiet character of the community” excerpts could not be more crystal clear and controlling, and the single-family homeowners on Country Club Dr. are simply asking that these provisions be applied to their neighborhood.</p>
<p>5.12 Page 15</p>	<p><u>Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations.</u></p>	<p>5.12.1 Yes, the residents of the Country Club Dr. single-family neighborhood “have high expectations for the future” of their community and their neighborhood and they are asking their Town Council follow</p>

		the dictates of the Comp Plan and assist them in meeting their expectations.
5.13 Page 16	<p><i>UNIVERSAL VISION STATEMENT</i></p> <p><i>Mountain Village</i> is a vibrant, healthy town that <i>provides a high quality of life and experiences for full-time and part-time residents</i> and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.</p>	<p>5.13.1 On page 15 the Comp Plan states “the <i>Vision Statements convey the community’s priorities for preserving what makes Mountain Village unique and desirable while improving and evolving in order to remain a top resort destination and outstanding place to live.</i>” That being the case, then it appears that providing a “high quality of life and experiences for full-time and part-time residents” should be a priority for the Council. Ask any person who calls the Country Club Dr. single-family neighborhood home and they will readily tell you Mountain Village currently provides them with a “high quality of life”, and in the next breath they will confirm that a 207,570 square foot development with 58 units will go a long way towards ruining their quality of life.</p>
5.14 Page 18	<p><i>1. Mountain Village is a walkable, pedestrian friendly community</i> where diverse, interconnected neighborhoods and a vibrant commercial center are bordered by open space, outdoor recreation amenities, and other land uses that support a sustainable community.</p>	<p>5.14.1 The existing dangerous vehicle/bicycle/pedestrian situation that engulfs Country Club Dr. from the Mountain Village Blvd. intersection down to Lots 126R and 152R is well documented. The road design of Country Club Drive is fundamentally and permanently limited and will never be able to handle the increased impacts resulting from the excessive amount of density proposed in La Montagne, and no amount of calming measures (e.g. flashing speed signs, bicycle lanes, pedestrian sidewalks that are covered by snow 4-5 months a year, etc.) will sufficiently mitigate the road’s limitations; accidents have already happened on this section of roadway and so please do not make a bad situation worse.</p> <p>5.14.2 Adding any level of development that is not compatible with the existing single-family neighborhood will only serve to needlessly exacerbate the already dangerous situation. If the proposed excessive density is approved then, unfortunately, it is likely only a matter of</p>

		time before disaster strikes. It appears the only rational and responsible action Council can take is to limit any development on the property to a level that is compatible with the existing single-family neighborhood.
5.15 Page 18	<i>1. The relationship between <u>Mountain Village’s natural and built environments creates a sense of place and authentic small-town charm</u> unique to the region.</i>	5.15.1 It is hard to imagine how plunking down a 207,570 square foot development with 58 units in the middle of the Country Club Dr. single-family neighborhood will do anything but ruin any “ <i>sense of place and authentic small-town charm</i> ” that currently exists in the Country Club Dr. single-family neighborhood.
5.16 Page 18	<i>3. <u>Mountain Village is a community where small-town values are important and people can make social and emotional connections.</u> The community character of Mountain Village complements Telluride; it recognizes and embraces its distinctions and similarities.</i>	5.16.1 As noted earlier, in emails from and testimony on July 18 th by persons with homes on Country Club Dr., they and their families have developed close personal relationships with most of the other families who live in the single-family homes on the street; “ <i>social and emotional connections</i> ” reflecting “ <i>small-town values</i> ” if you will. If approved, the proposed development will tear apart the very fabric of these “ <i>small-town values</i> ”.
5.17 Page 22	<i>1. <u>Mountain Village</u> has a low-impact, environmentally friendly transportation system that <u>provides safe, convenient travel options for pedestrians, cyclists and motorists to the ski area facilities, parking facilities, commercial centers, and throughout Mountain Village and the region. The gondola remains an important transportation link to Telluride.</u></i>	5.17.1 As discussed in paragraph 5.14.2 above, adding any level of development that is not compatible with the existing single-family neighborhood will only serve to needlessly exacerbate the already dangerous “ <i>pedestrians, cyclists and motorists</i> ” situation which is contrary to the requirement to provide “ <i>safe, convenient travel options for pedestrians, cyclists and motorists</i> ”. Nothing will be safe if 58 units are added to Country Club Dr.
5.18 Page 22	<i>3. <u>Pedestrian and bike routes provide safe, nonvehicular connections</u> between neighborhoods and activity and community centers.</i>	5.18.1 Same as paragraph 5.17.1 above.
5.19 Page 25	<i>1. The Mountain Village town government is responsive, accountable and accessible. It acts with honesty, integrity, respect and professionalism.</i>	5.19.1 We all look forward to continue working with a “ <i>responsive, accountable and accessible</i> ” Council and Town staff who act with “ <i>honesty, integrity, respect and professionalism</i> ” in a thorough, open and transparent process.

<p>5.20 Page 27</p>	<p><u>The principles, policies and actions for each element are the most important part of the Comprehensive Plan because they represent how the community wants to move forward in order to implement the Mountain Village Vision.</u> <i>The Comprehensive Plan Elements provide a policy base by which decisions can be made and recommendations provided. More so, each element is multifaceted, with the main intent to guide Mountain Village toward achieving a desired future state and provide specific guidance on the economic, physical, social, recreational and cultural development of the town. The Comprehensive Plan Elements also intend to:</i></p>	<p>5.20.1 This excerpt highlights the importance of the Comp Plan to the Council’s decision-making criteria” <i>because they represent how the community wants to move forward in order to implement the Mountain Village Vision.</i>” By this point in your review it is likely to be clear that preserving the quality of life of the Town’s residents is the paramount criteria in the Council’s review of this application. Accordingly, it would appear that preserving the Country Club Dr. single-family neighborhood is the paramount criteria for the Council to address.</p>
<p>5.21 Page 27</p>	<p>1. <i>Provide a policy guide for the Town Council, DRB and staff in evaluating certain development proposals.</i></p>	<p>5.21.1 Further confirmation of the importance of the Comp Plan in guiding the DRB’s and Council’s decision-making criteria in their review of this application.</p>
<p>5.22 Page 27</p>	<p>3. <u>Provided information</u> <i>to citizens, visitors, regional communities and developers on how Mountain Village will reach the Mountain Village Vision.</i></p>	<p>5.22.1 Puts the developer and the residents of the Town on notice as to the importance of the Comp Plan to the Council’s decision-making criteria in Council’s review of this application.</p>
<p>5.23 Page 38</p>	<p>B. <i>The following land use classification policies shall be applied to the Land Use Plan.</i> <u>1. Single-Family and Duplex</u> <u>b. Minimize environmental impacts and ensure development fits into and blends with the existing environment and character of the area.</u> <i>e. Create new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions of a site, and avoids land with development constraints.</i> <u>f. Respect the integrity of single family and duplex areas.</u> <i>Any proposed rezoning of single-family and duplex-zoned lots must be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.</i></p>	<p>5.23.1 This excerpt appears to remove any doubt as to the requirement to preserve the Country Club Dr. single-family neighborhood by ensuring the proposed development “fits into and blends with the existing environment and character of the area”. It is hard to fathom how the Comp Plan could be any clearer; the directive to “Respect the integrity of single family and duplex areas” bolsters this requirement.</p> <p>5.23.2 As Councilperson Caton pointed out on KOTO’s July 30, 2019 Off The Record Program, affordable housing must be viewed as part of our community’s infrastructure. Clearly, we currently have a shortage of affordable housing and new high-density developments such as La Montagne will only add to the problem if they do not fully and completely mitigate the impacts they create. In the developer’s narrative it states “The estimated number of employees being generated from the</p>

		<p><i>development is also being reduced by approximately 203 employees (92% reduction).” If you do the math it appears that at a minimum the developer is short two employee apartments under the current proposal.</i></p> <p>Furthermore, as mentioned elsewhere, now may be an ideal time for the Town to reassess and determine the physical capacities (and therefore the level of new development those capacities can serve) of all the “<i>public facilities and services</i>” it owns and manages (e.g. roads, water, sewer, CATV, gondola, etc.).</p>
<p>5.24 Page 38</p>	<p>2. Multiunit a. <u>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.</u></p>	<p>5.24.1 This excerpt is the ONLY result from a word search of the Comp Plan for the terms “126”, “152” and “Rosewood”.</p> <p>5.24.2 Clearly a “<i>multiunit</i>” project is contemplated on Lot 126, but remember, as little as a duplex or two detached single-family condominium dwellings constitute a “<i>multiunit</i>” project. The point is that nothing in this excerpt suggests that the “<i>multiunit</i>” project on this site should be as massive as 207,570 square feet with 58 units and commercial uses. Instead, as overwhelmingly required by the numerous other provisions of the Comp Plan cited in this memorandum, the “<i>multiunit</i>” project on this site must be compatible with the existing single-family neighborhood and it is up to the Council to determine what is appropriate.</p>
<p>5.25 Page 38</p>	<p>c. <i>Consider minimizing environmental impacts and <u>ensure development fits into and blends with the existing environment and character of the area.</u></i></p> <p>e. <u>Consider revisiting all uses allowed in multiunit areas to ensure such uses are appropriate and provide additional design considerations as needed.</u></p> <p>f. <u>Create new subdivision regulations to ensure that all development provides adequate infrastructure, fits into the natural conditions</u></p>	<p>5.25.1 Just as with the excerpt cited in 5.24 above, these three excerpts appear in the “Multiunit” section of the Land Use Plan Polices portion of the Comp Plan. As such they are the provisions that are most focused on multiunit projects such as this.</p> <p>5.25.2 In its narrative the developer states:</p> <p><i>“It is not practicable to provide setbacks to the wetland areas given the narrow width of Lot 152R and the underlying zoning that</i></p>

	<p><i>of a site, and avoids land with development constraints.</i></p>	<p><i>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 replatted approximately three times without any general easement on the golf course which the project team believes is due, in part, to 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 with approximately ten feet of clearance.”</i></p> <p>The reality is that there is a simple solution to all these problems identified by the developer, in fact it is a solution that is required by these three excerpts, reduce the density of the project. Reducing the density will “ensure development fits into and blends with the existing environment and character of the area” and ensure the development “fits into the natural conditions of a site, and avoids land with development constraints.” The Council must ask itself, with respect to protecting the environment is this Town going follow the dictates of the Comp Plan or merely pay lip service to them?</p> <p>5.25.3 This multiunit site is currently zoned for 164 units; this excerpt requires the Town to revisit the uses on this site to “ensure such uses are appropriate and</p>
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		<i>provide additional design considerations as needed.” Everyone, including the developer, agrees the existing 164-unit project is not appropriate. Similarly, everyone, except the developer, agrees the proposed 207,570 square feet with 58 units are not appropriate either.</i>
5.26 Page 40	<i>B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.</i>	5.26.1 Same as 5.9.1 above.
5.27 Page	<i>D. Respect the integrity of single family and duplex areas. Any proposed rezoning of single-family and duplex lots should be considered exceptional and must meet specific conditions, such as separation and buffering from other single-family and duplex lots.</i>	5.27.1 This excerpt could not be any clearer and the single-family homeowners on Country Club Dr. are simply asking that this provision be applied to their neighborhood. It is hard to imagine how a 207,570 square foot development with 58 units respect the integrity of the exiting Country Club Dr. single-family area.
5.28 Page 40	<i>G. Require a rezoning, PUD, subdivision or density transfer to meet the following criteria:</i> <i>6. The proposal will meet the following or equivalent standards:</i> <i>b. Ensure appropriate scale and mass that fits the site(s) under review.</i> <i>c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.</i> <i>d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.</i>	5.28.1 While a 207,570 square foot development with 58 units may physically fit on the site (barely-see paragraph 5.25.2), it certainly does not fit with the character of the neighborhood. 5.28.2 As discussed in 5.25.2 above, with respect to wetlands this proposal does not “Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical”. 5.28.3 It should be noted there is no target density for Lots 126R and 152R, they are merely labeled “multiunit”; and as we know, as little as a duplex or two detached single-family condominium dwellings constitute a “multiunit” project. 5.28.4 Due to the flaw in the current process, at this point in time it is impossible to identify “all site-specific issues” making it impossible to address them “to the satisfaction of the town”.

<p>5.29 Page 41</p>	<p><i>I. Mountain Village promotes a land use pattern, as envisioned by the Comprehensive Plan, that provides economic and social vibrancy, maintains a minimum of 60% open space, and better protects and preserves open space areas as shown on the Land Use Plan. The following policies and actions should be considered by Town Council:</i></p> <p><i>I. Create two separate processes for creating a PUD: (i.) a site specific PUD process that evaluates detailed engineered and architectural plans; and (ii.) a master phased PUD (MPPUD) process that considers large phased PUDs which implement the policies of the Comprehensive Plan with detailed architectural and engineered plans provided in phases over time with the assurance the criteria outlined in G above will be met at a future date.</i></p>	<p>5.29.1 This application involves a SPUD and, therefore, requires the developer to provide “detailed engineered and architectural plans” for evaluation in order to create a “site-specific development plan” as required by CDC Section 17.4.12.B.1.a. However, contrary to this requirement, the developer is not providing “detailed engineered and architectural plans” for the North Site. Consequently, the developer should be required to provide “detailed engineered and architectural plans” for the North Site before this process can proceed any further.</p>
<p>5.30 Page 50</p>	<p><u>Focus high density, mixed-use development in Mountain Village Center</u> by significantly increasing the hotbed inventory to improve the overall economic viability and activity in Mountain Village Center and the town as a whole.</p>	<p>5.30.1 This excerpt could not be any clearer, “Focus high density” in the Mountain Village Center, not in the middle of low-density single-family neighborhoods such as Country Club Dr. At a density of 12.66 units/acre the proposed 207,570 square foot development with 58 units and commercial space certainly qualifies as a “high density, mixed-use development” that belongs in the Mountain Village Center, not in the Country Club Dr. single-family neighborhood.</p>
<p>5.31 Page 50</p>	<p><i>Improved traffic circulation with a roundabout at the intersection of Mountain Village Boulevard and Country Club Drive.</i></p>	<p>5.31.1 This is evidence of the fact that the Town has been aware of the existing dangerous vehicle/bicycle/pedestrian situation that engulfs Country Club Dr. since the time the Comp Plan was adopted; please do not make it worse by approving a high-density project.</p>
<p>5.32 Page 50</p>	<p><i>Prioritize pedestrian circulation to and within Mountain Village Center.</i></p>	<p>5.32.1 Please do not make it worse by approving a high-density project.</p>
<p>5.33 Page 72</p>	<p><u>There is an emphasis throughout the Comprehensive Plan to protect the natural landscape that is found within and around Mountain Village.</u> <i>The visitor experience that draws so many people to Mountain Village would not be possible without the town’s spectacular setting. But</i></p>	<p>5.33.1 The Telluride Golf Course is one of the premier amenities to both Mountain Village residents and guests and so it is hard to understand how the 48’ foot high corridor-like effect (yikes-yes 48’) created by the virtually solid row of buildings (due to building overlapping) on Lot 152R can</p>

	<p><u>it is not only the aesthetic appeal of the area’s natural resources that make their protection so important, it’s their role in maintaining regional ecological health that make conservation policies so significant to Mountain Village’s future.</u> <i>The natural areas found throughout Mountain Village provide important wildlife habitat for a myriad of alpine-dwelling species; <u>the wetlands ensure that the hydrology of the area is protected</u>; and the riparian corridors provide important habitat linkages to the national forest that surrounds Mountain Village. <u>Wetlands and riparian areas provide several key functions and values</u> including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow. The following principles, policies and actions provide a foundation to <u>protect natural resources within and around Mountain Village</u> and recognize the role that the town plays in sharing this responsibility with neighboring communities, public agencies, nongovernmental organizations and other regional partners.</i></p>	<p>be viewed as protecting “<i>the natural landscape that is found within and around Mountain Village.</i>” Similarly, the northern edge of the Lot 152R buildings create a 30’ to 35’ corridor-like effect along Country Club Dr., once again it is hard to understand how that can be viewed as protecting “<i>the natural landscape that is found within and around Mountain Village.</i>”</p> <p>5.33.2 , A design that (i) pushes the buildings as close to the lot lines as possible, (ii) presses up against the wetlands, (ii) is likely to choke off the subsurface wetland water source and (iv) is totally out of character with the single-family lots that surround it, appears to show little regard for preserving “<i>the area’s natural resources</i>” despite the fact they are necessary for providing “<i>several key functions and values including wildlife habitat, water quality protection, floodwater attenuation, and maintenance of surface water flow.</i>”</p>
<p>5.34 Page 72</p>	<p><u>I. Mountain Village is committed to the protection of its sensitive natural resources from incompatible development and activities.</u> <i>Town Council should consider the creation of regulations in the LUO and the Design Regulations that include the following policies and actions and also ensure ongoing town monitoring for compliance and protection of sensitive resources.</i></p>	<p>5.34.1 Are we? Is this Town going follow these dictates of the Comp Plan or merely pay lip service to them? The CDC regulations are in place, it only takes leadership and political courage to follow them. The citizens of this community are looking to Council for this leadership and political courage.</p>
<p>5.35 Page 72</p>	<p>WETLANDS AND WATER QUALITY <u>A. Avoid disturbance to wetland areas to the maximum extent possible,</u> and minimize and mitigate impacts where site conditions preclude the ability to avoid wetland impacts. <u>B. Create and adopt wetland regulations based on current planning practices and the Wetlands Management Plan for the Telluride Mountain Village, dated October 1996, that is shown as Exhibit 5 of the EPA Consent Decree under United States District Court for the District of</u></p>	<p>5.35.1 As discussed in paragraph 5.25.2, in its narrative the developer states “<i>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.</i>” The reality is that there is a simple solution to these problems identified by the</p>

	<p>Colorado, Civil Action No. 93-k- 2181 (Management Plan). At a minimum, the wetland regulations should require the following</p> <ol style="list-style-type: none"> 1. <u>Avoid further impacts to wetlands</u> and other waters be avoided, if possible (Section 5.0 of the Management Plan). 2. <u>Avoid of wetland impacts where possible.</u> If avoidance is not possible, minimize and mitigate wetland impacts (Section 5.0 of the Management Plan). 3. Provide a thorough, written evaluation of practical alternatives to any fill, excavation or disturbance of any wetland (Section 5.1.A of the Management Plan). 4. Allow for the reconfiguration of a lot with surrounding lots to avoid wetland impacts if possible (Section 5.1.B of the Management Plan). 5. <u>Design</u> proposed roads, utilities, ski runs and <u>parking facilities to avoid</u>, minimize or mitigate <u>wetland impacts</u> (Section 5.1.C of the Management Plan). 	<p>developer, in fact it is a solution that is required by this excerpt, <u>reduce the density of the project and limit the underground parking on Lot 152R so it does not dry up the wetland’s water source.</u></p> <p>5.35.2 Once again, is this Town going follow these dictates of the Comp Plan to avoid “<u>wetland impacts where possible</u>” or merely pay lip service to them?</p>
<p>5.36 Page 73</p>	<p><u>C. Provide appropriate setbacks to wetland areas where possible.</u></p>	<p>5.36.1 This is easily accomplished, reduce the density of the project. Yet again, is this Town going follow these dictates of the Comp Plan or merely pay lip service to them?</p>
<p>5.37 Page 78</p>	<p><i>Build summer trailhead parking on Country Club Drive at Boomerang and Jurassic Trailheads.</i></p>	<p>5.37.1 Whoa, wait a second, is this a good idea? Do we really want to encourage more traffic on Country Club Dr.? Do we really want to build a parking lot on Tract OS-118, is there even room on the tract once the realigned trail is built? What do the owner of Lot 117 and the developer think of having a parking lot next door?</p>
<p>5.38 Page 83</p>	<p>4. <u>Require</u> all new hotbed site developments, or <u>hotbed site developments that seek a PUD modification or a modification to a development agreement, to provide (i) van, bus or limousine service</u> to pick up guests from the Telluride and Montrose airports; (ii) van or bus service for employees living in surrounding communities outside the Telluride Region; or (iii) provide equitable funds to the town, a transit district, or a cooperative of hotbed developments to the operate a regional transit services.</p>	<p>5.38.1 The nature and scope of this service can only be determined once the density of the project is established. In view of the existing dangerous vehicle/bicycle/pedestrian situation, does the Council really want to approve a 58-unit project that will add more than twice the amount of “van, bus or limousine” traffic that currently exists?</p> <p>5.38.2 This is another reason that this application should be tabled or continued</p>

		until a complete application, including an amended development agreement is provided by the developer.
5.39 Page 83	4. Strive to <u>minimize on-street parking</u> to the maximum extent practical.	5.39.1 Problems with on-street parking on Country Club Dr. already exist at the Peaks, please be sure provisions are in place for this development to ensure <u>zero</u> on-street parking occurs because it will only exacerbate an already very dangerous situation.
5.40 Page 84	<p>E. <u>Ensure</u> the road, <u>sidewalk</u> and trail systems in Mountain Village <u>are maintained</u> and improved, <u>as needed</u>.</p> <p>1. Periodically <u>evaluate</u> road intersection safety and capacity, road maintenance needs, and associated <u>sidewalks</u> and trails installation and maintenance <u>to ensure safe levels of service</u>, overall safety, and the provision of well-maintained roads, sidewalks and trail systems.</p>	<p>5.40.1 This issue has been beaten to death by everyone. The Comp Plan requires the analysis and a solution.</p> <p>5.40.2 There have been many, many winters in which the plowed snowbanks on the north side of Lot 152R stand six to seven feet tall for a good part of the winter. Unfortunately, those snowbanks happen to be located in the exact same place as the sidewalk proposed by the developer; consequently, for three to five months of every year it appears the sidewalk will be impassable and unable <u>“to ensure safe levels of service”</u>.</p> <p>5.40.3 In his October 10, 2019 email to John Miller, the Town’s Public Works Director, Finn Kjome, stated:</p> <p style="padding-left: 40px;"><i>“All road-right-away widths and 16 ft General Easements along the road must remain. It is expected that the GE will <u>be used for snow storage</u>. Landscaping should consider this . . . Sidewalk maintenance responsibility will need to be defined.”</i></p> <p>Mr. Kjome’s comments appear pretty clear, the area where the developer is proposing to locate the sidewalk is expected to <u>“be used for snow storage”</u>. Nothing in the developer’s application addresses <u>“Sidewalk maintenance responsibility”</u>, it seems like that issue is something that would be addressed in the missing PUD development agreement.</p>

<p>5.41 Page 84</p>	<p><u>2. Promote the pedestrian nature of Mountain Village by providing sidewalks along roads where needed in high density areas and provide trails in lower density areas consistent with the Potential Recreation Projects Plan.</u></p> <p><i>a. Maintain plowed sidewalks only in high density areas during the winter months. Sidewalks in low density areas should not be plowed during the winter months.</i></p>	<p>5.41.1 The existing dangerous vehicle/bicycle/pedestrian situation persists year around. The issue presented by the enormous snowdrifts must be addressed.</p> <p>5.41.2 The developer’s narrative acknowledges it does not have either the legal right or the commitment of other “stakeholder” to pay for the sidewalk and, therefore, it may never be built. That is a problem!</p>
<p>5.42 Page 85</p>	<p><u>Local governance is the primary means for a community to realize and protect its vision, express opinions, and protect the public interest, health, safety and welfare.</u></p> <p><u>Responsive governance is creating and maintaining a government that is responsive to the community’s needs and desires.</u> <i>In the end, good, responsive governance makes great communities.</i></p> <p><i>1. Mountain Village Town Council, boards and employees fully embrace and recognize the importance of being an excellent civil servant, with the primary goal of serving the public interest and the overall community.</i></p>	<p>5.42.1 Pretty heady stuff, and VERY, VERY important. This is where the rubber meets the road. The decisions Council makes on this application will have effects for not just years but for generations to come, this is a VERY BIG DEAL. The decisions will not be easy, if they were easy then they would already have been made. No one envies the difficult decision each councilmember is faced with, but the reality is that is what each of you signed up for when you ran for Council. However, the facts and the regulatory criteria appear to make it pretty clear, the proposed development is much too big for the site.</p> <p>If you make the tough decisions today, some people may not be happy with you today, but this community will thank you for generations to come.</p> <p>5.42.2 As members of this community we do not make the rules, Town government makes the rules; and as evidenced by the lengthy memorandums we have submitted, the rules applicable to this project are extensive. We would rather not have to draft such lengthy submittals, but the Town’s lengthy rules leave us no choice. It is likely you would rather not have to review our lengthy submittals, but being a responsive government requires your review, and we deeply appreciate your efforts and commitment.</p>

<p>5.43 Page 86</p>	<p><i>III. All town employees and representatives act with honesty, integrity, respect and professionalism.</i></p> <p><i>A. Maintain high ethical standards and respect in the conduct of all business.</i></p>	<p>5.43.1 Once again, pretty heady stuff and we feel our current Council, DRB and staff reflect these ideals. If the Council provides a thorough, open and transparent process then the dictates of this excerpt will be accomplished. A key to accomplishing this will be ensuring all material discussions on this application will occur in open meetings and not in executive sessions.</p>
<p>5.44 Page 90</p>	<p><i>By-right Development: <u>development</u> that is permitted by the underlying zoning and Design Regulations <u>that does not require</u> subdivision, <u>rezoning, density transfer or other discretionary development review applications.</u></i></p>	<p>5.44.1 Without question, a PUD amendment is an “other discretionary development review applications” and, by this definition, does not qualify as a “By-right Development”. Therefore, despite the three “by right” references in the developer’s narrative, no aspect of its application should be viewed as a “By-right Development”.</p>
<p>45</p>	<p><u>General Conformance: a suggested review criteria of the Comprehensive Plan that is intended to be applied to certain development review applications such as rezoning, density transfers and subdivisions. When a development application is evaluated regarding its general conformance with the Comprehensive Plan, the Town Council and Design Review Board (DRB) should evaluate the application against the entirety of the goals, polices and actions contained in the Comprehensive Plan and need not require compliance with every provision contained therein. Nonetheless, the Town Council and DRB may require that an applicant satisfy any particular goal, action or policy if such compliance is deemed necessary to attain general conformance.</u></p>	<p>5.45.1 Section 17.12.4.E.1 requires that “The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan”, this excerpt defines what is required to achieve “general conformity”. In this memorandum we have attempted to set forth “the entirety of the goals, polices and actions contained in the Comprehensive Plan” that are applicable to this application. When viewed in its entirety, there appears to be little question that the proposed 207,570 square foot development with 58 units must be dramatically reduced in density, mass and scale to ensure it protects and is compatible with the existing single-family neighborhood.</p>
<p>5.46 Page 91</p>	<p><i>Planned Unit Development (PUD): a development review process that allows for variations to the LUO and Design Regulations pursuant to criteria, such as provision of a public benefit, which results in a detailed development agreement.</i></p>	<p>5.46.1 The extent to which this proposal is allowed to exceed the density, mass and scale of the existing single-family neighborhood is dependent in part on the nature and size of the “public benefits” provided by the development. Mitigating impacts created by the development (e.g. traffic calming measures (e.g. flashing speed signs, bicycle lanes, pedestrian sidewalks that are covered by snow 4-5 months a year, etc.) and affordable</p>

		<p>housing clearly do not constitute “<i>public benefits</i>”.</p> <p>5.46.2 Tracts OS-126 and OSP-118 have existed for 12 years and so it is hard to comprehend how their continued existence rises to the level of a community benefit. It should also be noted that paragraphs 2 and 36 of the Council Resolution that approved the Rosewood PUD, recorded at Reception #391879, state:</p> <p style="padding-left: 40px;"><i>“2. The Applicant shall convey fee title ownership of the proposed Open Space Lots OS-126 and OS-118 to the Town of Mountain Village.</i></p> <p style="padding-left: 40px;"><i>36. Tract OS-118 will be transferred to the Town following the completion of the relocation of the Boomerang Road/Trail onto Tract OS-118, but in any event, the transfer of Tract OS-118 shall occur prior to the issuance of a certificate of occupancy for occupiable space in the Project.”</i></p> <p>Regardless of who is owner of Tracts OS-126 and 118, it appears the practical effect of these paragraphs is that the property owner is already obligated to convey these tracts to the Town. Consequently, it appears the developer is trying to claim a public benefit for something it is already obligated to do.</p>
<p>5.47 Page 42</p>	<p><i>E. Conduct neighborhood meetings to develop a list of improvements that promote a better sense of community and distinct identity for each neighborhood and subarea within Mountain Village.</i></p>	<p>5.47.1 Developer’s narrative states the current plan “<i>is based on the land uses envisioned in the Mountain Village Comprehensive Plan (“Comprehensive Plan”); town input, community input and neighbor comments based on several individual meetings.</i>” While we may not have spoken to everyone who participated in the “<i>several individual meetings</i>” we feel we have spoken with most of the individuals; and based on our discussions</p>

		<p>the meetings can best be characterized as one-way conversations in which the developer’s representatives told the participants what the development was going to be and why. The participants indicated that their suggested substantive changes to density, mass and scale were completely ignored and only suggestions that merely rose to the level of “rearranging deck chairs on the sinking Titanic” were considered by the developer. The only public meeting was held at the beginning of the fall off season on October 3, 2019. Bottom line, the developer has failed to secure any of the meaningful input contemplated by this excerpt.</p>
5.48 Page 21	<p>21 1. <u>Mountain Village offers an exceptional setting in which to live, work, invest and visit. Residential neighborhoods are surrounded by scenic alpine landscapes, forested mountain open space, alpine vistas, and wildlife habitat.</u> <i>A system of open space creates attractive buffers between the built and natural environments and gives context to the built environment. Together, open space conservation and recreation contribute to the quality of life and a robust economy in Mountain Village.</i></p>	<p>5.48.1 Sounds pretty idyllic, in fact it sounds like the description you will currently get from most families who live in the Country Club Dr. single-family neighborhood. Those families are asking the Council to preserve “exceptional setting in which” they live and work by requiring this development to be compatible with their single-family neighborhood.</p>
5.49 Page 83	<p>C. <i>Provide a world class, intra-town gondola and bus mass transportation system that connects all neighborhoods in Mountain Village in order to <u>significantly reduce vehicular trips,</u> improve sustainability, and offer convenient, efficient transportation for residents and guests.</i></p>	<p>5.49.1 In its narrative the developer states “The La Montagne Project will provide a shuttle to transport owners and guests to key areas in Mountain Village (Village Center, Town Hall, etc.)”. If “a shuttle to transport owners and guests to key areas in Mountain Village” then it seems hard to see how this proposal will “significantly reduce vehicular trips”.</p>
5.50 Page 86	<p>V. <u>Mountain Village creates and instills a culture of community</u> and community service that encourages more volunteerism and citizen participation in Mountain Village’s town government.</p> <p>A. <u>Create a better sense of community and civic vitality by improving the quality of the town’s social infrastructure that consists of networks of organizations and institutions, community gathering places, bonds of friendship and neighborliness,</u> civility, access to</p>	<p>5.50.1 As expressed in emails and testified to on July 18th by persons with single-family homes on Country Club Dr., they and their families have developed personal relationships with most of the other families who live in the single-family homes on the street; a “sense of community” based on “bonds of friendship and neighborliness” if you will. Clearly, the families in the Country Club Dr. single-family neighborhood have established “all</p>

	<p><i>information, opportunities for civic and electoral engagement and opportunities for philanthropic giving. Together, all of these elements create a welcoming, engaging, informed, and inclusive community where residents identify Mountain Village as their home and a place where they belong, feeling connected to friends and the community.</i></p>	<p><i>of these elements [to]create a welcoming, engaging, informed, and inclusive community where [they]identify Mountain Village as their home and a place where they belong, feeling connected to friends [in their neighborhood] community.”</i> Allowing a 207,570 square foot development with 58 units will go a long way towards ruining any “sense of community” and “social infrastructure”.</p>
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153 END OF MEMORANDUM

ANCHOR MARIEMONT LIMITED PARTNERSHIP
128 East 2nd Street
Covington, KY 41011
Phone: (859) 578-2626

November 15, 2019

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:

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*. I recently attended the DRB hearing where they approved the "major amendment" to the Rosewood PUD. Due to the importance of this project and its impact on the Country Club neighborhood and the entire Mountain Village, I ask that Town Council subject this application to the same scrutiny that a new PUD application would receive.

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, yet 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 drastically increase 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.

The applicant stated at the Design Review Board hearing that they were addressing the physical problems with Country Club Drive (with signage, chevrons and a sidewalk!), but they were limited by the fact that the right of way of Country Club Drive is only 50' in width. There is no reason that the applicant shouldn't be required to dedicate such additional right of way to enable the road to properly function for the Village residents. Although such a dedication would likely result in fewer units being developable on Lot 152R, it would be the right thing to do.

It is tempting to view this application as a significant reduction in the number of units approved in the Rosewood PUD. However, the Council needs to **consider anew** this application and apply the provisions 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 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. The plan as submitted would result in a continuous wall of buildings adjacent to County Club Drive which is

Mountain Village Town Council
Re: LaMontagne; Lots 126R and 152R
November 15, 2019
Page 2

totally incompatible with the existing single family and multi-family buildings. There are no meaningful gaps between the proposed buildings to provide any views resulting in a “canyon-like” effect only seen in the Mountain Village core. 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.

The plans for Lot 126R (the North lot) are presented for conceptual purposes. However, these plans need to be fully vetted at the same time the plans for the southern lot are reviewed. 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 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.

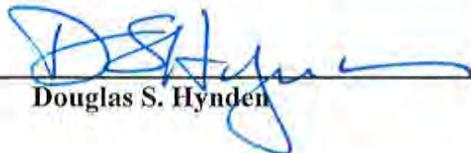
*** **

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 Council to subject this application to the same scrutiny as a new PUD and to carefully take into account:

- The safety of Country Club Drive.
- The compatibility of any such massive development so close to an established single family neighborhood.

Sincerely,

ANCHOR MARIEMONT LTD. PARTNERSHIP

By: 
Douglas S. Hynden

John A. Miller

From: William C. Valaika <wcvai@aol.com>
Sent: Friday, November 15, 2019 4:44 PM
To: Michelle Haynes; John A. Miller
Cc: jmahoney@jdreedlaw.com; hjh2839@aol.com; alansafdi@gmail.com; bingo.eaton@cox.net; pgmitchell@cox.net; mcm3333@sbcglobal.net; jdmcmorran57@gmail.com; jonathan@jmh4.com; barutha@msn.com; lisaandboyce@yahoo.com; carlotta482@mindspring.com; tleiser@banderaventures.com; ross@rossimage.com; mgardner267@gmail.com; jgardner267@gmail.com; Sandy@lange.us; jhorn@rmi.net; caseycrosen@yahoo.com; DHynden@ANCHOR-PROP.COM; kristin@4magnolias.com; khval@aol.com
Subject: Re: Proposed Amendment to the Rosewood PUD, La Montagne
Attachments: Letter town Council 11-15-19.docx

Attention Mountain Village Town Council,

I am attaching a brief letter prior to the scheduled Nov. 21, 2019 public hearing on the above referenced matter. My letter outlines our position on the proposed PUD Amendment which along with my prior comments should be a part of the public record related to this proposed development. Scheduling such an important meeting at a time that most home homeowners will not be in town is a dreadful way to hear all stakeholders positions in a public forum. My wife and I stayed in town an extra couple weeks to be sure to attend and speak at the prior scheduled meeting which was then moved to this Nov. 21st date.

Our attached letter outlines our problems with what we feel is an ill conceived proposed development for all stake holders. Please review all our neighbors comments as several have unique points of view but all have solid points of contention. My wife and I concur with the other residents comments that have been submitted that refer to the safety and quiet enjoyment of our investments in the Mountain Village. It is our hope that our council represents the interests of all stake holders in approving something that is compatible with the existing developments in and around our neighborhood. Modifications today to development entitlements done decades ago should meet today's realities both for safety and economic viability to what a project will do to existing values of today, not just the willingness of a developer to fund a speculative development to our collective detriment. Everyone will lose if this is allowed to move forward as is currently proposed.

Thank you for your consideration.

William & Karen Valaika
245 Countryclub Dr., D
Mountain Village, CO

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

From: Jonathan Harris <jonathan@jmh4.com>
To: MHaynes@mtnvillage.org <MHaynes@mtnvillage.org>; JohnMiller@mtnvillage.org <JohnMiller@mtnvillage.org>
Cc: James Mahoney <jmahoney@jdreedlaw.com>; Hank Hintermeister <hjh2839@aol.com>; Alan Safdi <alansafdi@gmail.com>; Bingo Eaton <bingo.eaton@cox.net>; Pete Mitchell <pgmitchell@cox.net>; Cynthia McMorran <mcm3333@sbcglobal.net>; James McMorran <jdmcmorran57@gmail.com>; George and Cynthia Barutha <barutha@msn.com>; Lisa Boyce <lisaandboyce@yahoo.com>; 1Carlotta Horn <carlotta482@mindspring.com>; Tom Leiser <tleiser@banderaventures.com>; Ross Meridith <ross@rossimage.com>; Michael Gardner <mgardner267@gmail.com>; Jackie Gardner <jgardner267@gmail.com>; Sandy Lange <Sandy@lange.us>; Bill & Karen Valaika <wcvai@aol.com>; John Horn <jhorn@rmi.net>; Casey Rosen <caseycrosen@yahoo.com>; Doug Hynden <DHynden@ANCHOR-PROP.COM>; Kristin Harris <kristin@4magnolias.com>
Sent: Fri, Nov 15, 2019 12:47 pm
Subject: Re: Lots 126R and 152R

Dear Mountain Village Town Council

I am writing in advance of the November 21, 2019 public hearing, which I nor most of my neighbors cannot attend due timing over shoulder season, regarding La Montagne project.

I believe my previous comments should be a matter of public record, and I would hope they will be shared with all of you. Since the last hearing I have met with the developer and attended a public workshop, and I would like to continue to share my comments concerning the size, scale and scope of this proposal.

Size: Based upon the drawings and renderings I have seen; this project will create a canyon down Country Club drive with street side heights to 30' and golf course of over 40'. This scale so close the street itself will feel much more like the Village core and does not reflect the neighborhood of single-family homes and two townhomes. Additionally, the almost continuous run of buildings will let little light, if any, onto the proposed sidewalk (think of the ice buildup in the winter) and street itself and completely block all views to the East and West.

Scale: Although this is a reduction from "Rosewood" project, this is a massive undertaking for the Village. You have heard from many of my neighbors who have lived in MV longer than I, how many of these larger projects have failed in the past. I see no reason this too will have extreme challenges. Our neighborhood is just that, neighbors. This project, in my opinion, is being developed for a short-term rental market, and we're all seeing the tragic effects of AirBnB throughout the towns and cities of their rentals.

Scope: As stated above, this is a massive undertaking affecting the entire village. Roads will need to be adjusted, sidewalks developed, wetlands will be changed forever and traffic throughout the building phase into, assumption, full capacity, will certainly more than double. I would like to see a much reduced, phased project which could ensure success through economically good times and bad, especially for the second home market. I believe I can speak for the entire town, the last thing anyone would want is to see a concrete bunker(s) or shrink-wrapped buildings for months or even years.

In closing, my wife and I chose to live in Mountain Village, and on Country Club Drive for the neighbors, the vistas and a thoughtful community thinking of the long-term viability for *our* town. I urge the council to listen to our neighbors (their constituents) and understand the legacy you are responsible for to the Town of Mountain Village.

Thank you,
Jonathan & Kristin Harris
JHK Trust

On Nov 15, 2019, at 8:47 AM, Doug Hynden <DHynden@ANCHOR-PROP.COM> wrote:

I have attached a letter addressed to the Town Council in advance of the November 21st hearing. Unfortunately due to the timing of the meeting, I am unable to attend.

John A. Miller

From: Carlotta Horn <carlotta482@mindspring.com>
Sent: Friday, November 15, 2019 5:08 PM
To: John A. Miller
Subject: Lots 126R and 152R

John,

Please include this email in the record for the public hearing on Nov. 21, 2019

Dear Council Members,

Lots 126R and 152R are beautiful, unique pieces of property with stunning views, a great location, and deserving of a development that is both aesthetically pleasing and proportional to its surroundings. Fortunately, the original Rosewood project, originally conceived in 2007 never became a reality.

Now this property is once again under scrutiny of its development. You have been made aware of many of the concerns of the residents of Country Club Drive. At this time I would urge you to please consider applying the current 2019 regulations in regards to the density of this project. Much has changed since it was platted in 1984 and the Rosewood PUD was approved in 2007. There has to be a favorable solution that works for the community.

Thank you for being available to take input and for all of the hard work it will take to make this truly a project deserving of such a lovely hillside.

Sincerely,

Carlotta Horn

John A. Miller

From: Doug Hynden <DHynden@ANCHOR-PROP.COM>
Sent: Friday, November 15, 2019 9:48 AM
To: Michelle Haynes; John A. Miller; James Mahoney
Cc: Hank Hintermeister; Alan Safdi; Bingo Eaton; Pete Mitchell; Cynthia McMorrان; James McMorrان; George and Cynthia Barutha; Lisa Boyce; 1Carlotta Horn; Tom Leiser; Johnathon and Kristen Harris; Ross Meridith; Michael Gardner; Jackie Gardner; Sandy Lange; Bill & Karen Valaika; John Horn; Casey Rosen
Subject: RE: Lots 126R and 152R
Attachments: Ltr Council 11-15-2019.pdf

I have attached a letter addressed to the Town Council in advance of the November 21st hearing. Unfortunately due to the timing of the meeting, I am unable to attend.

In summary, we believe this project should be given the same scrutiny as a new PUD application, even though it is being considered as a Major Amendment to the Rosewood PUD. In addition, I concur with all of the points submitted by Casey Rosen below.

Thanks for your consideration.

Doug Hynden
230 Country Club

Doug Hynden
Anchor Properties, Inc.
128 East 2nd Street
Covington, KY 41011
Office (859) 578-2626
Cell (513) 608-6040

From: Casey Rosen [mailto:caseycrosen@yahoo.com]
Sent: Wednesday, November 13, 2019 8:10 AM
To: MHaynes@mtnvillage.org; JohnMiller@mtnvillage.org; James Mahoney
Cc: Hank Hintermeister; Doug Hynden; Alan Safdi; Bingo Eaton; Pete Mitchell; Cynthia McMorrان; James McMorrان; George and Cynthia Barutha; Lisa Boyce; 1Carlotta Horn; Tom Leiser; Johnathon and Kristen Harris; Ross Meridith; Michael Gardner; Jackie Gardner; Sandy Lange; Bill & Karen Valaika; John Horn
Subject: Re: Lots 126R and 152R

Dear Mountain Village Town Council

I am writing in advance of the November 21st public hearing at which you are planning to discuss the La Montagne project. Unfortunately, the meeting falls before the ski season begins and during a time when most people, including me, are out of town so I am sharing my thoughts via email.

Since my email below from early in the summer, I have attended a public workshop with the project developer and communicated with him directly. My initial objections and concerns about the project remain despite the minor changes and reduced unit count.

ANCHOR MARIEMONT LIMITED PARTNERSHIP
128 East 2nd Street
Covington, KY 41011
Phone: (859) 578-2626

November 15, 2019

Mountain Village Town Council
411 Mountain Village Blvd.
Mountain Village, CO 81435

VIA E-MAIL: johnmiller@mtnvillage.org

Re: *LaMontagne*; Lots 126R and 152R

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The applicant stated at the Design Review Board hearing that they were addressing the physical problems with Country Club Drive (with signage, chevrons and a sidewalk!), but they were limited by the fact that the right of way of Country Club Drive is only 50' in width. There is no reason that the applicant shouldn't be required to dedicate such additional right of way to enable the road to properly function for the Village residents. Although such a dedication would likely result in fewer units being developable on Lot 152R, it would be the right thing to do.

It is tempting to view this application as a significant reduction in the number of units approved in the Rosewood PUD. However, the Council needs to **consider anew** this application and apply the provisions 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 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. The plan as submitted would result in a continuous wall of buildings adjacent to County Club Drive which is

Mountain Village Town Council
Re: LaMontagne; Lots 126R and 152R
November 15, 2019
Page 2

totally incompatible with the existing single family and multi-family buildings. There are no meaningful gaps between the proposed buildings to provide any views resulting in a “canyon-like” effect only seen in the Mountain Village core. 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.

The plans for Lot 126R (the North lot) are presented for conceptual purposes. However, these plans need to be fully vetted at the same time the plans for the southern lot are reviewed. 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 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.

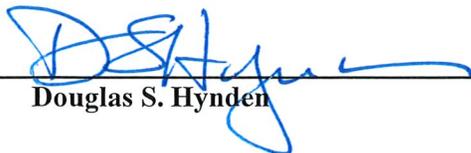
*** **

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 Council to subject this application to the same scrutiny as a new PUD and to carefully take into account:

- The safety of Country Club Drive.
- The compatibility of any such massive development so close to an established single family neighborhood.

Sincerely,

ANCHOR MARIEMONT LTD. PARTNERSHIP

By:  _____
Douglas S. Hynden

John A. Miller

From: Jackie Gardner <jgardner267@gmail.com>
Sent: Friday, November 15, 2019 5:08 PM
To: William C. Valaika; Michelle Haynes; John A. Miller
Cc: jmahoney@jdreedlaw.com; hjh2839@aol.com; alansafdi@gmail.com; bingo.eaton@cox.net; pgmitchell@cox.net; mcm3333@sbcglobal.net; jdmcmorran57@gmail.com; jonathan@jmh4.com; barutha@msn.com; lisaandboyce@yahoo.com; carlotta482@mindspring.com; tleiser@banderaventures.com; ross@rossimage.com; mgardner267@gmail.com; Sandy@lange.us; jhorn@rmi.net; caseycrosen@yahoo.com; DHynden@ANCHOR-PROP.COM; kristin@4magnolias.com; khval@aol.com
Subject: Re: Proposed Amendment to the Rosewood PUD, La Montagne

Dear Mountain Village Town Council,

As residents of Country Club Drive for 31 years, (full time residents for 21 of those years), we would like to support the thoughtful and eloquent comments of our neighbors on Country Club Drive, as well as emphasize three issues that are high on our list of concerns.

1. The road between the Peaks and the Las Montagne property is already a significant hazard. The vehicular traffic on these blind “s” curves, which includes the Peaks valet traffic, shares the road with bikers, pedestrians, skateboarders, dogs and strollers, whose numbers are far in excess of what you would expect from a small residential road like Country Club Drive. By adding the Big Billie’s trail, Mountain Village transformed Country Club Drive into the primary pedestrian link between the Meadows area and the Mountain Village core and gondola. Additionally, hikers coming up the Boomerang trail regularly walk up Country Club Drive to the gondola. Bikers in the opposite direction, zip down the “s” curves on their way to Boomerang, or to Jurassic, the bike route to the Meadows and Lawson Hill.

Given the current volume and mix of traffic sharing the road, it is hard to imagine the addition of significant vehicular traffic brought on by a high-density development, without provisions for a dedicated pedestrian path between the entrance to the Peaks and Las Montagne, accessible in all seasons. If this cannot be accomplished, we question how a project of this size can be justified.

2. During construction, a turnaround facility should be provided on the La Montagne site to allow large vehicles go back up Country Club Drive without having to use the cul-de-sac at the west end of the road. This one item will greatly reduce the disturbance to the residents during what will, undoubtedly, be an extended construction period. I believe this was a concern that was addressed by Rosewood during their approval process.

3. The building envelopes and setbacks on the south side of Country Club Drive should preserve as much of the visual corridor as possible over the golf course. In addition, the Mountain Village trail system is an important part of the Mountain Village experience, and Boomerang is one of the well-travelled Mountain Village trails. We do hope the design of the structures does not impede the “wow” factor of the Wilson Peak view as you reach the top of Boomerang. That would be quite a loss for both the residents and visitors using the trail. Structures with open space in between, as is compatible with the neighborhood, could ensure this view at the top is not eliminated.

Thank you for your consideration and the tremendous amount of time you dedicate to serve on council.

Michael & Jackie Gardner
267 Country Club Drive
Telluride CO 81435

From: "William C. Valaika" <wcvla@aol.com>
Date: Friday, November 15, 2019 at 4:44 PM
To: "MHaynes@mtnvillage.org" <MHaynes@mtnvillage.org>, "JohnMiller@mtnvillage.org" <JohnMiller@mtnvillage.org>
Cc: "jmahoney@jdreedlaw.com" <jmahoney@jdreedlaw.com>, "hjh2839@aol.com" <hjh2839@aol.com>, "alansafdi@gmail.com" <alansafdi@gmail.com>, "bingo.eaton@cox.net" <bingo.eaton@cox.net>, "pgmitchell@cox.net" <pgmitchell@cox.net>, "mcm3333@sbcglobal.net" <mcm3333@sbcglobal.net>, "jdmcmorran57@gmail.com" <jdmcmorran57@gmail.com>, "jonathan@jmh4.com" <jonathan@jmh4.com>, "barutha@msn.com" <barutha@msn.com>, "lisaandboyce@yahoo.com" <lisaandboyce@yahoo.com>, Carlotta Horn <carlotta482@mindspring.com>, "tleiser@banderaventures.com" <tleiser@banderaventures.com>, "ross@rossimage.com" <ross@rossimage.com>, Michael Gardner <mgardner267@gmail.com>, Jackie Gardner <jgardner267@gmail.com>, "Sandy@lange.us" <Sandy@lange.us>, John Horn <jhorn@rmi.net>, "caseycrosen@yahoo.com" <caseycrosen@yahoo.com>, "DHinden@ANCHOR-PROP.COM" <DHinden@ANCHOR-PROP.COM>, "kristin@4magnolias.com" <kristin@4magnolias.com>, "khval@aol.com" <khval@aol.com>
Subject: Re: Proposed Amendment to the Rosewood PUD, La Montagne

Attention Mountain Village Town Council,

I am attaching a brief letter prior to the scheduled Nov. 21, 2019 public hearing on the above referenced matter. My letter outlines our position on the proposed PUD Amendment which along with my prior comments should be a part of the public record related to this proposed development. Scheduling such an important meeting at a time that most home homeowners will not be in town is a dreadful way to hear all stakeholders positions in a public forum. My wife and I stayed in town an extra couple weeks to be sure to attend and speak at the prior scheduled meeting which was then moved to this Nov. 21st date.

Our attached letter outlines our problems with what we feel is an ill conceived proposed development for all stake holders. Please review all our neighbors comments as several have unique points of view but all have solid points of contention. My wife and I concur with the other residents comments that have been submitted that refer to the safety and quiet enjoyment of our investments in the Mountain Village. It is our hope that our council represents the interests of all stake holders in approving something that is compatible with the existing developments in and around our neighborhood. Modifications today to development entitlements done decades ago should meet today's realities both for safety and economic viability to what a project will do to existing values of today, not just the willingness of a developer to fund a speculative development to our collective detriment. Everyone will lose if this is allowed to move forward as is currently proposed.

Thank you for your consideration.

William & Karen Valaika
245 Countryclub Dr., D
Mountain Village, CO

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 2:54 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development.

A project of this size and density does not belong in a community of single family homes and two duplexes.

We ask that Town Council tell the developers to revisit the space with a design that will blend in with rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Barb Martell

John A. Miller

From: Michelle Haynes
Sent: Sunday, November 17, 2019 9:32 PM
To: John A. Miller; Jim Mahoney
Subject: Fwd: Lots 126R, 152R

Sent from my iPhone

Begin forwarded message:

From: Brian Eaton <bingo.eaton@cox.net>
Date: November 17, 2019 at 5:35:23 PM MST
To: Michelle Haynes <MHaynes@mtnvillage.org>
Cc: Jackie Kennefick <JKennefick@mtnvillage.org>
Subject: **Lots 126R, 152R**

Michelle,
Please forward this letter to the Town Council for next weeks meeting.

Dear Council Members;

I am opposed the development plans for lots 126R and 152R for the following reasons:

1. The building are too high at 48 feet, and in order to protect the entire areas views, should not exceed two stories or 24 feet.
2. The project is too dense. The Comprehensive Plan recommends areas of high density should be located in the Core Sub Area. After all, we have at least five large, empty lots zoned for either hotels or large condominiums in the Core area that need developing. That is where 58 condos should be approved as would greatly help the North end of the Core where there is little development.
3. This project does not "blend" in with the other existing homes, and cannot be considered a "transition" development between the Peaks and the existing homes because there are already 3 homes between these lots and the Peaks hotel.
4. This project will violate the Ridge Ordinance of San Miguel County.
5. This project will destroy and damage existing wetlands.
6. This project will increase traffic and cause many more collisions between vehicles, bicycles, and pedestrians.
7. This project is so immense that it will take years and years of construction nightmare for the entire Village's residents, homeowners and visitors!
7. This project should not be considered until a traffic study, and Environmental Impact Study are completed by outside, independent companies.

I am a 27 year resident of the Mt Village, and am disappointed that the Town Government continues to approve projects that are too large, too intrusive on other residents, and do nothing besides diminishing beauty of our small Village. Remember, all but one of similar projects the past 15 have failed resulting into stagnation of all of our property values for years following. This project would be highly successful if changed into a comparative number of single family or duplexes which currently exist in this area. This land is the largest and most visible residential piece of property remaining in our Village and needs the most scrutiny as well as Mt Village homeowner approval! Remember, WE all live here and have to look at this area every day!! We want a beautiful, successful project that actually compliments our surroundings, the main reason we all settled here years ago.

Thanks for your consideration.

Brian and Lisa Eaton
104 Gold Hill Ct

Sent from my iPad

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 2:57 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development.

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We ask that Town Council tell the developers to revisit the space with a design that will blend in with, rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Cheryl Nordstrom

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 3:19 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

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Concerned Citizen

Duke Edwards
Lorian 4

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 3:15 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

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We ask that Town Council tell the developers to revisit the space with a design that will blend in with, rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Julie Edwards
Lorian 4

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 3:05 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development

A project of this size and density does not belong in a community of single family homes and two duplexes.

We ask that Town Council tell the developers to revisit the space with a design that will blend in with rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Mark Wilson
Lorian #9

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 3:01 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development.

A project of this size and density does not belong in a community of single family homes and two duplexes.

We ask that Town Council tell the developers to revisit the space with a design that will blend in with rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Nancy Wilson
Lorian #9

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Sunday, November 17, 2019 2:45 PM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development, LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development.

A project of this size and density does not belong in a community of single family homes and two duplexes.

We ask that Town Council tell the developers to revisit the space with a design that will blend in with, rather than violate the nature and spirit of Mountain Village.

Concerned Citizen

Rock Martell

Analysis of the current La Montagne's proposal

Dear Mountain Village Town Council,

We bought our first property in Mountain Village about 30 years ago and our land on Country Club Drive around 25 years ago or longer. This was well before Rosewood was even contemplated. The Rosewood PUD was wildly out of scale and should never have been approved and in fact nobody on the street at that time was ever notified of the public meetings. Using it to help support a less dense but still totally inappropriate project is a mistake. The Village has grown and Country Club Drive has gone from a little sleepy lane to a very busy and dangerous area with commercial vehicles from the Peaks, parking from the Peaks, numerous and ever increasing bicycle traffic, and pedestrian traffic from our street, hikers, and the significant developments below our street. The street is a major pedestrian path for a large number of residents in the Meadows area. It is predominately a single family neighborhood. The current proposal is not consistent with the neighborhood of today. It will impinge on the golf course and endanger pedestrians and bicyclists. There is also a possibility it will impact areas that may be wetlands.

Some more points are listed below:

1. The CDC was enacted to safeguard the "health, safety and welfare of citizens and visitors," to "[p]reserve open space and protect the environment," to "protect property values within the town," and to safeguard the "natural beauty of the town's surrounding." CDC § 17.1.3. The huge current scope of the La Montagne's current proposal is entirely at odds with these goals.
2. No adequate traffic and pedestrian study was ever performed. The developer had an individual sit at the very top of the street to try and count pedestrian traffic but she left after several hours and was not placed below the Peaks entrance so missed most of the traffic. She also left prior to the weekend and the days of the traffic study were intentionally or by chance chosen to be about the least busy of the summer season.
3. How can a project of this scope that affects almost everyone in the town of Mtn. Village be adequately evaluated when no property lines or building envelope areas are demarcated along with story poles? This project will affect everyone that uses the golf course for golf or winter sports. It will be visible from a large portion of the town.
4. The street is a single family neighborhood that is already dangerous for vehicles, pedestrians and bicyclists. The street was never designed to support the tremendous traffic including ever increasing traffic from the Peaks. Even if the pedestrian path is built prior to construction the street is already dangerous demonstrated by car accidents with vehicles hitting my neighbor's wall and my trees high up on the berm several times. It is not a street that can support an additional 52 units especially since they will often be rented. We will increase the number of houses from around 23 to about 75 total residences on this street. These condo units will be squeezed into about a tenth of an acre while all the houses average about a half-acre per current home. There will be an exponential increase in traffic because about 60 percent of these units will be in a rental pool. These condos will have a constant turnover with such a dramatic increase in traffic to an already dangerous street the town should have some liability in the event of accidents. If approved with this immense density the inherent dangers for all concerned are immense.

5. If this is approved it contravenes the purposes of the Mountain Village Community Development Code (CDC), which safeguard neighbors' rights to participate in shaping their community and protecting their interests. And it contravenes the purposes of that Code and values of this community by jeopardizing the health, safety and welfare of area residents and visitors as well as the integrity of the built and natural environments.
6. The council should only consider the project as a whole. We need to evaluate the potential density not only for the lower lot next to the golf course but the upper lots also. (126R and 152R). When one looks at these as a whole we can easily see this will destroy a very vibrant single family neighborhood and a beautiful pedestrian walkway.
7. This single roadway cannot support the increased traffic flow that the La Montagne's development would bring. The road has several severe curves, including a 300 degree turn at its midpoint, which already create line-of-sight problems for drivers and risks for pedestrians. The extensive bike traffic to and from the two historic trails already creates tremendous risks for walkers. The Peaks overflow parking on a frequent basis along the road is also a huge problem. Even if that is ever rectified we still have to contend with a significant increase in the Peaks commercial and vehicular traffic. The PUD for La Montagne's current proposal is located too far from the Mountain Village Core to be conducive to regular pedestrian access for this project. As a consequence, this dense multi-family development would contribute potentially hundreds of daily vehicular trips, rendering Country Club Drive essentially an accident waiting to happen and creating unreasonable liability for the Village. Not only would these impacts jeopardize area livability, safety, property values, and access to the trail system, but they would impede the region's greenhouse gas reduction objectives and the Town's efforts to limit daily vehicular trips and vehicle miles traveled.
8. From the CDC: **APPROPRIATENESS AND FIT OF LAND USES: *Land uses envisioned by the Comprehensive Plan are designed to "fit" into the surrounding neighborhood to ensure appropriate scale and context to their surrounding natural and built environments. But the Comprehensive Plan is not just about economics and money. It clearly recognizes the importance of Mountain Village's exceptional residential neighborhoods and their interconnections with ski runs and golf fairways. It recognizes the importance of the space, tranquility and extraordinary views that make Mountain Village unique among alpine resort communities, and it seeks to protect them by suggesting more restrictive zoning on the vast majority of land in the town. The Comprehensive Plan also provides the framework for the creation of a true sense of community.*** ALPINE CHARACTER PRESERVATION: **Much of the land area in Mountain Village is very stable and not expected to change in the future, particularly single-family neighborhoods.** Alpine character preservation areas are largely comprised of low density, single-family homes that are nestled into Mountain Village's landscape, integral to creating the open, tranquil alpine ambiance that it is known for.

Multi-family development on Country Club Drive is completely at odds with the winding, rural road and surrounding single-family lots.

Analysis of the current La Montagne's proposal

Alan V. Safdi

Anne S. Safdi

Country Club Drive

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:55 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

As Concerned Citizens of Mountain Village, we have been informed of the proposed latest development LaMontagne along Country Club Drive and the first hole of our beautiful and unique golf course.

We strongly oppose this development

A project of this size and density does not belong in a community of single family homes and two duplexes.

We ask that Town Council tell the developers to revisit the space with a design that will blend in with rather than violate the nature and spirit of Mountain Village.

Concerned Citizen
Dave Aldrich
117 Vischer Dr.

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:51 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

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Concerned Citizen
Ellen Greubel

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:56 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

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Concerned Citizen
Greg Parr

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:57 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

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Concerned Citizen
Henry Haizlip

John A. Miller

From: Henry Hintermeister <hjh2839@aol.com>
Sent: Monday, November 18, 2019 11:04 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: LaMontagne

To Mountain Village Town Council

Safety is the first concern of everyone.

Today Country Club Drive is unsafe for all who use it.

Pedestrians are sharing the road with bikers as well as residential and commercial traffic.

With the advent of the bike park, the number of bikers speeding to the trailheads of two of our most popular trails, Jurassic and Boomerang, has increased exponentially.

There is only one way to get to those trailheads: County Club Drive

Importantly, Country Club also serves as the only pedestrian access to the Village Core from the Meadows, via Big Billies Trail. This is the route many of our workforce use on a daily basis.

With its downhill approach and sharp turns, Country Club Drive is a natural for bikers to speed on.

The blinking speed sign the village placed there last summer only encouraged more speed. Pedestrians jump out of the way, vehicular traffic veers into the opposing lane and pets are dragged to the road shoulders by their owners. It is downright frightening.

The bike park is very dangerous, but only for the bikers. Country Club Drive is dangerous for everyone.

Council, for the safety of all, please address and make the necessary safety improvements before considering any development on Country Club Drive.

Thank You

Hank and Carol Hintermeister

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:53 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

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Concerned Citizen
Marilyn Aldrich
117 Visher Drive

John A. Miller

From: Concerned Mountain Village Residents <telluride814@gmail.com>
Sent: Monday, November 18, 2019 7:49 AM
To: Michelle Haynes; John A. Miller; jmahoney@jdreedlaw.com
Subject: Proposed Development LaMontagne

To Mountain Village Town Council

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Concerned Citizen

Rick Greubel



Agenda Item No. 14
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; November 21, 2019

DATE: November 4, 2019

RE: Second Reading, Public Hearing and Council vote on, an Ordinance approving a density transfer and rezone application for Lot 30, 98 Aspen Ridge, to convert a portion of a Commercial Unit to an Employee Apartment, pursuant to Community Development Code Sections 17.4.9 & 17.4.10.

PROJECT GEOGRAPHY

Legal Description: LOT 30 TELLURIDE MOUNTAIN VILLAGE FILING 1 PLAT BK 1 PG 1208 REPLAT BK 1 PG 2139 REC 10 16 96 AND PLAT BK 1 PG 860 AND 5 29 2002 AT 349360 DEANNEXATION AMENDMENT TO AMEND AND RESTATE DECS.

Address: 98 Aspen Ridge, Building 100
Owner: Avventura, LLC.
Zoning: Multi-Family Zone District / Commercial, Condo, Employee Apartment
Existing Use: Commercial
Proposed Use: Commercial/Employee Apartments
Lot Size: 0.60

Figure 1: Lot 1001 - Vicinity Map

Adjacent Land Uses:

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

ATTACHMENTS

- Exhibit A: Application (narrative, access exhibit, vicinity map)
- Exhibit B: Email from Jim Boeckel, Fire Marshal and
- Email from Drew Harrington Building Official
- Exhibit C: Ordinance



CASE SUMMARY: Avventura, LLC, owner of Lot 30 and the associated development rights, is proposing to reduce the size of the existing commercial unit by remodeling the basement into a deed-restricted employee apartment unit. The commercial building that sits on Lot 30, was originally the Aspen Ridge sales office and platted on Lot 11. In 1997, Lot 11 and Lot 30 plats were amended and the commercial building was replatted onto Lot 30. Although the zoning for Lot 30 is multi-family, a resolution passed in 2012 allowed for commercial uses on Lot 30 in addition to typical multi-family zone district uses. The building is in one ownership and not condominiumized. The two levels and basement have functioned as a commercial real estate office for many years.

The property currently has one built commercial unit (the building), although the unbuilt zoning designations on the property include two (2) employee apartments and nine (9) condominiums. The Community Development Code (CDC) requires that any change from residential to commercial or vice-versa regardless of whether there is any change to the exterior of the building requires a rezoning of the affected unit(s). Therefore, a density transfer and rezone application have been submitted in order to comply with this requirement, even understanding that the employee apartment density is already assigned to the lot and as a result of this application would be built. According to the San Miguel County Assessor, Building 100 currently is approximately 2,449 sq. ft. and this rezone / density transfer would reduce that commercial area by approximately 700 sq. ft. – replacing the basement level commercial space with a 687 sq. ft. employee apartment and an 85 sq. ft. mechanical room.

The Town Council directed staff at the initial hearing to address the requirements related to commercial to residential conversion. Although the subject lot is in close proximity to the Village Center, it does not have the Village Center Zoning designation nor is it governed by the Plaza Level Use Limitations that prohibit dwelling units on the Plaza Level in the Village Center so there are no issues with the residential unit in this location based on the zoning. Because of the multi-family zoning governing the Lot, the history of the building's use and the overall future development density for Lot 30, the rezoning does not appear to have a substantial impact on commercial activities that may occur now or in the future.

As per the Community Development Code (CDC), the density transfer and rezoning are being processed as concurrent development applications.

Table 1: Lot 30 Zoning Designations and Density Table Existing and Proposed

Zoning Designation	Existing Zoning Designations Built	Existing Zoning Designations Platted and unbuilt	Proposed Zoning Designations Built	Proposed Zoning Designations Platted and unbuilt	Person Equivalents	Total Person Equivalents
Condominium	0	9	0	9	3	27
Employee Apartment	0	2	1	1	3	6
Commercial ¹	2,500 approx square feet	n/a	1,800 approx square feet	1,800 approx square feet		
TOTAL						33

¹ Commercial has no person equivalent

Staff Note: The proposal will result in a no increase or decrease in density yet will result in the reduction of the commercial area to be replaced with an onsite employee apartment. A building permit will be required for the conversion of the space, and at that point, the built density will reflect one employee apartment and one commercial unit within Building 100. As commercial density does not have any per person equivalent, there is no net effect on density limitations from

the reduction of the commercial unit size. The density transfer and rezone application, however, facilitate the appropriate density and zoning designation tracking on the reduction of the commercial area which is important for TMVOA dues purposes, the town's commercial square footage inventory, the town's workforce housing inventory, and the lot and density inventory list.

CRITERIA, ANALYSIS, AND FINDINGS

The criteria for decision for the Council 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;

In 2018 by Resolution No. 2018-0215-04, The Town Council amended the Comprehensive Plan specific to Lot 30 to allow for either a joint development scenario with the adjacent parcel Lot OS1AR-3, known as Parcel M or independently.

The specific Comprehensive Plan language states the following, (emphasis added)

"The range of development on Parcel M shall be from 9 condominium units (which is currently allowed by right on the Lot 30 portion of Parcel M) to the full 102 total unit mixes for the entire Parcel M as shown in Table 7 Mountain Village Center Development Table ("Table 7"). Table 7, and its policies set forth in the Comprehensive Plan, shall only be applicable in the event of proposed development of the entire Parcel M. *The owner of Lot 30 may elect to bring forth to the Town an application, meeting all submittal requirements of the Town's Community Development Code to develop Lot 30 either independently from the OS1AR-3 portion of Parcel M or jointly with the OS1AR-3 portion of Parcel M. The Town Council shall have the sole discretion, after receiving a recommendation from the Design Review Board, pursuant to its Community Development Code, to determine if any proposed development scenario other than a by-right development scenario of Lot 30, is in the best interest of the community and whether such a scenario is appropriate for development independently on Lot 30 without invoking the requirements of Table 7.* The Town Council shall also consider the Community Development Code requirements as well as the Comprehensive Plan principles and policies in making such a determination. conformance with the unit mix for Parcel M as shown in Table 7 Mountain Village."

The Comprehensive Plan also provides guidance and considerations related to both the creation of deed-restricted housing opportunities consistent with the proposal. Although there are no site-specific policies related to Parcel M, Lot 30 as shown on page 58 and 59 of the Comprehensive Plan, the proposed density transfer and rezone would allow an additional unit of employee apartment density to be constructed which could help meet the communities' needs by providing an additional employee housing unit directly adjacent to the Village Center.

The applicant intends to redevelop the property with a larger development plan in the future. In the meantime, the applicant intends to rent the commercial space and requests by this application, to create an employee apartment. It is unclear at this time whether the building will remain through a larger future redevelopment plan or be removed from that plan.

- 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 – an additional unit would meet the intent of the Zoning and Land Use Regulations for the types of desired development in Multi-Family Zone.

Through the application process parking has been addressed, trash and recycling are being addressed along with building code requirements to convert the commercial space to residential. The building code requirements are addressed as a recommended condition of approval.

- c. The proposed rezoning meets the Comprehensive Plan project standards;
Staff Finding: See staff discussion above under 3(a).
- 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 an existing commercial space and will not result in an adverse effect on public health, safety, and welfare. The existing basement appears to be an underutilized space and does not meaningfully add to the commercial space above. The conversion would maximize the efficiency of land uses and existing resources by capturing additional housing opportunities directly adjacent to the Village Core and existing businesses.
- 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: Due to the high-density development within the Village Core and its juxtaposition with multi-family zoning of Aspen Ridge, the future development of Lot 30 will serve as a transitional area between the two. Specific policies within the Comprehensive Plan as amended in 2017 contemplate this development pattern with the approval of Town Council. The application is not correcting any error in the current zoning.
- f. Adequate public facilities and services are available to serve the intended land uses;
Staff Finding: Staff is currently working to determine if any infrastructure upgrades are needed. Due to the preexisting nature of the units, there should be no increase required for public facilities or services. Staff is working with the applicant to formalize trash and recycling, parking has been addressed.
- 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 vehicular or pedestrian circulation hazards. It will be important to ensure as the unit is converted that all parking, trash, and delivery issues are addressed. During the most recent replatting of Lot 30; 98 Aspen Ridge, Building 100 was replatted to be included within Lot 30 and removed from the Aspen Ridge Development. During this replat, there were no considerations given to parking for the existing commercial uses. The owner of Lot 30 has recently developed a parking area that includes four permanent parking spaces for residents/businesses per the CDC parking requirements. This parking area is considered temporary and the approval expires in 2 years in which case the parking area/driveway must be improved to CDC standards, be extended in its current form or will sunset with the development of Lot 30 – whichever is first.

- 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 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 the 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. Currently, the required density exists on Lot 30 and is designated as Employee Apartment Density. No transfer of density will be required for this project.
 - 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 rezoning and density transfer for Lot 30 at their August 1, 2019, Regular Meeting and voted 6-2, Eckman and K. Brown dissenting to recommend approval to Town Council with staffs' recommended conditions and two additional conditions.

The Building Official and Housing Director performed a site inspection of the unit and have provided building-related comments as part of this packet. The unit configuration is proposed to be an open floor plan studio with a separate bathroom, a full kitchen, and a private entrance.

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

I move to approve, 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 30 in order

to convert a portion of a commercial unit to an employee apartment unit, based on the evidence and findings provided within the Staff Report of record dated November 4, 2019, and with the following conditions:

1. The requisite Employee Apartment Density is hereby reallocated within Lot 30 and reduces the size of the one commercial unit. The Ordinance shall indicate the change in commercial space and the size of the employee apartment in square feet.
2. 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.
3. The Lot list shall be updated to reflect one built and one unbuilt employee apartment assigned to the Lot upon issuance of a Certificate of Occupancy for the employee unit.
4. A Town of Mountain Village 1997 Deed Restriction shall be executed concurrently with the Ordinance and recorded concurrently for the newly created employee apartment.
5. The density transfer and rezone approval does not preclude the requirement for other necessary town applications and approvals such as design review (if needed), a building permit and a TMVHA site inspection prior to issuance of a Certificate of Occupancy.
6. The Ordinance shall be recorded upon issuance of the Certificate of Occupancy to convert a portion of a commercial unit to an employee apartment consistent with this approval.

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 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: Louis C. Alaia		E-mail Address: lcalaiamd@gmail.com	
Mailing Address: 18890 Santa Clara Circle		Phone: 714-336-5251	
City: Fountain Valley	State: CA	Zip Code: 92708	
Mountain Village Business License Number: 007282			
PROPERTY INFORMATION			
Physical Address: 98 Aspen Ridge Drive (Building 100)		Acreage: 0.60	
Zone District: Multi-Unit	Zoning Designations: Commercial, Condo, Emp Apt	Density Assigned to the Lot or Site: 9 Condominium, 2 Employee Apartment, 2,450 SF Commercial	
Legal Description: Lot 30			
Existing Land Uses: Building 100 consists of 2,450 square feet of Commercial space; remainder of Lot 30 is vacant			
Proposed Land Uses: Convert 700 square feet of Commercial to Employee Apartment			
OWNER INFORMATION			
Property Owner: Avventura, LLC		E-mail Address: lcalaiamd@gmail.com	
Mailing Address: 18890 Santa Clara Circle		Phone: 714-336-5251	
City: Fountain Valley	State: CO	Zip Code: 92708	
DESCRIPTION OF REQUEST			
<p>Rezone 700 square feet of Commercial Space in Building 100 to Employee Apartment. Remainder of Building 100 shall remain as Commercial. There are currently 2 Employee Apartments allocated to Lot 30. One of the 2 Employee Apartments will be applied to the rezoned 700 square feet of Commercial space. Temporary parking is being created on Lot 30, until full development of Lot 30 occurs.</p>			



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, Louis C. Alaia, the owner of Lot 30, TMV (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.

L. Alaia

6-18-19

Signature of Owner

Date

L. Alaia

6-18-19

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:

LOT 30
REZONING AND DENSITY TRANSFER APPLICATION
NARRATIVE

OWNER: Avventura, LLC

PROPERTY: Lot 30

ADDRESS: 98 Aspen Ridge Drive, Building 100

BUILDING 100: Existing improvements consisting of approximately 2,449 square feet currently zoned as Commercial.

REZONING: Rezone 687 square feet of Building 100 located on the basement/garden level from Commercial to one (1) Employee Apartment.

DENSITY TRANSFER: Apply one (1) Employee Apartment already allocated to Lot 30 to active use within 687 square feet in basement/garden level of Building 100.

SUMMARY OF APPLICATION:

Lot 30 is currently zone as Multi-Family with nine (9) Condominium Units and two (2) Employee Apartments allocated to Lot 30 in accordance with a 2002 replat. A building exists on Lot 30 that was originally constructed as part of the Aspen Ridge development (“**100 Building**”) consisting of approximately 2,449 square feet on two levels. In 2002, Lot 30 was replatted to incorporate a portion of Lot ___ into Lot 30 which included the 100 Building which was already constructed at the time of the replat. The square footage in the 100 Building is currently zoned as Commercial. The Applicant is seeking to rezone 687 square feet of the Commercial square footage located on the basement/garden level of the building to Employee Apartment. 83 square feet of the basement/garden level square footage is dedicated to mechanical/utility use for the entire 100 Building. The remaining approximately 1,679 square feet located in the upper level of Building 100 will remain zoned and used as Commercial. This Application does not require the transfer of any density on or off Lot 30, but rather seeks to convert existing Commercial square footage to Employee Apartment utilizing one (1) of the Employee Apartments already allocated to Lot 30.

CRITERIA FOR REZONING COMMUNITY DEVELOPMENT CODE SECTION 17.4.9:

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 Comprehensive Plan contemplates both a use by right scenario and a higher density hotbed development. The applicant is proposing to utilize one (1) of the Employee Apartments that is currently zoned and allocated to Lot 30 as part of its use by right entitlements.

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

Lot 30 is zoned as Multi-Family, which allows employee or workforce housing. The applicant is proposing to put to actual use one of the existing and allocated Employee Apartments to 687 square feet on the lower level of the 100 Building.

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

The Comprehensive Plan envisions the creation of workforce housing. This Application seeks to utilize one (1) Employee Apartment that has already been zoned and allocated to Lot 30.

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 proposed Employee Apartment is located within existing Commercial square footage and will not result in an adverse effect to public health, safety and welfare. The square footage proposed to be rezoned is located in the basement/garden level of the 100 Building. This space has been underutilized and does not adequately serve the needs of a commercial space. The conversion would maximize the efficiency of land uses and existing resources by capturing additional housing opportunities directly adjacent to the Village Core and existing business.

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 consistent with the current use by right use and density allocation which is contemplated under the Comprehensive Plan. This application uses one (1) of the Employee Apartment units currently allocated to Lot 30.

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

No additional public facilities or services are needed for the conversion of the Commercial square footage to Employee Apartment as the space has already been built. The proposed Employee Apartment currently has kitchen and bathroom facilities which are not being expanded. The kitchen and bath facilities will be upgraded under the building permit.

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

The Applicant constructed four (4) temporary parking spaces on Lot 30 pursuant to a permit approved by the Town of Mountain Village. One (1) parking space will be allocated to the Employee Apartment. Two of the spaces are allocated to the upper level Commercial space in the 100 Building. One space is used for deliveries and service vehicles for the 100 Building.

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

The Applicant is working with the Building Department and the Telluride Fire District to ensure that the Employee Apartment is in compliance with all building and fire codes. A separate application for a building permit will be processed through the Building Department. The Applicant is in active discussion with the fire department as well. The Housing Authority will inspect the Employee Apartment to ensure that it is in compliance with all employee housing or workforce housing regulations and standards.

CRITERIA FOR DENSITY TRANSFER COMMUNITY DEVELOPMENT CODE SECTION 17.4.10:

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);

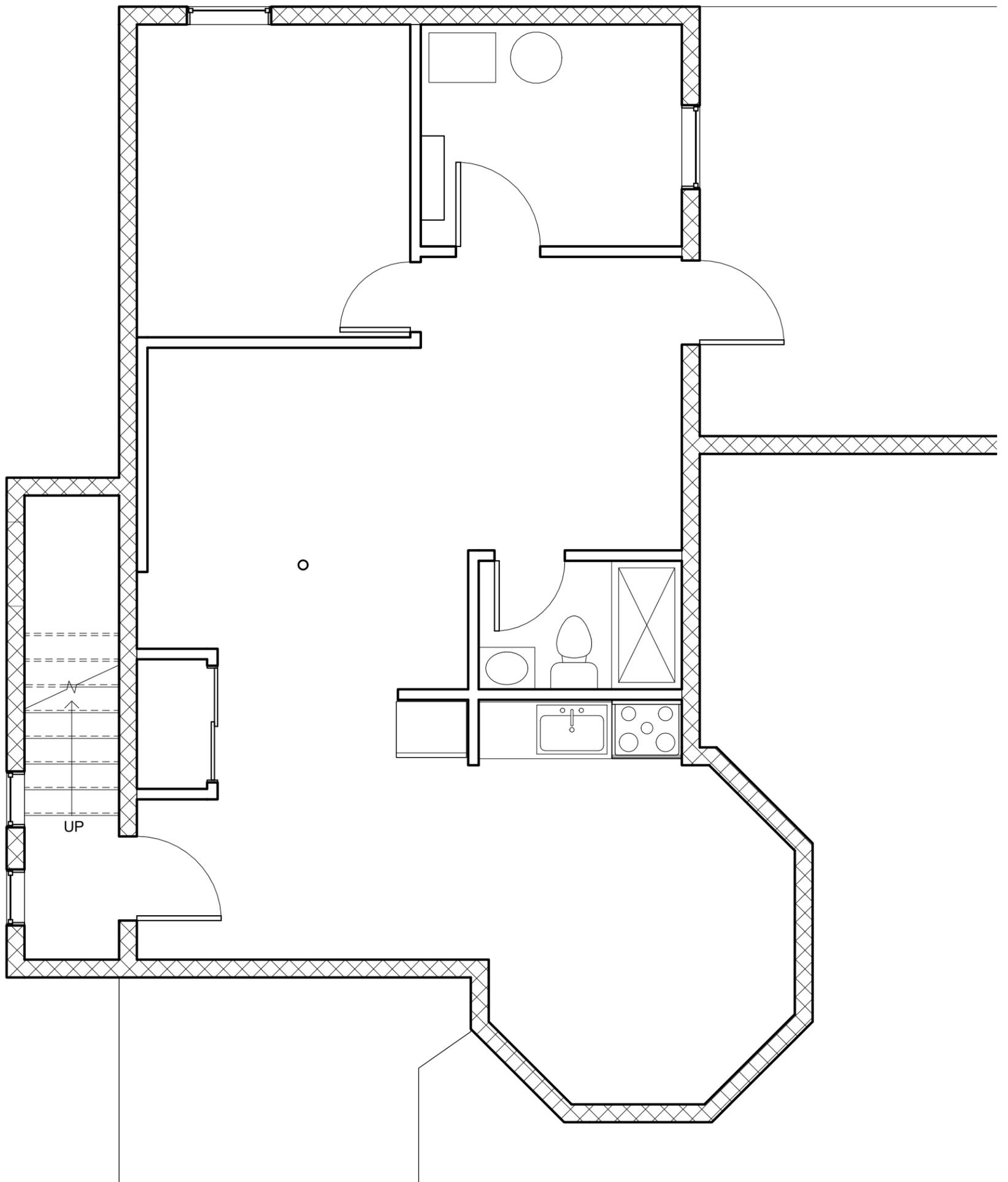
The criteria for rezoning have been met as set forth above.

b. The density transfer meets the density transfer and density bank policies

This Application does not involve the transfer of density on or off Lot 30, rather it seeks to convert existing Commercial space to one (1) of the Employee Apartment units already zoned and allocated to Lot 30.

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

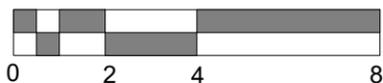
The proposed conversion of existing Commercial square footage to Employee Apartment meets all applicable Town regulations and standards. A building permit will be processed for the actual physical conversion and occupancy of the Employee Apartment in accordance with building and fire codes.



1
EXHIBIT A

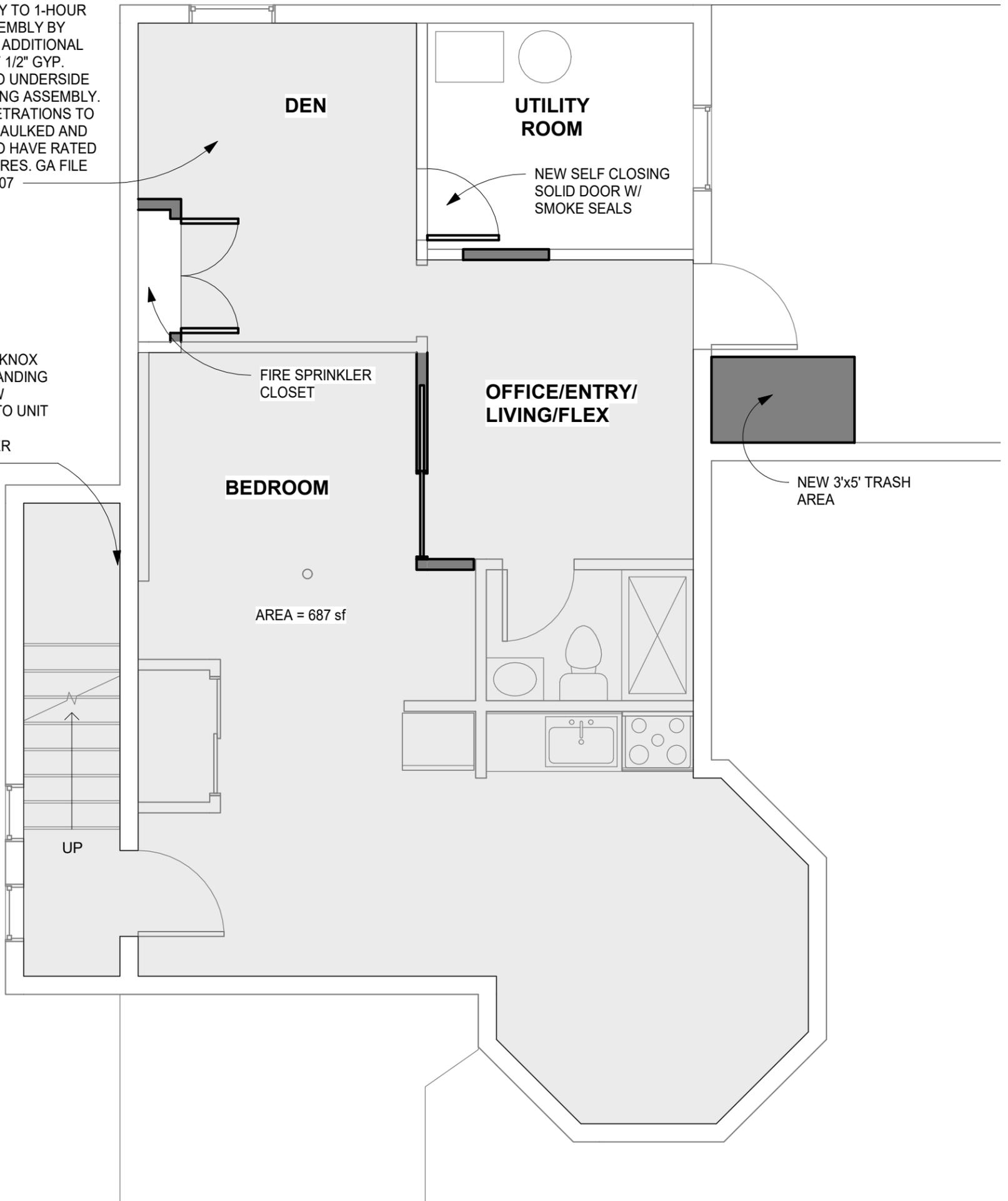
AS-BUILT - BASEMENT FLOOR PLAN

1/4" = 1'-0"



UPGRADE CEILING ASSEMBLY TO 1-HOUR GYP. ASSEMBLY BY ADDING 1 ADDITIONAL LAYER OF 1/2" GYP. BOARD TO UNDERSIDE OF EXISTING ASSEMBLY. ANY PENETRATIONS TO BE FIRE CAULKED AND LIGHTS TO HAVE RATED ENCLOSURES. GA FILE NO. FC 5407

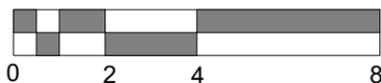
PROVIDE KNOX BOX AT LANDING TO ALLOW ACCESS TO UNIT AND FIRE SPRINKLER CLOSET



1
EXHIBIT B

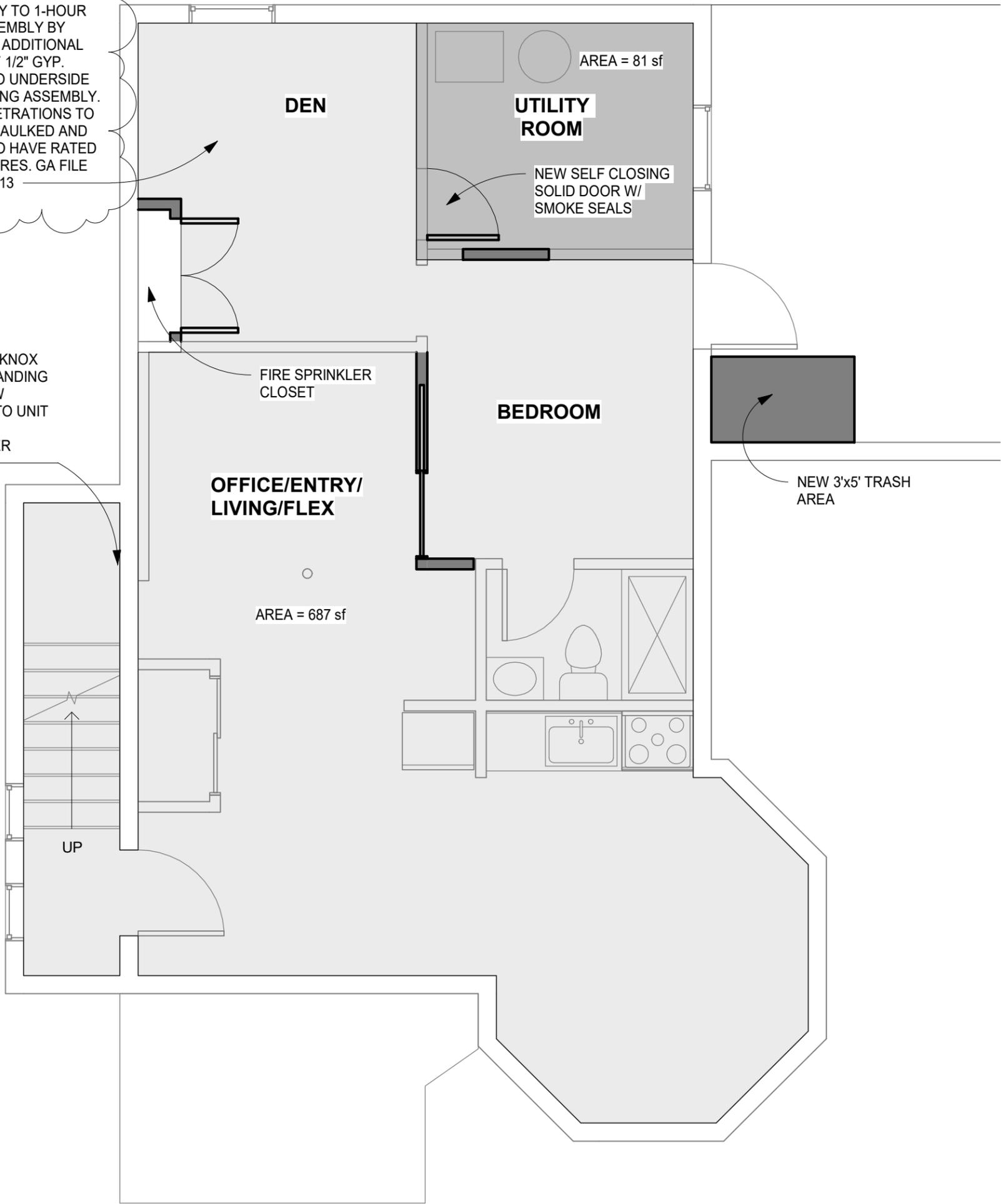
BASEMENT FLOOR PLAN - RESIDENTIAL

1/4" = 1'-0"



UPGRADE CEILING ASSEMBLY TO 1-HOUR GYP. ASSEMBLY BY ADDING 1 ADDITIONAL LAYER OF 1/2" GYP. BOARD TO UNDERSIDE OF EXISTING ASSEMBLY. ANY PENETRATIONS TO BE FIRE CAULKED AND LIGHTS TO HAVE RATED ENCLOSURES. GA FILE NO. FC 5513

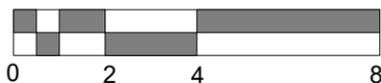
PROVIDE KNOX BOX AT LANDING TO ALLOW ACCESS TO UNIT AND FIRE SPRINKLER CLOSET



1
EXHIBIT B

BASEMENT FLOOR PLAN - RESIDENTIAL

1/4" = 1'-0"





John A. Miller

From: John A. Miller
Sent: Thursday, July 25, 2019 12:07 PM
To: John A. Miller
Subject: FW: Referrals for Lot 30 and Lot 640BR-4

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



From: Jim Boeckel <jim@telluridefire.com>
Sent: Wednesday, July 24, 2019 8:46 AM
To: John A. Miller <JohnMiller@mtnvillage.org>
Subject: Re: Referrals for Lot 30 and Lot 640BR-4

John,

After review of the plans for the above-proposed projects I have the following comments;

Lot 30, 98 Aspen Ridge No objection to the density transfer and rezone of space from commercial to residential. Fire alarm and fire sprinkler system for space shall be inspected by a qualified contractor(s) to verify compliance with, or changed to make compliant with current codes and standards. If changes are needed to bring the fire alarm and or fire sprinkler systems up to code, permits for the work shall be pulled through this office.

If you have any questions regarding the requirement above please contact me.

From: [Drew Harrington](#)
To: [Michelle Haynes](#)
Cc: [Matt Gonzales](#)
Subject: Lot 30 walk thru
Date: Wednesday, August 7, 2019 9:37:37 AM

(Lot 30) Lower unit conversion from commercial to residential unit

1. There will need to be a 1hr rated separation wall between the boiler, sprinkler room from the residential unit. This could be accomplished by creating a hallway from the lower east doorway, access to the boiler and sprinkler room can be accessed from the outside thru the east doorway.
2. There will need to be a 1hr rated ceiling separation between the commercial unit above and the residential unit below. This will also require all opening to have the same 1hr rating. Fire hats can be installed over can lights, and 1hr rated access doors for other openings.
3. Required egress for bedrooms must comply with 2012 IRC- R310.1 for basement installations.
4. Electrical and plumbing requirements will meet current adopted codes.
5. Building permits are needed for demo and exploratory work.
6. Planning approvals are required for any changes to the outside and changes of use.
7. All approvals must be completed prior to starting work.

Drew Harrington
Building Official
Planning & Building Department
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8251
C:: 970.708.7537
F :: 970.728.4342

Website for CommunityCore for Contractors: <https://app.communitycore.com/app/account/login>

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) A REZONE OF A PORTION OF COMMERCIAL UNIT TO EMPLOYEE APARTMENT ON LOT 30 AND (2) A DENSITY TRANSFER TO CONVERT A PORTION OF A COMMERCIAL UNIT TO A BUILT EMPLOYEE APARTMENT UNIT UTILIZING THE EXISTING DENSITY ON THE LOT

RECITALS

- A. Avventura, LLC (“**Owner**”) has submitted to the Town: (1) a rezoning development application for a rezoning of Lot 30 to reallocate one unit of employee apartment density on the lot; and (2) density transfer application to convert a portion of a commercial unit to an employee apartment unit (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Avventura, LLC is the owner of Lot 30 and the associated development rights and density allocated to Lot 30.
- C. The proposed rezoning and density transfer is to reallocate existing employee apartment density on Lot 30, converting an existing portion of commercial space to an employee apartment pursuant to the requirements of the CDC.
- D. The owner proposed to rezone the property to reallocate one employee apartment zoning designation 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:

Table 1: Lot 30 Zoning Designations and Density Table Existing and Proposed

Zoning Designation	Existing Zoning Designations Built	Existing Zoning Designations Platted and unbuilt	Proposed Zoning Designations Built	Proposed Zoning Designations Platted and unbuilt	Person Equivalents	Total Person Equivalents
Condominium	0	9	0	9	3	27
Employee Apartment	0	2	1	1	3	6
Commercial ¹	2,500 approx square feet	n/a	1,800 approx square feet	1,800 approx square feet		
TOTAL						33

¹ Commercial has no person equivalent

** The proposal will result in no net increase or decrease in density on Lot 30.

- F. At a duly noticed public hearing held on August 1, 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 October 17, 2019, the Town Council conducted a first reading of an Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, approved on first reading the Ordinance.
- H. At its regularly scheduled meeting held on November 21, 2019, the Town Council conducted a public hearing and second reading of an Ordinance, pursuant to the Town Charter and after

receiving testimony and public comment approved on second reading of an Ordinance the application with conditions.

- I. This Ordinance approves a density transfer and rezone converting a portion of an existing commercial unit to an employee apartment unit.
- J. The meeting held on November 21, 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.
- K. 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.
- L. 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 and density bank 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 requisite Employee Apartment Density is hereby reallocated within Lot 30 to reduce the size of one commercial unit and add a built employee apartment. The Ordinance shall indicate the change in commercial space and the size of the employee apartment is square feet.
2. 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.
3. The Lot list shall be updated to reflect one built and one unbuilt employee apartment assigned to the Lot upon issuance of a Certificate of Occupancy for the employee unit.
4. A Town of Mountain Village Deed Restriction shall be executed concurrently with the Ordinance and recorded concurrently for the newly created employee apartment.
5. The density transfer and rezone approval does not preclude the requirement for other necessary town applications and approvals such as design review (if needed), a building permit and a TMVHA site inspection prior to issuance of a Certificate of Occupancy for the employee apartment.
6. The Ordinance shall be recorded upon issuance of the Certificate of Occupancy to convert a portion of commercial space to an employee apartment consistent with this approval.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change the zoning designations on the Properties it only reallocates density within Lot 30.

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 XXth 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

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)



**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Town Council
FROM: Sam Starr
FOR: Meeting of November 21, 2019
DATE: November 12, 2019
RE: Consideration of a Resolution Regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard

BACKGROUND

Due to time constraints and agenda management, staff is requesting this item be continued from November 21 2019 meeting to the **December 12, 2019** regular Town Council meeting. The memo is being provided for the purpose of Town Council providing a motion to continue to the December meeting date.

MOTION

*I move to continue the public hearing regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Plaza on Lot 65, 618 Mountain Village Boulevard to the Town Council regular meeting on **December 12, 2019** at 8:30 a.m. or sometime thereafter.*



**Agenda Item No.
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

Item 16.A.

TO: Mountain Village Town Council

FROM: Michelle Haynes, Planning and Development Services Director

FOR: November 21, 2019

DATE: November 7, 2019

RE: First Reading of an Ordinance, setting a public hearing and Council vote regarding a rezone and density transfer application to rezone Blue Mesa Lodge units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: Condominium Units 30A and 30B, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Steven M. Weiler 2000 Trust
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

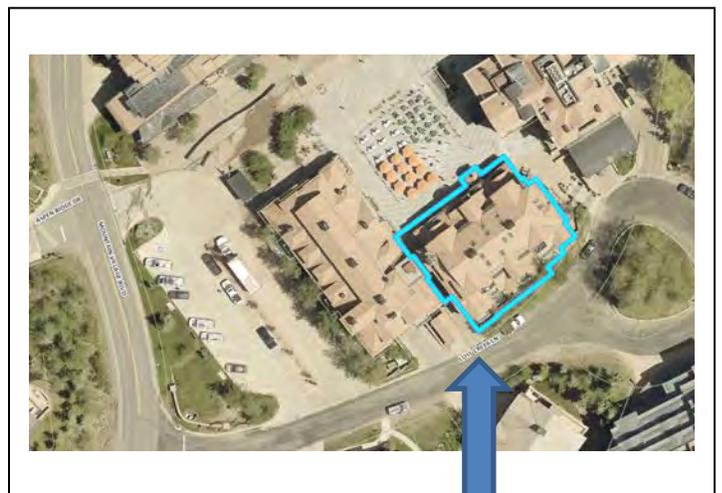
- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Ordinance

CASE SUMMARY:

Steven M. Weiler 2000 Trust requests to rezone Blue Mesa Lodge Units 30A & 30B from two efficiency lodge units to one lodge unit.



A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

BLUE MESA LODGE HISTORY

Zoning Designation History of Blue Mesa Lodge

Lot 42B (Blue Mesa Lodge) were originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotels (with a total person equivalent of 30 persons) at reception no. 282099.

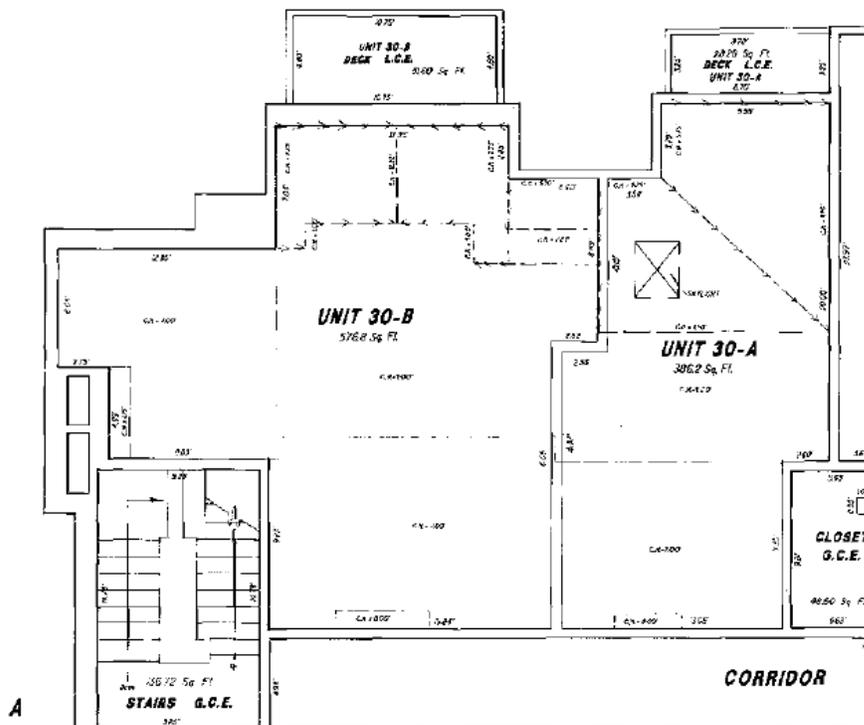
In 1997, by Resolution No. 1997-0923-23, Lot 42B rezoned from 10 condominiums including 18 lock offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional 4 parking space requirement. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, for example, 20A, 20B and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit). The Weiler application is just such a unit configuration of an A & B unit only with an interior connecting door and separate doors to the exterior.

Rezone History of Units 30A & 30B

The Weiler's purchased efficiency lodge units 30A & 30B along with one parking space in 2004. The properties are listed on their deed as one property (unit 30 A and 30B), although they are zoned as two separate efficiency lodge units. As evidenced by the condominium map reference below, unit 30B is a larger unit (approx. 576.8 square feet) with a full kitchen and 30A is the smaller unit (approx. 386.2 square feet).

Figure 1. Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 30A & 30B



Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with a unanimous vote.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision 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;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan.

The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

Affirmed.

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

Not applicable.

- 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;

Affirmed.

- 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;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

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

Affirmed.

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

No change or negative impact.

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

Affirmed.

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);
- b. The density transfer meets the density transfer and density bank policies; and .
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed.

STAFF ANALYSIS

Combining two one-room efficiency lodge units into one 2 room, 2 bath lodge unit meets the definition of a lodge unit. The applications have a total of one person equivalent. They are selling .25 person equivalents to another Blue Mesa Lodge unit owner who is deficient. Therefore, they also will have the necessary density of .75 person equivalents to rezone from two efficiency lodge units to one lodge unit. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodge have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meet the town criteria for a rezone application and will bring the units into compliance with town laws.

RECOMMENDED MOTION:

I move to recommend on first reading of an ordinance approval of a rezone and density transfer application for Lot 42B, Blue Mesa Lodge units 30A and 30B to rezone aforementioned units from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated August 2, 2019 and to set a public hearing on December 12, 2019 with the following findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing Units 30A and 30B as one renumbered Lodge*

unit.

2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 2019, with notice of such hearing as required by the Community Development Code.

**Narrative for Application of Rezone for Blue Mesa 30A and 30B to be
Combined to a single Lodge Unit**

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

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
 - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
 - b. The location in the Town of Mountain Village Core appeals to individual use as a permanent residence and can improve TMV core ambience as a real town center.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
 - a. The two properties 30A and 30B have strictly been used as one combined unit since purchase in 2004
 - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (a bedroom which is a separate room from the other living quarters, a full-size kitchen with full size appliances).
 - c. The property includes a parking space in the Blue Mesa Lodge complex
 - d. The property has the appropriate density units associated with a Lodge unit (0.75 density units).
3. 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
 - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
 - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposable is in place.
 - c. The unit is either used by the owner or rented during the most population dense times in the Town of Mountain Village and therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
 - a. Title commitment with legal description of the property
 - b. Copy of Deed that includes proof of ownership of parking space
 - c. Map amendment of the property showing layout of the property
 - d. Post a public notice of the proposed rezone
 - e. Bill of sale of the additional 0.25 density units

ORDINANCE NO. 2019-__**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER ON LOT 42B UNITS 30A AND 30B, REZONING TWO EFFICIENCY LODGE ZONING DESIGNATION UNITS TO ONE LODGE ZONING DESIGNATION UNIT****RECITALS**

- A. Steven M. Weiler Trust 2000 (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 30A and 30B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Steven M. Weiler Trust 2000 is the Owner of Units 30A and 30B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 30A and 30B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The Owner intends to sell the excess .25 person equivalent density to the owner of Unit 21C, Blue Mesa Lodge Condominiums, Gold Hill Holdings, LLC, who has submitted a concurrent application to rezone one efficiency lodge unit to a lodge unit. In order to rezone, 21C the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- 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:

Figure 1. Current Zoning Designation for Units 30A and 30B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
30A	Village Center	Efficiency Lodge	1	.5
30B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
30AB	Village Center	Lodge	1	.75 ¹

¹ As noted above the excess density of .25 is being sold to the owner of unit 21C, Lot 42B who has a concurrent application in planning review.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Village Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.25 ¹

¹ .25 person equivalent is being sold to the owner of unit 21C to satisfy the person equivalent requirement to rezone one efficiency lodge unit to a lodge unit concurrently.

- F. At a duly noticed public hearing held on November 7, 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 November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 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 there have been changes in conditions in the vicinity, namely voluntarily compliance and education regarding zoning designations and associated uses.
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 applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

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

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 30A and 30B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change any other zoning designation on the Properties it only affects Units 30A and 30B.

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 _____, 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 ___th 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

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

TO: Town Council
FROM: Sam Starr, Planner
FOR: November 21, 2019 Town Council Meeting
DATE: November 11, 2019
RE: First Reading, Setting of a Public Hearing, and Council Vote regarding a rezone and density transfer application to rezone Blue Mesa Lodge units 41A from one (1) efficiency lodge zoning designation units to one (1) lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: Condominium Unit 41A, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Keith Brown
Zoning: Village Center
Existing Use: Accommodations/Commercial
Proposed Use: Multi-Family Residential/Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: 41A Unit Photos and Map

BLUE MESA LODGES HISTORY

Zoning Designations and History of Blue Mesa Lodges

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099.

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces

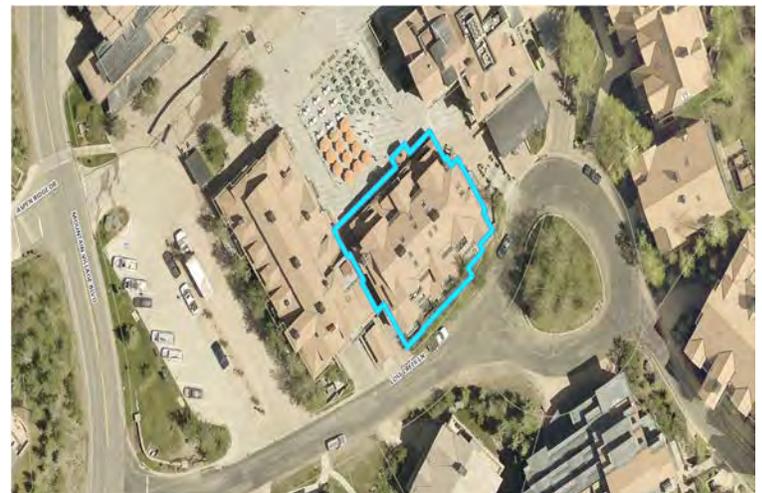


Figure 1: Blue Mesa Condominiums Location

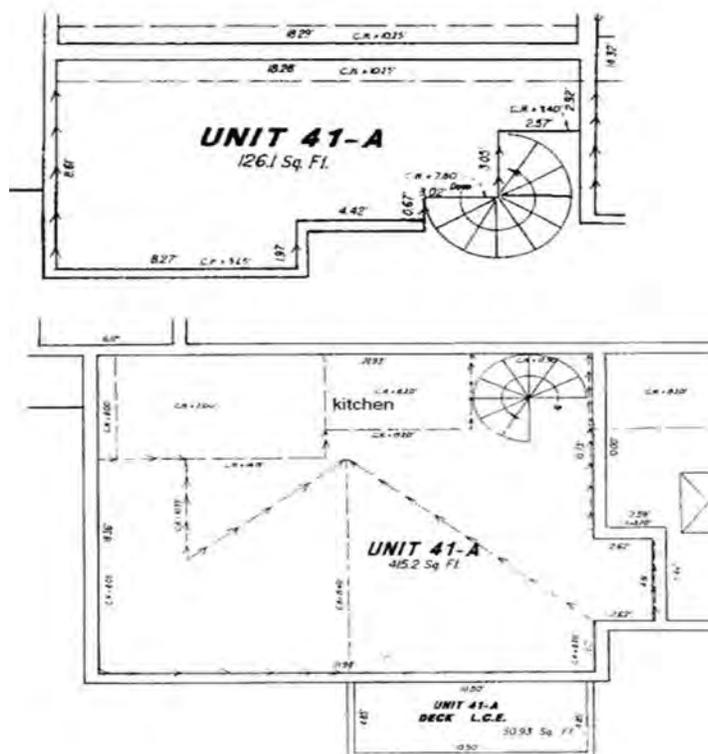
and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. For the fourth floor, all units have the A, B, and C designation, as well as a mezzanine loft accessible by stairs. Unit 41A and the associated mezzanine are owned by the applicant, Keith Brown. Units 41-B and 41-C have sperate owners that are not party to any rezone and density transfer applications at this time.

Rezone History of Units 41A

The applicant, Keith Brown purchased efficiency lodge unit 41A along with parking space P41 in 2006. As evidenced by the condominium map referenced below, the unit is 465 square feet (L.C.E deck included) and the mezzanine is 126 square feet, for a total of 591 square feet.

Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Unit 41A



The CDC defines a lodge unit as, “A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen”. Because Unit 41A has an existing loft area, the unit meets the CDC definition for the lodge zoning designation.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision 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.
 - b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
 - c. The proposed rezoning meets the Comprehensive Plan project standards.
 - 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.
 - 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;
 - f. Adequate public facilities and services are available to serve the intended land
 - g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and,
 - h. The proposed rezoning meets all applicable Town regulations and standards.

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.

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);
 - b. The density transfer meets the density transfer and density bank policies; and .
 - c. The proposed density transfer meets all applicable Town regulations and standards.

Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process.

Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with unanimous vote.

STAFF ANALYSIS

Rezoning a one room efficiency lodge unit into one lodge unit for long-term living meets the definition of a lodge unit and will assist in bringing the Blue Mesa Lodges into compliance with the Community Development Code. The applicant is receiving .5 person equivalents of density from the owner of Lot 33A and 33B, who needs to remove density from his unit complete his rezone and density transfer application, which only facilitates greater conformance. There are no exterior changes that required Design review Board specific approval, and the criteria listed above for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer Application.

RECOMMENDED MOTION:

I move to recommend on first reading of an ordinance approval of a rezone and density transfer application for Lot 42B, Blue Mesa Lodges unit 41A to rezone unit 41A from one (1) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated October 23, 2019, with the following findings and conditions and to ask the town clerk to set a public hearing for December 12, 2019

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant must renumber the Lodge unit to a singular unit number on the door, to be integrated into a future condominium map and associated declarations.*
2. *The declarations must be updated to recognize Units 41A as one Lodge unit in zoning designation.*
3. *The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 2019 with notice of such hearing as required by the Community Development Code.

Keith Brown, Tyco Zeletineanu
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513 keithtelluride@gmail.com

August 30, 2019

Development Narrative for the Rezone and Density Transfer Application to a Lodge designation of Apt. 41-A, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

My wife Tyco and I purchased our 41-A condo in 2006 as our primary residence. We have resided there full-time since our purchase. We seek a Rezone and Density Transfer to a Lodge designation so the designation is in conformance with use. We also seek a Lodge designation so we may proceed with a permitted renovation. Before we purchased 41-A, we had an attorney review title and HOA documents. We also attended a HOA board meeting where we stated our intent to reside full-time at 41-A. We understood 41-A to be a Residential Condominium. We would not have purchased 41-A if an Efficiency Lodge designation had been disclosed. We first learned our condo had an Efficiency Lodge designation only on May 14, 2019.

41-A is a top floor condo with Loft. The existing full kitchen is original, based on appliances which have manufacturing dates of 1992 and 1994 and from the appliances and kitchen cabinets being the same as other non-renovated units in the building. The 41-A floor plan is attached. There is one full parking space for 41-A. The parking space is designated as 41 parking space. We believe the original kitchen and parking indicates the developer planned 41-A for residential use.

This application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 41-A will help promote a rich social fabric within the community (page 9 CP) by allowing for the varied use of the property as a short-term rental and as a long-term residence. As an example of the promotion of a rich social fabric that a Lodge designation can give, the current 41-A owner is an involved, active citizen. Keith serves on the Town DRB, has been the chairperson of local, non-profit organizations and actively promotes and generates economic activity as a Realtor and Interior Designer. This is in keeping with the Community Character Vision (page 18 CP) which is for Mountain Village to be a "community where small-town values are important and people can make social and emotional connections."
- A Lodge designation of 41-A is in compliance with the intended mixed-use of the Village Center Zone District which includes (page 51 CP) "...full-time residency in the Mountain Village Center, with provisions such as smaller units, the creation of a better sense of Community, and other creative options."

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- 41-A physically meets the definition of Lodge (page 91 CP) by having a Loft/Mezzanine, full parking and full kitchen.
- The continued use of 41-A as an owner's residence is allowed under a Lodge designation.
- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 41-A building was designed, approved, built and managed as a Residential Condominium property.

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 because:

- The 41-A building is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 41-A owner, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

The 41-A owner (Keith) was project manager for most of the mentioned infrastructure projects and his participation would have been difficult if he did not reside at the property.

- There are benefits for safety and welfare of short and long term occupants by a Lodge designation allowing for a resident owner, given the building is without a manager, front desk or other on-site supervision.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- The 41-A condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term residential occupancy in multiple units, including 41-A. 41-A has been the full-time residence of the applicant since his 2006 purchase. Before purchase in 2006 41-A was also a full time residence, as were other units in the building. The current zoning was not enforced since the 1998 Town Resolution changed the condominiums to Efficiency Lodge designation.

- There was no removal of full kitchens and no enforcement of the parking obligations (for other units at the property) so the current zoning obligations have never been required, enforced or met.
- The 41-A condo was purchased with and has an original full kitchen, which is in error to the current Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from Residential Condo to Residential Studio Apartments, which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thought they had purchased Residential use properties. The rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condos.

G. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 41-A has a full parking space (41 parking space) at the property.

H. The proposed rezoning meets all applicable Town regulations and standards because:

- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 41-A renovation is by permit and does not change the physical properties beyond what is allowed for Lodge

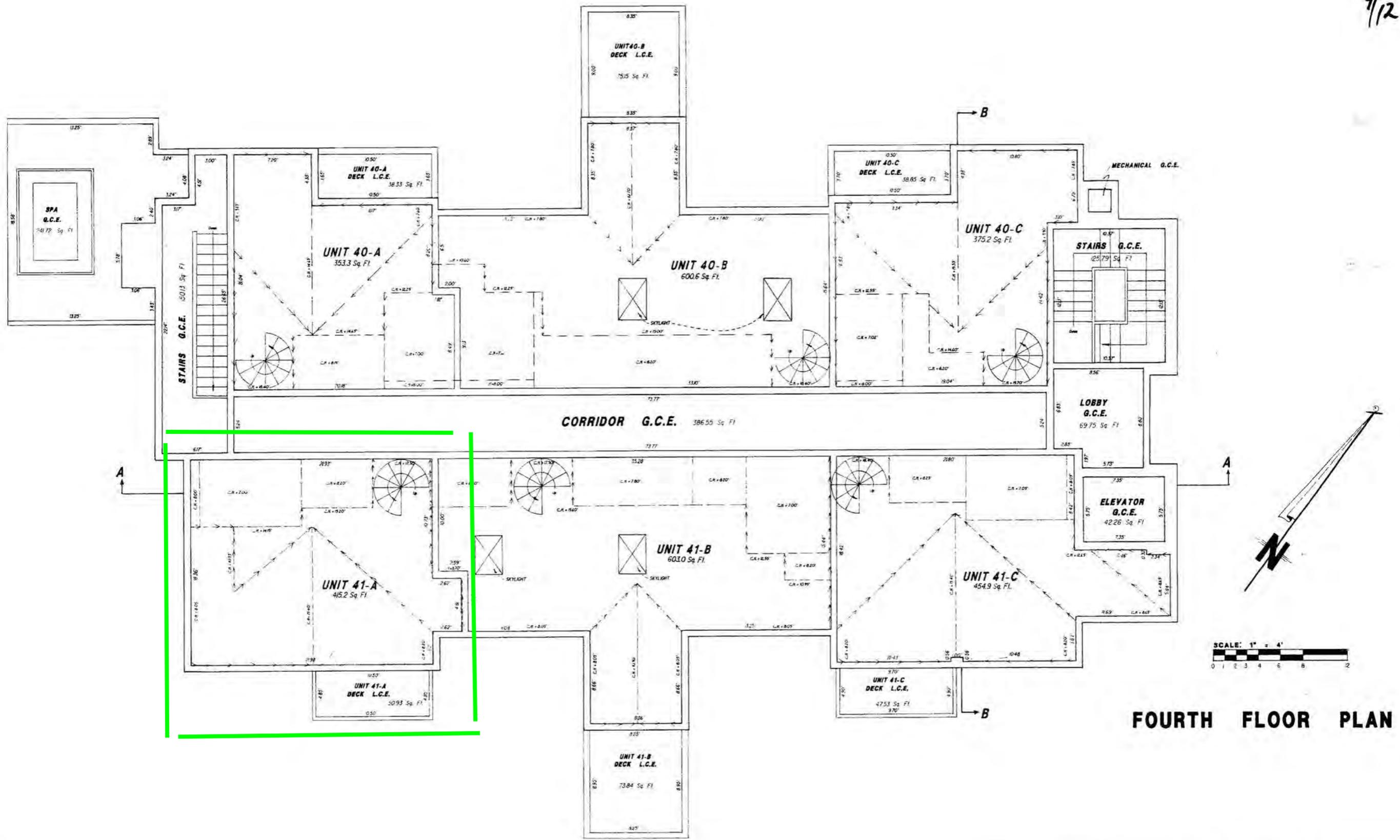
We want to thank town Planning and Town Council for considering this application and for the Council direction to the town to consider waiving related application fees.

Submitted as separate files:

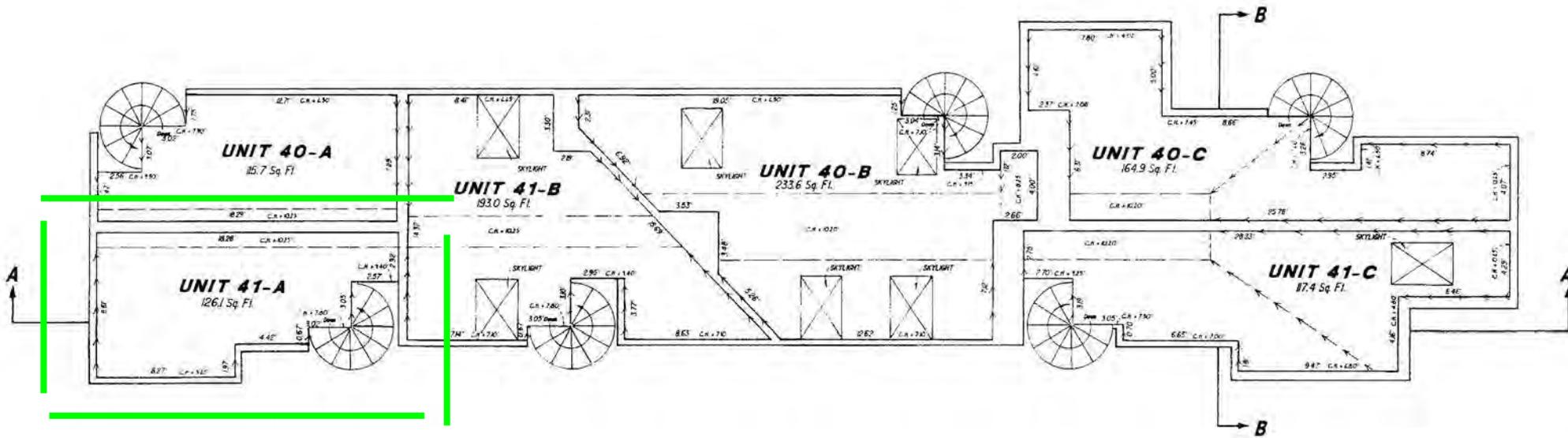
- 41-A floor plan and current condition photos
- 41-A building department Residential Remodel Permit (pending) and Electrical permit
- Summary of Recorded Documents for Blue Mesa Lodge Condominiums, Lot 42-B

Thank you, Keith Brown and Tyco Zeletineanu, owners and full time residents at 41-A.

9/12



FOURTH FLOOR PLAN



FOURTH FLOOR LEFT

Unit 41-A Floor Plans

The Loft is 126.1 Square Feet with one window.
The Loft functions as the bedroom.

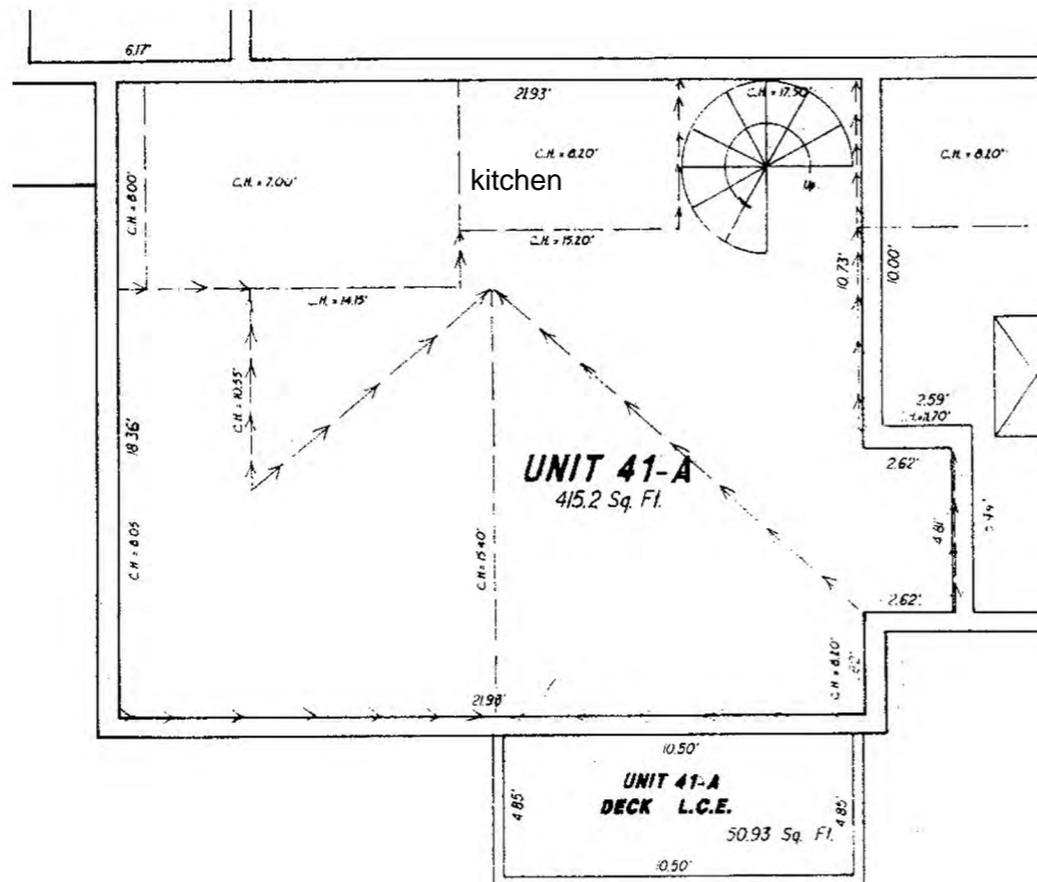
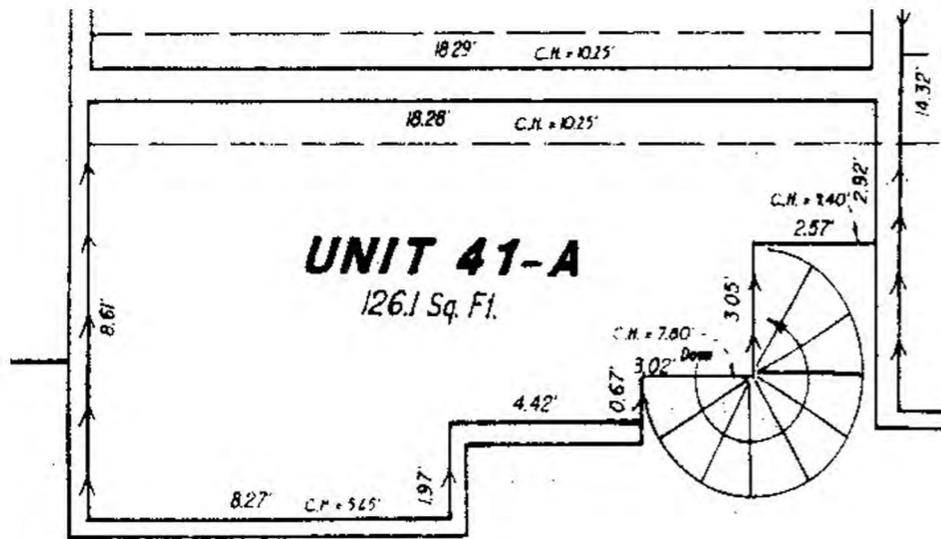
The Loft includes an open area that is 8.27 Feet by 8.61 Feet, which exceeds the requirement for a room.

The lower level is 415.2 Square Feet, with deck, bathroom, full kitchen, and living room area.

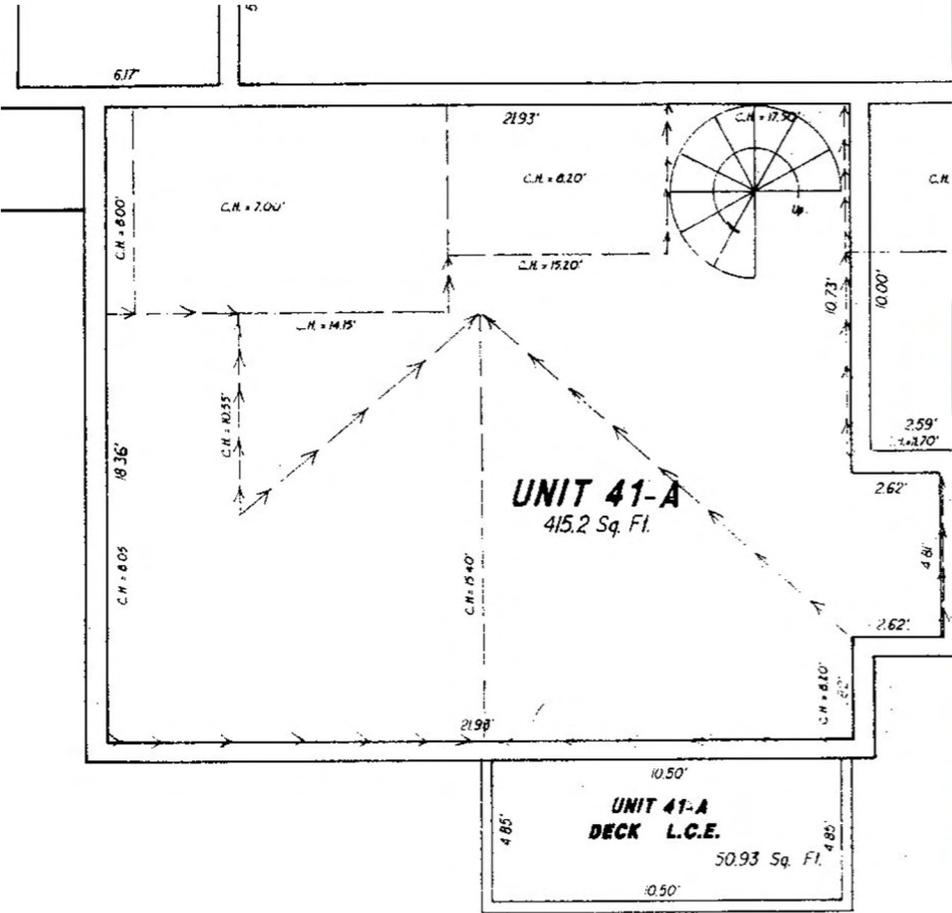
There are 6 windows and 2 deck doors.

The bathroom measures 6 Feet by 10 Feet.

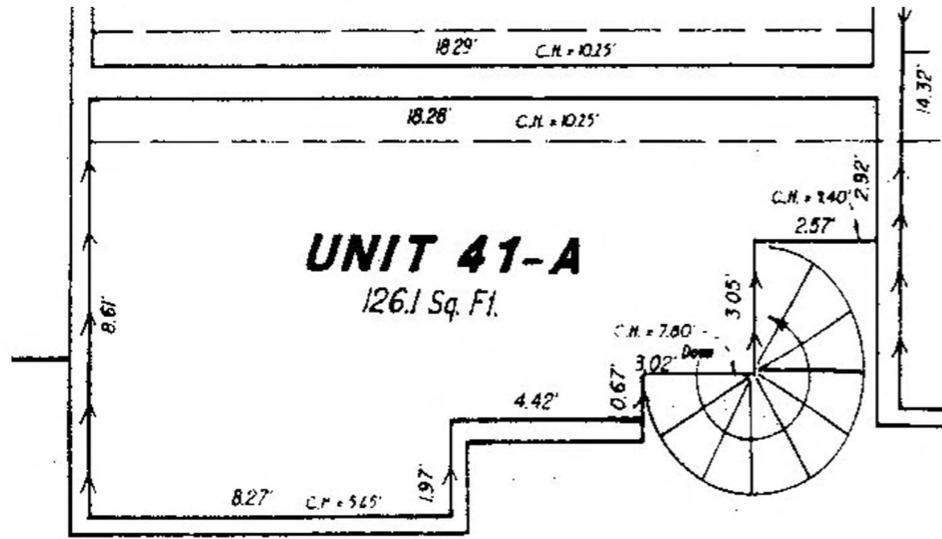
The deck is 50.93 Square Feet



41-A Main Level Photos



41-A Loft Photos

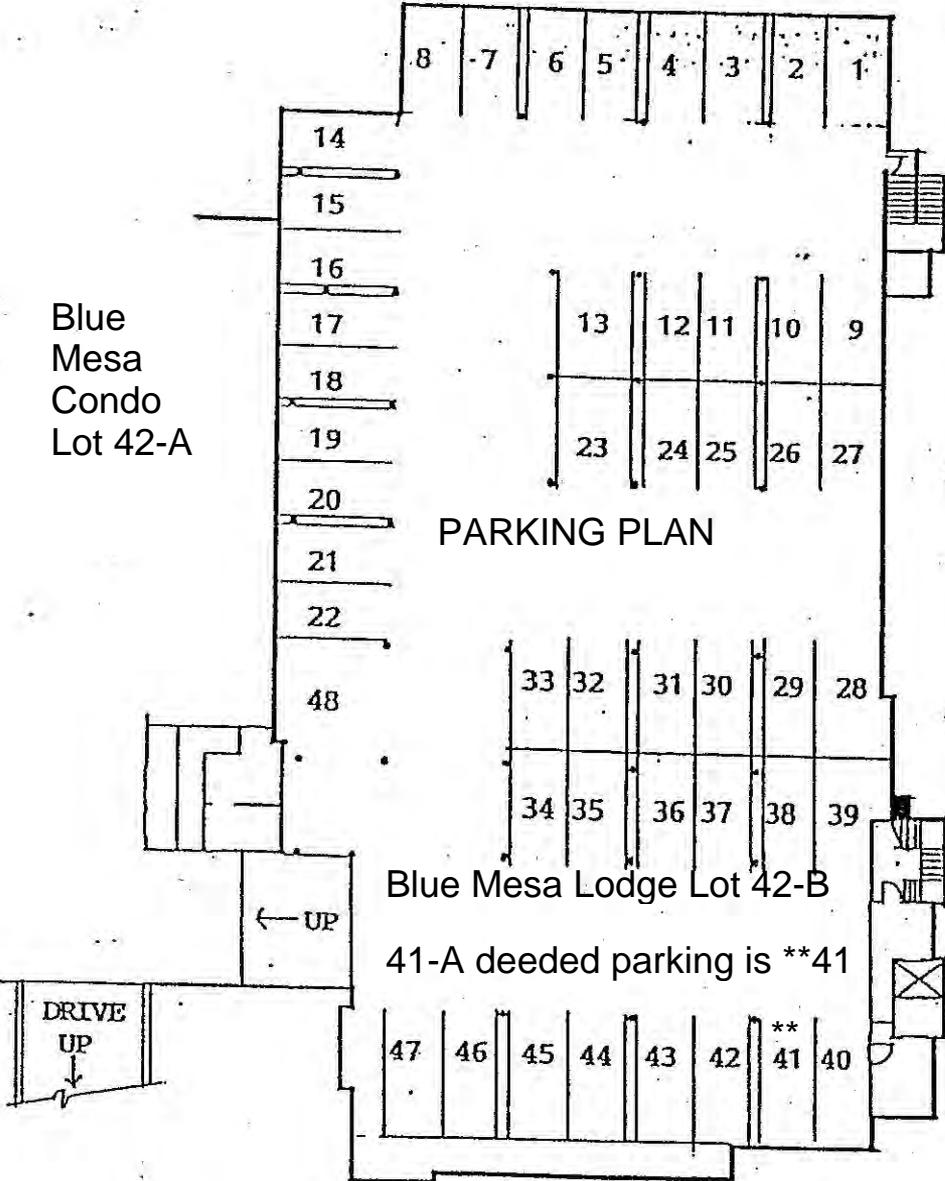


Blue
Mesa
Condo
Lot 42-A

PARKING PLAN

Blue Mesa Lodge Lot 42-B

41-A deeded parking is **41



ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING AREZONE AND DENSITY TRANSFER ON LOT 42B, UNIT 41A TO CONVERT ONE EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT

RECITALS

- A. Keith Brown (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 41A, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge unit to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Keith Brown is the owner of Unit 41A, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 41A, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge zoning designation unit to one lodge zoning designation unit pursuant to the requirements of the CDC.
- D. The Owner intends to obtain the required .25 person equivalent density from the owner of Units 33A and 33B, Blue Mesa Lodge Condominiums, Jose Alcantara, who has submitted a concurrent application to rezone two efficiency lodge units to one lodge unit. In order to rezone 41A, the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- 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:

Figure 1. Current Zoning Designation for Unit 41A, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41A	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41A	Village Center	Lodge	1	.75 ¹

¹As noted above the deficient density of .25 is being acquired by the owner of unit 41A, Lot 42B.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Cemter	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning	Actual Units	Person	Total
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		Designation		Equivalent	Person Equivalent
42B	Village Center	Efficiency Lodge	27	.5	13.5
	Vilage Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a

- F. At a duly noticed public hearing held on November 7, 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 November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 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 applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

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

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41A as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change any other zoning designation on the Properties it only affects Unit 41A

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 _____, 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 __th 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

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

TO: Town Council
FROM: Sam Starr, Planner
FOR: November 21, 2019 Town Council Meeting
DATE: November 11, 2019
RE: First reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a rezoning and density transfer application to rezone Blue Mesa Lodge units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: Condominium Units 33A and 33B, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Jose Alcantara
Zoning: Village Center
Existing Use: Accommodations/Commercial
Proposed Use: Multi-Family Residential/Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: 33AB Unit Photos and Map

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099.

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried

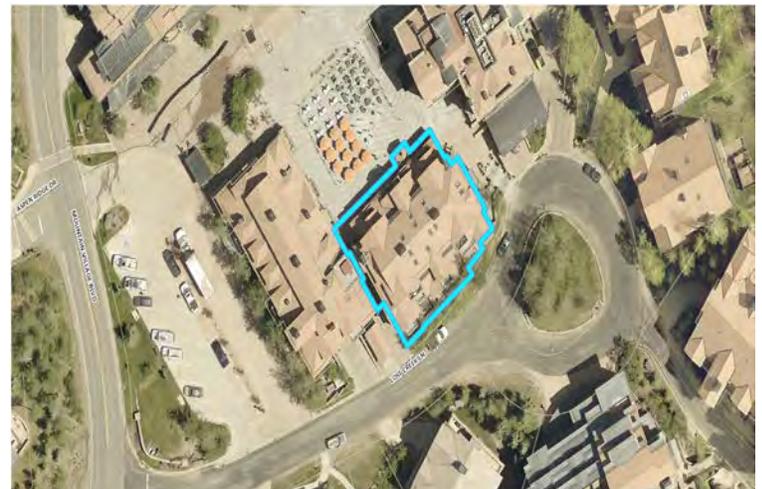


Figure 1: Blue Mesa Condominiums Location

no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. Unit 33C is owned by a separate individual who is not party to this rezone and density transfer application.

Rezone History of Units 33A & 33B

The applicant, Jose Alcantara purchased efficiency lodge units 33A & 33B along with parking space P34 in 2015. The properties are listed on their deed as one property (unit 33A and 33B), although they are zoned as two separate efficiency lodge units. As evidenced by the condominium map referenced below, both units are roughly the same size; unit 33A is 423.5 square feet, while unit 33B is 424 square feet.

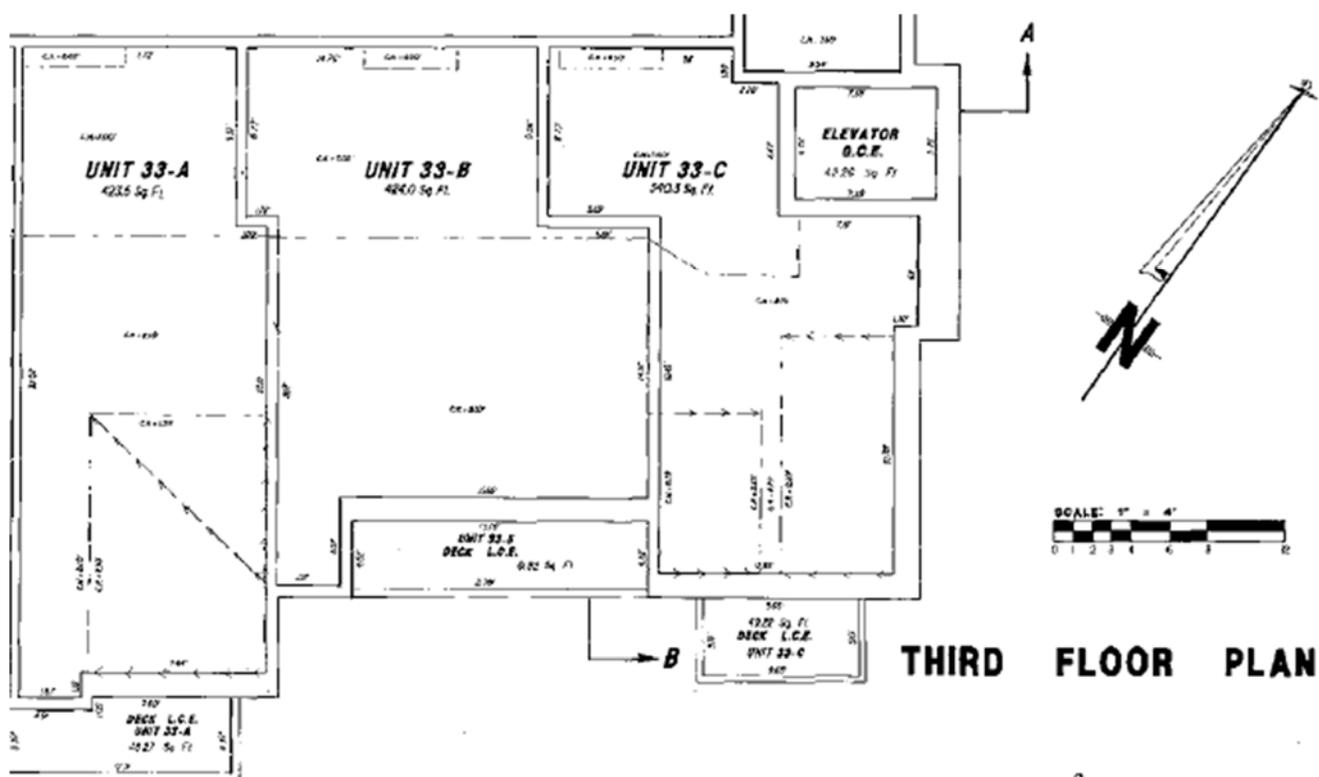


Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 33A & 33B

A lodge unit is defined as, “A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen”. Combining units 33A and 33B will meet the CDC definition for the lodge zoning designation.

CRITERIA, ANALYSIS AND FINDINGS

The criteria for decision 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.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
- c. The proposed rezoning meets the Comprehensive Plan project standards;.
- 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.
- 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;
- f. Adequate public facilities and services are available to serve the intended land
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and,
- h. The proposed rezoning meets all applicable Town regulations and standards.

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.

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);
 - b. The density transfer meets the density transfer and density bank policies; and .
 - c. The proposed density transfer meets all applicable Town regulations and standards.

Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process.

Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with unanimous vote.

STAFF ANALYSIS

Combining two one room efficiency lodge units into one lodge units meets the definition of a lodge unit and will assist in bringing the Blue Mesa Lodges into compliance with the Community Development Code. The applicant is selling .25 person equivalents to the owner of Lot 41A, who needs the density to complete his rezone and density transfer application, which only facilitates greater conformance. There are no exterior changes that required Design review Board specific approval, and the criteria listed above for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer Application.

RECOMMENDED MOTION:

I move to recommend on first reading of an ordinance approval of a rezone and density transfer application for Lot 42B, Blue Mesa Lodges units 33A and 33B to rezone units 33A and 33B from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated October 23, 2019, with the following findings and conditions and to request the town clerk to set a public hearing for December 12, 2019:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 33A and 33B as one renumbered lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

Keith Brown
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513

August 30, 2019

Development Narrative for the Rezone and Density Transfer Application to a Lodge designation of Apt. 33-AB, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for the Rezone and Density Transfer Application of Apt 33-AB for Paula and José Carlos Alcântara, the owners.

The Alcântaras' seek a Rezone and Density Transfer to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. Paula and José Carlos had an attorney review title and HOA documents of 33-AB before purchase and became owners on the basis the property was a Residential Condo. The Alcântaras' would not have purchased if an Efficiency Lodge designation had been known. Paula and José Carlos first learned their condo had an Efficiency Lodge designation on May 14, 2019.

33-AB condo is 848 square feet with one bedroom, one living room and 2 bathrooms, a full kitchen and a full parking space. The 33-A and 33-B rooms have a connecting door and both rooms have exit doors to the hallway. A floor plan is attached.

The Alcântaras' are the 3rd owners of the property.

33-AB was purchased from the developer in 2002. It was used as the primary residence by the first owner until she sold in 2012. 33-A was the first owner's bedroom and 33-B was living and full kitchen.

The 2nd owner renovated 33-AB in 2012 under town permit, replacing the kitchen and making a substantial upgrade to the entire property. The building permit is enclosed.

Paula and José Carlos purchased 33-AB in 2015 and have used the property for their personal use and for renting, both short-term and long-term when they do not use.

33-AB is now for sale but buyers have been stalled by the Efficiency Lodge designation and the uncertainty of future use.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 33-AB will help promote a rich social fabric within the community (page 9 CP) by allowing for continued, varied use of the property, including short-term rentals, long-term rentals and owner occupancy. This is in keeping with the Community

Character Vision (page 18 CP) which is for Mountain Village to be a "community where small-town values are important and people can make social and emotional connections."

- A Lodge designation of 33-AB is in compliance with the intended mixed-use of the Village Center Zone District which includes (page 51 CP) "...full-time residency in the Mountain Village Center, with provisions such as smaller units, the creation of a better sense of Community, and other creative options."

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- 33-AB physically meets the definition of Lodge (page 91 CP) by having 2 rooms, full parking and a full kitchen.
- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 33-AB building was designed, approved, built and managed as a Residential Condominium property.

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

- The 33-AB building is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 41-A owner, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 33-AB condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 33-AB. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no

removal of full kitchens and no enforcement of the parking obligations (for units other than 33-AB) in 1998 or afterwards.

- The 33-AB condo had an original full kitchen and the permitted 2012 renovation upgraded the kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. For 33-AB the first sale was to a buyer who occupied the condo as her primary residence for almost 10 years. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condos.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 33-AB has a full parking space (33 parking space) at the property.

G. The proposed rezoning meets all applicable Town regulations and standards because:

- ¹The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 33-AB 2012 renovation was by town permit for uses allowed by a Lodge designation.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

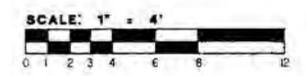
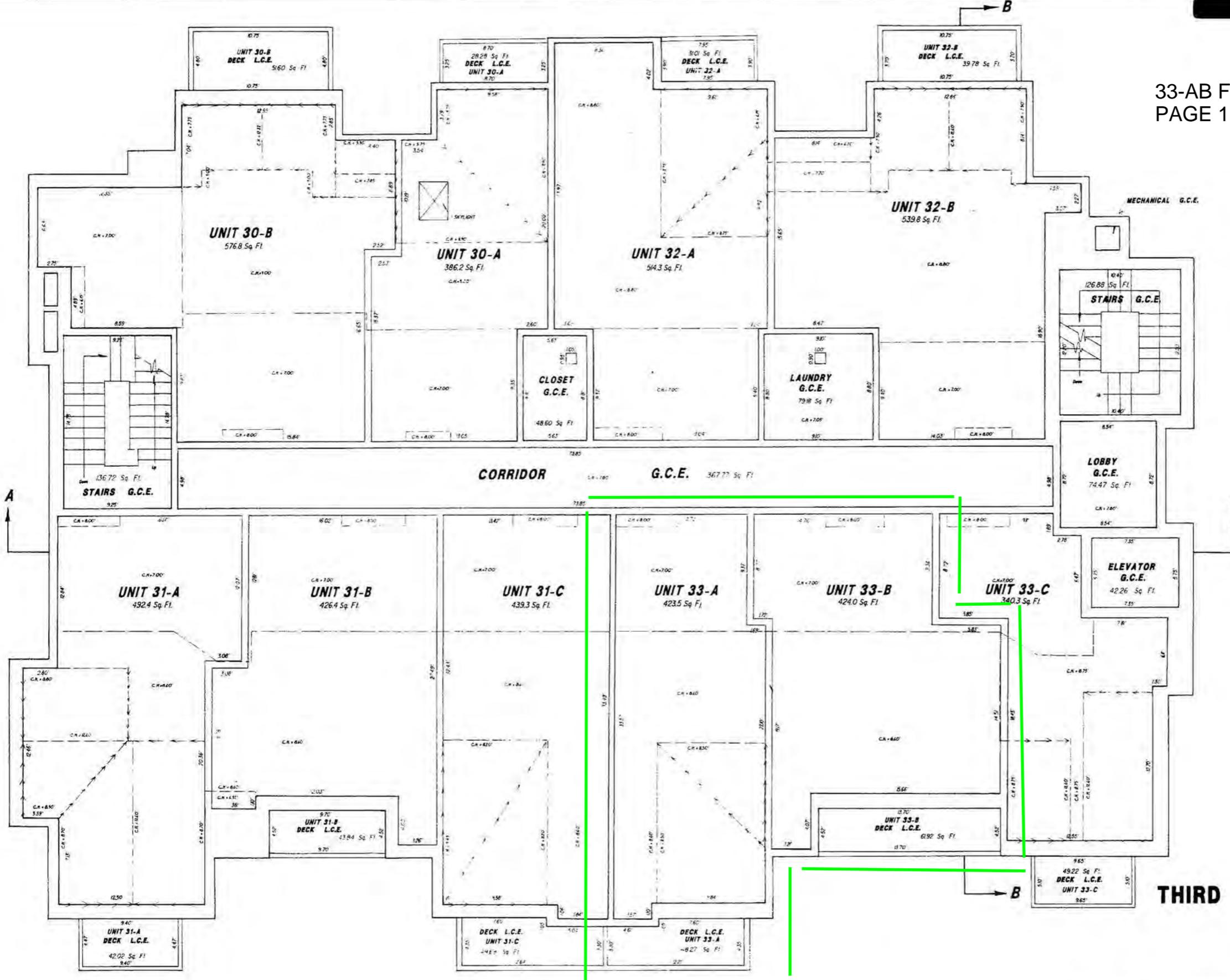
Submitted as separate files:

- 33-AB floor plan and current condition photos
- 33-AB building department Residential Remodel permit
- Summary of Recorded Documents for Blue Mesa Lodge Condominiums, Lot 42-B

Thank you,
Most Sincerely, Keith Brown, for Paula and José Carlos Alcântara

8/12

33-AB FLOOR PLANS PAGE 1 OF 7

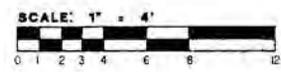
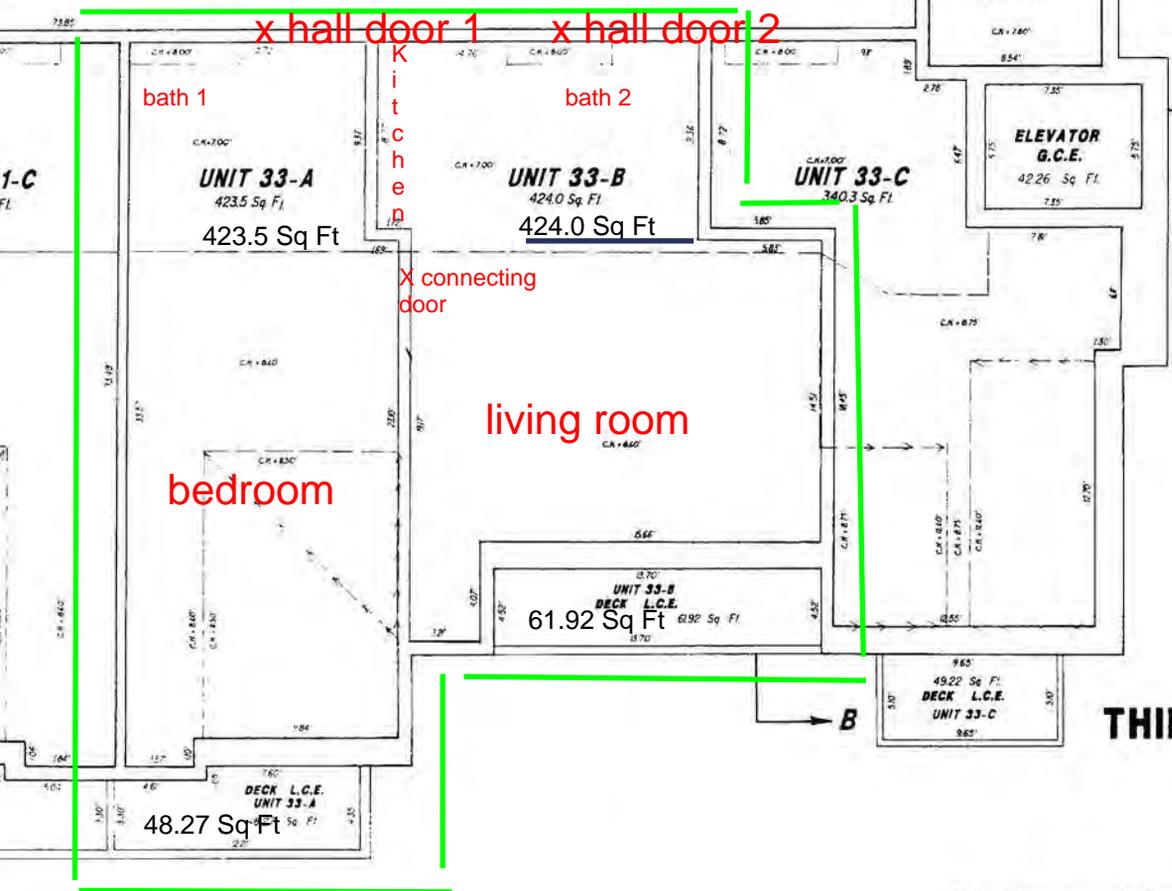


THIRD FLOOR PLAN

600

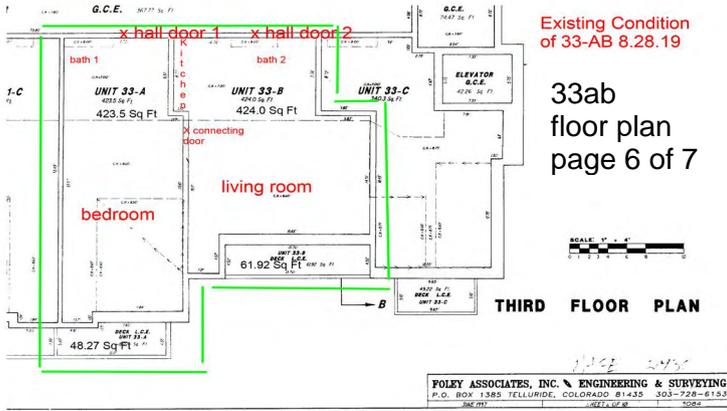
Existing Condition
of 33-AB 8.28.19

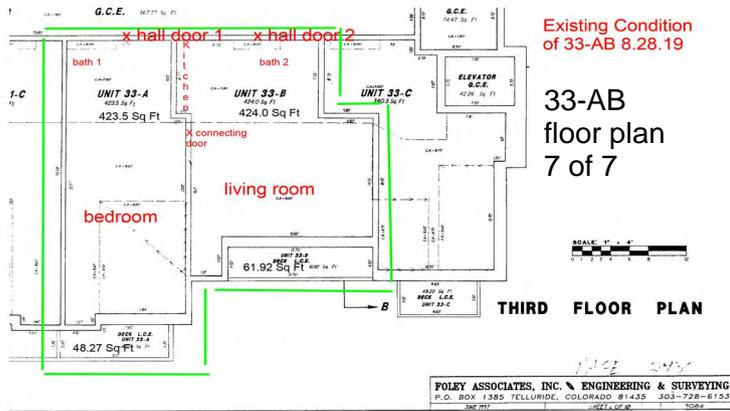
33-AB FLOOR PLANS
PAGE 2 OF 7



THIRD FLOOR PLAN

601





Blue
Mesa
Condos
Lot 42-A

33-AB FLOOR
PLANS PAGE 3
OF 7

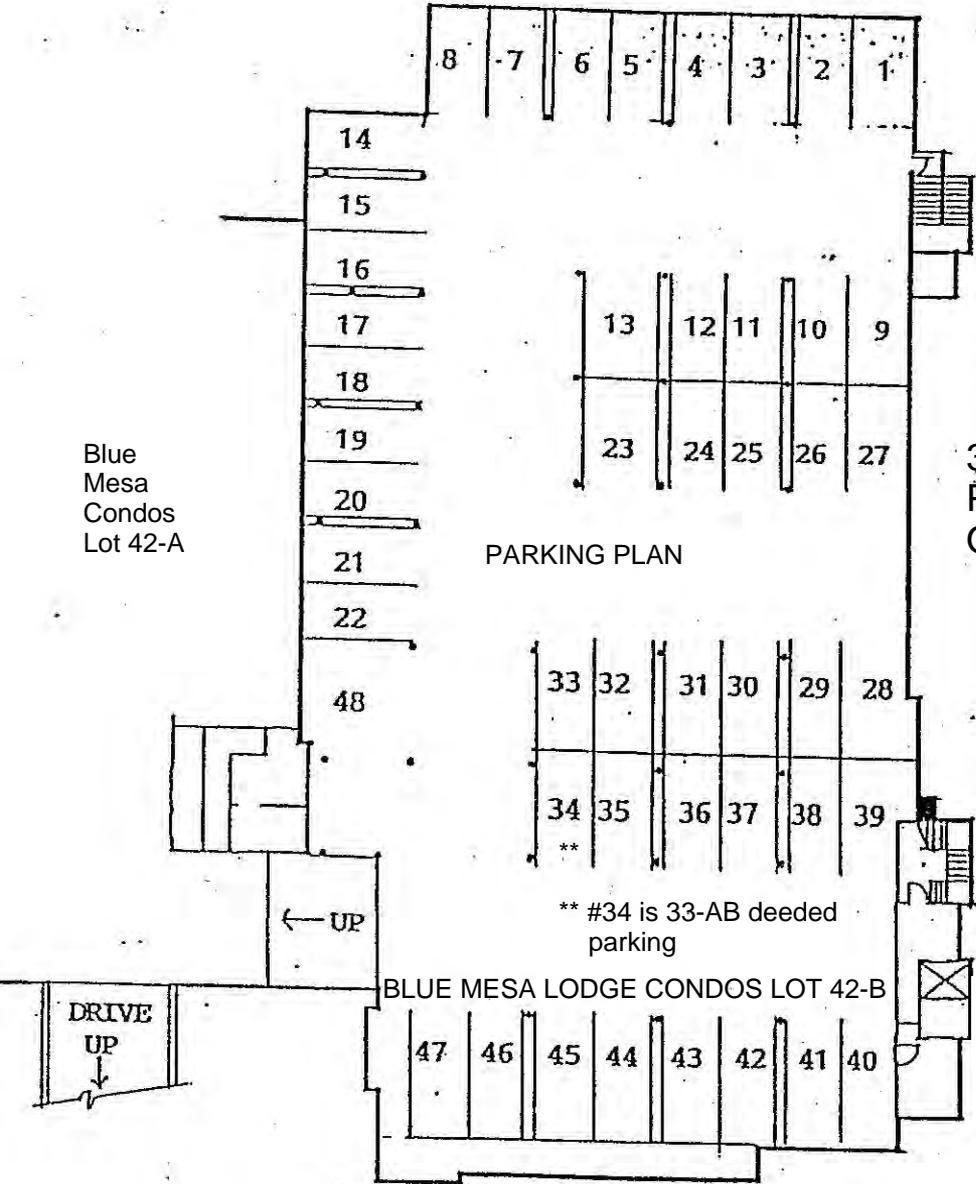
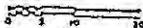
PARKING PLAN

** #34 is 33-AB deeded
parking

BLUE MESA LODGE CONDOS LOT 42-B

BASEMENT FLOOR PLAN

604



ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRASNFER ON LOT 42B, UNITS 33A AND 33B TO CONVERT TWO EFFICIENCY LODGE ZONING DESIGNATIONS UNITS INTO ONE LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. Jose Alcantara (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 33A and 33B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Jose Alcantara is the owner of Units 33A and 33B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 33A and 33B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The Owner intends to sell the excess .25 person equivalent density to the owner of Unit 41A, Blue Mesa Lodge Condominiums, Keith Brown, who has submitted a concurrent application to rezone one efficiency lodge unit to a lodge unit. In order to rezone 41A, the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- 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:

Figure 1. Current Zoning Designation for Units 33A and 33B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
33A	Village Center	Efficiency Lodge	1	.5
33B	Vilage Cemter	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
33AB	Village Center	Lodge	1	.75 ¹

¹As noted above the excess density of .25 is being sold to the owner of unit 41A, Lot 42B who has a concurrent application in planning review.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Cemter	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.25 ¹

¹ .25 person equivalent is being sold to the owner of unit 41A to satisfy the person equivalent requirement to rezone one efficiency lodge unit to a lodge unit concurrently.

- F. At a duly noticed public hearing held on November 7, 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 November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 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 applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

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

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 33A and 33B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Units 33A and 33B.

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 _____, 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 __th 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

**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 No. 16.d
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 November 21, 2019
DATE: November 5, 2019
RE: First reading of an Ordinance considering a rezone and density transfer application to rezone Blue Mesa Lodge units 21-A and 21-B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: *Condominium Units 21A and 21B, Blue Mesa Lodge Condominiums*
Address: 117 Lost Creek Lane
Owner: Todd A. Pistorese and Lee Margaret Ayers
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative



CASE SUMMARY:

Todd A. Pistorese and Lee Margaret Ayers are requesting to rezone Blue Mesa Lodge Units 21-A and 21-B from two efficiency lodge unit zoning designations to one lodge unit zoning designations. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC), and must acquire the requisite density for the increase in personal equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen

BLUE MESA LODGE HISTORY

Zoning Designation History of Blue Mesa Lodge

Lot 42B (Blue Mesa Lodge) were originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotels (with a total person equivalent of 30 persons) at reception no. 282099.

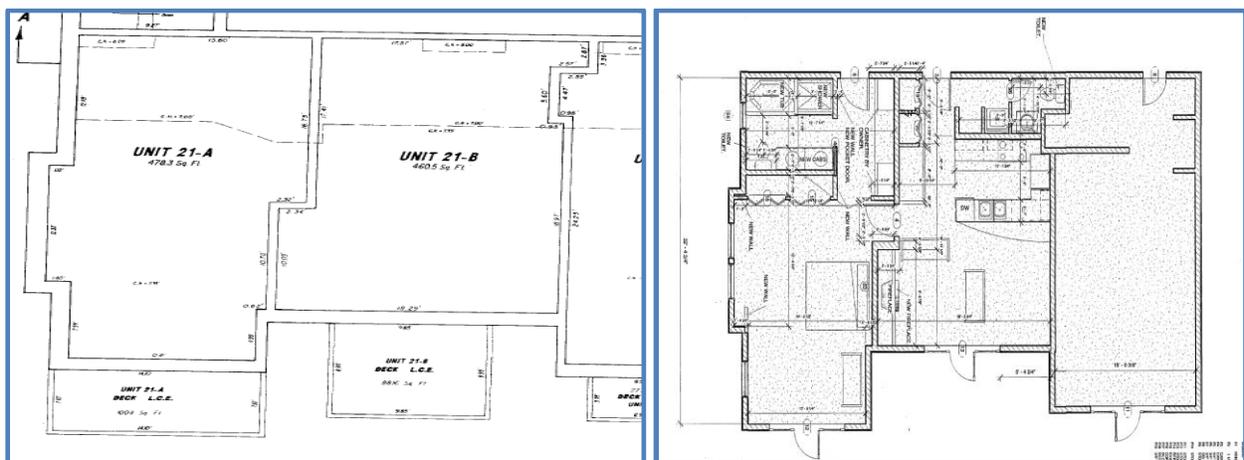
In 1997, by Resolution No. 1997-0923-23, Lot 42B rezoned from 10 condominiums including 18 lock offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waive the additional 4 parking space requirements. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

Rezone History of Units 21-A & 21-B

The applicants' purchased efficiency lodge units 21-A & 21-B along with one parking space in 2015. The properties are listed on their deed as one property (unit 21-A and 21-B), although they are zoned as two separate efficiency lodge units. The condo map of the units has been provided demonstrating the size and arrangement of the units in question, and it should be noted that the town issued a building permit in 2007 which allowed for the combination of the two units. As evidenced by the condominium map shown below, Unit 21-A was a slightly larger unit than 21-B. Currently, as configured they are cumulatively approximately 940 sq. ft. and meet the definition of a lodge unit given the full kitchen, living area, separate bedroom, and full bathrooms. It may be preferable to remove one of the doorways from the units to the hallway so that the units function as one lodge unit in the future.

Figure 1. Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 21A & 21B along with approved building permit plans from 2007.



CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision 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;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies, and Actions L., "Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

The Zoning and Land Use Regulations allow for a rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. The Village Center Zoning allows for broad uses including lodge units.

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

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, these criteria are not applicable.

- 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 proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- 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;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

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

No additional public facilities are needed for the rezoning thus, they are adequate.

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

No change or negative impact.

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

Affirmed.

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);
- b. The density transfer meets the density transfer and density bank policies; and .
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed. See the criteria for rezoning.

STAFF ANALYSIS

The existing configuration of the efficiency lodges meet the definition of a lodge unit per the CDC given the 2007 renovation to the space. This application would more formally combine the two one-room efficiency lodge units into one lodge unit. The applicants have a total of one person equivalent density associated with the units. Therefore, they have the necessary density of .75 person equivalents to rezone from two efficiency lodge units to one efficiency lodge unit. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodge have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meet the town criteria for a rezoning application.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezoning and density transfer for Lot 42B, Units 21-A and 21-B at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council with staffs' recommended conditions.

The remainder of this page has been left blank intentionally.

RECOMMENDED MOTION: If Town Council determines that the rezone and density transfer application meet the criteria for decision listed within this staff memo, then the staff has provided the following suggested motion:

I move to approve, the first reading of an Ordinance regarding the rezone and density transfer application for Lot 42B, Blue Mesa Lodge units 21-A and 21-B to rezone the subject units from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated November 5, 2019 and to ask the town clerk to set a public hearing for December 12, 2019, with the following findings:

- 1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. The applicant has met or exceeded the parking requirement of .5 parking spaces.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

- 1. The applicant shall submit a condo map amendment to the Town for review and approval showing the Units 21-A and 21-B as one renumbered Lodge unit.*
- 2. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-A and 21-B as one Lodge unit.*
- 3. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 2019, with notice of such hearing as required by the Community Development Code.

/jjm



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:		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			



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, _____, the owner of Lot _____ (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.

_____ Todd A. Pistorese _____ 8/26/2019
Signature of Owner Date

_____ Todd A. Pistorese _____ 8/26/2019
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 _____ of
_____ 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)

(Date)

(Printed name)



Revised 2.26.18

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

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)

(Title)

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER OF BLUE MESA LODGE LOT 42B, UNITS 21-A AND 21-B FROM TWO EFFICIENCY LODGE ZONING DESIGNATION UNITS TO ONE LODGE ZONING DESIGNATION UNIT

RECITALS

- A. Todd Pistorese and Lee Margaret Ayers (“**Owners**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 21-A and 21-B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Todd A. Pistorese and Lee Margaret Ayers are the owners of Units 21-A and 21-B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 21-A and 21-B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The owners have the requisite density of .75 person equivalents required to execute the rezone.
- 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:

Figure 1. Current Zoning Designation for Units 30A and 30B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21A	Village Center	Efficiency Lodge	1	.5
21B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21AB	Village Center	Lodge	1	.75 ¹

¹ The applicant will have an excess .25 density that they will be required to transfer to either the density bank or another lot.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Village Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.25 ¹

Note 1. The excess density will either be placed into the density bank or sold/transferred to another unit owner at BML.

- F. At a duly noticed public hearing held on November 7, 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 November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 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 applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

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

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 21-A and 21-B as one renumbered Lodge unit.
2. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Units 21-A and 21-B as one Lodge unit.
3. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Units 21-A and 21-B.

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 _____, 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 __th 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

**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 No. 16.e
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 November 21, 2019

DATE: November 4, 2019

RE: First reading of an Ordinance considering a density transfer and rezone application to rezone Blue Mesa Lodge unit 41B from an efficiency lodge zoning designation unit to a Lodge zoning designation unit.

PROJECT GEOGRAPHY

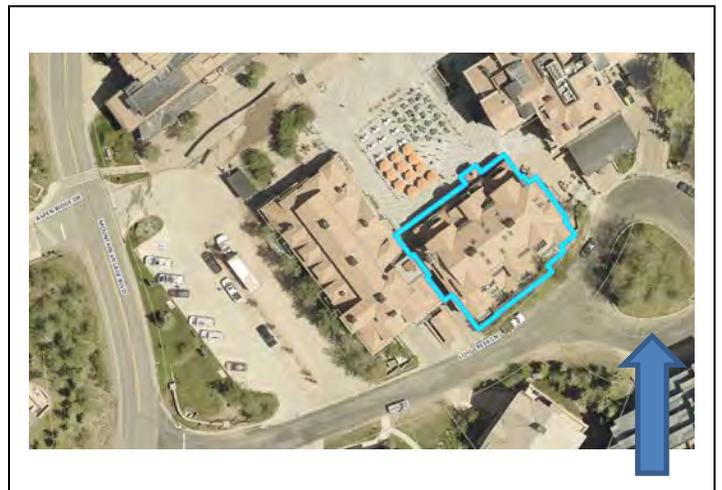
Legal Description: Condominium Unit 41B, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: David and Carla Mackown
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative



CASE SUMMARY:

David and Carla Mackown are requesting to rezone Blue Mesa Lodge Unit 41B from an efficiency lodge zoning designation to a lodge zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC) and acquire the requisite density for the increase in personal equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

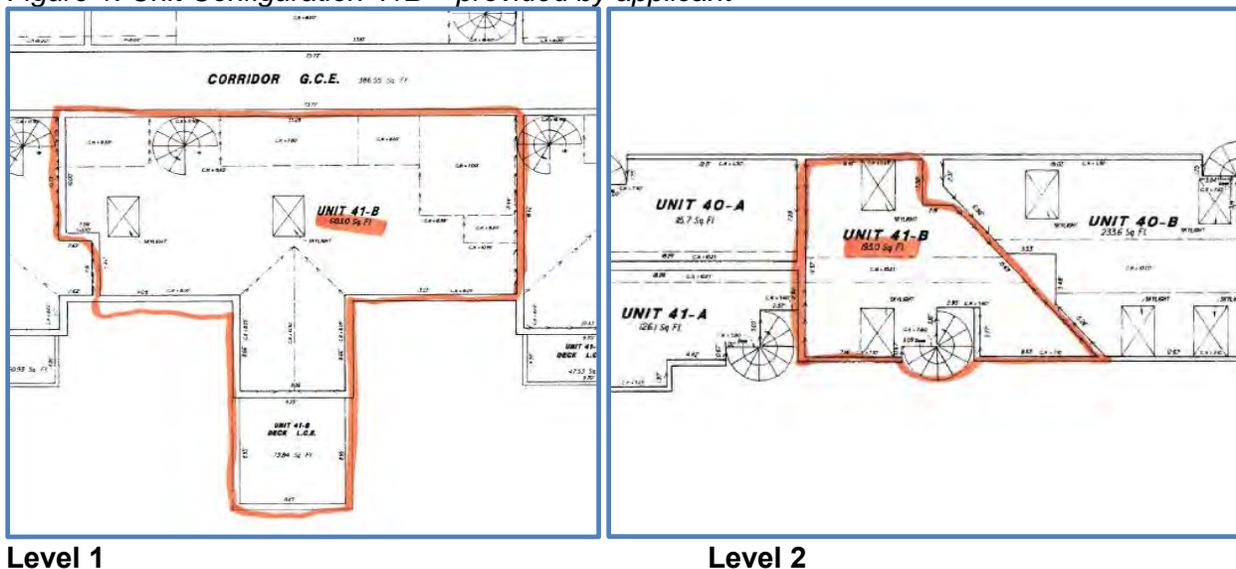
In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each these also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

Rezone History of Units 41B:

The Mackown's purchased efficiency lodge Unit 41B along with one parking space in 2019. Generally speaking, the units located on the 4th floor of Blue Mesa Lodge are atypical of the units on floors 1-3, with larger floor plans and a lofted room above the living area. The applicants describe the unit within their provided narrative as "800 sq. ft.", "with 2 baths, a full kitchen, an 80 sq. ft. patio deck, and a lofted bedroom".

Figure 1. Unit Configuration 41B – provided by applicant



CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision 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;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

The Zoning and Land Use Regulations allow for a rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. The Village Center Zoning allows for broad uses including lodge units.

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

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, these criteria are not applicable.

- 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 proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- 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;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

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

No additional public facilities are needed for the rezone thus, they are adequate.

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

No change or negative impact.

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

The application will be compliant with all applicable town regulations and standards at the time that the additional 0.25-person equivalent density units are purchased and the sale is finalized. Staff is requesting that any approval condition this requirement prior to recordation of the associated ordinance rezoning the unit.

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);
- b. The density transfer meets the density transfer and density bank policies; and.
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed. See the criteria for rezoning.

STAFF ANALYSIS

The existing configuration of the efficiency lodge unit meets the definition of a lodge unit per the CDC. The applicants have a total of 0.5-person equivalent density for Unit 41-B and will be required to purchase an additional 0.25-person equivalents in order to comply with the 0.75 person equivalent density requirements for a lodge unit prior to any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the town criteria for a rezone application.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezoning and density transfer for Lot 42B, Unit 41-B at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council with staffs' recommended conditions.

The remainder of this page has been left blank intentionally.

RECOMMENDED MOTION: If Town Council determines that the rezone and density transfer application meet the criteria for decision listed within this staff memo, then the staff has provided the following suggested motion:

I move to approve, the first reading of an Ordinance regarding *the rezone and density transfer application for Lot 42B, Blue Mesa Lodges Unit 41-B to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions as noted in the staff report of record dated November 4, 2019, and ask the town clerk to set a public hearing on December 12, 2019 with the following findings:*

1. *At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 41-B as one Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
3. *The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 41-B from efficiency lodge to lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 2019, with notice of such hearing as required by the Community Development Code.

/jjm

David & Carla Mackown
Box 8, Placerville, CO 81430
(970) 728-6932 carla.bouthillier@gmail.com

August 30, 2019

Development narrative for the rezone and density transfer application from efficiency lodge to Lodge designation of Unit 41B, 117 Lost Creek Lane, Lot 42-B, Mountain Village, Colo 81435

Carla and I are long term residents of San Miguel County, having owned property here since the early 80's. I have resided for the past 30 years on a 277 acre parcel of land which includes the original Finnegan Ranch Homestead, at the junction of Alder and Leopard Creeks, where county road 56 V meets Highway 62.

Looking forward to retiring from all the work on our ranch, we purchased unit 41B in the Blue Mesa Lodge Condominium complex, on May 3, 2019. Our intention was to move into this condominium as our full time residence in the Mountain Village. As we were assured by our Buyers Agency Realtor, that the units in the Blue Mesa Lodge Condominiums, unlike those in the Peaks, had no use restrictions and could be owner occupied full time, and upon seeing the Blue Mesa Lodge Condominium HOA declarations describing the BMLCondos as "residential condo apartments" intended for "individual ownership for residential use", we proceeded with our purchase of unit 41B.

We first became aware of the efficiency Lodge designation for the BMLCondominiums when we saw the May 16, 2019 letter from the Mountain Village Planning staff to the town council. Had we been aware of this efficiency lodge designation, and it's associated implications, we would not have closed on our unit 41B.

Our unit 41B is an 800 sq ft unit with 2 baths, a full kitchen, an 80 sq ft patio deck, and a loft bedroom with a full bath. The 41B floor plan is attached as exhibit A. The unit includes a full parking space described as parking unit 24 of the Gondola Plaza Parking Condominium.

Our unit 41B meets the criteria of the CDC section 17.4.9 subsection 3 as follows:

3.a The proposed rezoning is in general conformance with the goals ,policies and provisions of the comprehensive plan, as follows: Lodge designation of 41B will help create a vibrant year-round economy (pg 9 of CP), by allowing year-round residency of a couple who will contribute to the year-round (including shoulder seasons) economy of local restaurants and retail stores.

Lodge designation of 41B would be in compliance with pg 51-L of the CP which encourages full time residency in the mountain villace center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

3.b The proposed rezoning is consistent with with the Zoning and land use regulations because:41B meets the physical definition of lodge as it has a loft, full kitchen, and twice the required parking, Our proposed full time use as owners is allowed under lodge designation. Lodge designation would follow land use plan policy (pg 39-3.a) for a mixed use center.

3.c The proposed rezoning meets the comprehensive plan project standards because: The entire BML Condominium project which includes the subject unit 41B was designed, approved,built and managed as a residential condominium property.

3.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 because:The BMLCondominium building is physically suitable for lodge designation use. Upgrades to the garage fireproofing, roof drainage, waterproofing, plaza repairs,and creation of town easements to install sunset plaza snow melt, and creation of an easement for town delivery vehicles are all examples of the BML Condos contribution to the public health, safety, welfare, and efficiencies of use of the HOA property.

3.e The proposed rezoning is justified because there are the following errors in the current zoning: Numerous units in the BMLCondo building have been used as full time residences ,or used solely by the owner , since the original construction. Unit 41B was used by its previous owner for his exclusive use for the past 13 years. The history of the building is mixed use, with long term residency in multiple units. Current zoning has not been enforced since the 1998 resolution changed the zoning from residential condos to efficiency lodge units. There was no enforcement of parking obligations and there was no requirement to remove full kitchens from up to ten of the original units (in order to bring those units into compliance with lodge efficiency definitions).

Unit 41B was purchased with a full kitchen, which would be in error with efficiency lodge designation. The 1997 application for conversion to efficiency lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of the owners. The developer/declarant further recorded a misleading amended declaration, stating the conversion was from residential condo to “residential studio apartments”, which is a designation that did not and does not exist. The developer/declarant then sold efficiency lodges represented as residential studio apartments, with the full chain of buyers (23 past and present owners contacted) thinking they had purchased residential

condos. In sum, the rezone to efficiency lodge appears in error and occurred from a lack of adequate diligence and review.

3.g The proposed rezoning meets all applicable town regulations and standards because:

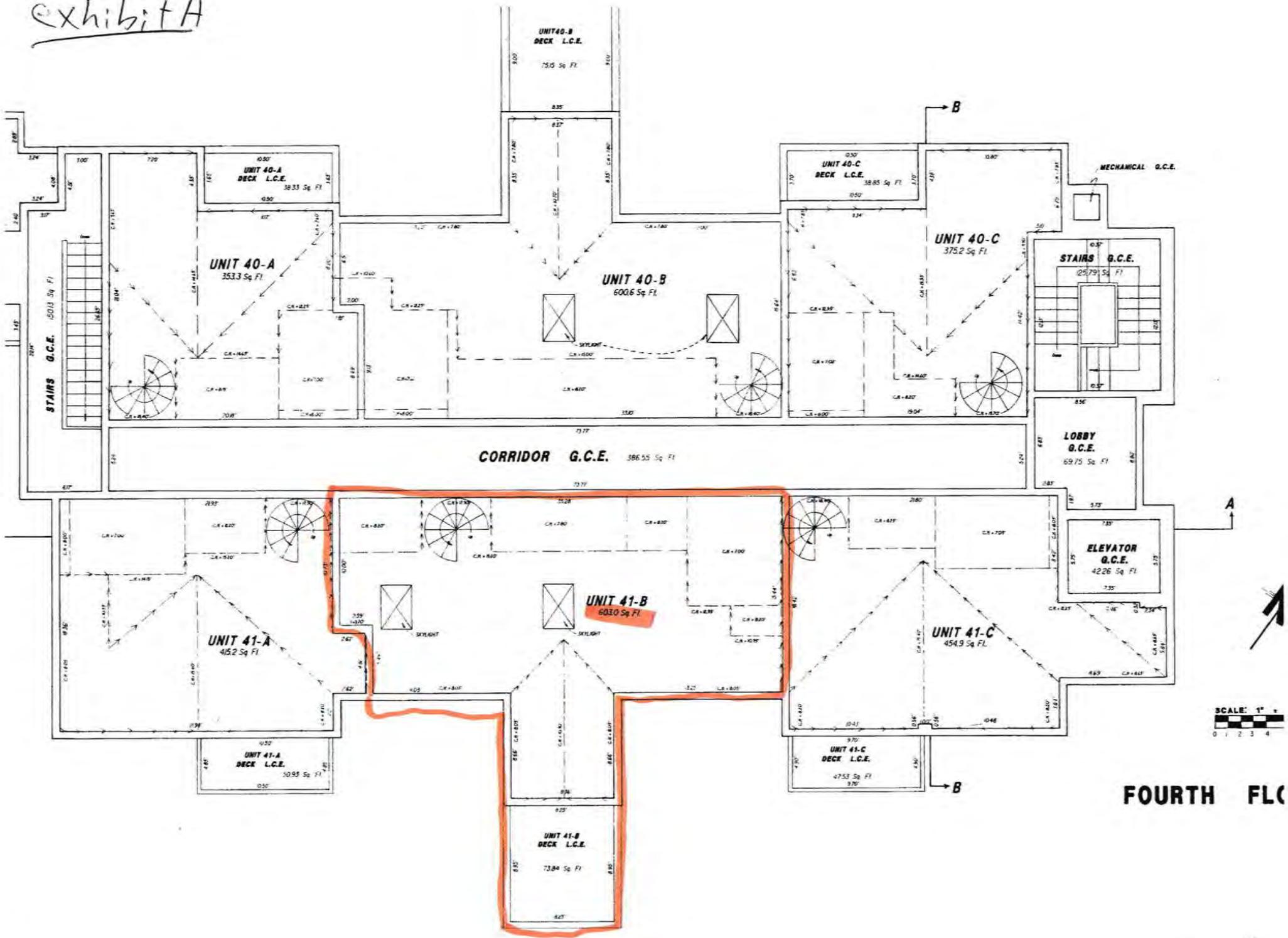
The subject property was constructed to a residential condo standard. The lodge designation allows for the original intended use.

We want to thank Town Staff for considering our application and to Town Council for recommended the town consider waiving the application fees.

Most Sincerely,

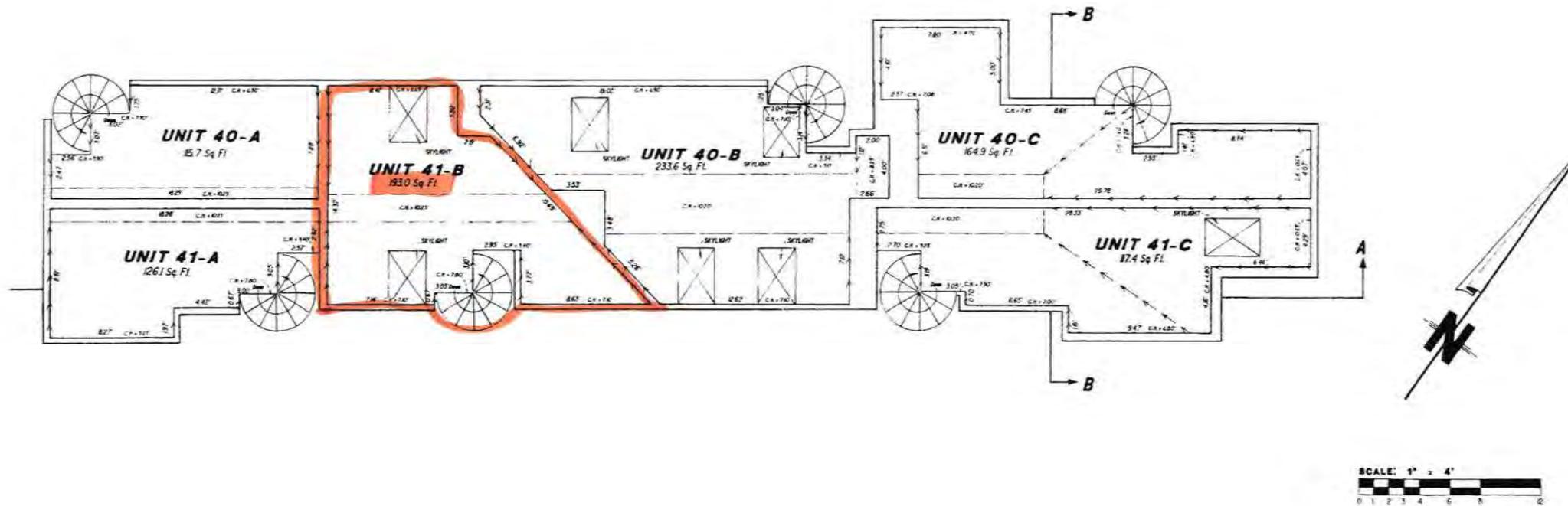
David and Carl Mackown

Exhibit A



FOURTH FLOOR





FOURTH FLOOR LOFT

Living Area



Kitchen



Dining



From Loft



Bedroom



Loft Area



Upstairs Bath



Master Bath

Living Area



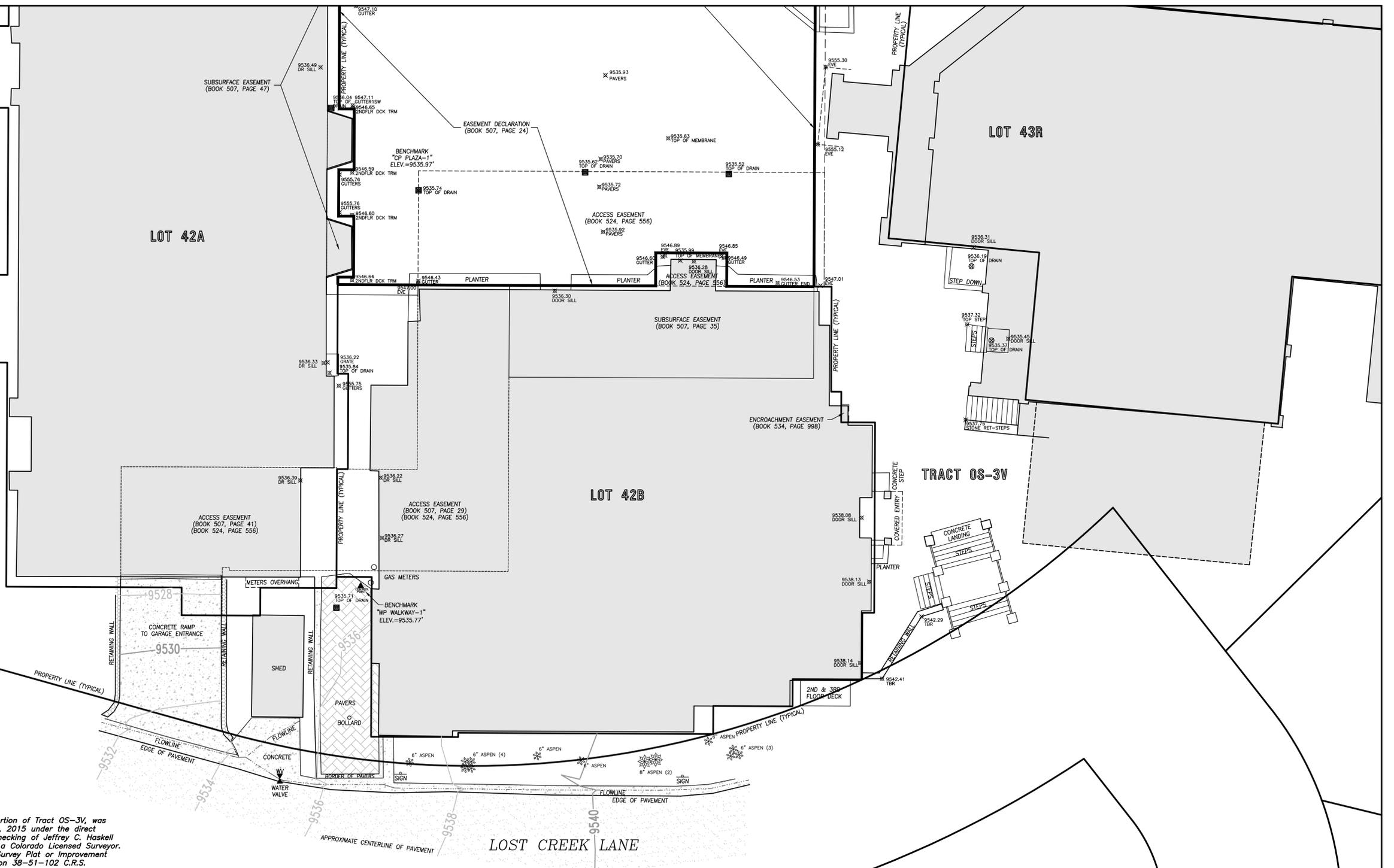
Deck View



Blue Mesa Entry



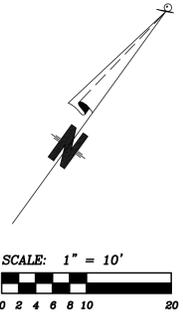
8.30.19 note:
 This Plat Surface Addition is part of a full Survey made in 2015 for the Town of Mountain Village and the Blue Mesa Lodge HOA. The full survey was provided to the Town in 2015.



This topographic survey of a portion of Tract OS-3V, was field surveyed on September 14, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 _____ Date _____

- NOTES:**
- Title search was provided by Land Title Guarantee Company in September of 2015.
 - Benchmark: Control point "WP WALKWAY-1", as shown hereon, with an elevation of 9535.77 feet.
 - Contour interval is one foot.
 - 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.



SURFACE INFORMATION

**Existing Conditions for
 The Gondola Plaza Parking Condominium**

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:	KV				
Start date:	09/14/2015				



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER TO CONVERT BLUE MESA LODGES UNIT 41-B FROM AN EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. David and Carla Mackown (“**Owners**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Unit 41-B, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge units to one lodge unit (“**Application**”); pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. David and Carla Mackown are the owners of Unit 41B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 41-B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge unit into one lodge unit pursuant to the requirements of the CDC.
- D. In order to rezone Unit 41-B, the owners needs an additional .25 person equivalent density to satisfy the CDC requirements. The owners intends to purchase the required .25 person equivalent density prior to recordation of this ordinance.
- 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:

Figure 1. Current Zoning Designation for 41B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41B	Village Center	Lodge	1	.75 ¹

¹ As noted above the deficient density of .25 will be acquired by the owner of unit 41B, Lot 42B, prior to recordation of this ordinance.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	27	.5	13.5
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a

- F. At a duly noticed public hearing held on November 7, 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 November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 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. At the time that the requisite required density of .25 person equivalents is aquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

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

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 41-B as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required density has been aquired prior to recording the associated ordinance rezoning unit 41-B from efficiency lodge to lodge unit.

Section 1. Effect on Zoning Designations

- A. This Resolution does not change any other zoning designation on the Properties it only affects Unit 41-B.

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 _____, 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 __th 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

**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 No. 16.f
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; November 21, 2019

DATE: November 11, 2019

RE: First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a) a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation and b) Consideration of a Variance to the Lodge Parking Space Requirement Pursuant to CDC Section 17.4.16

BACKGROUND: The owner of Unit 21C has requested the continuation of Agenda Item 16.f to the December 12, 2019, Town Council meeting. The memo is being provided not to open the public hearing but solely for the purpose of Town Council providing a motion to continue to the October meeting date.

Council also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the first reading of an Ordinance Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation, and the consideration of a variance to the parking requirements to the Town Council Regular Meeting on December 12, 2019.

/JJM



**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Town Council
FROM: Sam Starr
FOR: Meeting of November 21, 2019
DATE: November 10, 2019
RE: Consideration of a resolution regarding a Conditional Use Permit for a Public Art Installation on Lot OSP 49R.

PROJECT GEOGRAPHY

Legal Description: Tract OSP 49R, According to Mountain Village Plat Book 1, Page 2758 recorded July 14, 200.

Address: N/A

Applicant/Agent: Ah Haa School for the Arts/Telluride Foundation.

Owner: Telluride Ski and Golf, LLC

Zoning: Active Open Space

Existing Use: Ski Resort Uses

Proposed Use: Public Art Display

Lot Size: 98 Acres

Adjacent Land Uses:

- **North:** Open Space
- **South:** USFS Land
- **East:** Open Space
- **West:** Open Space

ATTACHMENTS

- Applicant's narrative
- Location Map
- Installation Detail
- Lighting Study
- Wetlands Study

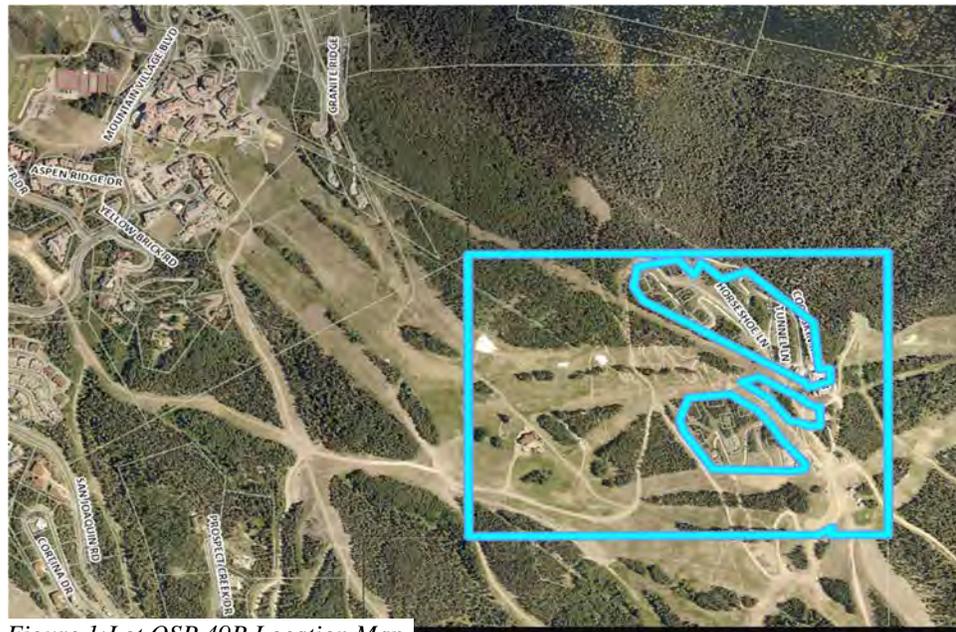


Figure 1: Lot OSP 49R Location Map

CASE SUMMARY

The Ah-Haa School for the Arts, in conjunction with internationally renowned artist Tavares Strachan seek approval from Town Council for a conditional use permit to allow for a public art installation on Lot OSP-49R. This art piece will be visible by the Gondola and will consist of 5 separate pieces that, when viewed in its entirety, will read “We are in this together”. The 5 separate pieces will consist of 20 fluorescent lights and will be anchored by a lattice structure with concrete footers. Each lattice structure will sit on top of 6-8 small concrete footers. Each structure will rise between 10 - 20 feet off the ground. The proposed installation will be visible starting in early May 2020, and is proposed to remain for up to 18 months, until November 2021. The applicant has stated that this project will only be visibly lit during gondola operating hours and the lights will not be on during off-season or after gondola hours of operation.

The zoning designation for Lot OSP-49R is Class 3 Full Use Active Open Space. While this specific lot is owned by TSG, the installation, maintenance, and removal of the art display will be contracted out to a third party. No grading will be necessary for installation; however, a mini excavator and auger will be required for the construction of concrete footers and the lattice structure. During the deconstruction of the installation, all footer holes will be backfilled and revegetated to its natural state. The Ah-Haa school received the necessary consent by TSG to submit the application to the Town.

RELEVANT CODE SECTIONS

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 findings will be indicated by **emboldened text**.

13.3.3(D) Uses Not Listed in Use Table

1. No development permit or building permit shall be issued for a use not listed in the Use Schedule unless the Director of Community Development determines that the proposed use either:
 - a. Similar to, or is closely related to, a land use classification set forth above and does not have greater impacts; or
 - b. The proposed use falls within the zone district descriptions and general uses section set forth above or the specific zone district requirements sets forth below.

2. For uses that are clearly not listed as a permitted, accessory, or conditional use by the Zoning and Land Use Regulations, the Director of Community Development shall make determination of whether the use is allowed as a code interpretation.

Staff Note: Although public art is allowed as a use by right according to the Land Use Schedule found in Community Development Code Section 17.3.3, there are other elements of this art installation that would constitute above ground infrastructure which requires a conditional use permit for class 3 Active Open Space. Moreover the visibility, community-wide impact, and limited duration make this proposal difficult to fit into any one definition of uses from the CDC. Accordingly, staff have determined that the best way forward for this project is a class 4 Conditional Use Permit Application. Findings have been included in proposed motions that *the applicant’s submittal requires Review of the Town Council for Conditional Use Permit approval.*

17.4.14.D Criteria for Decision

1. The following criteria shall be met for the review authority to approve a conditional use permit:

- a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;

The section of the Mountain Village Comprehensive Plan titled “Cultural Enhancement” recommends that the town create outdoor spaces and display spaces for public art. The plan also recognizes that partnerships with local organizations that bolster improvements such as public art, are integral to forming a successful mountain community. This display, and the associated programming that Ah-Haa will provide appear to meet those plans and principles.

- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;

The public art display will not create a substantial adverse impact on the services or infrastructure associated with this lot. The applicant has worked diligently with Transit Director and Director of Parks and Recreation Jim Loebe to ensure that there are no concerns from a gondola operations standpoint, and that all tram board easements are respected. There are a few homes located at the planned community of the Ridge at Telluride, and the owners on the northern portion of this development may have minimal impacts due to the lighting.

- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

The installation of the art project will be subject to Building Department inspections and there is no inherent hazard created by the presence of fluorescent lighting. Staff finds that with a limited duration and restricted hours of viewing, this condition is met by the applicant’s proposal.

- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

As mentioned in criteria 1.b, there are a few homes located at The Ridge at Telluride, and some owners may receive a faint glow from the lighting. The Town Council will need to weigh in on the appropriateness of the lumens output and impact to neighboring property owners.

- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;

There will not be a significant adverse effect on open space or the purposes of the facilities owned by the town.

- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;

The applicant has provided a lighting cutsheet and lumens study which demonstrates the extent to which this public art display will have a visual impact. The Town Council will need to weigh in on the appropriateness of the brightness. The applicant does propose having the lights on only during the hours of gondola operation, which cuts back substantially on any visual impact.

- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;

Affirmed. To further guarantee the quality of infrastructure, a condition of approval has been added that requires the applicant to receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.

- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and

This installation will not impact water supplies in any way. The applicant has also received confirmation from Chris Hazen of Terra Firma that jurisdictional wetlands are not impacted by or located near the lattice structures.

- i. The proposed conditional use permit meets all applicable Town regulations and standards.

This application constituted a complete Conditional Use Permit Application submittal. The applicant needs to demonstrate that the submittal material and proposed use substantially comply with the criteria listed above at section 1a-l in order to meet the applicable standards.

- 2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the conditional use permit review criteria.

REFERRAL COMMENT

Public Works

Public Works Director Finn Kjome stated in his referral comment that he would need to see the art installation superimposed with existing utilities to ensure that no damage to infrastructure would occur with this project. A condition of approval has been added to address this prior to Town Council Review.

Transit, Parks and Recreation

Transit Director and Director of Parks and Recreation Jim Loebe has been in communication with the applicant and is generally supportive of the application, and indicated in his referral comment that there would not be interference with gondola operations during the display period. Mr. Loebe has requested that the applicant have continued coordination with gondola management during construction. Staff have made this a condition of approval.

Building Official

The Town of Mountain Village Building Official, Drew Harrington has indicated that the structural aspects of the lattices will need to be engineered and stamped by a licensed Colorado professional engineer. Mr. Harrington also expressed concern about neon lights being exposed to the colder temperatures and the high amperage they operate at. A condition of approval has been added that requires the applicant to submit for a building permit should they receive approval of the conditional use permit.

DESIGN REVIEW BOARD RECOMMENDATION

On a Motion made by Board Member Dave Eckman and seconded by Greer Garner, the DRB voted 5-2, with members Brown and Craige opposing, to recommend approval of the conditional use permit to Town Council, subject to the conditions below:

1. *Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.*
2. *Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.*
3. *Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.*
4. *The art installation shall only be visible and lit during the gondola hours of operation.*
5. *The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.*
6. *The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may be elevated to the DRB and Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.*
7. *Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.*
8. *The applicant shall, as needed, revegetate the site of the art display to a natural pre-disturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.*
9. *The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to*

guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.

ANALYSIS AND STAFF RECOMMENDATION

The application submitted by Ah Haa School for the Arts to obtain a conditional use permit on Lot OSP-49R does conform with the policies of the principles, policies and actions set forth in the Comprehensive Plan by adding to the cultural enhancement of the Town of Mountain Village. The limited hours of operation and proposed 18 month viewing window will limit any impacts to the surrounding properties. However, the Town Council will need to determine if proposal *substantially complies* with the conditional use permit review criteria.. If the Town Council deems this application to be appropriate for approval of a conditional use permit, Staff request said recommendation condition the items listed below in the suggested motion and the findings contained above within the Staff Memo.

PROPOSED MOTIONS

Motion for Approval:

*"I move to **approve** by Resolution an application by Ah Haa School for the Arts for a Conditional Use Permit to allow a public art display Lot OSP-49R with the following Findings and Conditions:*

Findings:

- 1) *The Town Council finds that the applicants submittal requires Review of the Design Review Board for Conditional Use Permit approval*
- 2) *The Town Council finds that the proposed application meets the nine (9) criteria for Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

1. *Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.*
2. *Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.*
3. *Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.*
4. *The art installation shall only be visible and lit during the gondola hours of operation.*
5. *The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.*
6. *The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as the arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may*

be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.

- 7. Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.*
- 8. The applicant shall, as needed, revegetate the site of the art display to a natural pre-disturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.*
- 9. The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.*

#7 Development Narrative:

Summary: The Ah Haa School for the Arts is requesting a Conditional Use permit to install a contemporary landscape art installation underneath the gondola. The installation will fall entirely within the boundary of Lot OSP-49R (lot map attached) which is owned by the Telluride Ski and Golf Company, "TSG". TSG is in support of this project and has given permission for the Ah Haa School to proceed with this application (see signed Owner Agent Authorization form included with this application).

The location of the proposed installation is toward the top of the gondola line just below Station San Sophia (on the Mountain Village side) between Towers 8 + 10 and is meant to be viewed as you ride the gondola from the Mountain Village station up to Station San Sophia.

The Artist: Tavares Strachan is a conceptual artist whose multi-media installation and performative practice investigates a wide range of themes including history, science, technology, mythology, climatology and exploration.

Strachan was born in 1979 in Nassau, Bahamas and currently lives and works between New York City and Nassau, Bahamas. He received a BFA in Glass from the Rhode Island School of Design in 2003 and an MFA in Sculpture from Yale University in 2006. Strachan's work has been featured in numerous solo exhibitions. He has also been the recipient of numerous awards including the 2018 Inaugural Allen Institute Artist in Residency Recipient, 2018 Frontier Art Prize, 2014 LACMA Art + Technology Lab Artist Grant, 2008 Tiffany Foundation Grant, 2007 Grand Arts Residency Fellowship and 2006 Alice B. Kimball Fellowship.

Mr. Strachan is committed to creating art that is catalyst for positive social change. His works' purpose is to shine a light on many of today's most pressing issues including climate change, income equality, food insecurity, population density and social justice.

Please visit the Artist's studio <https://isolatedlabs.com/> to learn more about Mr. Strachan.

Why Here? Mr. Strachan has been an Artist in Residence in the region for the past 5 years. During his time here he has met with many business owners, non-profit leaders and community members. He has developed a number of personal connections with many of us in the community and after riding the gondola numerous times, an idea began to form around an installation that everyone riding the gondola would experience; an inspiring and unifying message to be viewed and contemplated, not only by all of us that call the region home, but by the millions of visitors who ride the gondola every year as well as thousands of contemporary art enthusiasts who will travel to the region for the sole purpose of experiencing this unique place-based art.

The Art: The Installation consists of 5 lattice structures, each displaying one neon word on top (5 words total): **we are in this together** "WAITT". Each lattice structure will sit on top of 6-8 small concrete footers. Each structure will rise between 10 - 20 feet off the ground. The infrastructure is being engineered to withstand the high alpine environment in which it will live. The installation does not create a substantial adverse impact, nor does it pose a physical hazard to any adjacent property. Please see the attached Artist Rendering for more details on the installation and visit this box link to view a computerized massing model <https://isolatedlabsinc.box.com/s/mkenxe3xh85ygpp45axrj709t9mj2s37>

Timeline: If approved, the installation of WAITT will commence in early May 2020, as soon as the ground has thawed and is free of snow. Construction will take between 3 and 4 weeks to complete. We hope to “light” the neon by the end of June. The installation will remain for 18 months and will be removed prior to the 2022 ski season.

Installation Equipment: A small bobcat and excavator with a mini auger will be used to dig 4-ft holes in the earth to house small diameter sonotubes that will ultimately be filled with concrete to create the foundation for each lattice structure. The remainder of the supplies (concrete, lumber & neon tubes) will be driven by pickup truck as close as possible to the site then carried in by hand.

Grading for the Installation: The installation requires no grading.

Access for Installation: Access to the site will be via the tunnel above and the maintenance road below (see attached site plan for exact locations).

Hours of Operation: WAITT will be lit only during standard gondola operating hours.

Neon Lighting/Lumens: Please see attached detailed lighting study conducted by SENSE Lighting.

Electricity: The electricity to power the installation will be accessed from an existing power junction box located above tower 9 just to the north of the installation (see diagram). A meter will be installed at this junction box to monitor the electricity used and the cost of the power will be paid for from the installation budget. The town of MV will not incur any power costs associated with this installation. It is our goal to power the installation with 100% renewable power from SMPA (through the purchase of green blocks). Appropriate conduit will be laid from the junction box to each of the 5 lattice structures to power each word (see attached site plan – conduit lines are noted in blue). We will hire a local electric contractor to do all electrical work.

Safety: The installation area (beneath the gondola) is already restricted to the public, and any attempts to approach or interfere with the installation would place individuals in violation of MV rules. In the winter months, it is “out of bounds” of ski area terrain and not near any summer mountain bike trails.

The materials utilized in the installation are designed to withstand a variety of weather conditions and natural elements. With this in mind, damaging the structure would require significant effort, both in terms of outright force coupled with malicious intent. We believe that these are relatively low risk issues.

Wildlife: The installation is tucked underneath the gondola between two significant groves of trees so will be shielded from the flight of birds. There is nothing on the ground that would interfere with Deer or Elk crossing its path. Past neon installations of similar size have not had any adverse wildlife interaction.

Wetlands: The installation does not disrupt any existing wetlands areas (see Wetlands statement from THE TERRA FIRM).

Maintenance: Each individual neon word consists of a maximum of 20 individual pieces of neon tubing that are stitched together. Should any piece of the neon fail (or be damaged) during the 18-month installation, the entire piece (all 5 words) will be turned off until that one piece can be replaced. The

repair of a faulty or damaged piece of neon takes approximately 3 days to repair. To expedite the process, a local maintenance firm will be contracted to perform this maintenance.

Snow: The installation has been designed to ensure that nature will take its course and snow accumulation on the piece itself will not be an issue.

De-Construction/Revegetation: The construction of WAITT will have minimal environmental impact. When removed, all traces of the installation (30-40 small 4ft holes in the earth to house the concrete footers) will be revegetated and the area returned to its original, natural state.

Programming: In addition to the installation of WAITT, in-depth programming to allow all of those that experience WAITT the opportunity to study the message, will occur both locally and throughout the region. Many non-profits and educational institutions have already expressed interest in collaborating with us on a number of creative programming ideas. Below is a list of ideas discussed thus far.

- Educational material will be available at both entrances of the gondola to provide information about the installation and help promote connections and conversations among gondola riders.
- Podcasts: The gondola will provide the stage for “strike up a conversation with someone you don’t know,” the results of which will be produced into multiple podcasts.
- Lectures, Artist Talks and Community Conversations on a variety of topics from: “What is Art” to “What does it mean to be a ‘local’”, to “Who is the ‘We’”, and “What is the ‘this’” in the installation?
- An original Theater production
- Poetry workshops
- Original Dance piece
- Master Classes and other educational opportunities at the Ah Haa School for both students and adults
- Curriculum guides will be created for regional school groups and teachers.
- Native American communities will be hosted throughout the life of the project to participate in a number of the programs specifically created to honor their heritage and historical stewardship of the land.

Economic Development: No art installation of this magnitude has happened in our region, ever! In addition to the positive social impact we feel WAITT will have on our local community, it will also attract thousands of contemporary art enthusiasts from around the globe as well as garner both national and international press—which will drive increased tourism to our region.

Since the programming surrounding the installation is set to cover a variety of time periods, the economic impact of the installation should be substantial in both total dollars brought to Mountain Village as well as its ability to increase economic activity during what has traditionally been slower seasons. Our planning team will work closely with the town to host events that complement, rather than compete with the town’s existing special event schedule. As such, the added benefits of the installation on businesses comes at very little cost or disruption.

Marketing: Once approved, a comprehensive marketing and public relations plan will be developed to help promote the installation and drive new visitors to the area to experience it. In addition to our own

marketing efforts, it is our goal to also tap into the strengths of existing regional marketing efforts through collaboration with the Telluride Ski & Golf Company, Visit Telluride, the Town of Mountain Village and the Mountain Village Homeowners Association.

WE ARE IN THIS TOGETHER
MOUNTAIN VILLAGE & TELLURIDE, CO

SITE PLAN 10.01.19

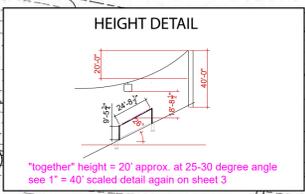
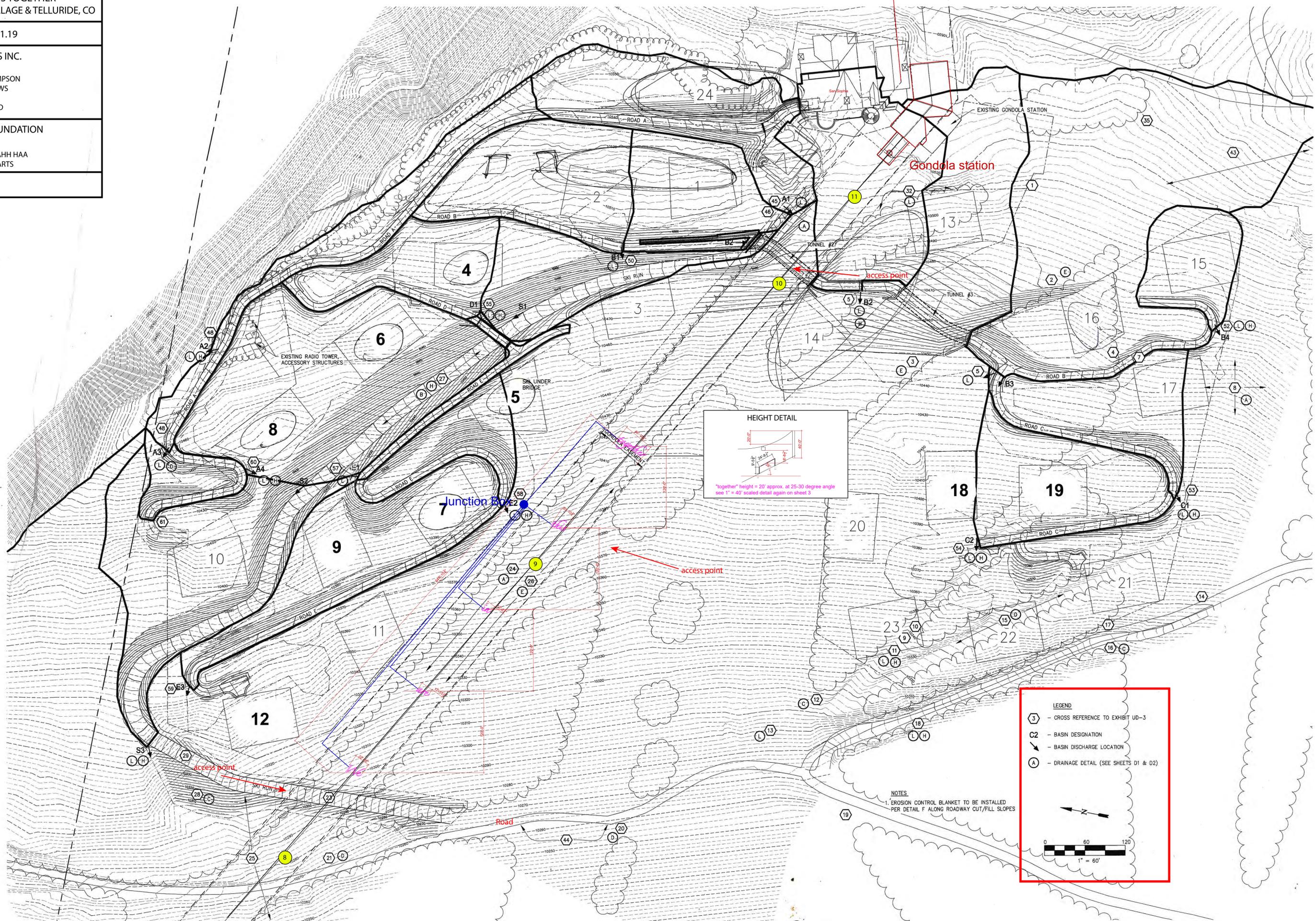
ISOLATED LABS INC.

CHRISTOPHE THOMPSON
ARISTOTLE BURROWS
ERICA SELLERS
NEVILLE WAKEFIELD

TELLURIDE FOUNDATION

JUDY KOHIN/THE AHH HAA
SCHOOL FOR THE ARTS

SCALE: 1" = 60'



LEGEND

- ③ - CROSS REFERENCE TO EXHIBIT UD-3
- C2 - BASIN DESIGNATION
- ↙ - BASIN DISCHARGE LOCATION
- Ⓐ - DRAINAGE DETAIL (SEE SHEETS D1 & D2)

NOTES

1. EROSION CONTROL BLANKET TO BE INSTALLED PER DETAIL F ALONG ROADWAY CUT/FILL SLOPES

1" = 60'

WE ARE IN THIS TOGETHER
MOUNTAIN VILLAGE & TELLURIDE, CO

TOGETHER PLAN 10.01.19

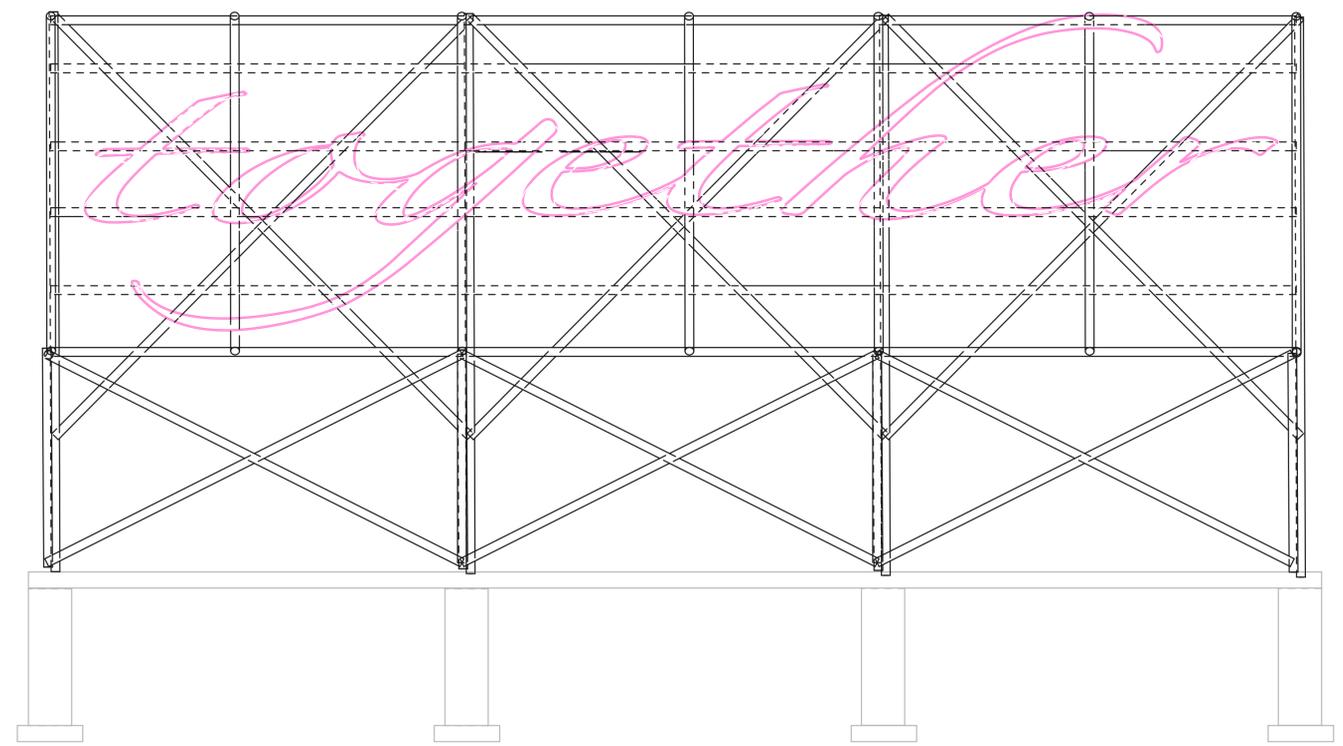
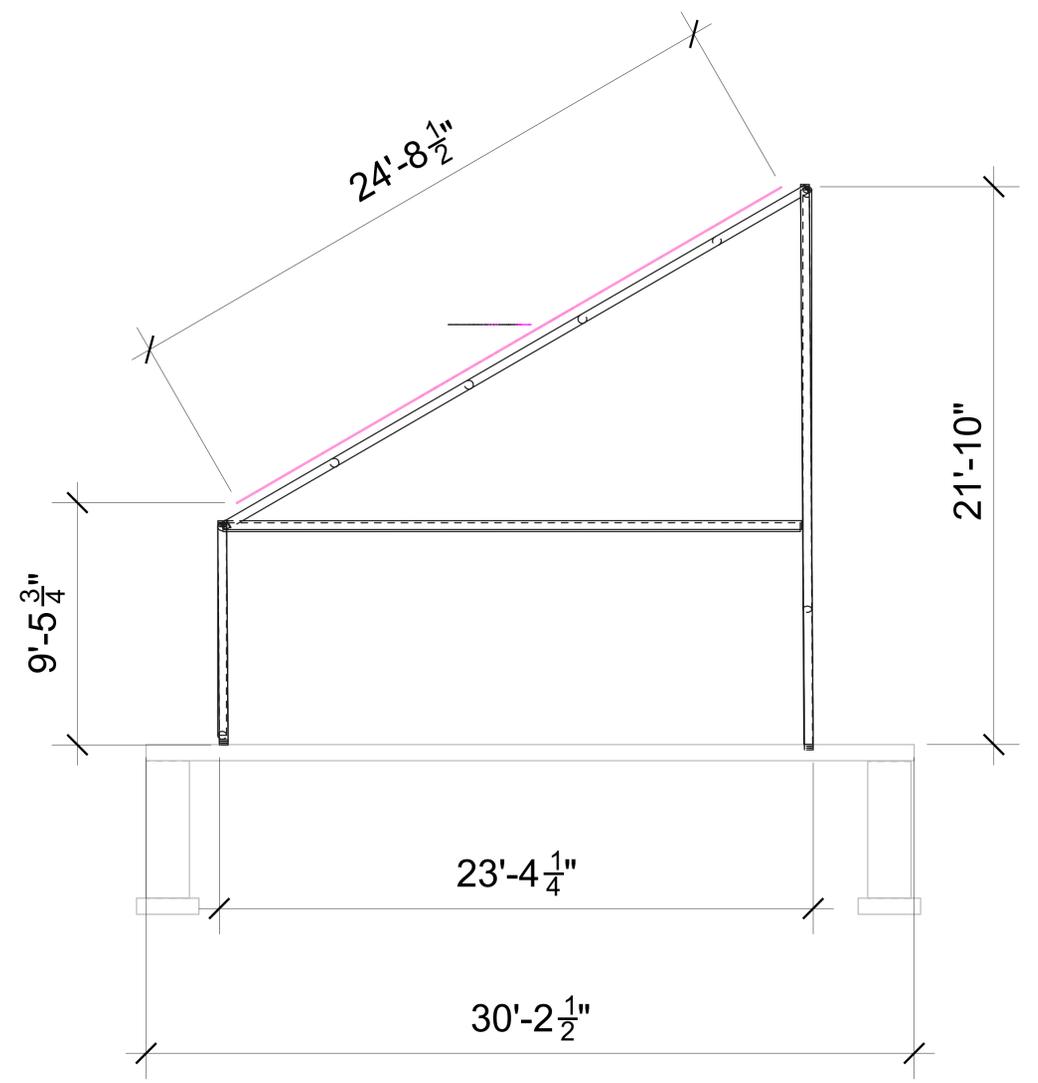
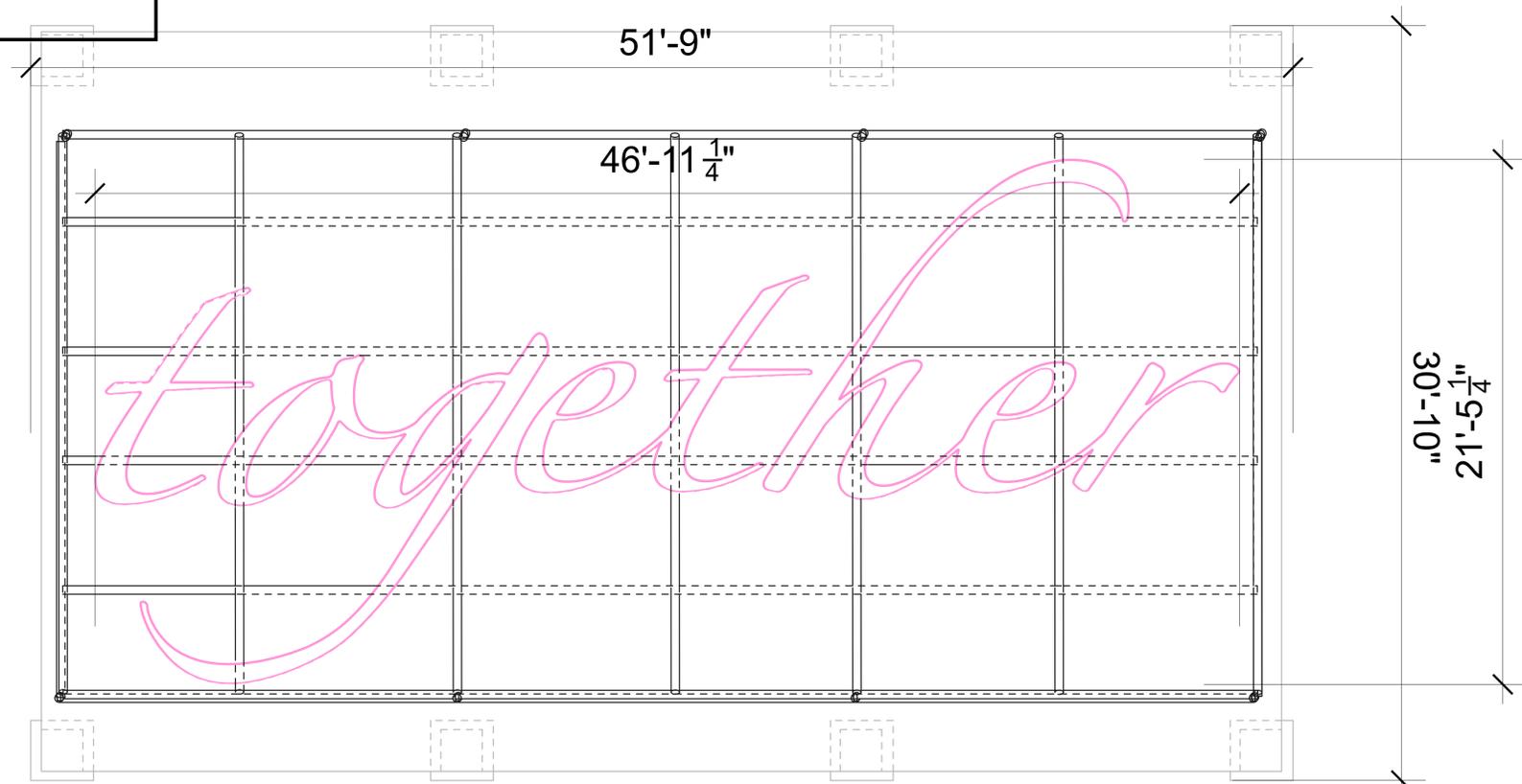
ISOLATED LABS INC.

CHRISTOPHE THOMPSON
ARISTOTLE BURROWS
ERICA SELLERS
NEVILLE WAKEFIELD

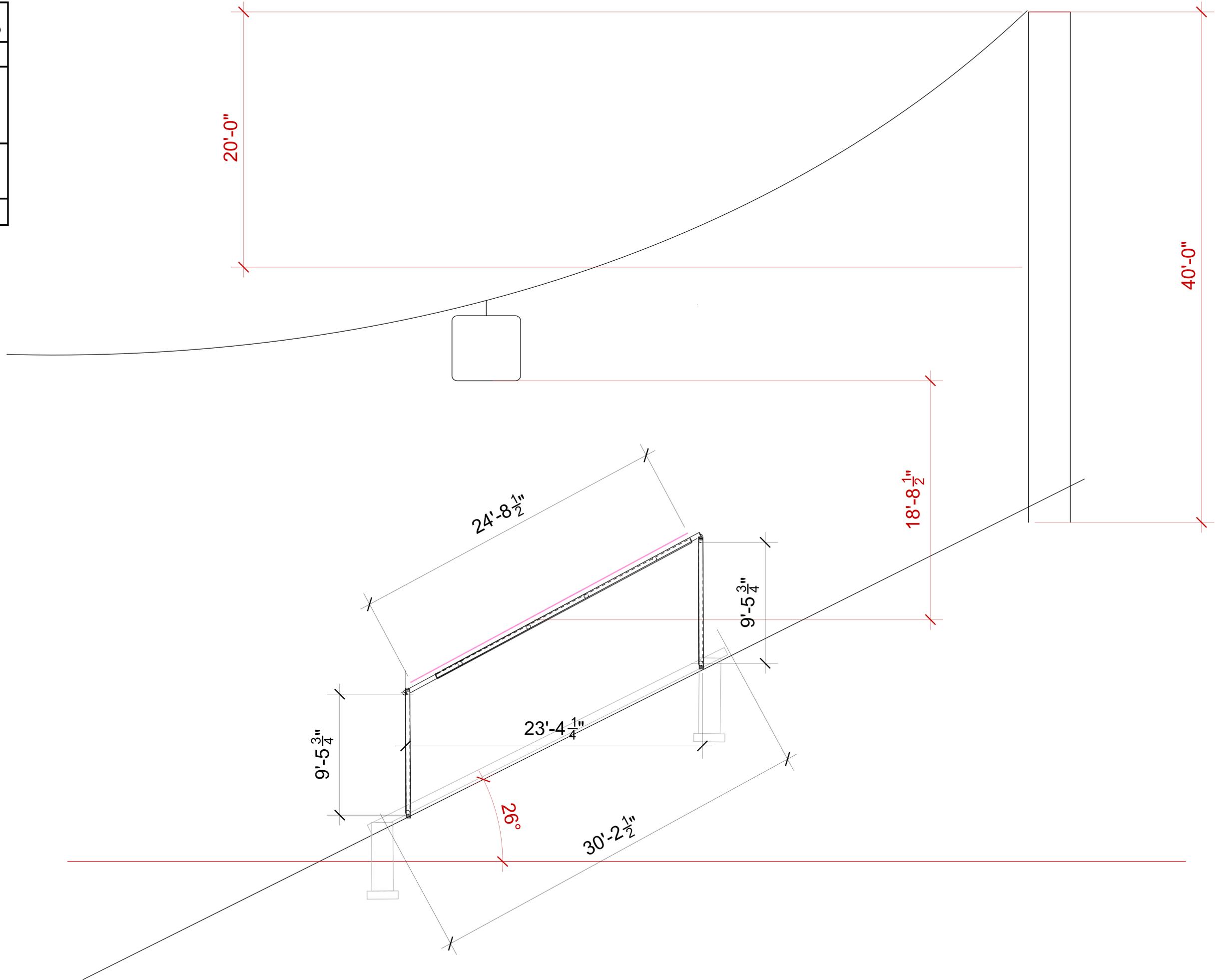
TELLURIDE FOUNDATION

JUDY KOHIN/THE AHH HAA
SCHOOL FOR THE ARTS

SCALE: 1" = 3'

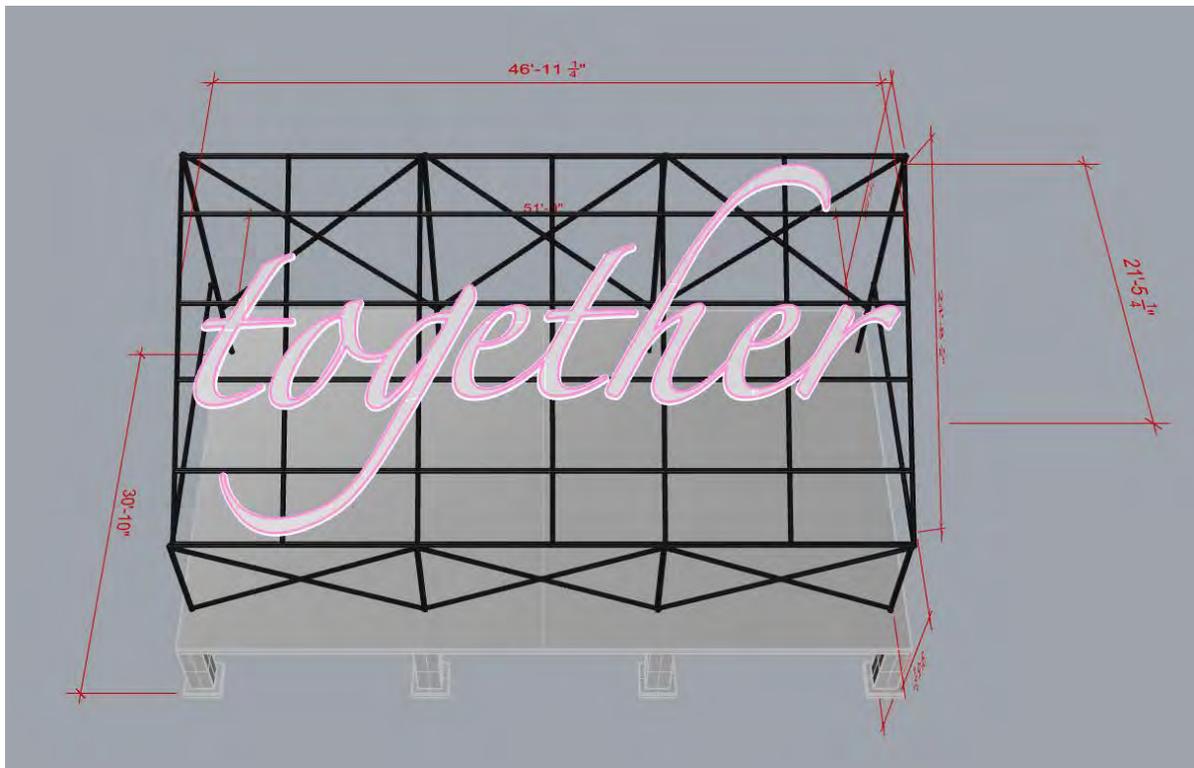
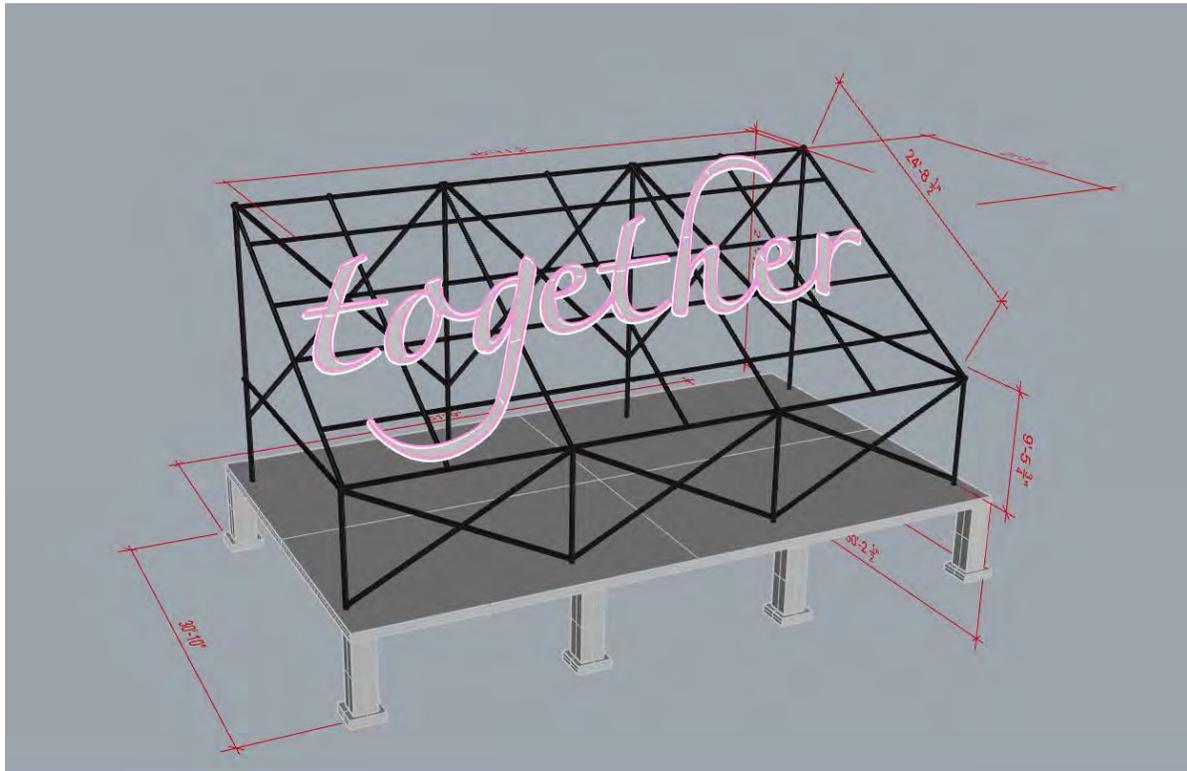


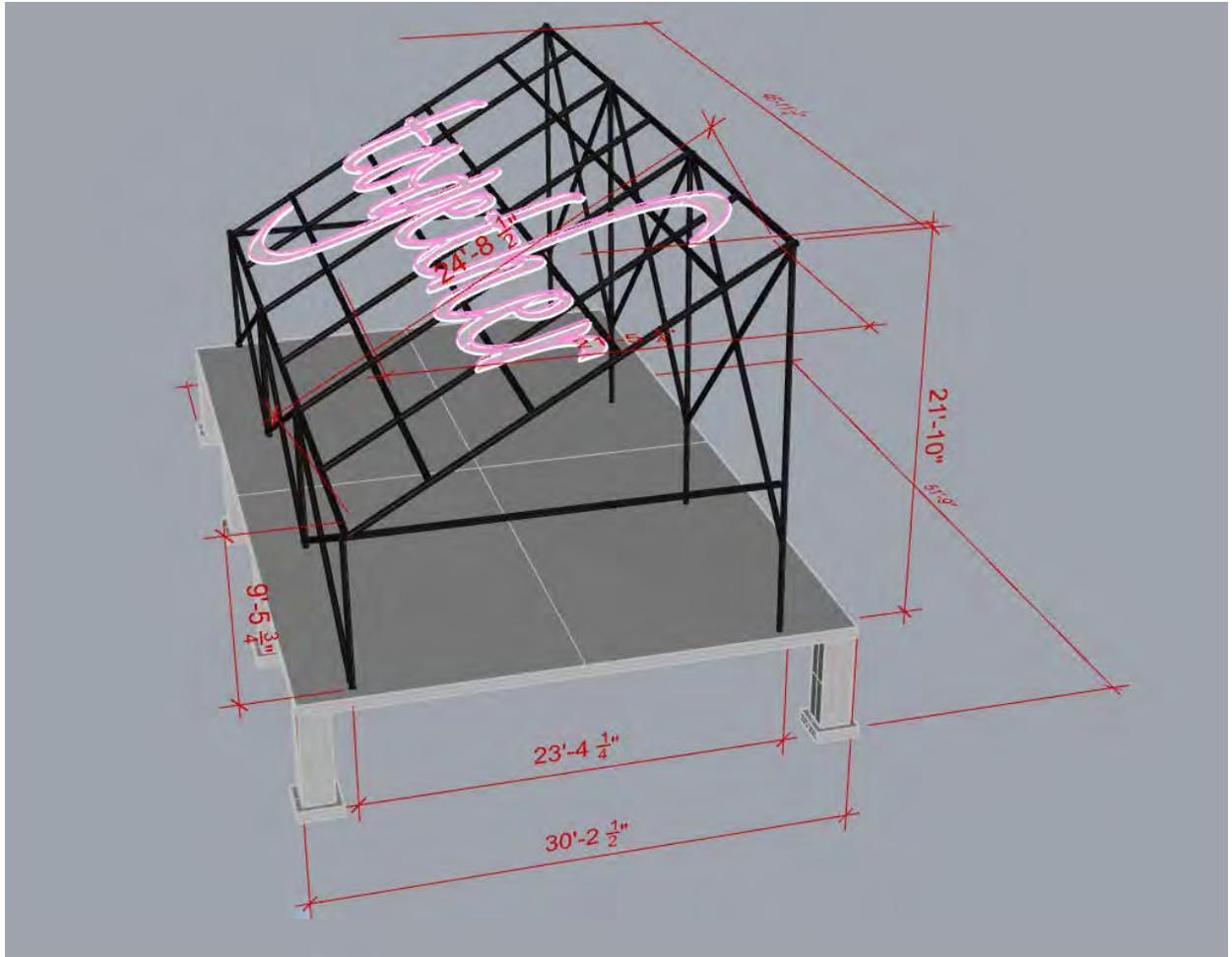
WE ARE IN THIS TOGETHER MOUNTAIN VILLAGE & TELLURIDE, CO
HEIGHT DETAIL 10.01.19
ISOLATED LABS INC. CHRISTOPHE THOMPSON ARISTOTLE BURROWS ERICA SELLERS NEVILLE WAKEFIELD
TELLURIDE FOUNDATION JUDY KOHIN/THE AHH HAA SCHOOL FOR THE ARTS
SCALE: 1" = 3'



Together

The Largest word of the 5 in the Installation





“WE ARE IN THIS TOGETHER”, MOUNTAIN VILLAGE, CO
LIGHTING INFORMATION AND BRIGHTNESS METER



369ft linear footage of neon for "together"
39,852 lm @ 100% brightness
= 1/5x 250W HPS streetlamp



164ft linear footage of neon for "together"
17,712 lm @ 100% brightness
= 2/3 brightness of 250W HPS streetlamp



77ft linear footage of neon for "together"
8,316 lm @ 100% brightness
= 1/3 brightness of 250W HPS streetlamp



115ft linear footage of neon for "together"
12,420 lm @ 100% brightness
= 1/3 brightness of 250W HPS streetlamp



157ft linear footage of neon for "together"
16,956 lm @ 100% brightness
= 2/3 brightness of 250W HPS streetlamp

882ft linear footage of neon overall

Based on the 15-20mm warm Fuchsia color that has been selected for this installation, the following projected brightness levels have been estimated for each word in the installation. Carl Everett, a lighting expert from Sense lighting <https://www.senselighting.com>, determined these estimates.

Word	Lumens emitted	As compared to 60W household bulb	As compared to 250W HPS streetlamp
Together	39,852	25x as bright	1.5 x 250W
this	17,712	12x as bright	2/3 as bright
in	8,316	5x as bright	1/3 as bright
are	12,420	8x as bright	1/2 as bright
We	16,956	10x as bright	2/3 as bright

As the data shows, each word in the installation is brighter than a normal household lamp, but when compared to a commercial reference, most of the words in the installation (except for ‘together’) are much dimmer than a standard streetlamp.

As a point of reference, in the attached photo of the Madeline Hotel, please notice the streetlights near the porte cochere. Although it is not possible to know from the photo exactly what light bulbs are being used in these lamps, our estimate is that each light fixture (there are two per lamp post) uses a standard 250W high-pressure sodium lamp.

Imagine this streetlamp, on the hill far away from the context of the Madeline to illustrate that fewer lumens would be created by the neon from each word in the installation, as would be from the street post.

Another important aspect of this installation is that the lumens emitted from this installation do not project from a “point source” like in the case of a streetlamp, but rather from a diffused area spread over hundreds of feet. The distances involved inherently reduce the apparent brightness of the neon light source.

Conclusion:

Because most words in the installation will be no brighter than a standard streetlight and since the lumens emitted are diffused over a large service area, this neon installation will not create unwanted residual lighting effects on the surrounding area. This installation is designed to be viewed specifically while riding the gondola.

A series of dimmers will further control the lumen output by managing the desired light for daylight viewing vs. night viewing as well as summer viewing vs. winter viewing (snow present).

An on/off switch will align with the gondola operating hours but can manually turn the installation off and on when desired.



September 30, 2019

Elaine Demas
Vice President Initiatives
Telluride Foundation

RE: OSP-49R Wetland review

Lanie,

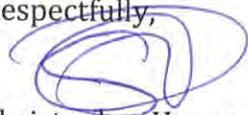
Thank you for taking the time with me on September 27 to review the portion of OSP-49R where the conceptual art installation is proposed.

Based on my observations in the field, I do not believe that there are any wetland areas or other hydrologic resources that will be directly or indirectly impacted by the proposed installation. The locations for the footer/foundation bases of the proposed scaffolding are all located under the gondola line – a corridor that has seen somewhat heavy disturbance in the past. Presently, the corridor between Gondola towers 8 and 10 is dominated by a mix of herbaceous species and grasses that are typical of revegetation completed with a seed blend called “mountain mix” which was used for many years on the ski area. It is dominated by grasses (brome, fescue, and redtop) and herbs (clover and yarrow) which are all considered upland species. These species of grass and herbs do not typically occur in wetland environments, and are not considered indicators of wetland habitat.

Additionally, we looked at the location where the electrical utility will be accessed – this location is north of the gondola line where an electrical transformer presently exists. The corridor between the existing transformer and gondola line does not contain any wetland areas either, and trenching for the buried electrical line should not have an impact on groundwater in the vicinity of the proposed art installation.

If you have any questions concerning my observations or the opinions I have shared with you in this memo, please feel free to contact me via email at chazenz@gmail.com or via telephone at 970.708.1221.

Respectfully,



Christopher Hazen
Principal, The Terra Firm, Inc.

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF PUBLIC ART
ON TRACT OSP-49R**

Resolution No. 2019-- __

1. Telluride Ski and Golf, LLC (Owner) is the owner of record of real property described as Tract OSP-49R; and
2. The Owner has consented to Ah-Haa School for the Arts (Applicant) pursuing the approval of a Conditional Use Permit to allow for the installation of public art installation on Tract OSP-49R, Town of Mountain Village and the Applicant has submitted such application requesting approval of the Conditional Use Permit; and
3. The proposed development is in compliance with the provisions of Section 17.4.14 of the Community Development Code (CDC); and
4. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on November 7, 2019. Upon concluding their review, the DRB voted 5-2, K. Brown and Craige dissenting, in favor of the Conditional Use Permit and recommended approval to the Town Council with conditions to be considered by the Town Council; and
5. The Town Council considered and approved this application subject to certain conditions as set forth in this resolution, along with evidence and testimony, at a public meeting held on November 21, 2019; and
6. 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 by mailing of public notice to property owners within four hundred feet (400') of the Property and posting the Property, as required by the CDC; and
7. The Applicant has addressed, or agreed to address and/or abide by, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB; and
8. The Town Council finds the Application meets the Conditional Use Permit requirements contained in CDC Section 17.4.14 as follows:
 1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
 2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
 3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
 4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;

5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A CONDITIONAL USE PERMIT TO ALLOW FOR THE INSTALLATION OF A TEMPORARY PANNING SLUICE AMUSEMENT ON OS-3X AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO CONDITIONS SET FORTH IN SECTION 1 BELOW:

1. Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.
2. Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.
3. Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.
4. The art installation shall only be visible and lit during the gondola hours of operation.
5. The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.
6. The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.
7. Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.
8. The applicant shall, as needed, revegetate the site of the art display to a natural pre-disturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.
9. The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.

Be It Further Resolved that OSP-49R may be developed as submitted in accordance with Resolution

No. 2019-1121-__

Approved by the Town Council at a public meeting November 21, 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



**Agenda Item No. 19
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: Mountain Village Town Council Meeting, November 21, 2019

DATE: November 8, 2019

RE: First reading of an Ordinance considering a rezone and density transfer application to transfer an addition 12 units of employee apartment density to Lot 640A. The applicant is requesting that the Town Council create the subject employee apartment density.

PROJECT GEOGRAPHY

Legal Description: Lot 640A, Telluride Mountain Village
Address: 306 Adams Ranch Road
Owner: Telluride Ski and Golf
Zoning: Multi-Family
Existing Use: Employee Apartments
Proposed Use: Multi-Family
Lot Size: 2.56 Acres

Adjacent Land Uses:

- **North:** Multi-Family / Open Space
- **South:** Multi-Family / Open Space
- **East:** Multi-Family / Open Space
- **West:** Multi-Family

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Public Comment



CASE SUMMARY:

Telluride Ski and Golf (TSG) is proposing to construct one additional apartment building in the existing Mountain View Apartment Complex to allow for a total of 12 new employee apartment units for a total of 42 employee apartment units. In order to proceed with this request, the applicant will first need to transfer the 12 units of employee apartment density to the site followed by a subsequent application for a design review process for any proposed building. At this point, the applicant has only submitted conceptual architectural design plans based on the current request per the density transfer and rezone requirements. As part of the application, TSG is requesting that the 12 additional units of employee apartment density be created by the town, as the town is

able to create additional density for employee and workforce housing that does not impact the Town of Mountain Village density limitation.

Lot 640A is discussed within the Comprehensive Plan’s Meadows Subarea Plan and is described as Parcel G / Telluride Apartments. Within the 2011 plan, Parcel G is described as having a target density of 91 deed-restricted units. It should be noted that subsequent to the adoption of the Comprehensive Plan, there was a citizen-initiated ordinance (Ordinance 2015-8A) that was adopted that limited the maximum number of units on Lot 640A to 45 total employee apartments which supersedes the Comprehensive Plan as such ordinance is law. The current proposal is within those parameters with 42 units as shown.

As per the Community Development Code (CDC), the density transfer and rezoning processes are being processed as concurrent development applications. Prior to submittal for design review of the proposed apartment building, the DRB and Town Council will need to determine that the application for density transfer and rezone is appropriate.

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						
640A	2.56	Multi-Family	Employee Apt.	30	3	90
Built Density			Employee Apt.	30	3	90
Unbuilt Density			Employee Apt.	0	0	0
Unbuilt Density after Transfer and Rezone			Employee Apt.	12	3	36
TOTAL DENSITY			Employee Apt	42	3	126

Staff Note: The proposal will result in a net increase of 12 Employee Apartment Units within the on Lot 640A and an overall person equivalent increase of 36. The total density on Lot 640A after the rezone and density transfer would be 42 Employee Apartment Units for a total person equivalent of 126 persons.

CRITERIA, ANALYSIS, AND FINDINGS

The criteria for the decision 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: In addition to the standards discussed above related to Parcel G described in the 2014 Comprehensive Plan, the plan also provides guidance and considerations to other issues such as minimizing environmental impacts and ensuring that development fits and blends into the existing environment and character of the area.

Because 640A has a target density of 45 total apartment units, the proposal is within substantial conformance with the comp plan. The proposed location of the additional units has largely been driven by a desire to minimize impacts to the existing open space area that has been informally used a park over recent years. In addition, careful consideration has been given to the location of wetlands within Lot 640A to limit all impacts to those locations. The conceptual design of the proposed addition would blend in with the existing apartment buildings on site.

The proposed density transfer and rezone would allow an additional 12 units of employee apartment density which would help meet the community's needs given the occupancy rates and waitlists within the community.

- 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 and recreational amenities – and additional 12 density units would meet the intent 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 G is specifically described in the Comprehensive Plan – Meadows Subarea Plan as a site for additional development of employee apartments. The Subarea Plan originally called for a total of 91 employee apartments but as discussed was later limited to a maximum of 45 units. This request meets those standards at 42 total units.

- 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 existing Meadow View Apartment development and will provide an additional housing option for the local workforce. As part of this review and any subsequent design review, the owner will be required to meet all parking requirements for the site and have currently demonstrated that they have the ability to meet this requirement. The addition of 12 units would have minimal impact on the overall road capacity and associated required infrastructure to accommodate this request. Given the location of the development, the impact of increased vehicle trips would be limited to the eastern portion of Adams Ranch Road. The additional units will blend into the site architecturally and contextually in terms of mass and scale and will not create negative visual impacts on the neighborhood. Because of these reasons, the proposed zoning is consistent with public health, safety, and welfare, and is an efficient use of the land and its resources given the existing use of the Lot.

- 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 subsequent citizen-led initiative contemplated a total of 45 employee apartment units on Lot 640A. This specific policy within the plan and later action justify the proposed rezoning.

- 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 640A and would only 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 vehicular or pedestrian circulation hazards due to the unique location of the complex within the Meadows Subarea. There is adequate transit options available year-round in this location, but the applicant is proposing to increase parking areas per the CDC requirements for 42 Employee Apartments. Other services such as trash will remain generally unchanged with the additional 12 units. The applicant was directed by the DRB to address pedestrian connectivity and specifically address ways to limit pedestrian trespass through adjacent multi-family complexes.

- 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 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 the 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 a rezoning and density transfer for Lot 640A at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council with staffs’ recommended conditions and two additional conditions.

RECOMMENDATION: If Town Council determines that the rezone and density transfer application meet the criteria for decision listed within this staff memo, then the 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 640A and transfer 12 employee apartment density units (36-person equivalent density) to the subject lot, and direct the clerk to set a public hearing, based on the evidence provided within the Staff Report of record dated November 8, 2019, and with the following conditions:

1. *All parking required by the CDC shall be provided by Mountain View Apartments. Parking shall be constructed on-site prior to the issuance of a final building permit and shall be subject to the applicable Design Review Process.*
2. *The applicant will work with the town to preserve park space and/or access to the open space area.*
3. *The owner of Lot 640A shall be required to submit a Design Review Process Application to the DRB for design approval consistent with the representation on massing, scale, and siting as presented and approved in the rezoning and density transfer.*
4. *The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.*
5. *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.*

This motion is based on the evidence and testimony provided at a public hearing held on November 21, 2019, with notice of such hearing as required by the Community Development Code.

/jjm



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: TSG Ski & Golf, LLC	E-mail Address: jeff@telski.com	
Mailing Address: 565 Mountain Village Boulevard	Phone: 970 728-7444	
City: Mountain Village	State: Colorado	Zip Code: 81435
Mountain Village Business License Number:		
PROPERTY INFORMATION		
Physical Address: 306 Adams Ranch Road		Acreage: 2.56 Acres
Zone District:	Zoning Designations: Employee Housing	Density Assigned to the Lot or Site: 30 Employee Apartments
Legal Description: Lot 640A, TELLURIDE MOUNTAIN VILLAGE		
Existing Land Uses: Employee Housing		
Proposed Land Uses: Employee Housing		
OWNER INFORMATION		
Property Owner: TSG Ski & Golf, LLC	E-mail Address: jeff@telski.com	
Mailing Address: 565 Mountain Village Boulevard	Phone: 970 728-7444	
City: Mountain Village	State: Colorado	Zip Code: 81435
DESCRIPTION OF REQUEST		
<p>TSG Ski & Golf LLC is requesting to add 12 additional employee apartment units (24 bedrooms). These units will be located in an additional building on the 640A lot. Additional parking spaces will be included as required. This lot in the Mountain Village Comprehensive Plan as Meadows Subarea Parcel G, has a target of 91 units. We believe that the proposed total of 42 units will accommodate for adequate parking and open space. We have provided 4 site plan concept alternatives (A-D). Two of the concepts A & C, show minor encroachments into Active Open Space. Either of these options would allow for maximizing the opportunity for park space. Our preference is Concept A.</p>		

Development Narrative.

Proposal

TSG Ski & Golf LLC (“TSG”) is requesting to add 12 additional employee apartment units of density (24 bedrooms) to lot 640 A. These units will be located in a new building to be built on Lot 640A. A total of 63 parking spaces will be provided as required. The building architecture and exterior materials will match the existing building on the lot. (See conceptual elevation).

With the existing 30 Units on Lot 640A, TSG’s proposal consists of a total of 42 units on Lot 640A, which will allow sufficient undeveloped land on the Lot for adequate parking and open space for a park. As part of the density transfer/rezoning application, we are providing four (4) conceptual site plan alternatives (A-D). Two of the concepts, A & C, show minor encroachments into adjacent Active Open Space. TSG owns this adjacent Active Open Space, and employee housing is an allowed use on Active Open Space. Either of these options, A or C, would maximize the opportunity for a larger park space. TSG’s preference is Concept A. Further building, site plan, and landscaping details will be provided as part of the Sketch Plan and Final Plan design review process.

Consistent with Mountain Village Comprehensive Plan (Comp Plan).

TSG’s Application for a density transfer to allow additional deed restricted units to be built on Lot 640A is in general conformance with the Principles, Policies and Actions discussed in the Meadows Subarea Plan chapter of the Mountain Village Comprehensive Plan. The Meadows Subarea is envisioned to continue as the main area for deed restricted housing and will continue to be the main focal point for year-round residents.

Lot 640A is designated in the Comp Plan Meadows Subarea as Parcel G and also referred to as the Telluride Apartments. Although the Comp Plan envisioned Parcel G as having a target of 91 deed restricted units, in 2015, a citizen initiated ordinance was voted upon and approved, and resolved that the maximum number of units on Lot 640A would be 45. Thereafter, in 2015, the Town of Mountain Village passed an ordinance (see attached ORDINANCE NO. 2015-8A) to allow an increase in density on lot 640A from 30 (current density) to 45 units of density. In the RECITALS of the Ordinance it states that "Section 1. Increase of Density: The density on lot 640A may be increased from its current allowed density, but shall be limited to 45 units." As previously stated. TSG’s proposal is for a total of 42 units which complies with the Ordinance that was voted on, and approved by registered electors of the Town of Mountain Village at the regular municipal election held on June 30, 2015. The ordinance went into effect on July 30, 2015.

Consistent with Community Development Code

TSG's Application is consistent with the CDC for the following reasons:

1. Multi-Family Zone District: Lot 640A is zoned as multi-family zone district. The CDC, at Section 17.3.2.B.4, provides for a multi-family zone district, which is intended to provide higher density, multi-family uses limited to multi-family dwellings, hotbed development, recreational trails, workforce housing and similar uses. Therefore, TSG's intended use and development is consistent with the CDC as TSG is proposing additional density for workforce housing.
2. Creation of Workforce Housing Density. The CDC at Section 17.3.7 also provides for density transfers, and allows for the creation by the Town of new workforce housing. New workforce housing density created by the Town subject to the workforce housing restriction is not included in the Town's Density Limitation calculation. TSG is requesting the Town create twelve (12) units of employee apartment density pursuant to this Application.
3. Workforce Housing Restrictions. Employee Apartments zoning designations ("workforce housing") are restricted to occupancy exclusively by persons who are employed within the Telluride R-1 District and their spouses and children. TSG Ski & Golf understands that it will be required to enter into a workforce housing restriction on use, zoning and occupancy with the Town that will constitute a covenant that runs in perpetuity as a burden thereon and shall be binding on the owner and on the heirs, personal representatives, assigns, lessees, licensees and any transferee of the owner. A workforce housing restriction will be executed and recorded prior to any issuance of any Certificate of Occupancy.
4. Workforce Housing Requirements. In addition to the above, TSG's Application further complies with the CDC requirements for workforce housing set forth in Section 17.3.9. TSG's Application shows we are developing workforce housing in accordance with the Comp Plan policies and workforce housing restrictions.

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

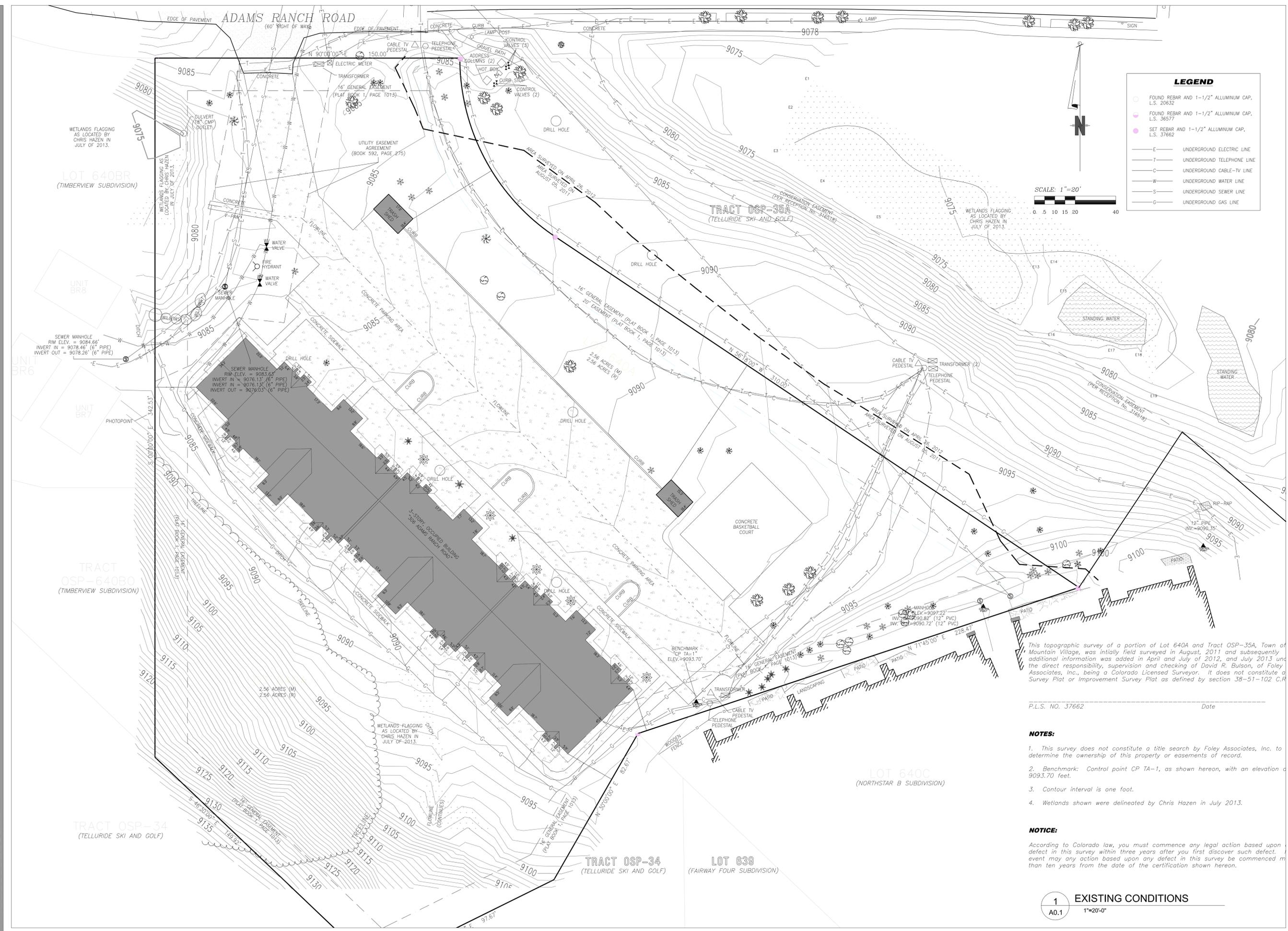
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4		
5		
6		
7		
8		
9		

**EXISTING
CONDITIONS**

A0.1



This topographic survey of a portion of Lot 640A and Tract OSP-35A, Town of Mountain Village, was initially field surveyed in August, 2011 and subsequently additional information was added in April and July of 2012, and July 2013 and the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37662 _____ Date

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
 - Benchmark: Control point CP TA-1, as shown hereon, with an elevation of 9093.70 feet.
 - Contour interval is one foot.
 - Wetlands shown were delineated by Chris Hazen in July 2013.

NOTICE:

According to Colorado law, you must commence any legal action based upon a defect in this survey within three years after you first discover such defect, or 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.

1 EXISTING CONDITIONS
A0.1 1"=20'-0"

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

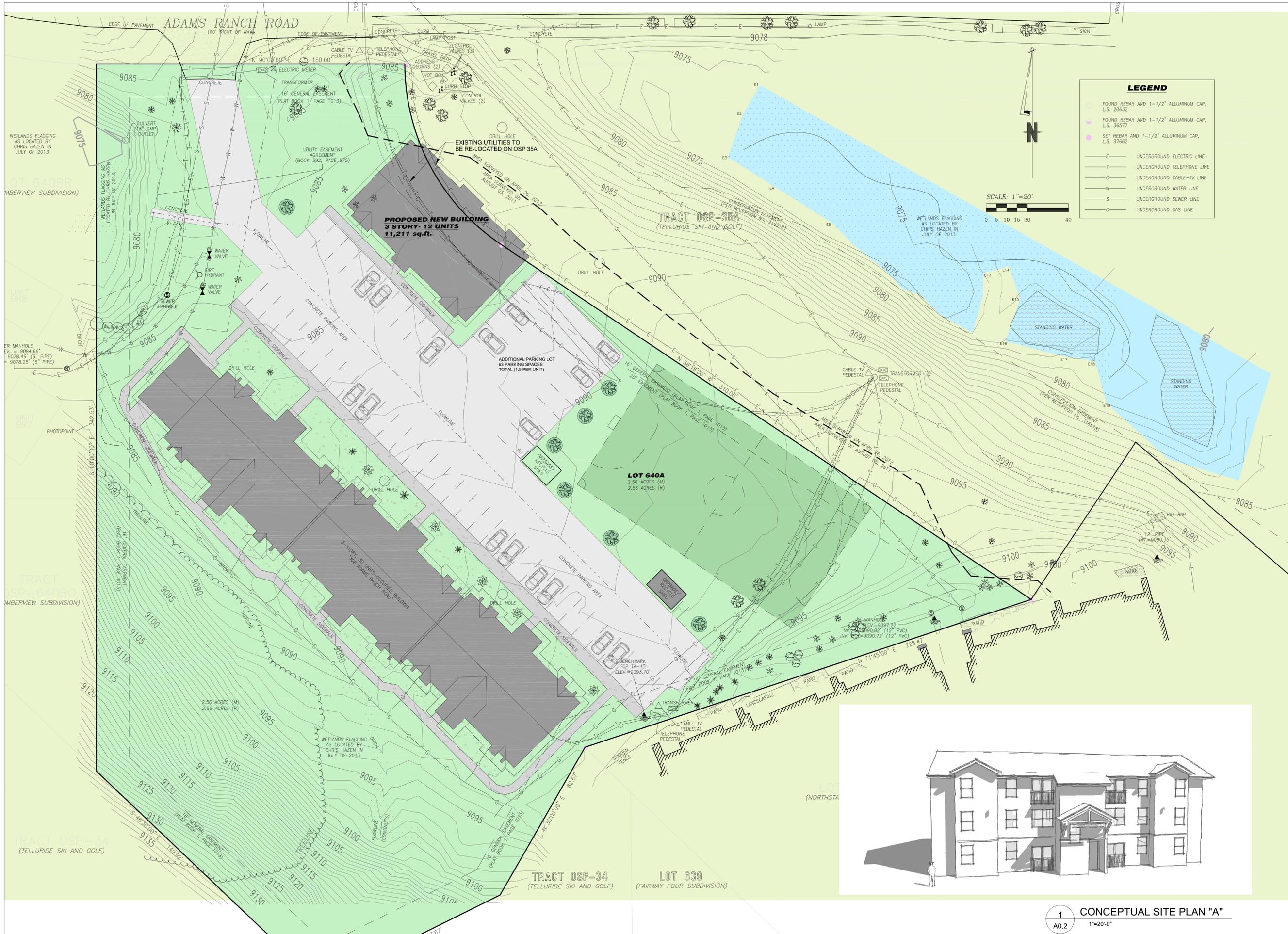
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
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5		
6		
7		
8		
9		

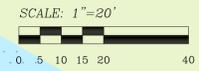
CONCEPTUAL
SITE PLAN "A"

A0.2



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 37662
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE-TV LINE
- W — UNDERGROUND WATER LINE
- S — UNDERGROUND SEWER LINE
- G — UNDERGROUND GAS LINE



1 CONCEPTUAL SITE PLAN "A"
A0.2 1"=20'-0"

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

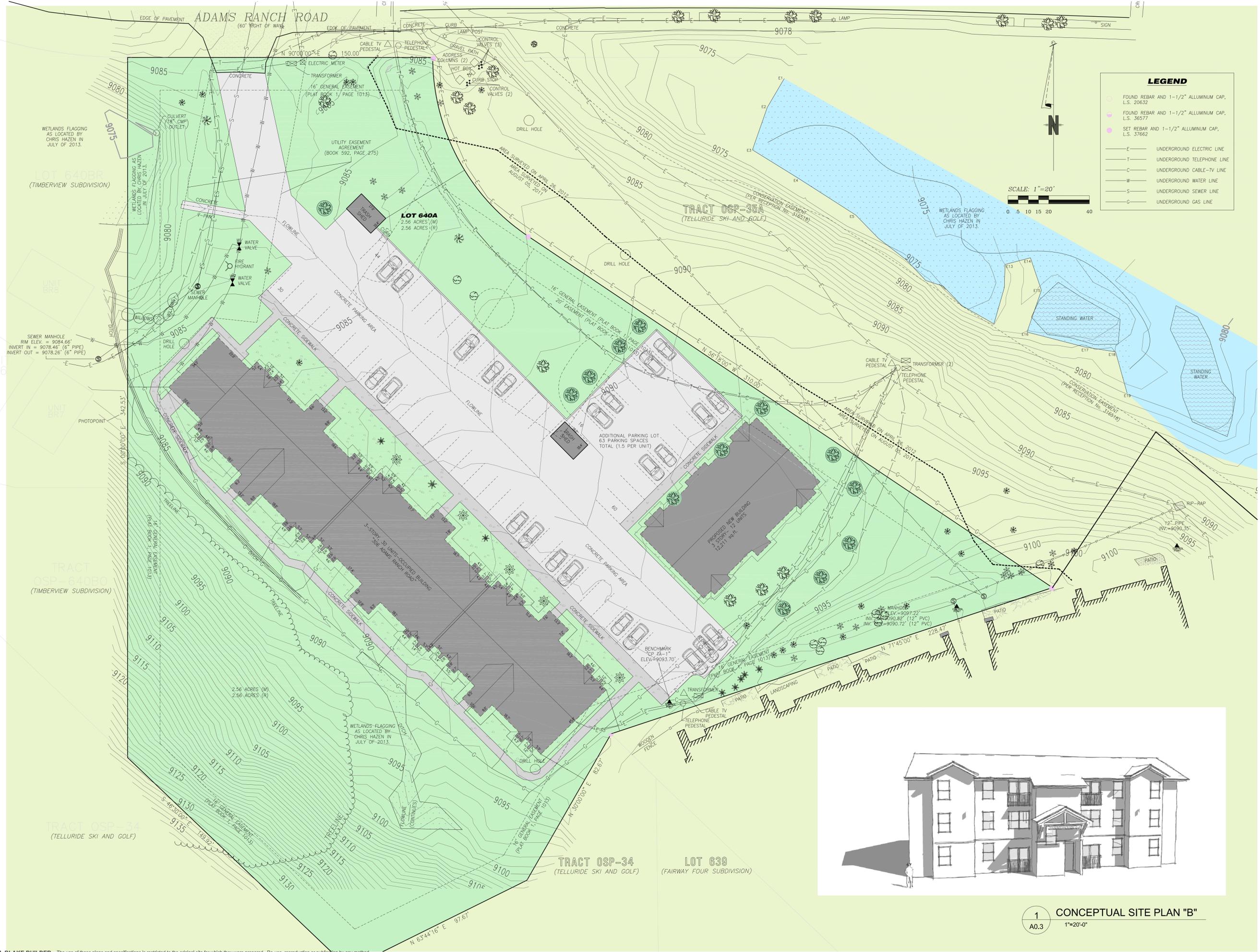
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

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2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4		
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6		
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8		
9		

CONCEPTUAL
SITE PLAN "B"

A0.3



1
A0.3 CONCEPTUAL SITE PLAN "B"
1"=20'-0"

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

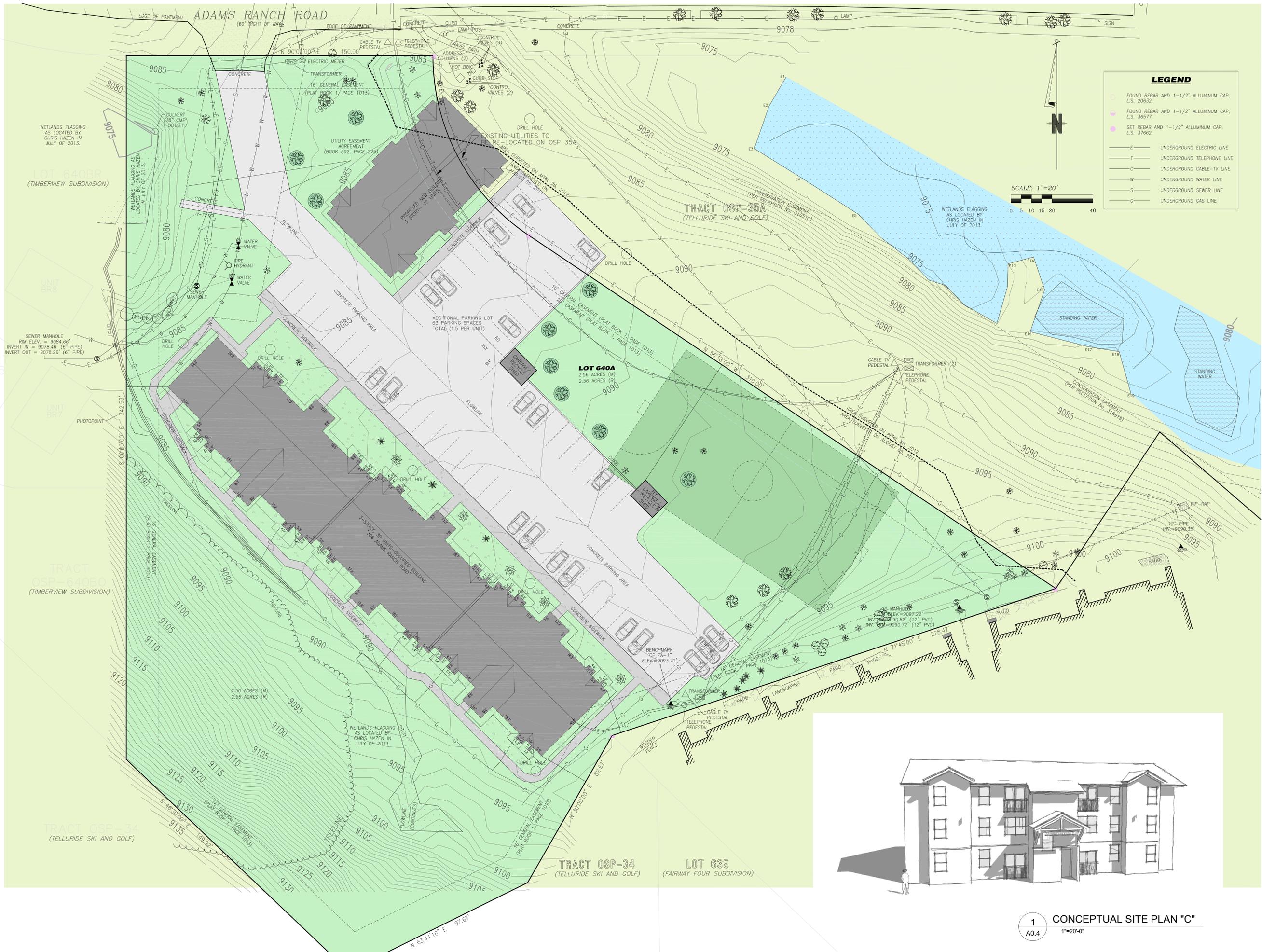
Document Date:
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Document Phase:
Schematic Design

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6		
7		
8		
9		

CONCEPTUAL
SITE PLAN "C"

A0.4



**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

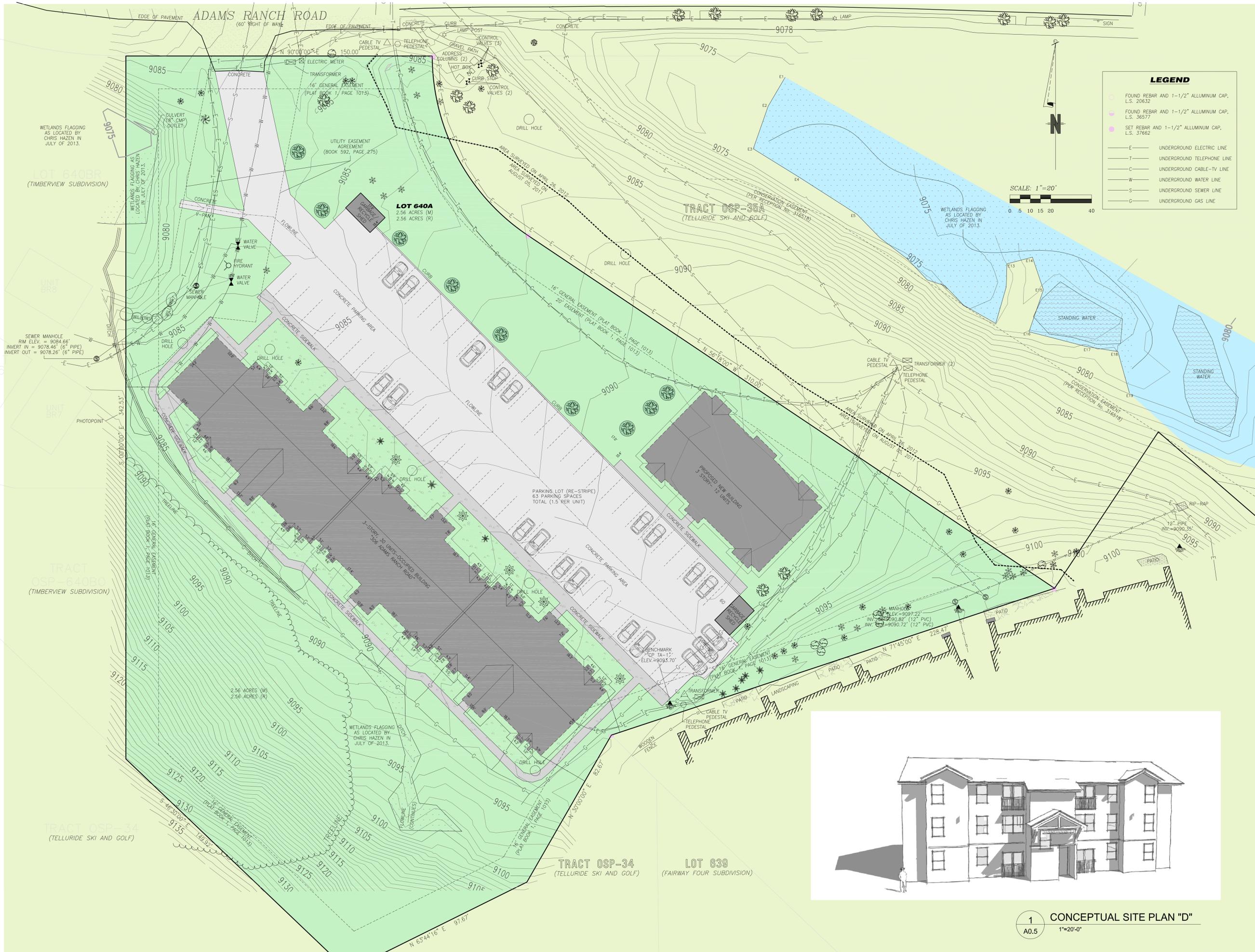
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4		
5		
6		
7		
8		
9		

CONCEPTUAL
SITE PLAN "D"

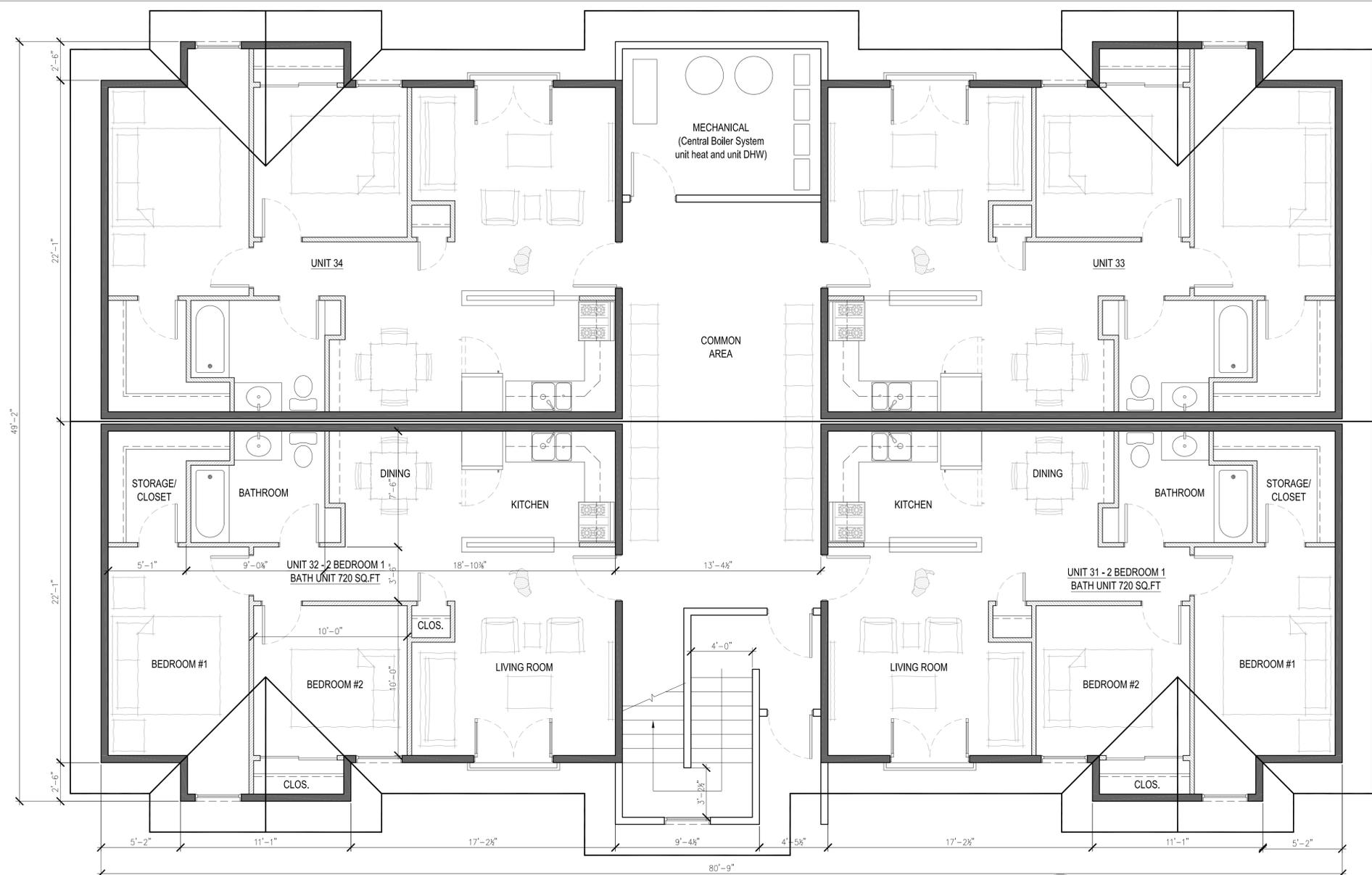
A0.5



1 CONCEPTUAL SITE PLAN "D"
A0.5 1"=20'-0"

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A



1 CONCEPTUAL FLOOR PLAN
A0.6 1/4" = 1'-0"



2 CONCEPTUAL ELEVATION
A0.6 NTS

Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4		
5		
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CONCEPTUAL
FLOOR PLAN
and ELEVATION

A0.6

**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

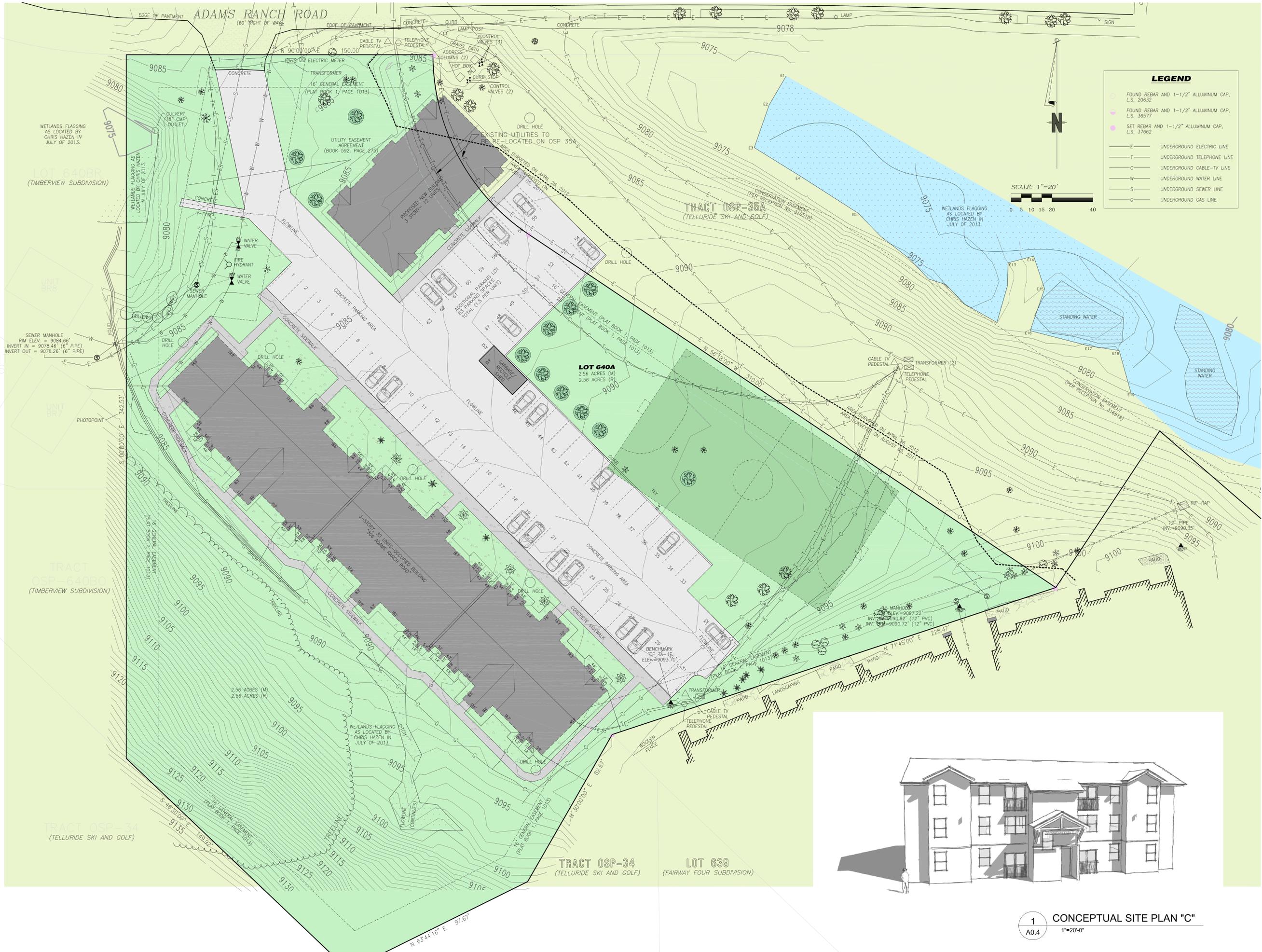
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4	11.7.19	REVISIONS
5		
6		
7		
8		
9		

**CONCEPTUAL
SITE PLAN "C"**

A0.2



**TSG - LOT 640 A MOUNTAIN VIEW
APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

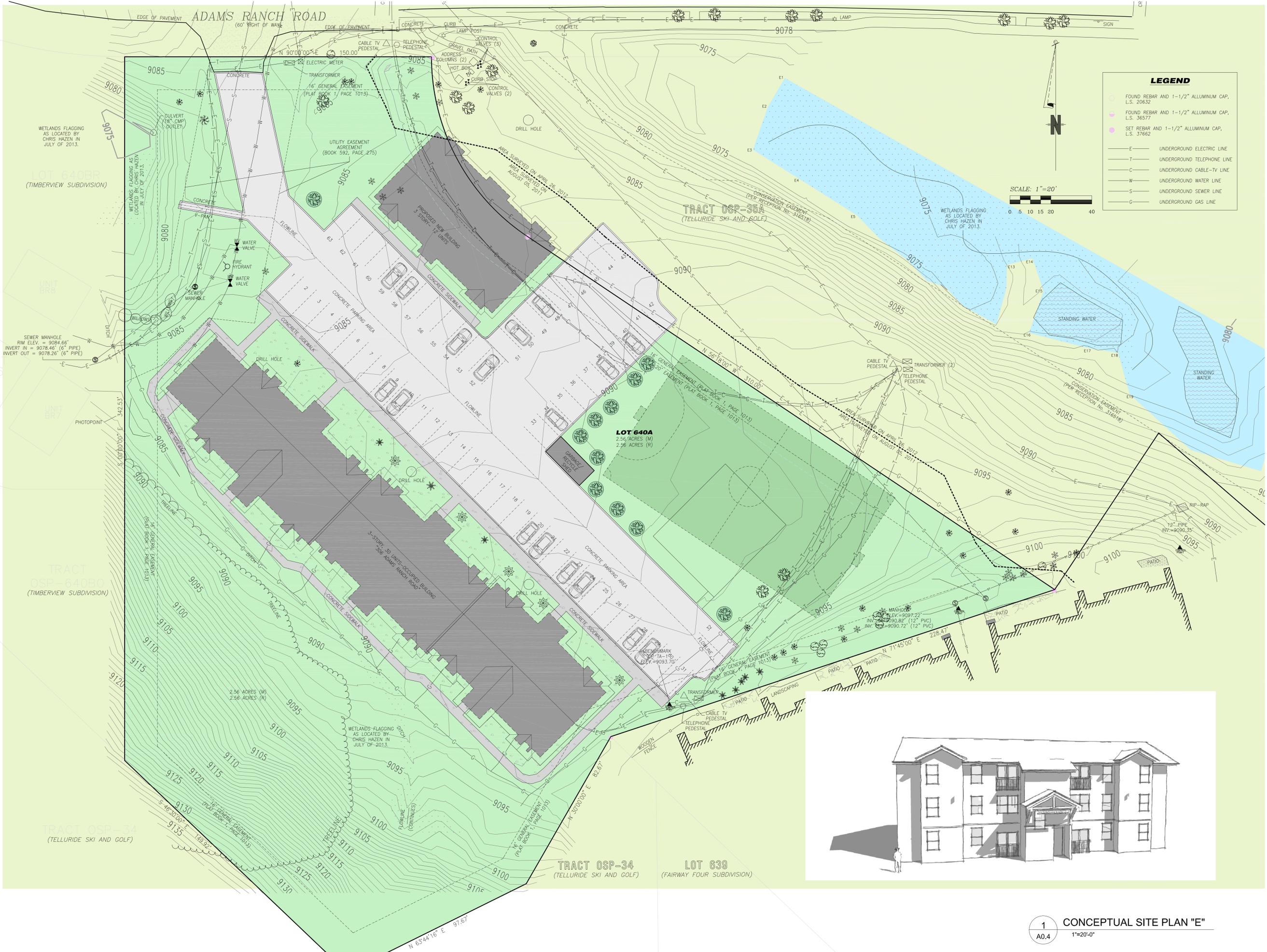
Document Date:
Sept. 30, 2019

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	9.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	9.30.19	DENSITY TRANSFER
4	11.7.19	REVISIONS
5		
6		
7		
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9		

CONCEPTUAL
SITE PLAN "E"

A0.5



LEGEND

- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 20632
- FOUND REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 36577
- SET REBAR AND 1-1/2" ALLUMINIUM CAP, L.S. 37662
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- C — UNDERGROUND CABLE-TV LINE
- W — UNDERGROUND WATER LINE
- S — UNDERGROUND SEWER LINE
- G — UNDERGROUND GAS LINE

SCALE: 1"=20'

0 5 10 15 20 40

**TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. 2015 -8A**

**A CITIZEN INITIATED ORDINANCE TO ALLOW AN INCREASE IN DENSITY ON LOT 640A
FROM ITS CURRENT ALLOWED DENSITY BUT LIMITING DENSITY TO 45**

RECITALS

Section 1. Increase of Density:

The density on Lot 640A may be increased from its current allowed density, but shall be limited to 45 units.

*This Ordinance 2015-8A was initiated by the citizens of the Town of Mountain Village and voted on and approved by the registered electors of the Town of Mountain Village at the regular municipal election held on June 30, 2015, to become effective on July 30, 2015. The format of this Ordinance was, by legal requirement, accepted as presented by the citizens, and therefore is not consistent with the formatting used for other Town of Mountain Village ordinances.

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 640A AND (2) DENSITY TRANSFER TO INCREASE THE PERMITTED UNBUILT DENSITY FROM 0 EMPLOYEE APARTMENT UNITS TO 12 EMPLOYEE APARTMENT UNITS FOR A TOTAL DENSITY OF 42 EMPLOYEE APARTMENT UNITS.

RECITALS

- A. Telluride Ski and Golf (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Lot 640A to increase the unbuilt employee apartment density by 12 units which upon construction would increase the total density to 42 employee apartments (“**Application**”); pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Telluride Ski and Golf is the owner of Lot 640A and the associated development rights and density allocated to the Lot.
- C. The proposed rezoning and density transfer is to create an additional twelve (12) units of employee apartment unit density, equivalent to thirty-six (36) person equivalents to be placed on Lot 640A by the Town pursuant to the requirements of the CDC.
- D. The Town of Mountain Village has the ability to create workforce or employee density without impacting the density limitation.
- 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:

Figure 1. Current Zoning Designation and Density for Lot 640A Mountain View Apartments

Unit No.	Zone District	Zoning Designation	Actual Units	Built Density	Person Equivalent
640A	Multi-Family	Employee Apartment	30	30	90

Figure 2. Proposed Zoning Designation for Lot 640A Mountain View Apartments

Unit No.	Zone District	Zoning Designation	Actual Units	Built Density	Person Equivalent
640A	Multi-Family	Employee Apartment	42	30	126

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Application, 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 November 21, 2019, the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.

- I. The meeting held on November 7, 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 Town of Mountain Village has the ability to create Workforce or Employee density not subject to the Density Limitations.
- 2. The applicant has demonstrated adequate parking for the project.
- 3. Although identified in the Comprehensive Plan, the application is subject to Town Ordinance 2015-8A, limiting the overall density of Lot 640A to 45 Units of Employee Apartment Density.

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

- 1. All parking required by the CDC shall be provided by Mountain View Apartments. Parking shall be constructed on-site prior to the issuance of a final building permit and shall be subject to the applicable Design Review Process.
- 2. The applicant will work with the town to preserve park space and/or access to the open space area.
- 3. The owner of Lot 640A shall be required to submit a Design Review Process Application to the DRB for design approval consistent with the representation on massing, scale, and siting as presented and approved in the rezoning and density transfer.

4. 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.
5. In the event the final building siting for the additional density does not fit entirely on Lot 640A, the applicant shall replat Lot 640A and OSP-35A so that all improvements are within Lot 640A.
6. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change any other zoning designation on the Properties it only affects the overall unbuilt density on the Lot.

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 _____, 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 __th 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

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 Kenefick, 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)



TO: Mountain Village Town Council

FROM: John Miller, Senior Planner - in conjunction with Anton Benitez, TMVOA

FOR: Town Council Meeting of November 21, 2019

DATE: November 9, 2019

RE: Consideration for consent regarding an application by the Telluride Mountain Village Homeowner's Association (TMVOA) to provide music in Heritage Plaza (Lot OS-3XRR owned by the Town) as recommended by the Village Center Subarea Committee by way of wireless speakers affixed to town-owned light poles as a pilot project.

BACKGROUND

Telluride Mountain Village Homeowners Association (TMVOA) is proposing, based on feedback from the Village Center Subarea Committee, to provide music throughout a portion of Lot OS-3XRR (commonly known as Heritage Plaza) via a system of wireless speakers and their associated transmission equipment. The proposal would require the use of town-owned light poles throughout the plaza. The intent of this application is to allow for a smaller scale test run of the speaker system within Heritage Plaza with the ultimate goal of possibly expanding the speakers to more locations within the Village Core.

Although the Community Development Code (CDC) allows for “General Outdoor Entertainment” as a Permitted Use within the Village Center, there are a number of unique factors regarding this application that staff would like to bring to the Council’s attention.

1. Required equipment; *In order to broadcast music throughout the plaza, TMVOA will need to operate a series of wireless speakers and the associated equipment. This includes a 12"x10"x7" weatherproof box to be installed on each pole, along with 2 helical antennas that will need to be mounted in particular locations within Heritage Plaza. There is additional equipment that is proposed to be located within an existing building detailed within the provided documentation. Interior changes have no impact Heritage Plaza.*
2. Hours of broadcast; *Staff suggests limiting allowed times for music broadcast. Specific time limits should be discussed during this meeting.*
3. Locations of Speakers; *Currently, TMVOA is proposing seven locations to mount the wireless speakers and associated equipment. Based on the proposed locations and orientation of the speakers, are there any identifiable issues?*
4. Musical Selection and Control; *There may be a desire to limit certain types of music and limit the volume levels. This should be discussed during this meeting.*

ANALYSIS

First, because the town is the owner of the light poles in question and Lot OS-3XRR, there will need to first be a consent to the application by Town Council in order for TMVOA to submit an application. Second, the CDC allows for this use in the Village Center, therefore, staff is requesting direction on whether the Council feels that this project, based on the above staff notes outlining possible concerns, could be handled by staff as a Class 1 or 2 Design Review application (as applicable based on submittal) or if the project should be elevated and required to obtain a conditional use permit because of public interest or other Council concerns. The TMVOA otherwise would like to submit an application and receive approval in order to implement the pilot project by the Christmas holiday.

RECOMMENDED MOTION:

If the Council determines that a Class 1 or 2 Design Review Process is preferable:

I move to consent to the inclusion of Lot OS-3XRR in an application submitted by the TMVOA to provide music within Heritage Plaza, Lot OS-3XRR as outlined within the provided documents and this staff memo of record dated November 8, 2019.

If the Council determines that a Conditional Use Permit is preferable:

I move to consent to inclusion of Lot OS-3XRR in an application submitted by the TMVOA to provide music within Heritage Plaza, Lot OS-3XRR as outlined within the provided documents and this staff memo of record dated November 8, 2019, and direct staff to require the applicant to obtain a Conditional Use Permit pursuant to the CDC.

/JJM

TOWN OF MOUNTAIN VILLAGE
Town Council Meeting
November 21, 2019
8:30 a.m.

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

NAME: (PLEASE PRINT!!)

Kim Montgomery	EMAIL: _____
Jim Mahoney	EMAIL: _____
Patrick Berry	EMAIL: _____
Natalie Binder	EMAIL: _____
Jack Gillende	EMAIL: _____
Laila Benitez	EMAIL: _____
Dan Caton	EMAIL: _____
Pete Duprey	EMAIL: _____
Marti Prohaska	EMAIL: _____
Jackie Kennedick	EMAIL: _____
Christina Lambert	EMAIL: _____
Susan Johnston	EMAIL: _____
Yusuf Griffin	EMAIL: _____
Denovan Fogg	EMAIL: _____
Zach Hurr	EMAIL: _____
Sue Kunz	EMAIL: _____
Chris Broady	EMAIL: _____
Zoe Dohnal	EMAIL: _____
Kathrine Warren	EMAIL: _____
Jim Loebe	EMAIL: _____
Tim Johnston	EMAIL: _____
Kevin Swain	EMAIL: _____
Michelle Haynes	EMAIL: _____
Julie Vergari	EMAIL: _____
Finn Kjome	EMAIL: _____

TOWN OF MOUNTAIN VILLAGE
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November 21, 2019
8:30 a.m.

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NAME: (PLEASE PRINT!!)

John Miller	EMAIL:
Sam Starr	EMAIL:
Anton Benitez	EMAIL:
Tracey Nicke	EMAIL:
JIM LOESE	EMAIL:
Anne Reissner	EMAIL:
MaryAnn Slezak	EMAIL:
Joshua Evans	EMAIL:
Derek Baxter	EMAIL: dbaxter@mtvillage.org
Pam Pettee	EMAIL:
Jonathan Greenspan	EMAIL:
Dan Swill	EMAIL:
STEN HAMMER R	EMAIL: TSG
Julia Caulfield KOTO	EMAIL:
Amelia Martin	EMAIL:
HOWARD DENTON	EMAIL:
Greg Kunkin	EMAIL:
Drew Harrington	EMAIL:
J.A. MORLAN	EMAIL: JAMORLAN57@GMAIL.COM
Josh Natelli	EMAIL:
Mike Kettell	EMAIL: mike@scottsdale.com
T.D. Surrin	EMAIL: td@surrin.com
Jeff Hodson	EMAIL: jeff@LSCTRANS.COM
Julie JOHANSTAD	EMAIL:
Carol Hintermeister	EMAIL:
Hank Hintermeister	EMAIL:

TOWN OF MOUNTAIN VILLAGE
Town Council Meeting
November 21, 2019
8:30 a.m.

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NAME: (PLEASE PRINT!!)

Stefanie Solomon	EMAIL: <u>stolomon@teluski.com</u>
DAVID BALLABE	EMAIL: <u>dbalode@msn.com</u>
Chris Hawkin	EMAIL:
Carlotta Horn	EMAIL:
John Horn	EMAIL:
Joan May	EMAIL: <u>joanejoannay.org</u>
Ben Jackson	EMAIL:
David Mackown	EMAIL:
JUDY KOHIN	EMAIL: <u>judithkohin@gmail.com</u>
Barbel Hacke	EMAIL:
MARGARET RINKEVICH	EMAIL:
Craig Gammis	EMAIL:
Virginia Lucarelli	EMAIL:
BARBARA HINTERKOFF	EMAIL: <u>BHINTER51@gmail.com</u>
Bill Jensen	EMAIL:
JEFF PROTEAN	EMAIL:
Andray Marnay	EMAIL:
ARLIND DOWLING	EMAIL:
MIDNITE SCHOLTES	EMAIL:
Jeff Proteau	EMAIL:
Bill Jensen	EMAIL:
Richard Cornelius	EMAIL: <u>rdcmal@gmail.com</u>
Christopher Thompson	EMAIL: <u>crwt@isolatedlabs.com</u>
CARL EVERETT	EMAIL: <u>carl@sencelighting.com</u>
	EMAIL:

NOVEMBER 21, 2019
TOWN OF MOUNTAIN VILLAGE CITIZEN'S REQUEST TO SPEAK AT TOWN COUNCIL MEETINGS

Citizens are encouraged to attend the Town Council meetings and to participate in public hearings when the subject matter of such hearings is important to them. As a matter of general policy, neither Town Council nor Town staff should be expected to respond to matters raised during public comment. Nevertheless, Council members will always retain the right to ask questions of the speaker and to respond then or at a later time to remarks made by any citizen. Council will also refer certain matters raised in public comment to the Town Clerk or a Board or Committee for further study and discussion whenever warranted.

	Speaker's Name	Address	Agenda Item #
1.	Pam Petto	VCA	9
2.	Douglas Tooley	VCA	Multiple
3.	Yusuf G	VCA	
4.	Amelia Martin	VCA	
5.	Tracy / Kim	VCA	
6.	Tracy Nicole	VCA	
7.	John Horu		
8.	Joan May	308 Adams Ranch Rd	13
9.	Carlotta Ann	261 County Club	
10.	Madray Marvay	127 POLECAT LAKE MV	17
11.			
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John A. Miller

From: Cynthia <cynthiabarutha19@msn.com>
Sent: Tuesday, July 16, 2019 4:43 PM
To: Michelle Haynes; John A. Miller; James Mahoney
Cc: Hank Hintermeister; Doug Hynden; Alan Safdi; Bingo Eaton; Pete Mitchell; Cynthia McMorran; James McMorran; Casey Rosen; Lisa Boyce; 1Carlotta Horn; Tom Leiser; Johnathon and Kristen Harris; Ross Meridith; Michael Gardner; Jackie Gardner; Sandy Lange; Bill & Karen Valaika; George Barutha
Subject: Mountain Village Town Council -- Lots 126R and 152R -- Working Session

Michelle, John and Jim,

Please include this email in the working session of record for Lots 126R and 152R (La Montagne project).

Thank you,

Cynthia Barutha
255 Country Club
Mountain Village

Mountain Village Town Council —

As a new homeowner to Mountain Village, I'm concerned with the density of Lots 126R and 152R on Country Club Dr.

Below are the reasons why:

- 1. Road Safety:** Country Club Dr. has a significant amount of pedestrian and vehicle traffic already, with blind spots, tight corners, and lots of parking on the lower S-curve. During the winter season, Country Club becomes more narrow with the snow build up. How will the road be able to handle the high density traffic while still maintain safety?
- 2. Emergency Evacuation:** A solid evacuation plan is lacking, there is really only one way in and one way out from Country Club Drive. Many residents refer to Country Club Dr as the end of town, that is why an emergency evacuation plan is so important. More units would create increased traffic congestion. In the event of an emergency, an evacuation or lack of would endanger the lives of current residents.
- 3. Aesthetics of Community:** Apartment style buildings butted up tight against and surrounding Hole 1. This is how the big cities build golf courses. With all the easement restrictions, this high density project is really too large for Lots 126R and 152R. I cannot imagine sitting at The Peaks having a drink on their patio and looking at the massive roof tops. Makes me sick thinking about it.
- 4. Golf Ball Damage / Nets:** As stated in the DRB meeting by the developer, golf balls will be hitting the building and they plan to make residence aware of the issue. Due to the size of the project and the small lot size, these buildings will be sitting pretty much on top of Hole 1.
As in every big city, golf balls hitting buildings/glass windows become a safety concern for the residence / guests. Will it be a matter of time before the MVTC is addressing how to handle golf ball damage and the installation of nets to ensure safety for all.

5. **Diminished Property Values of Single Family Homes:** 7 single family home sites to the east, 23 single family sites to the west and a large density rental / condo project in the middle, all residing on the same road (Country Club). What future single family home buyer would be interest in purchasing feet from VRBO or apartment complex type living?

6. **Project Completion Timeline:** With the current nationwide lack of manpower, especially felt in Telluride and surrounding areas, what is the expected project completion timeline for this high-density project? My moderately sized house has taken over two years to build due to lack of manpower in both manufacturing of materials, and subcontractors performing work on site. The existing single family homeowners would be dealing with five to ten years of construction for this high-density project. This would be unsightly, noisy, and inconvenient for current residents.

On a bigger scale, my concerns with MV high density projects in general:

1. Gondola Capacity - already long wait lines during the summer.

2. Poor quality of workmanship in these large scale projects — that is why we are building our home. It's all about the money for these developers. Cortina is a good example of poor quality — just look at the baseboards.

What was once a really good idea back in 1984, is no longer a good idea 35 years later! Any high density project being proposed or even considered in MV, must have a thorough density impact study performed. And the developer should be properly vetted.

We look to the Town Council for good decision making for the entire community and with good lasting effects as stated in the Town of Mountain Village Comprehensive Plan.

I ask the Mountain Village Town Council to follow the PUD amendment process to assure maximum control over the process. The 69 units being proposed is too large for the area, and must be rejected. Single family homes would be best for these 2 parcels of land.

Regards,
Cynthia Barutha

John A. Miller

From: Cynthia Barutha <barutha@msn.com>
Sent: Tuesday, July 16, 2019 11:00 AM
To: Michelle Haynes; James Mahoney; John A. Miller
Cc: Doug Hynden; Alan Safdi; Bingo Eaton; Pete Mitchell; Cynthia McMorran; James McMorran; Casey Rosen; Lisa Boyce; 1Carlotta Horn; Tom Leiser; Johnathon and Kristen Harris; Ross Meridith; Michael Gardner; Jackie Gardner; Sandy Lange; Hank Hintermeister; Bill & Karen Valaika; John Horn; George Barutha
Subject: Mountain Village Town Council Meeting - July 18th - Lots 126R and 152R

Michelle, Jim and John,

Please include this email in the MVTC (Mountain Village Town Council) working session record.

To: Mountain Village Town Council Members

From: George Barutha

255 Country Club Dr.

Mountain Village

Subject: Density Concerns with Lots 126R and 152R — La Montagne project

My wife and I are building a second home in MV to get away from the busy city life of Phoenix. The MV area especially Country Club (CC) Dr, appealed to us because it was not overcrowded, congested or hectic. The MV Website could not have describe our feeling any better.

*"Our residence are the glue. Whether you have been here since the beginning or just moved here, we want to welcome you to this **little slice of heaven** in Colorado. We think you will agree that **coming home is always nice.**"*

The single family homeowners on CC either purchased or built on CC because we feel it is our **little slice of heaven and currently coming to visit our home is always nice.** On any given day, you will find many hikers, bikers, skiers, families and dogs walking freely about CC, CC currently has a real neighborhood/community feeling. If the MVTC approves the current high density project or anything more than a density of 1.73 residences per acre, it will **drastically** change the overall look of CC and lose the neighborhood feel / tranquility of the area, lending itself to more of a city feel.

Our home is near the end of the cut-de-sac on CC, and due to height restrictions in MV, sits lower than the road. Any high density project will lend itself to more traffic and most likely the cut-de-sac will be used for vehicles to turn around and vehicle lights will shine directly into the windows of our home.

I also feel this high density project sandwiched between single family homes (7 homes sites to the east and 23 homes sites to the west), will decrease our property values and potentially affect our potential for selling (if ever the need) as condominiums and constant renter turnover is not appealing to single family homeowners.

Per the Town of Mountain Village Comprehensive Plan: “Residents and visitors of Mountain Village have high expectations for the future, and the town must continue to make great strides to keep pace with such expectations.” Our expectation is to uphold our **"little slice of heaven in Colorado"** on CC Dr.

I ask the MVTC to:

- reject the current La Montagne project and only approve a project for these 2 lots that is consistent with the current look and feel of CC's single family homes.
- follow the PUD amendment process assuring MVTC maximum control over the process. Once the decision is final, there is no going back, the homeowners on CC will be forever impacted by your decision, therefore it is imperative the PUD amendment process is followed.
- uphold our **"little slice of heaven in Colorado"** as stated on our website.



La Montagne

Lot 126R / 152R PUD Amendment
& Density Transfer and Rezone

John Miller, Senior Planner; TMV

Address:

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

Zoning:

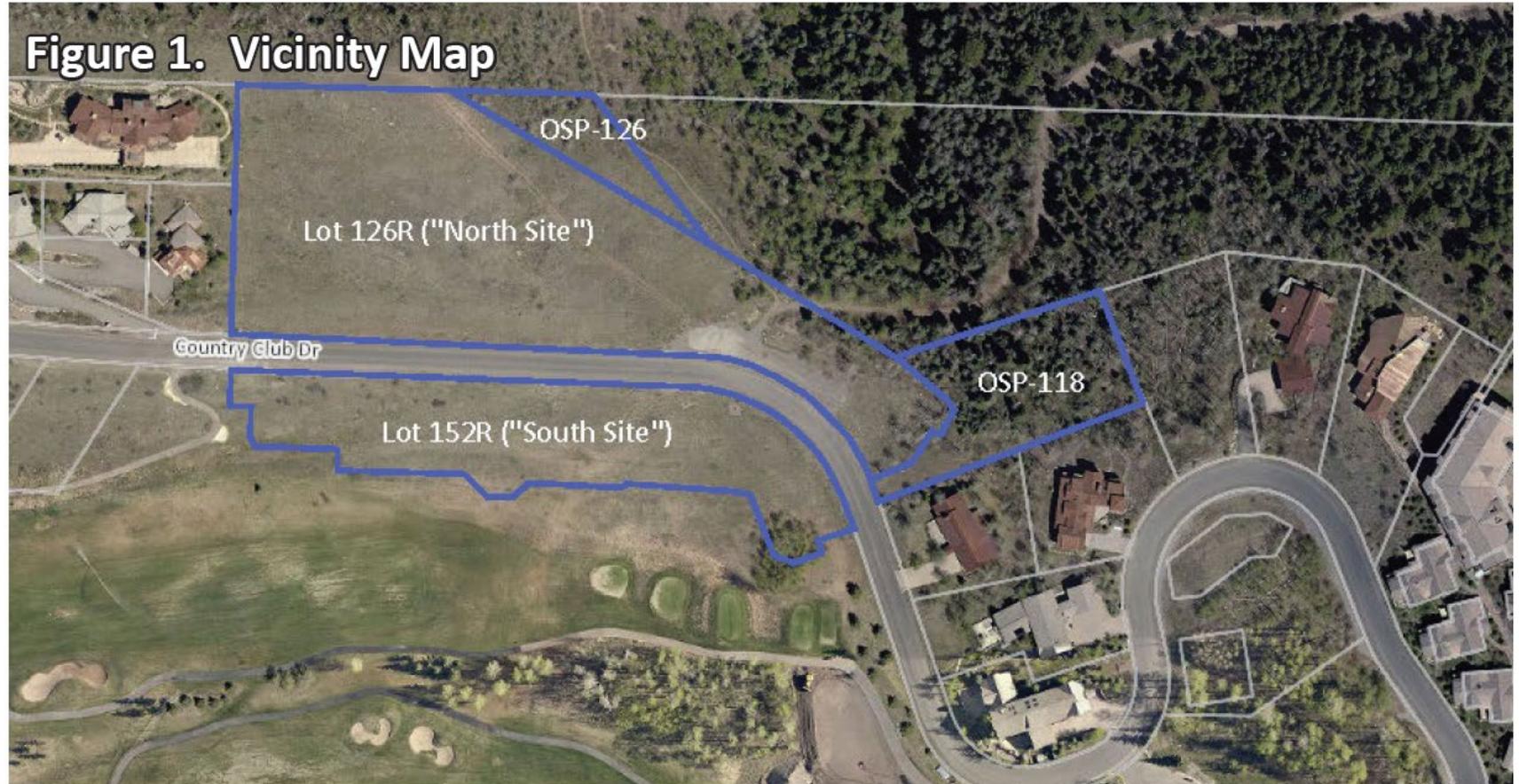
Multi-Family /
Open Space

Lot Size:

5.49 Acres cumulative

Legal:

Lots 126R & 152R
Tracts OSP 118 & 126





Requests:

1. Amend the existing 126R and 152R PUD based on feedback from Town Council Work session
2. Density Transfer / Rezone – Modify density on the PUD to align with amended proposal

Town Council's review criteria as it relates to the PUD amendment and Density Transfer is mass and scale, public benefits, density, and general conformance with the Comprehensive Plan.

A large, multi-story resort building with stone and wood accents, surrounded by trees and a paved area. The building features a prominent stone facade on the ground floor and dark wood framing on the upper levels. There are several large windows and a central entrance area. The surrounding area includes trees with yellow and orange autumn foliage, a paved walkway, and a clear blue sky with some light clouds. The overall scene is bright and scenic, typical of a mountain resort.

Background and History of Lots 126R and 152R

1984 and 1987 Plat Original Zoning

1984 & 1987 Plat Original Zoning	units	total density
Hotel	120	180
Condomin	36	108
Employee Apt/Dorms	18	22
Commercial	amount undesignated	
	174	310

- In 1984 and 1987, the properties that came to be known as “Rosewood” were originally platted as a mix of hotel, condo, commercial, and employee units with a total density of 310 units. The platting was executed by Ron Allred/Telluride Company, with approval by the Board of County Commissioners and the County Planning Commission.

The zoning history and density units are not solely a function of the 2007 PUD but also are tied to the Original Zoning that has run with these properties since they were first master planned and later platted in 1984 and 1987 through original county approval.

2007 Rosewood PUD Zoning

2007 Rosewood PUD Current Zoning	units	total density
Hotel	56	84
Hotel Efficiency	19	38
Condominium	67	201
Employee Apt/Dorms	22	22
Commercial	38,666 sq ft	
	164	345

By 2007, through the course of land purchases and rezoning with the planned unit development (PUD) approval, this parcel of lots consisted of more condo units, fewer hotel units, and 38,666 square foot of designated commercial property with a combined density of 345 units.

PUD Site
Specific
Allowances
Linked to
Public Benefit

- Increase maximum height for Lot 126R, Building A to increase height by 15 ft.
- Increase the maximum average height for Lot 126R and 152R by an average increase of 6.66 ft. on Bldg. A and 5.33 ft. on Bldg. B
- Variation to allow 51 tandem parking spaces
- Variation to Section 4-305 of the LUO to allow single family designation on former Lot 118 to be rezoned to hotel efficiency designation.
- Variation on Lot 126 to allow a portion of the building to be seen from San Miguel Canyon to be developed with a condominium zoning designation provided such units have an opportunity to be included in the rental pool.



Guiding Documents



Telluride Company Zoning and Preliminary Plat Master Plan 1992

LOT NO.	FINAL ZONING & DESIGNATED USE	NO. OF UNITS	ZONED POP.	ACREAGE	PLAT STATUS	PLAT DESIGNATION
115	Single Family	1	4	0.510	Platted	Filing 1
116	Single Family	1	4	0.540	Platted	Filing 1
117	Single Family	1	4	0.440	Platted	Filing 1
118	Single Family	1	4	0.860	Platted	Filing 1
119	Single Family	1	4	0.390	Platted	Filing 1
120	Single Family	1	4	0.460	Platted	Filing 1
121	Single Family	1	4	0.380	Platted	Filing 1
122	Condominium Employee Apt.	9 1	27 3	0.106	Platted	Filing 1
123	Condominium Employee Apt.	1	3	0.141	Platted	Filing 1
124	Commercial	NA	NA	0.160	Not platted	Lot 124
125	D E L E T E D	D	D	D	DELETED	DELETED
126	Hotel Employee Apt. Employee Dorm Commercial	120 2 16 NA	180 6 16 NA	2.700	Not platted	Lot 126
127	D E L E T E D	D	D	D	DELETED	DELETED
128	Hotel Condominium	200 26	300 78	5.559	Platted	Replat & Rezone of Lot 128
152A	Condominium	8	24	0.401	Platted	Replat of Lot 152
152B	Condominium	6	18	0.367	Platted	Replat of Lot 152
152C	Condominium	8	24	0.368	Platted	Replat of Lot 152



LEGEND

SYMBOL	ZONE DESCRIPTION AND LOT NUMBERS
	ZONE 1 - VILLAGE CORR (EXHIBIT C) (8, 10, 11, 12, 14, 15, 24, 25, 26, 27, 29A, 29B, 29C, 29D, 29F, 29G, 30, 34, 35, 37, 38, 41, 42A, 42B, 43, 50A, 50B, 50C, 51, 53, 56A, 56B, 57, 58, 59, 50RA, 60RB, 69R, 71R, 73, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89A, 89-1C, 89-1D, 105, 106, 107, 108, 109, 110, 122, 123, 124, 129, 129A, 134, 135, 136, 161C)
	ZONE 2 - RIDGE LOTS (EXHIBIT D) (891-A, 89-1B, 89-3A, 89-3B, 89-3C, 90, 91, 114, 115, 116, 118, 126, 130, 137, 161A, 161B, 615-1A, 615-2A, 615-5A, 615B, 615-1C, 615-2C, 616, 617, 643, 648A, 649, 650)
	ZONE 3 - MULTI-UNIT TRANSITION LOTS (EXHIBIT D) (150, 152A, 152B, 153, 158, 159, 160, 162, 163, 164A, 164B, 165, 166, 167, 600A, 600B, AR613-A, AR613-C, AR613-D, 618, 628, 635, 636, 639, 640A, 640B, 641, 644, 645, 651, 726R, 1001, 1005, 165, 166, 167)
	ZONE 4 - SAN JOAQUIN VILLAGE HOTEL (EXHIBITS D & E) (1109)
	ZONE 5 - SAN JOAQUIN VILLAGE (EXHIBITS D & E) (1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131)
	ZONE 6 - GRAND HOTEL (EXHIBITS C & D) (128)
	ZONE 7 - SPECIAL CONSIDERATION (EXHIBITS C & D) (33, 52, 152-C, 154)

Other
Guiding
Documents

MOUNTAIN VILLAGE

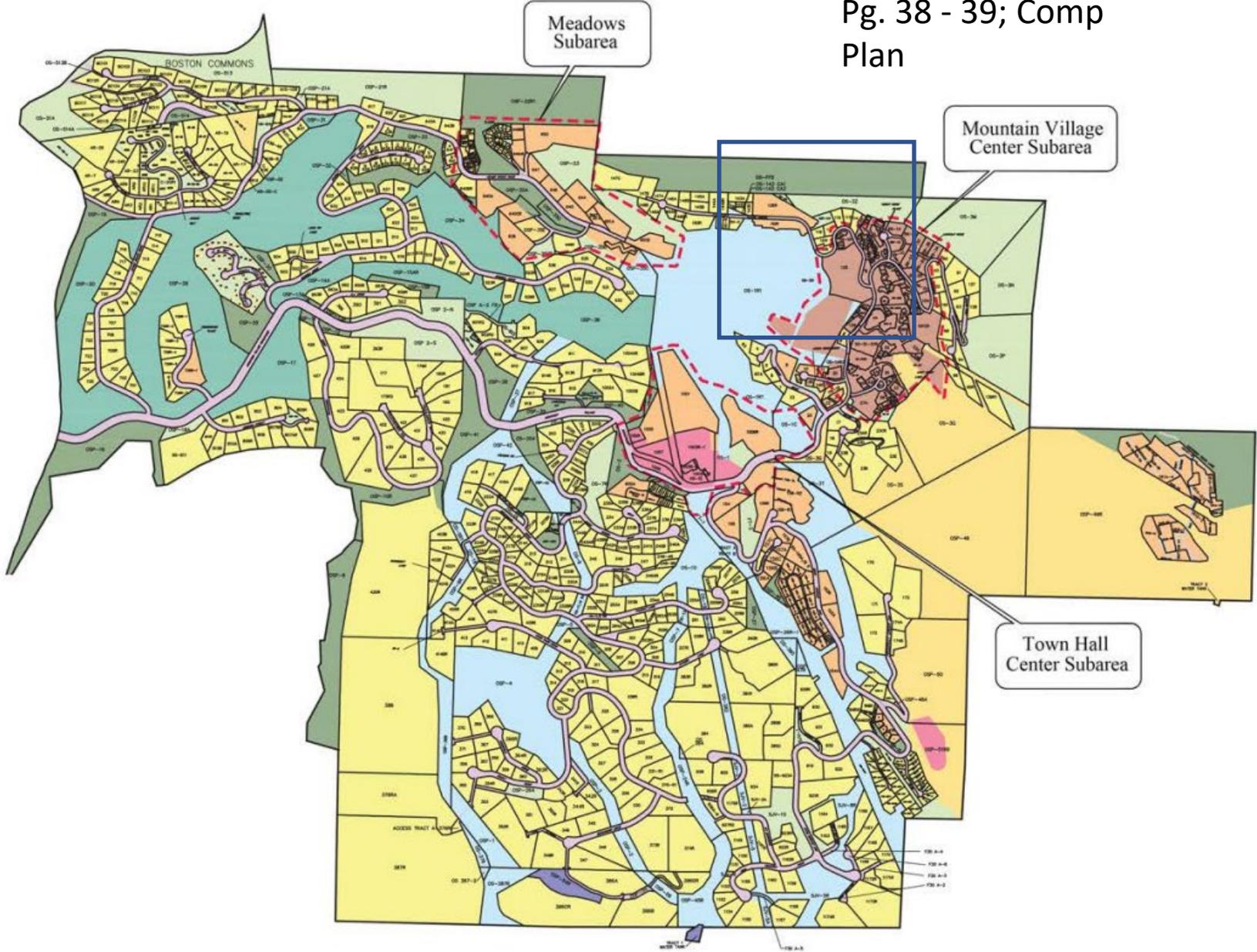
COMPREHENSIVE PLAN

THE NEXT 30 YEARS

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

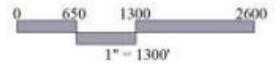
Pg. 38 - 39; Comp Plan

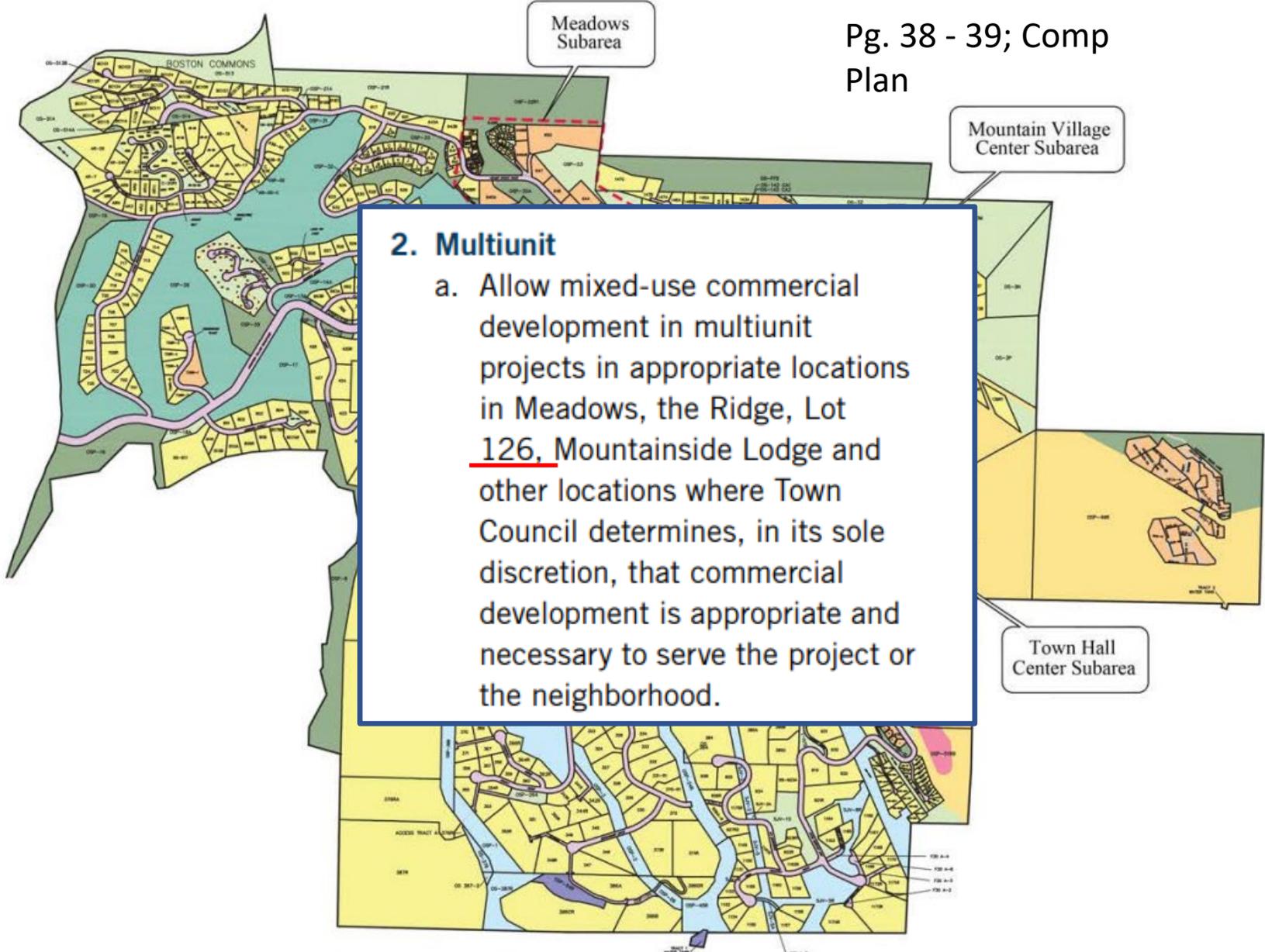
Future Land Use Plan



Legend

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



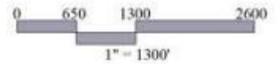


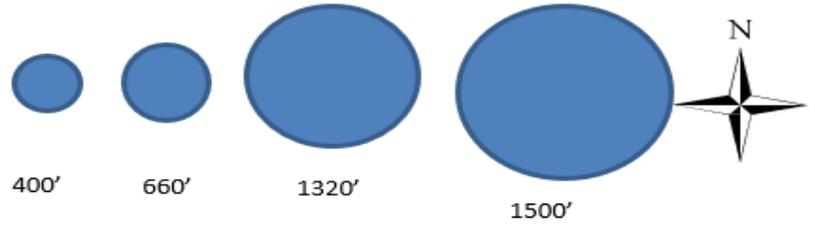
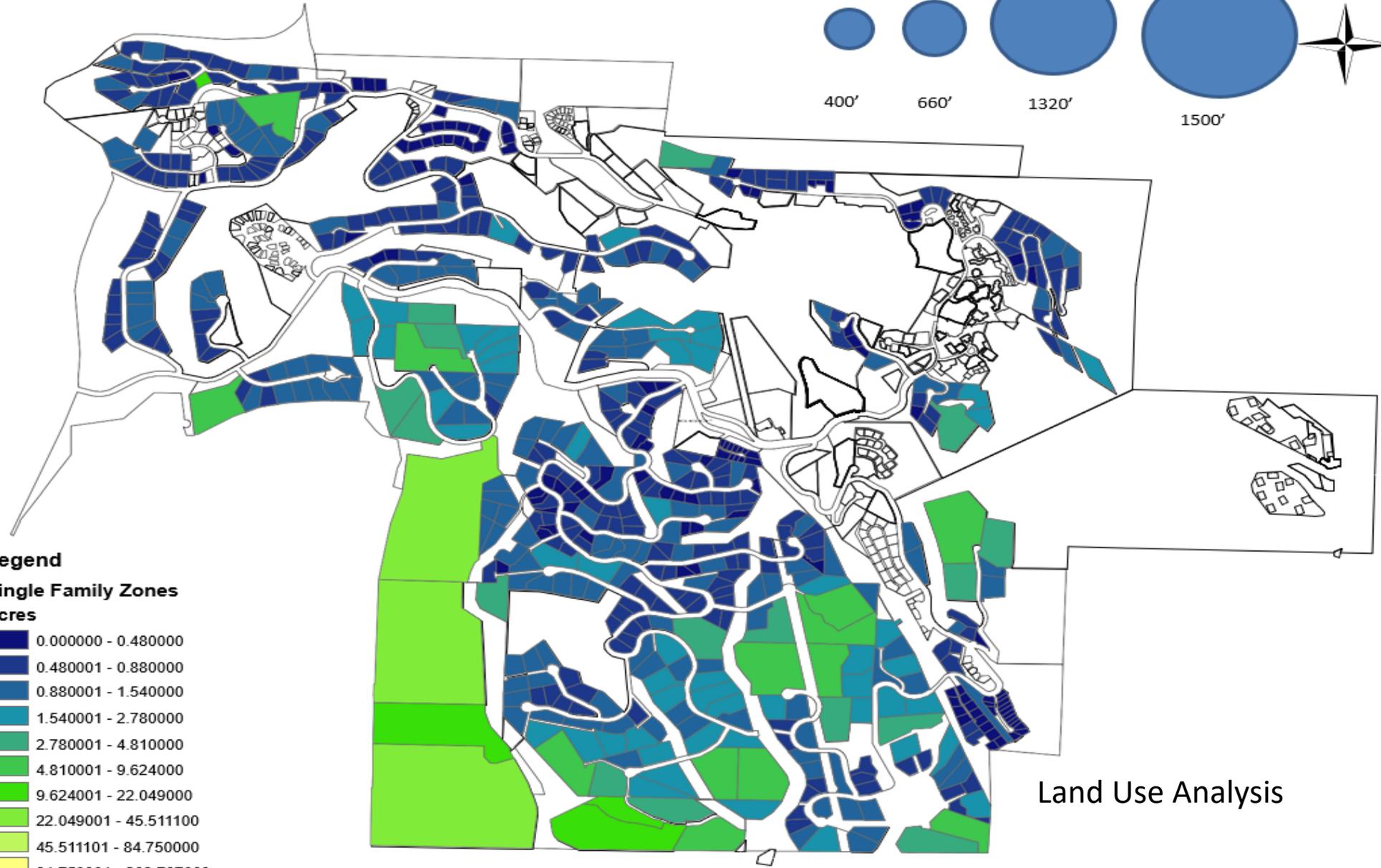
2. Multiunit

a. Allow mixed-use commercial development in multiunit projects in appropriate locations in Meadows, the Ridge, Lot 126, Mountainside Lodge and other locations where Town Council determines, in its sole discretion, that commercial development is appropriate and necessary to serve the project or the neighborhood.

Legend

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



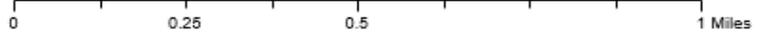


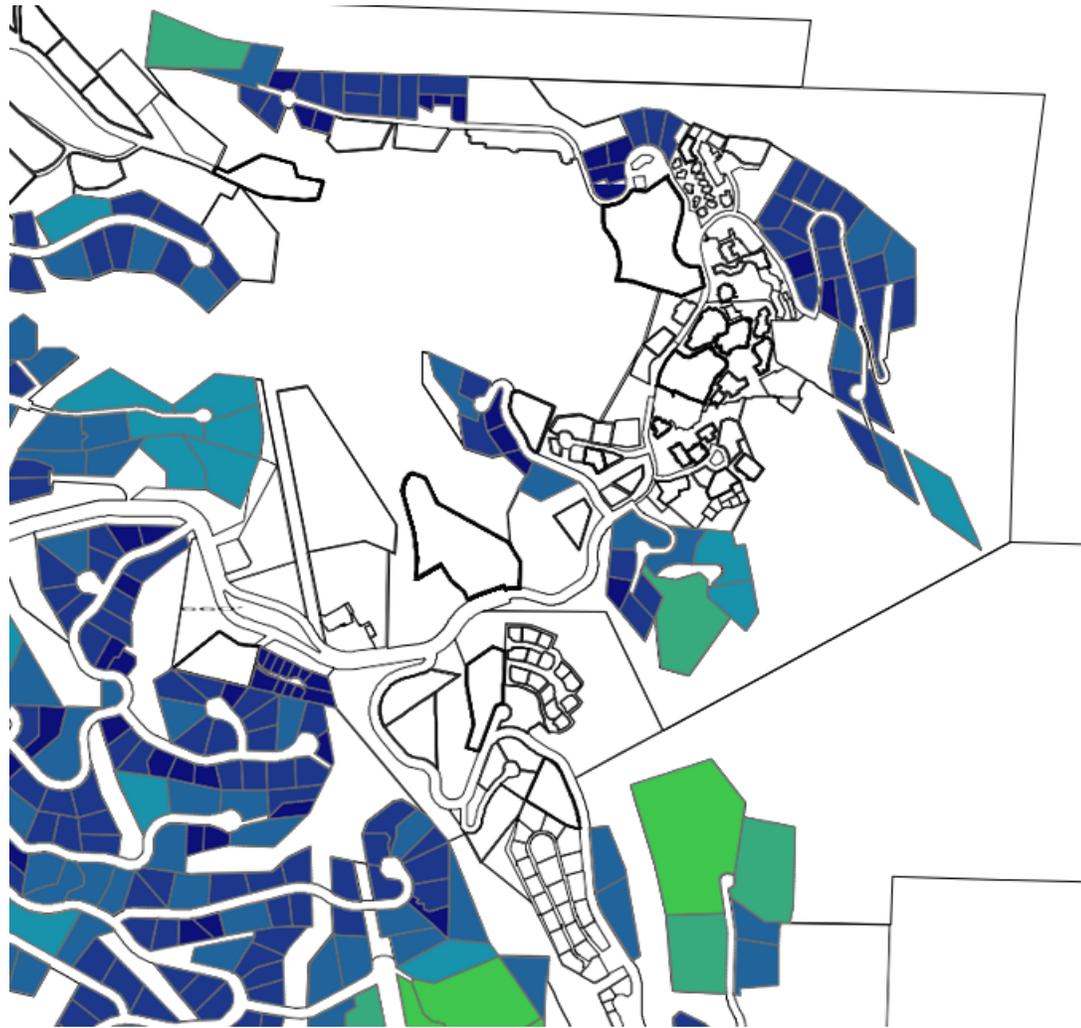
Legend

Single Family Zones

Acres

Dark Blue	0.000000 - 0.480000
Blue	0.480001 - 0.880000
Medium Blue	0.880001 - 1.540000
Light Blue	1.540001 - 2.780000
Teal	2.780001 - 4.810000
Green	4.810001 - 9.624000
Light Green	9.624001 - 22.049000
Yellow-Green	22.049001 - 45.511100
Yellow	45.511101 - 84.750000
Light Yellow	84.750001 - 203.707000
White	Town_of_Mountain_Village - Other

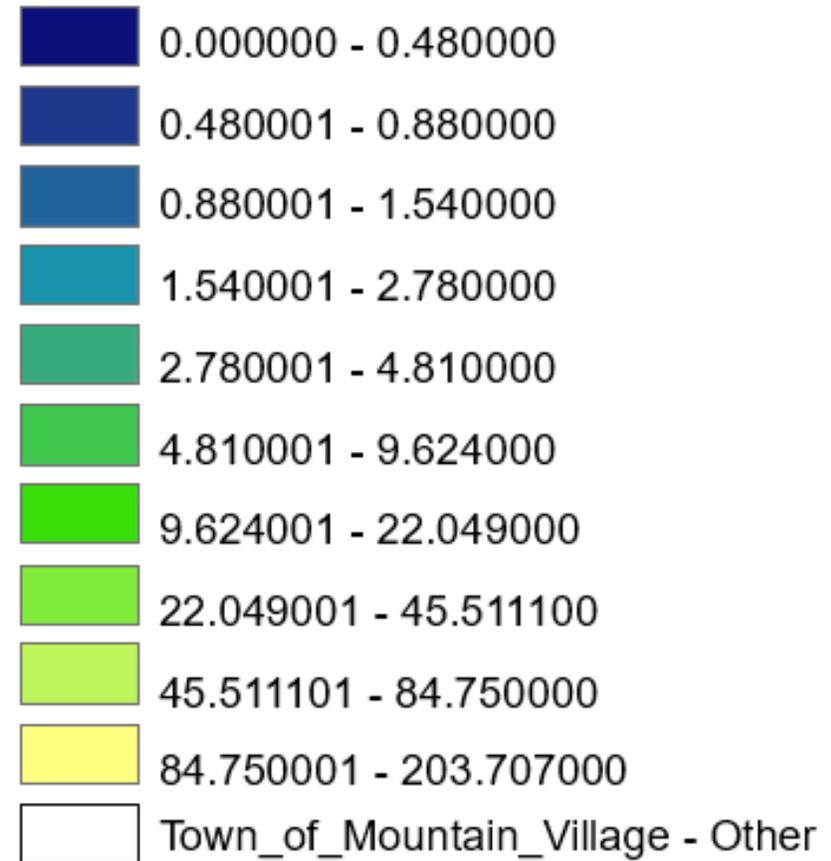


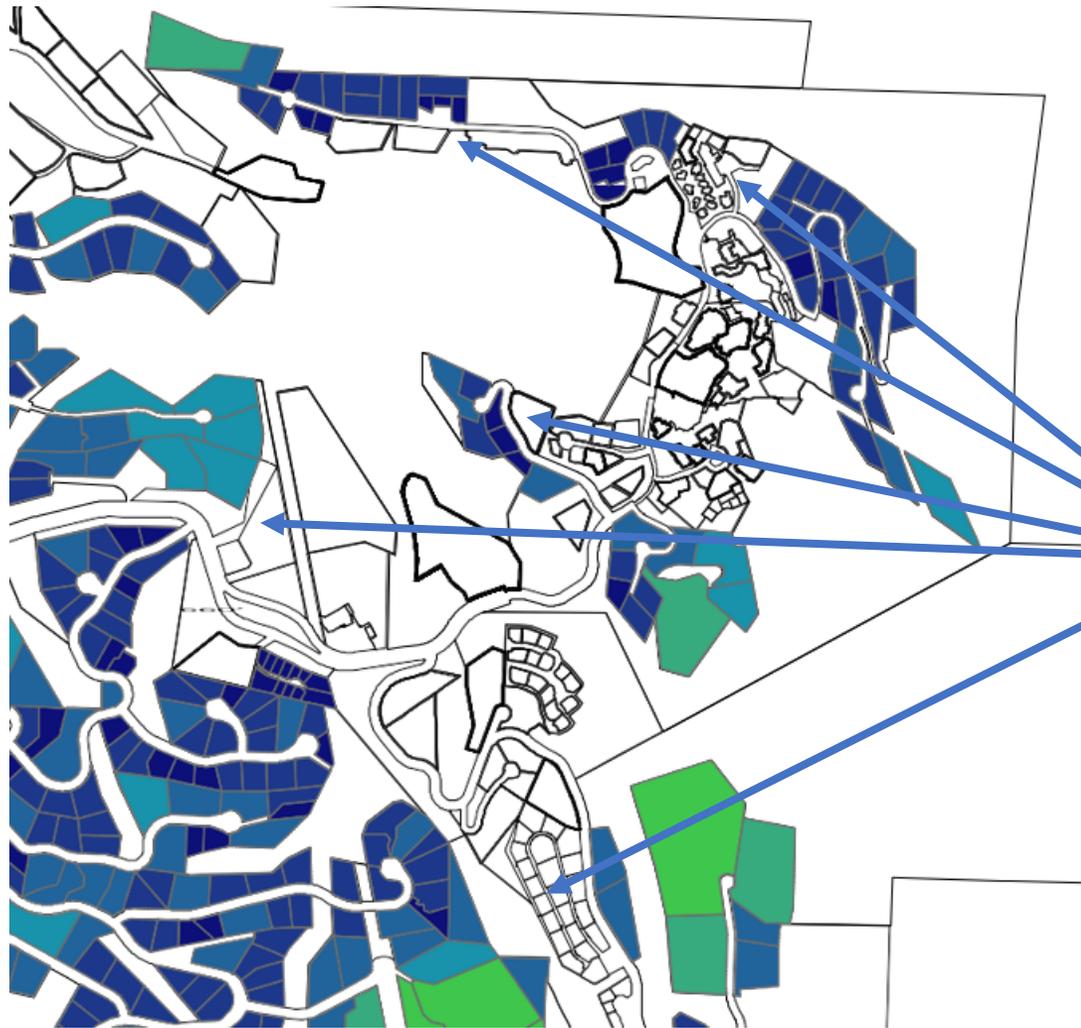


Legend

Single Family Zones

Acres

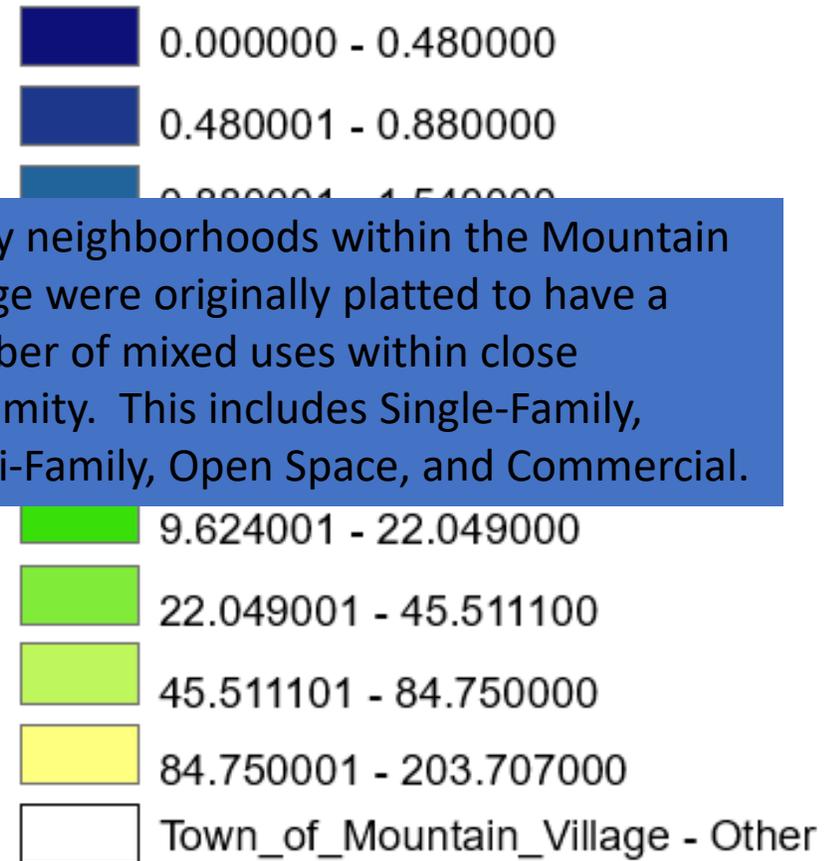




Legend

Single Family Zones

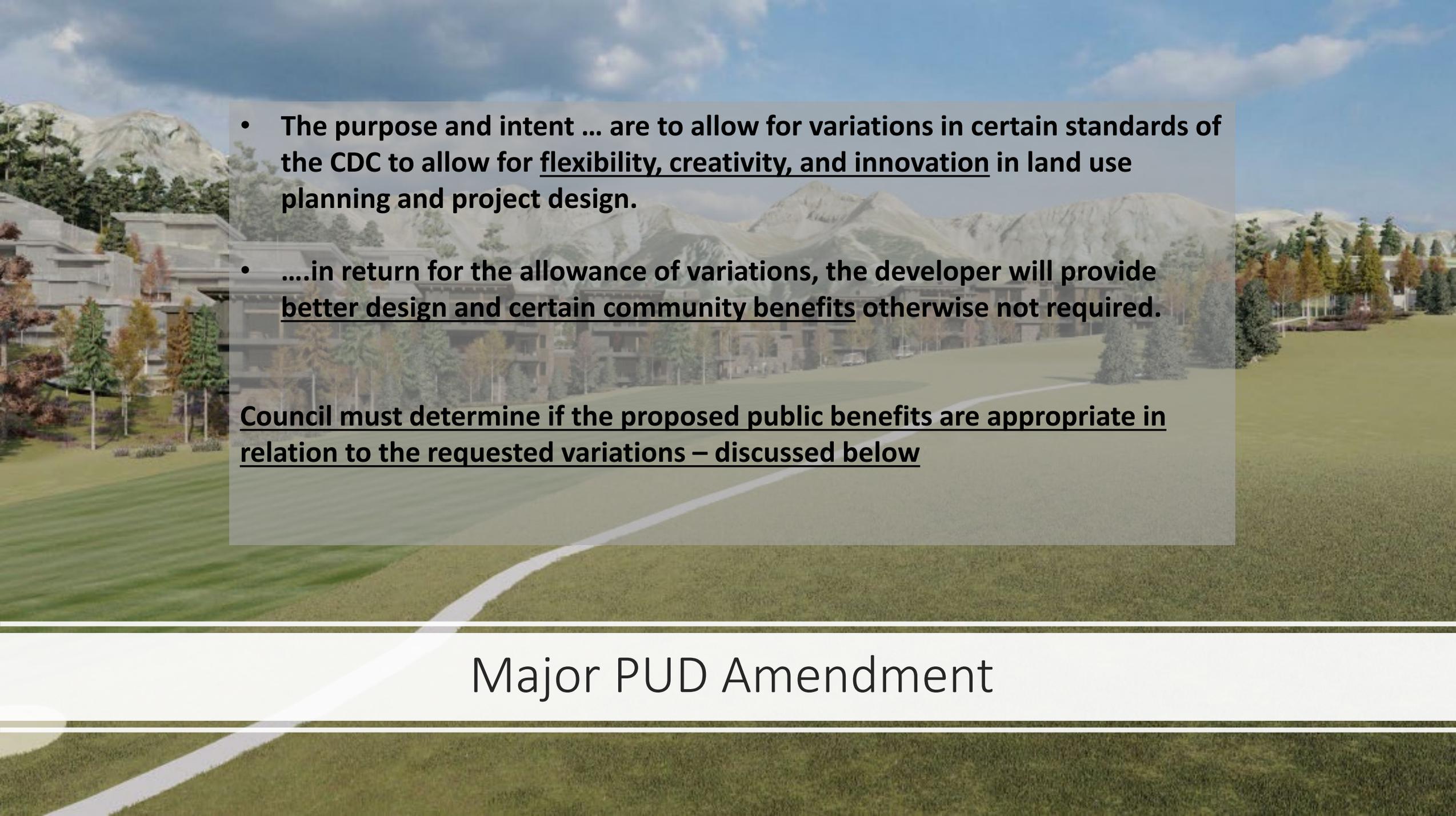
Acres



Many neighborhoods within the Mountain Village were originally platted to have a number of mixed uses within close proximity. This includes Single-Family, Multi-Family, Open Space, and Commercial.



Major PUD Amendment

- 
- The purpose and intent ... are to allow for variations in certain standards of the CDC to allow for flexibility, creativity, and innovation in land use planning and project design.
 -in return for the allowance of variations, the developer will provide better design and certain community benefits otherwise not required.

Council must determine if the proposed public benefits are appropriate in relation to the requested variations – discussed below

Major PUD Amendment

Conceptual rendering from Work Sessions



Proposed Layout
reflecting
changes.
Reduction in 5
units – 3 on Lot
152R



Requirements and Variations

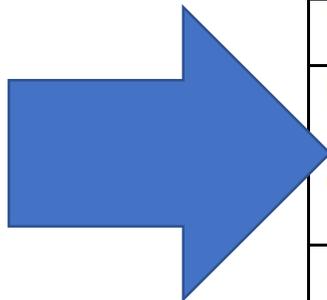
Table 2: Materials, Requirements, Variations

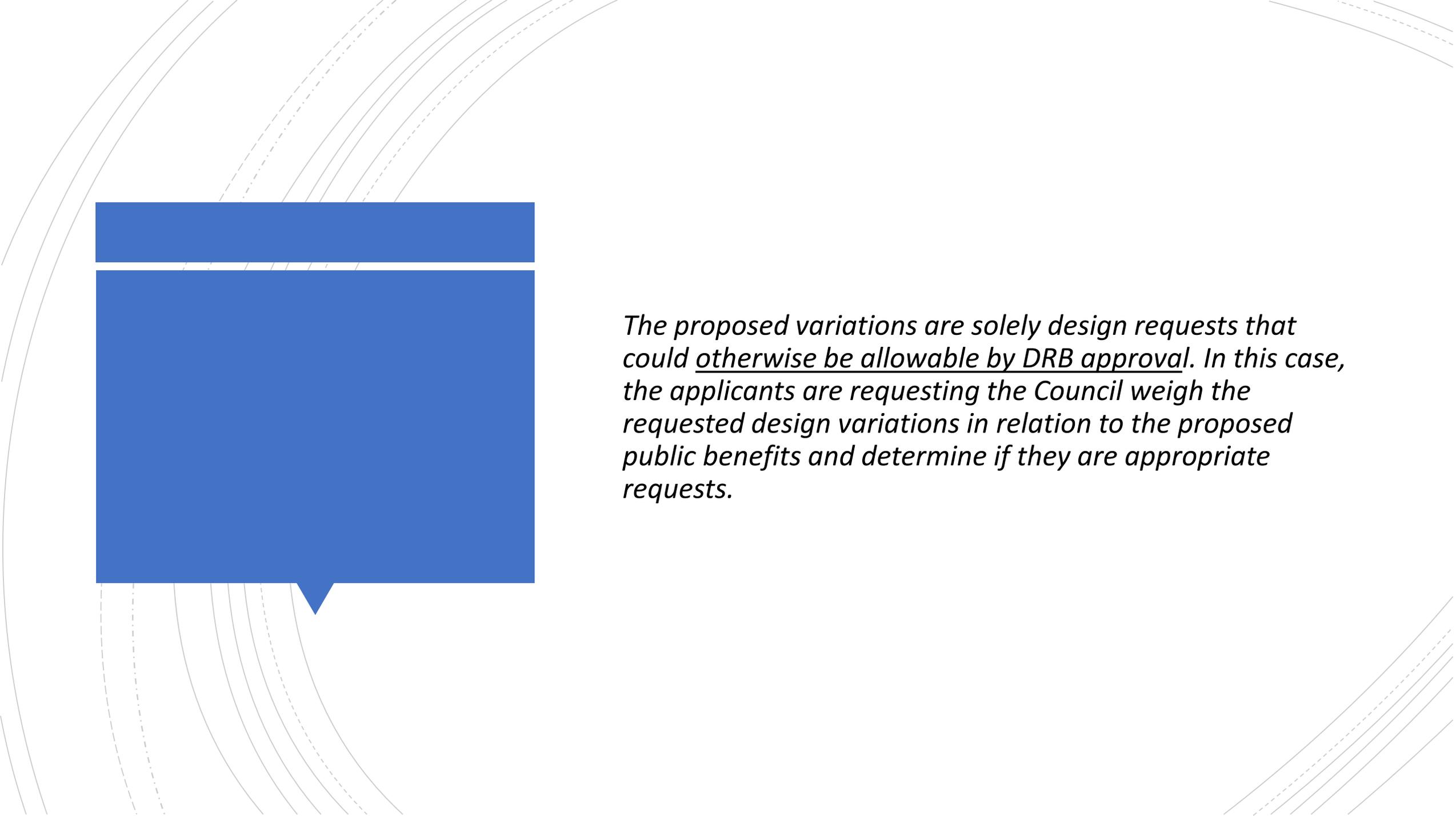
Exterior Materials	Percentage
Stone Veneer	35.77% (35% requirement)
8" Cedar Siding	28.64%
Mill Scale Steel Panels	18.79%
Glazing	16.81%
Roof Pitch	
Primary	1:12 Secondary: 2:12, 1,3/8:12 1½:12
Proposed Specific Approvals and Design Variations:	
Road/Driveway Standards	Retaining walls over 4 feet in height
Maximum Number of Curb Cuts	More than one curb cut for a driveway accessing a lot from the main road
GE Encroachments	Roof Dripline encroachments in GE on Lot 152R
Exterior Materials	Use of exterior metals

Requirements and Variations

Table 2: Materials, Requirements, Variations

Exterior Materials	Percentage
Stone Veneer	35.77% (35% requirement)
8" Cedar Siding	28.64%
Mill Scale Steel Panels	18.79%
Glazing	16.81%
Roof Pitch Primary	1:12 Secondary: 2:12, 1,3/8:12 1½:12
Proposed Specific Approvals and Design Variations:	
Road/Driveway Standards	Retaining walls over 4 feet in height
Maximum Number of Curb Cuts	More than one curb cut for a driveway accessing a lot from the main road
GE Encroachments	Roof Dripline encroachments in GE on Lot 152R
Exterior Materials	Use of exterior metals



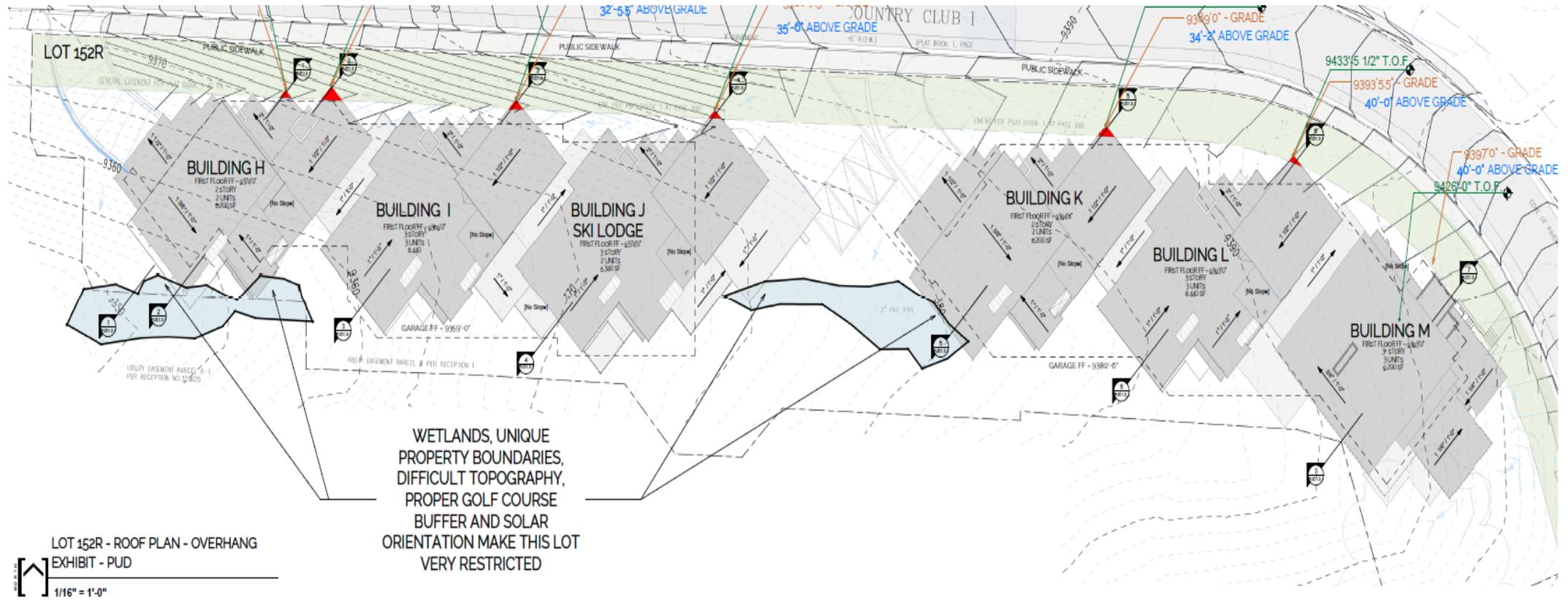
The background features several thin, curved lines in shades of gray and blue, creating a sense of motion or a circular path. On the left side, there is a large blue speech bubble shape with a white border and a small tail pointing downwards.

The proposed variations are solely design requests that could otherwise be allowable by DRB approval. In this case, the applicants are requesting the Council weigh the requested design variations in relation to the proposed public benefits and determine if they are appropriate requests.

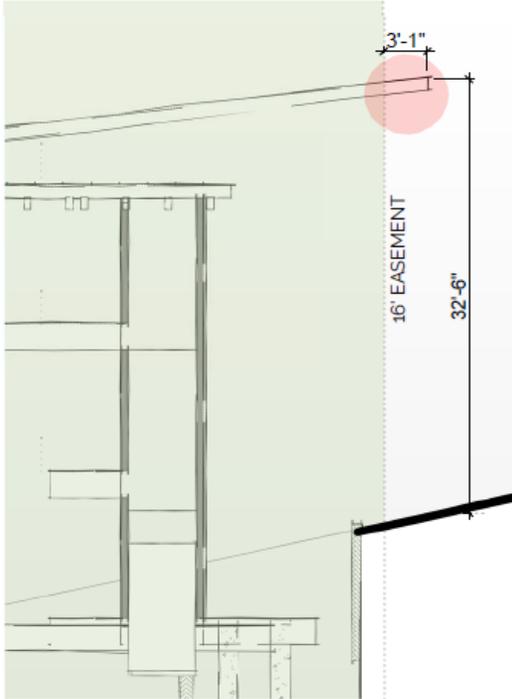
Retaining Walls and Access Points:



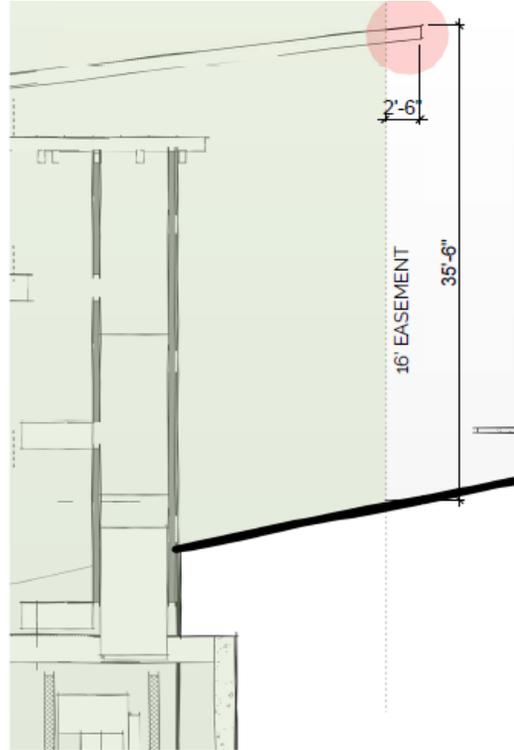
GE Encroachments:



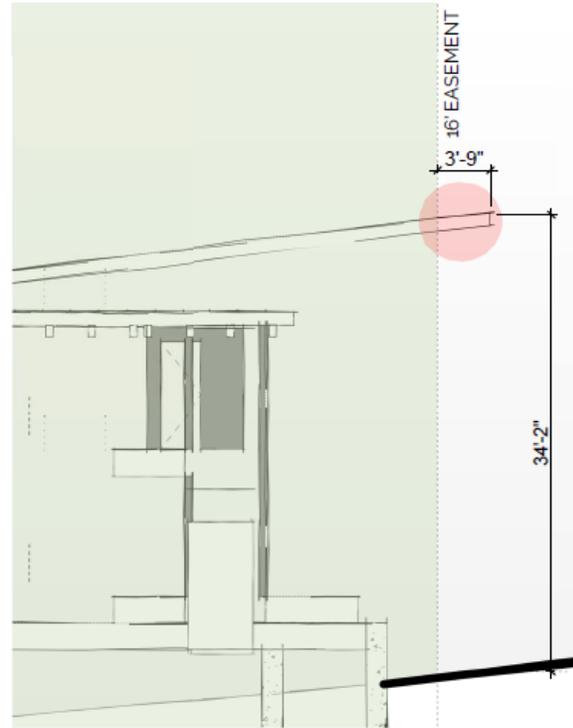
GE Encroachments:



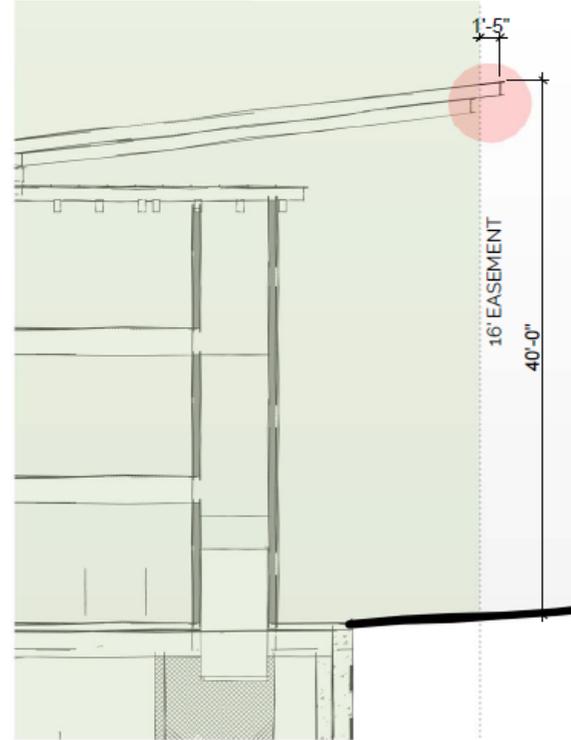
[3] OVERHANG STUDY 3
1/8" = 1'-0"



[4] OVERHANG STUDY 4
1/8" = 1'-0"



[5] OVERHANG STUDY 5
1/8" = 1'-0"



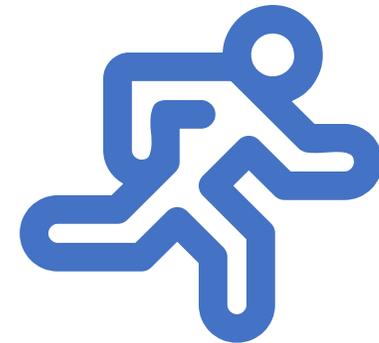
[6] OVERHANG STUDY 6
1/8" = 1'-0"



Proposed Public Benefits

1. Conveyance of OSP-118 and OSP-126 to Town
2. Re-routing of Stegosaurus Trail
3. Road and Pedestrian Improvements to Country Club Drive
4. Employee Housing***

- ***Staff does not agree that provision of employee housing is a public benefit above what would otherwise be required to be provided by the developer





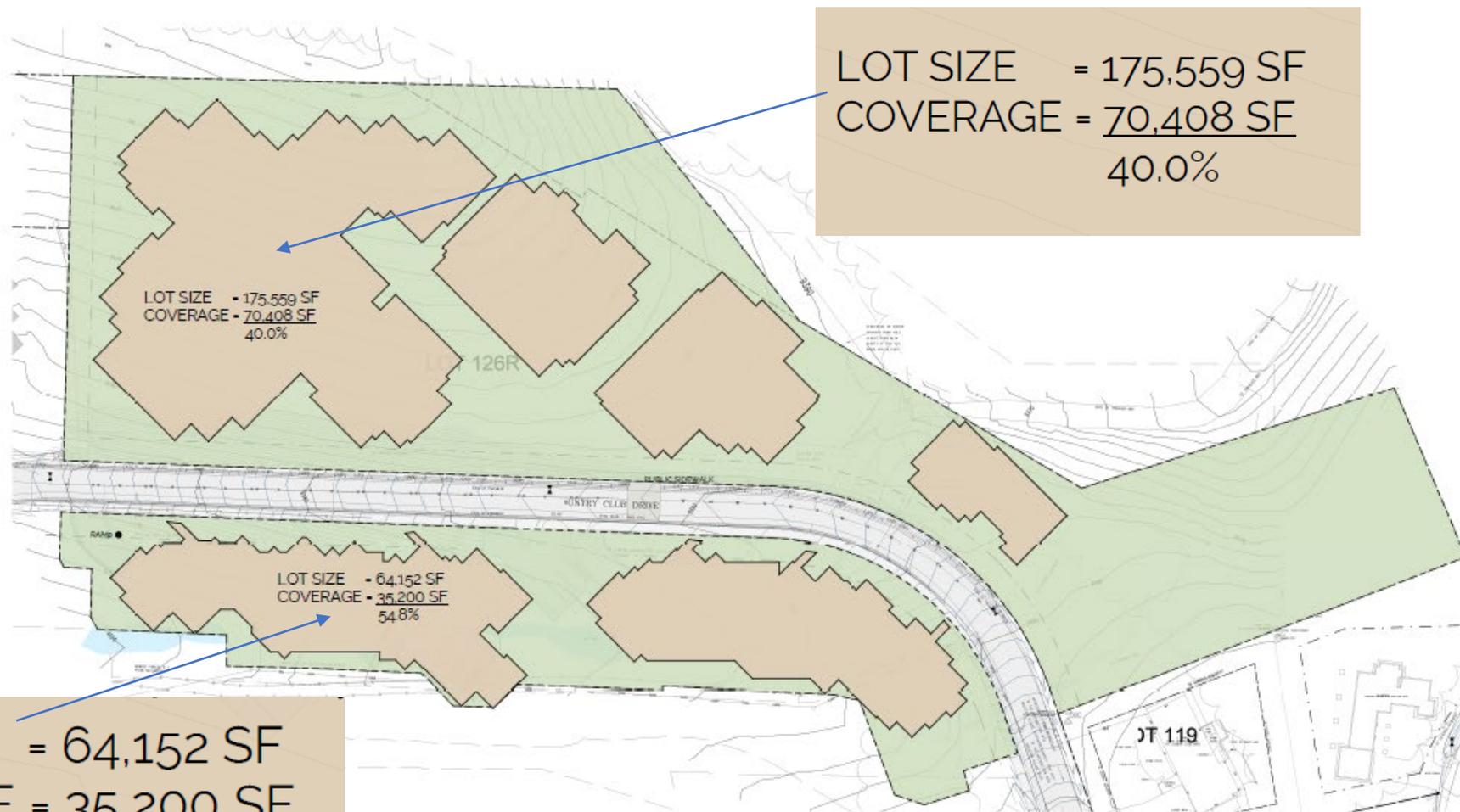
Density Transfer and Rezone

Density Transfer and Rezone

Table 1. Current and Proposed Land Use and Density

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Density Per Unit	Equiv. Units
Current PUD Density						
126R	3.11	Multi-family	Condominium Units	44	3	132
			Hotel Units	56	1.5	84
			Hotel Efficiency Units	19	2	38
			Employee Dorm Units	17	1	17
			Employee Apartments	5	3	15
			Commercial Area	34,001 sq. ft.		
152R	1.47	Multi-family	Condominium Units	23	3	69
			Commercial Area	4,655 sq. ft.		355
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Current Density for the Property			Condominium Units	67	3	201
			Hotel Units	56	1.5	84
			Hotel Efficiency Units	19	2	38
			Employee Dorm Units	17	1	17
			Employee Apartments	5	3	15
			Commercial Area	38,656 sq. ft.		
			Total Person Equivalent Density			355
Proposed Amended PUD Density						
126R	3.11	Multi-family	Condominium Units	34	3	102
			Employee Apartments	4	3	12
152R	1.47	Multi-family	Condominium Units	15	3	45
OSP-118	0.65	Active OS	Open Space			
OSP-126	0.26	Passive OS	Open Space			
Total Proposed Density for the Property			Condominium Units	49	3	147
			Employee Apartments	4	3	12
			Total Person Equivalent Density			159
PUD Amendment Density Reduction						
			Condominium	18	3	54
			Hotel	56	1.5	84
			Hotel Efficiency	19	2	38
			Employee Dorm	17	1	17
			Employee Apartment	1	3	3
			Commercial Area	38,656 sq. ft.		
			Total Person Equivalent Density			196

Lot 126R/15R Lot Coverage based on Density:



LOT SIZE = 175,559 SF
COVERAGE = 70,408 SF
40.0%

LOT SIZE = 175,559 SF
COVERAGE = 70,408 SF
40.0%

LOT SIZE = 64,152 SF
COVERAGE = 35,200 SF
54.8%

LOT SIZE = 64,152 SF
COVERAGE = 35,200 SF
54.8%

Lot 126R Conceptual massing and scale based on Proposed Density:





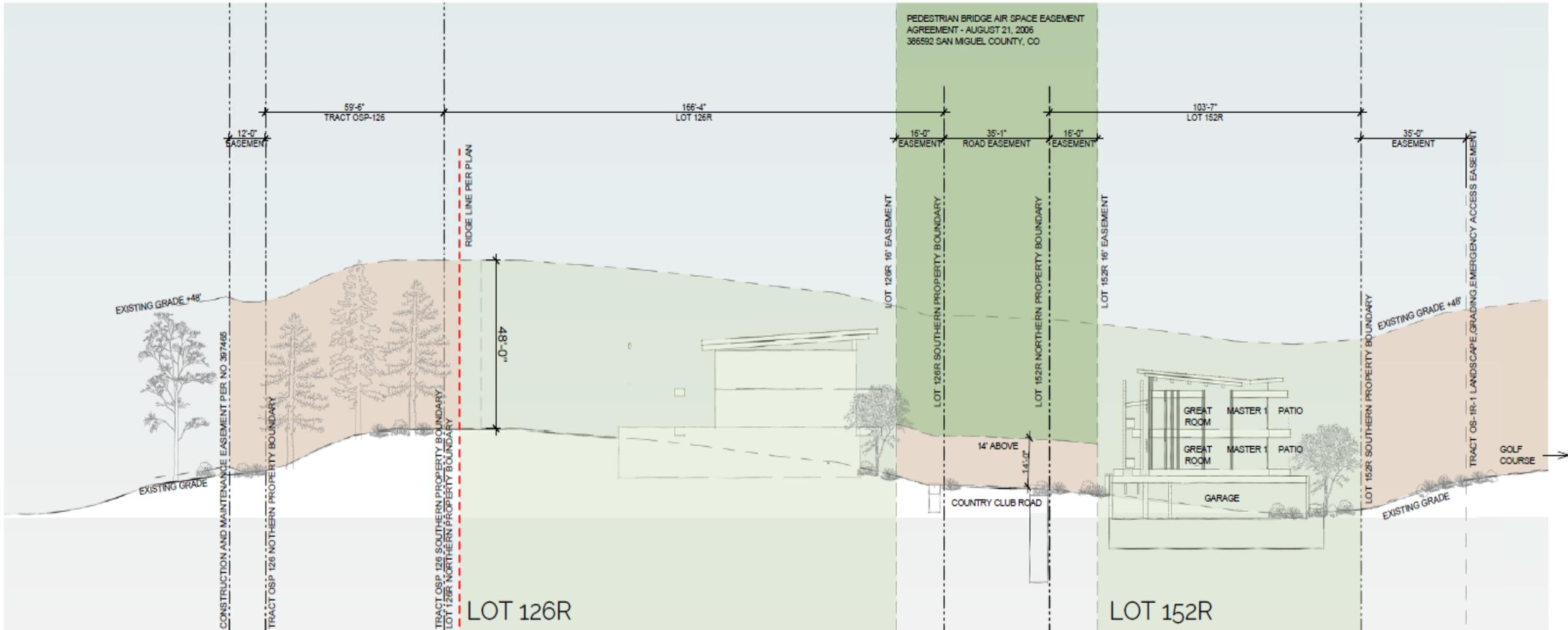


Height Analysis

[4]

Section 4

1" = 30'-0"





Design Inspiration











Phasing:

Council should consider if it is appropriate for there to be assurances in the timing of the development of the employee housing on Lot 126R associated with the development of Lot 152R.

Applicant proposes developing the PUD in two phases. The Lot 152R portion of the PUD is seeking design review approval concurrently with the PUD approval.

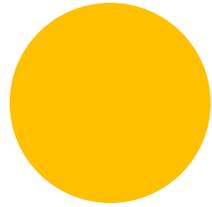
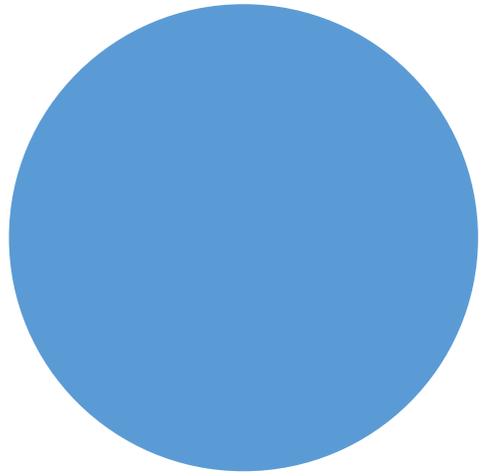
Lot 126R is only seeking approval of PUD amendment including rezoning, density, massing, site coverage, but not design review

Thank You

 John Miller; Senior Planner

 970-369-8203

 johnmiller@mtnvillage.org



Lot 30 Density Transfer and Rezone

98 Aspen Ridge, Bldg. 100

Town of Mountain Village

John Miller, Senior Planner;
TMV

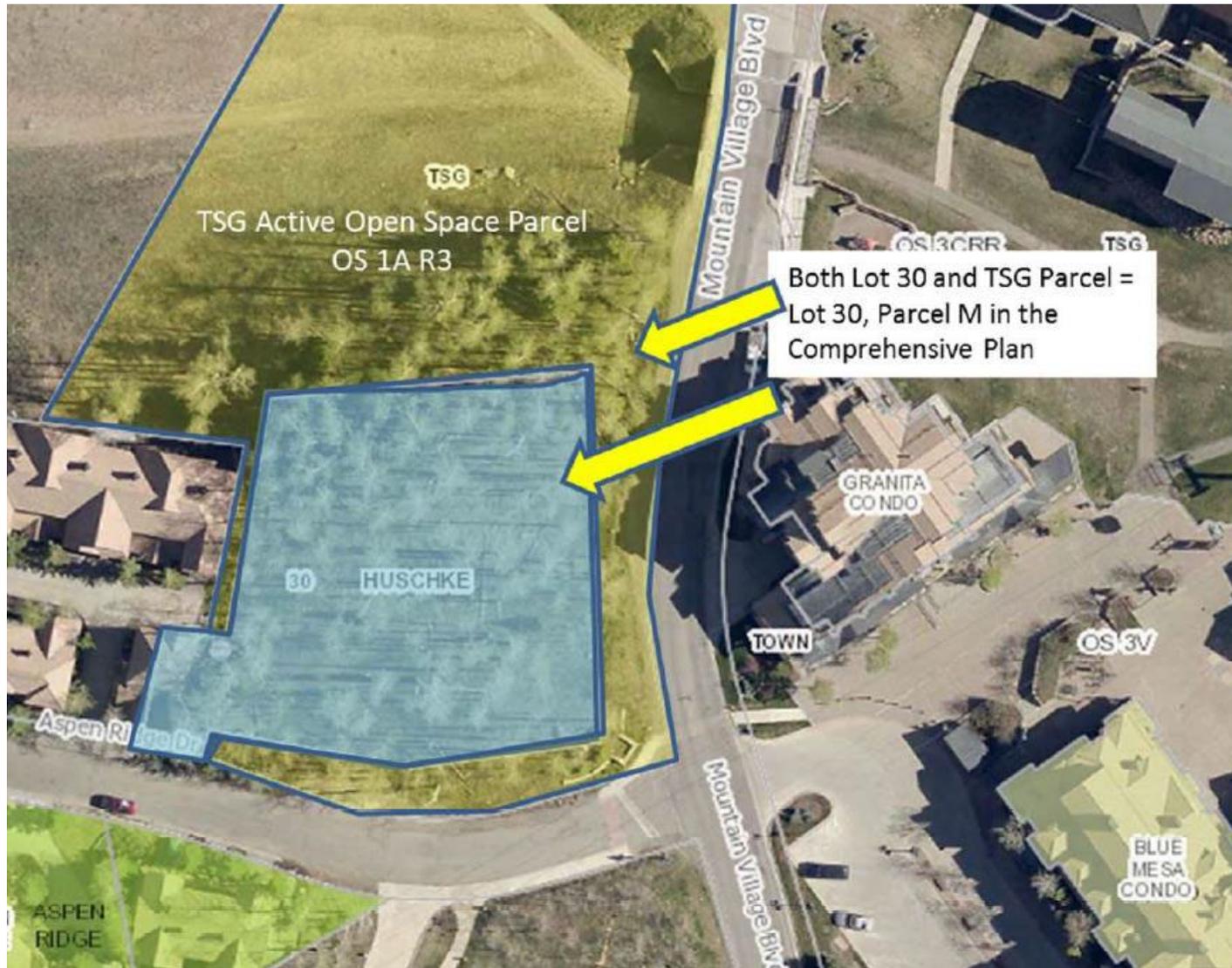
Proposal:

Submitted by Avventura
LLC

Reduce existing 2,449 sq. ft. Commercial Density by approx. 700 Sq. Ft.

Transfer existing (1 of 2) unbuilt units of employee apartment density within Lot 30 and assign it space formally designated as commercial.

Vicinity Map and Overview



- Lot 30
- Open Space Parcel OS 1A R3
- Parcel M – Identified in Comp Plan

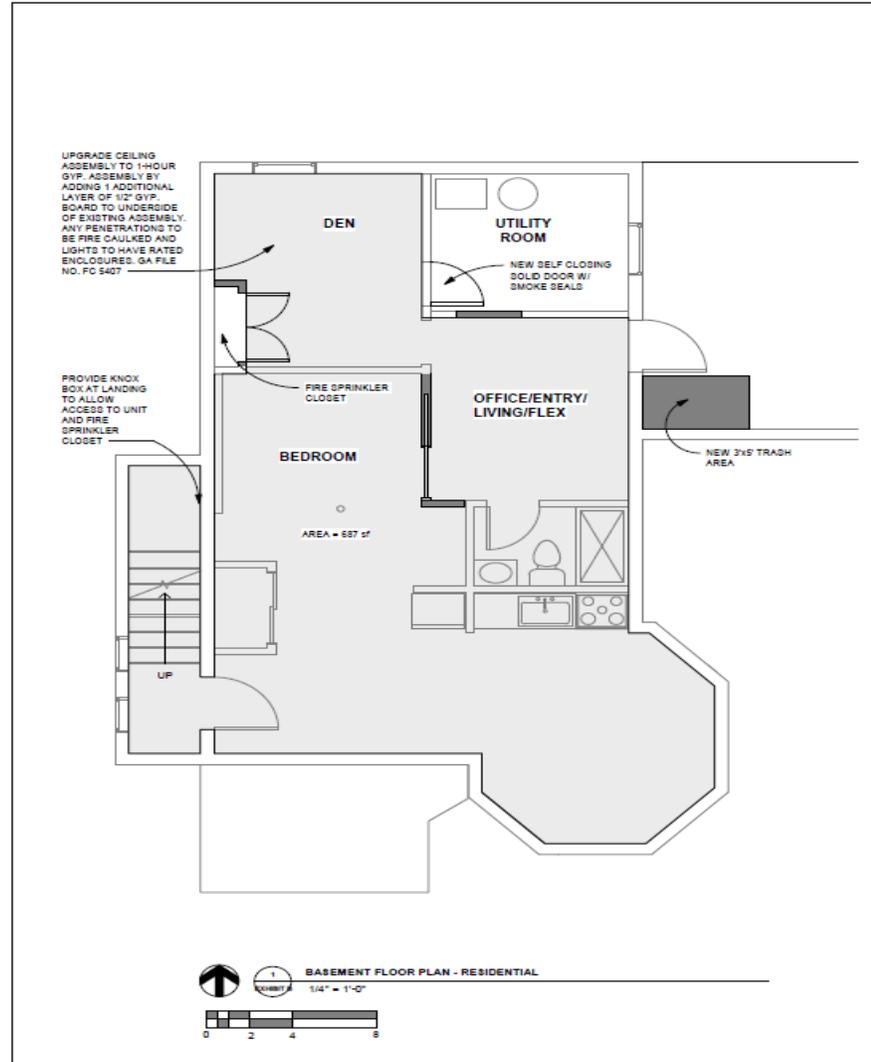
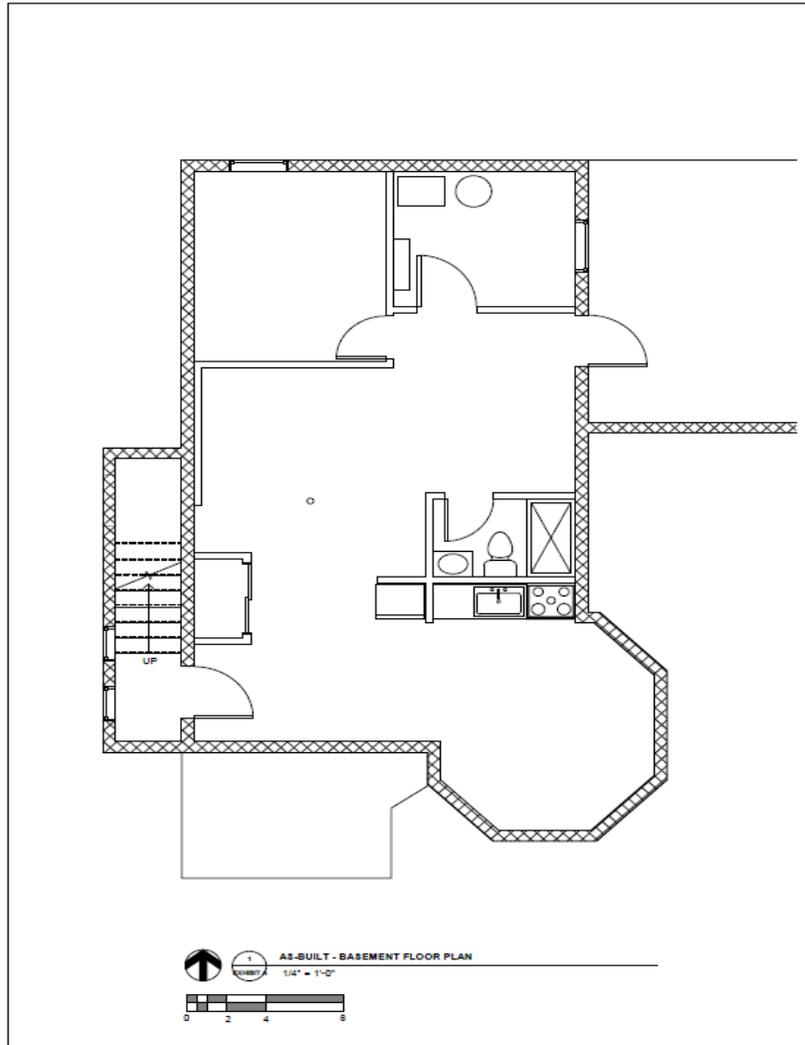
Existing and
Proposed
Zoning/Densities

Table 1: Existing and Proposed Zoning/Densities

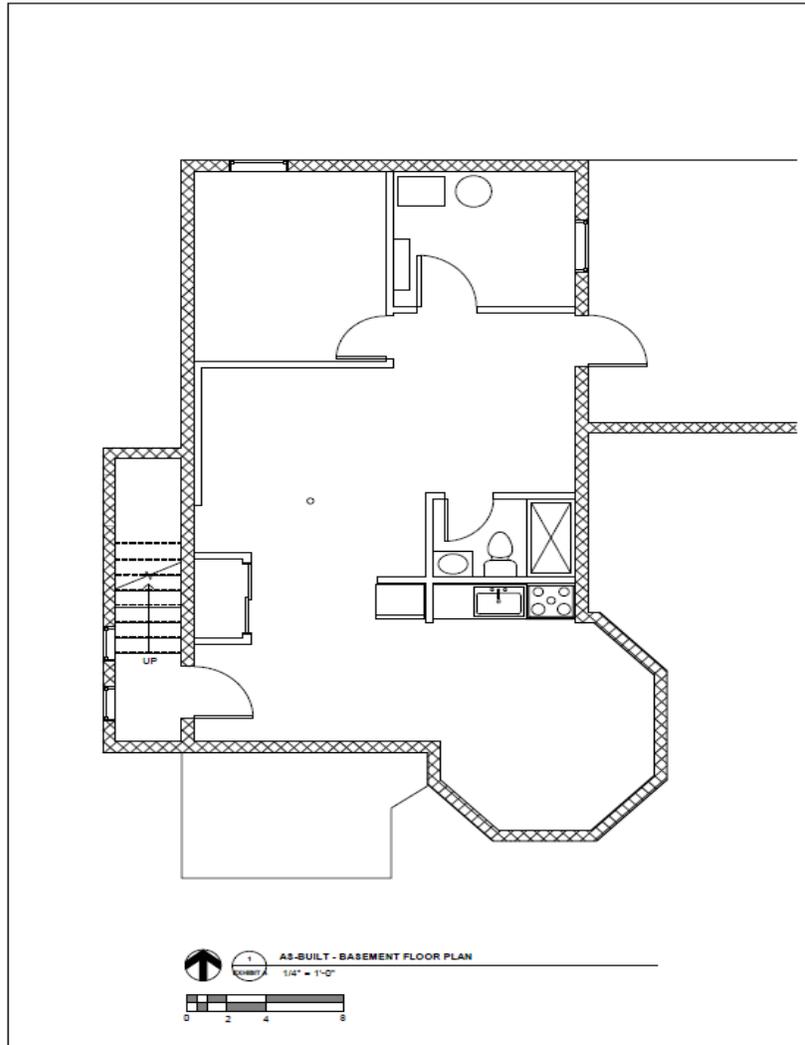
Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
30	0.60	Multi-Family	Condo	9	3	27
			Employee Apartment	2	3	6
			Commercial	0		
Total Zoned Density:				11		33
Unbuilt Density				11		33
Unbuilt Density after Transfer and Rezone**				11		33

Staff Note: The proposal will result in a no increase or decrease in density yet will result in the conversion of commercial area to residential density. A building permit will be required for the conversion of the space, and at that point the built density will reflect one employee apartment and one commercial unit within Building 100. As commercial density does not have any per person equivalent, there is no net affect to density limitations from the removal of the unit. The density transfer and rezone application however also facilitates tracking on the reduction of the commercial area which is important for TMVOA dues purposes, the town's commercial square footage inventory, and the town's workforce housing inventory.

Basement Conversion



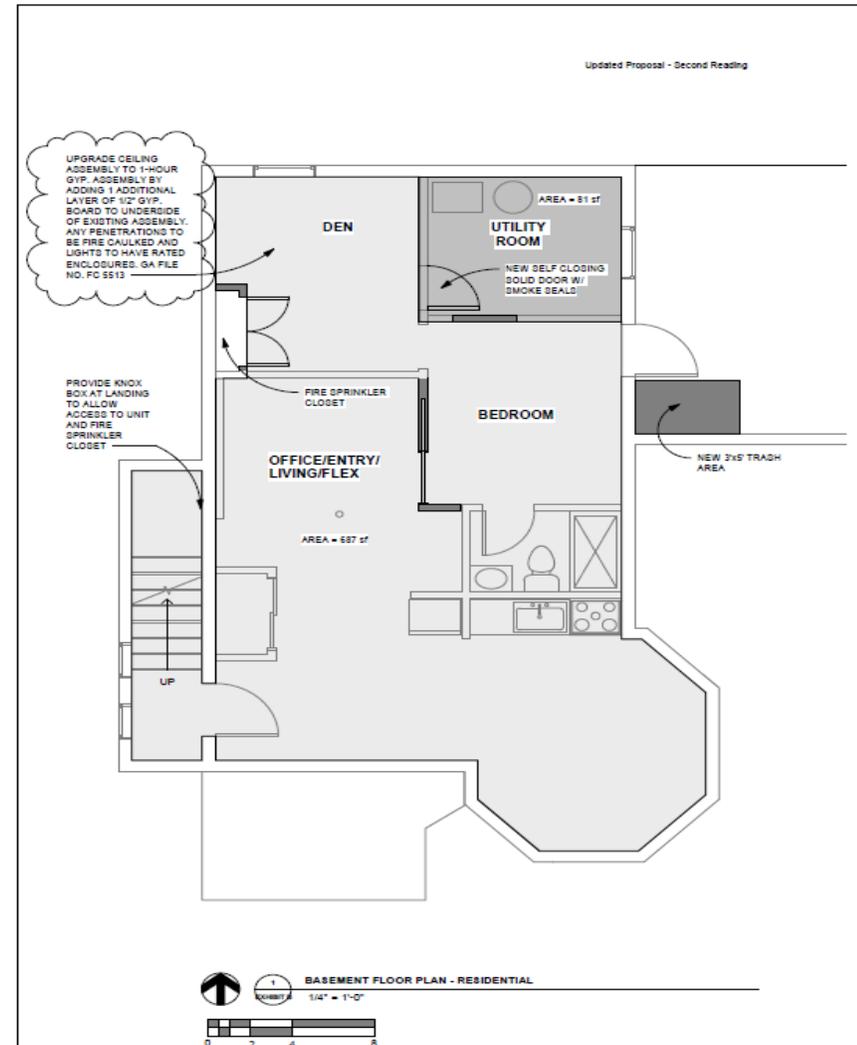
Basement Conversion



BRAY
Architecture, Inc.

LOT 30 - UNIT 100
MOUNTAIN VILLAGE, COLORADO

Issue: 1
9-26-2019
Scale: 1/4" = 1'-0"
Project No.: 201812
EXHIBIT A



BRAY
Architecture, Inc.

LOT 30 - UNIT 100
MOUNTAIN VILLAGE, COLORADO

Issue: 1
9-26-2019
Scale: 1/4" = 1'-0"
Project No.: 201812
EXHIBIT B

Council Request:

The Town Council directed staff at the initial hearing to address the requirements related to commercial to residential conversion.

Although the subject lot is in close proximity to the Village Center, it does not have the Village Center Zoning designation nor is it governed by the Plaza Level Use Limitations that prohibit dwelling units on the Plaza Level.

By Resolution 2012-0426-07, this lot has an usual commercial use, which is not otherwise allowed in the multi-family zoning district but otherwise is allowed on this property. Multi-family residential use, including an employee apartment, is more consistent with the underlying zoning which would otherwise support the application to reduce the commercial use.

Because of the multifamily zoning governing the Lot, the history of the building's use and the overall future development density for Lot 30, the rezoning does not appear to have a substantial impact on commercial activities that may occur now or in the future.

Questions?

John Miller, Senior Planner; TMV
johnmiller@mtnvillage.org



Lot OSP -49R Conditional Use Permit

together

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in

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We

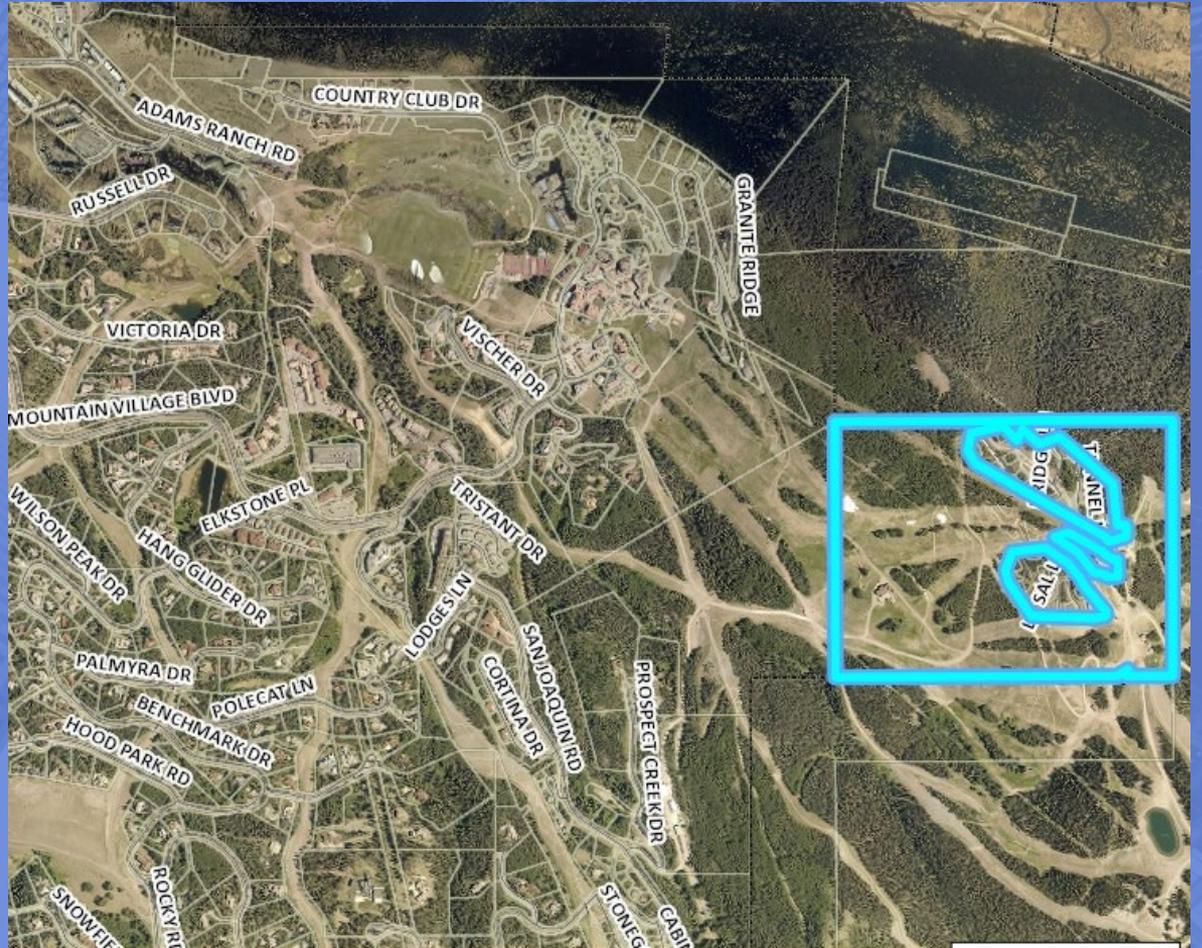


Project Partners

Applicant:	Ah-Haa School for the Arts
Agent:	Elaine Demas, Telluride Foundation
Artist:	Tavares Strachan + Isolated Labs
Lighting:	Sense Lighting Design
Property Owner:	Telluride Ski and Golf, LLC



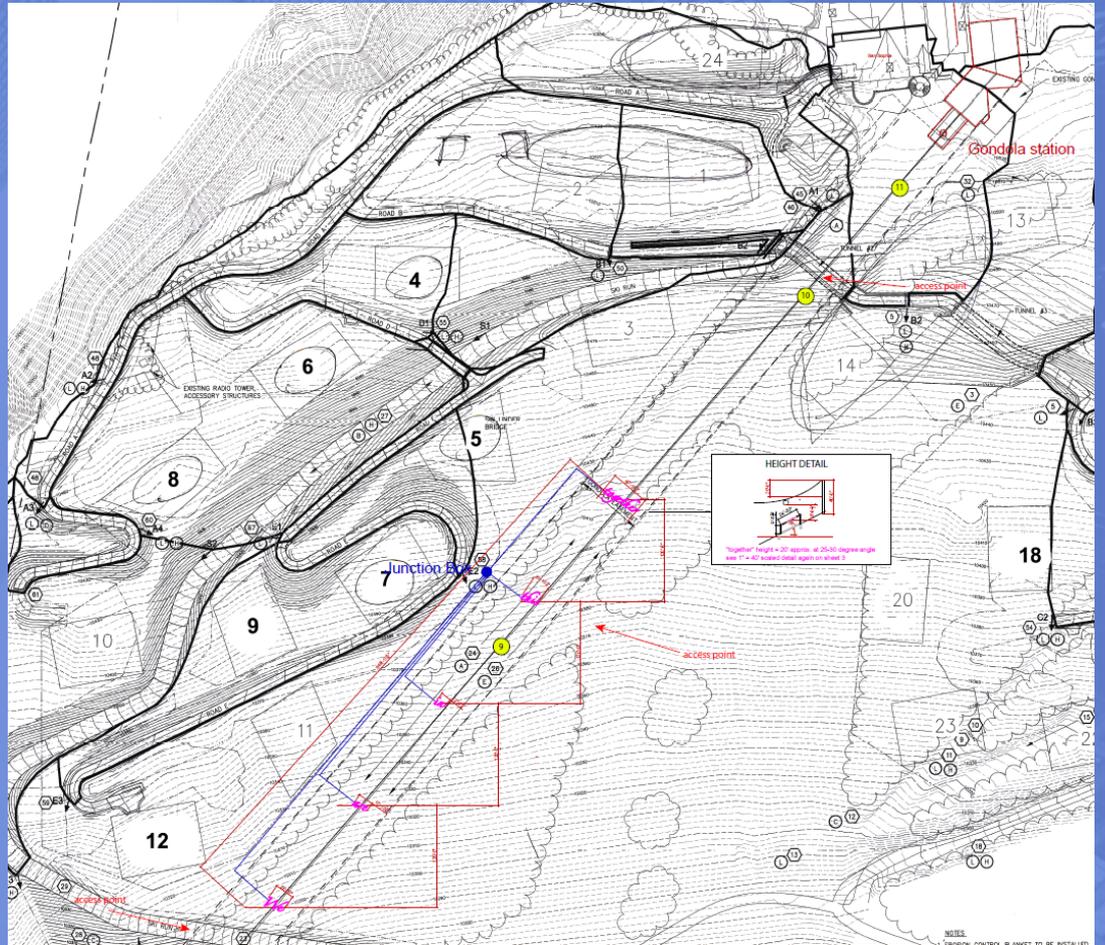
Location





Location II

5



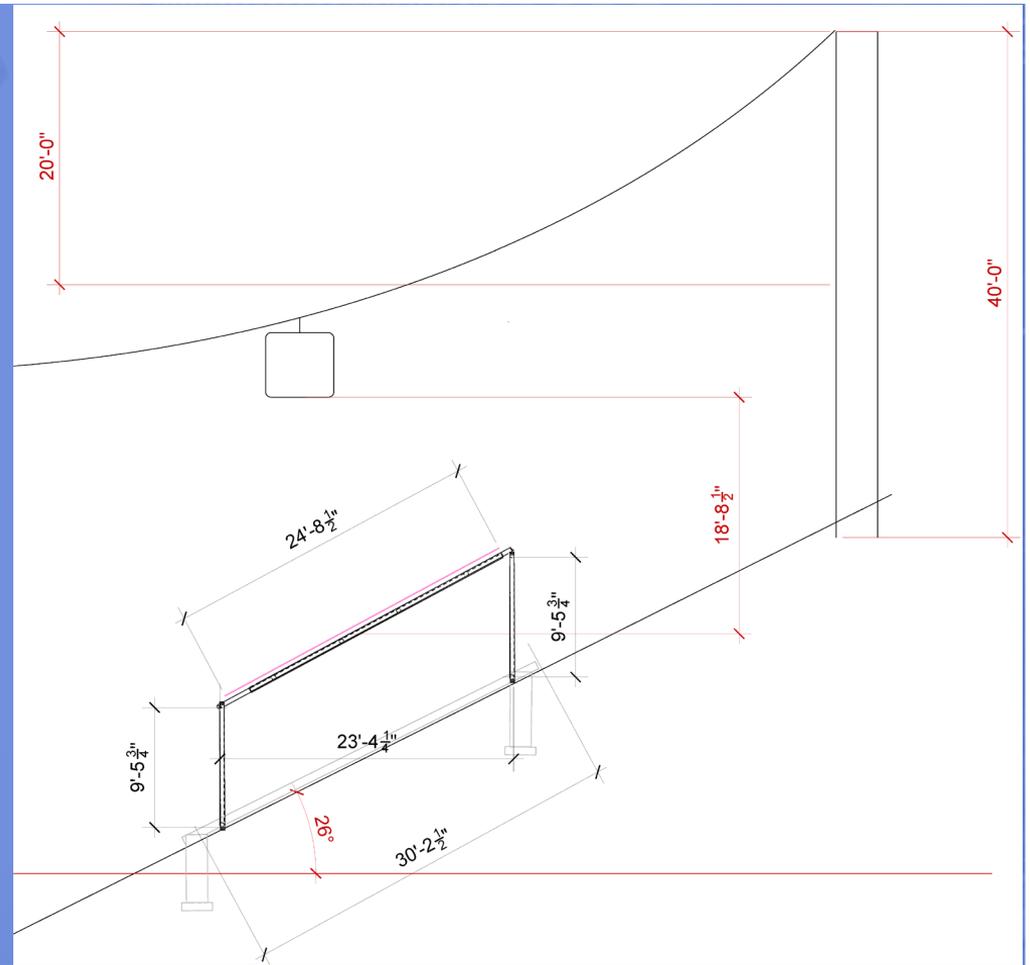


18 Month Timeline





Sign Detail





Lighting Information

8



together

369ft linear footage of neon for "together"
39,852 lm @ 100% brightness
= 1/5x 250W HPS streetlamp



this

164ft linear footage of neon for "together"
17,712 lm @ 100% brightness
= 2/3 brightness of 250W HPS streetlamp



in

77ft linear footage of neon for "together"
8,316 lm @ 100% brightness
= 1/3 brightness of 250W HPS streetlamp



are

115ft linear footage of neon for "together"
12,420 lm @ 100% brightness
= 1/3 brightness of 250W HPS streetlamp



We

157ft linear footage of neon for "together"
16,956 lm @ 100% brightness
= 2/3 brightness of 250W HPS streetlamp

882ft linear footage of neon overall



Lighting Information II

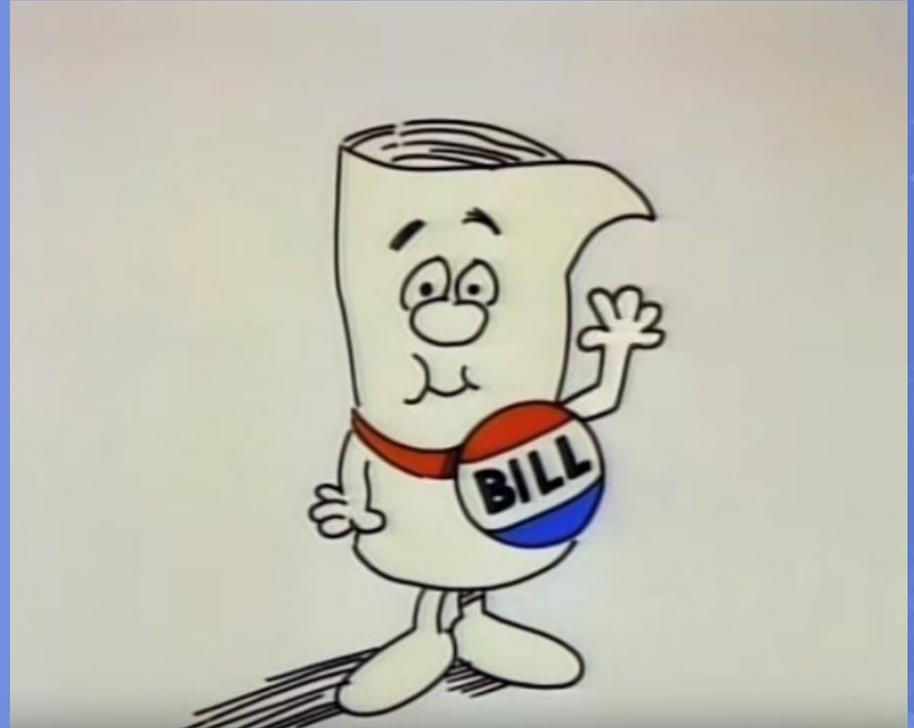




1st

Amendment

- CONTENT NEUTRAL
- Criteria for Decision





Referral Comment I

Jim Loebe , Transit Director

- TRAM BOARD
- Gondola Easements
- Maintenance and Construction



Referral Comment II

Finn Kjome , Public Works Director

- Utilities Locations
- Required Cutsheet



Referral Comment III

Drew Harrington, Building official

- Amperage
- Secondary Voltage
- Exposure



Referral Comment IV

Catalog Number	VAC	Hz	NORMAL POWER FACTOR				Case Dimensions						
			Secondary		Primary	Input Amps	Wt. Lbs.	L	H	A	B	C	W
			Volts	mA	VA								
15030 P5G-2E	120	60	15000	30	435	3.60	21	11.25	4.656	5.205	9.203	10.125	3.0
12030 P5G-2E	120	60	12000	30	380	3.15	18	11.25	4.656	5.205	9.203	10.125	3.0
10530 P5G-2E	120	60	10500	30	310	2.55	18	11.25	4.656	5.205	9.203	10.125	3.0
9030 P5G-2E	120	60	9000	30	285	2.35	13	10.00	3.700	4.890	8.375	8.875	1.88
7530 P5G-2E	120	60	7500	30	250	2.10	12	10.00	3.700	4.890	8.375	8.875	1.88
6030 P5G-2E	120	60	6000	30	200	1.65	12	10.00	3.700	4.890	8.375	8.875	1.88
5030 P5G-2E	120	60	5000	30	170	1.40	12	10.00	3.700	4.890	8.375	8.875	1.88
4030 P5G-2E	120	60	4000	30	140	1.15	11	10.00	3.700	4.890	8.375	8.875	1.88
15060 P5G-2E	120	60	15000	60	900	7.50	39	13.00	5.375	6.200	10.875	11.875	3.0
12060 P5G-2E	120	60	12000	60	720	6.00	37	13.00	5.375	6.200	10.875	11.875	3.0
9060 P5G-2E	120	60	9000	60	565	4.70	24	11.25	4.656	5.205	9.203	10.125	3.0
7560 P5G-2E	120	60	7500	60	460	3.85	21	11.25	4.656	5.205	9.203	10.125	3.0
6060 P5G-2E	120	60	6000	60	370	3.10	19	11.25	4.656	5.205	9.203	10.125	3.0
5060 P5G-2E	120	60	5000	60	310	2.60	18	11.25	4.656	5.205	9.203	10.125	3.0
4060 P5G-2E	120	60	4000	60	265	2.20	13	10.00	3.700	4.890	8.375	9.000	2.0
15030 P5G-2E	277	60	15000	30	425	1.55	21	11.25	4.656	5.205	9.203	10.125	3.0
12030 P5G-2E	277	60	12000	30	385	1.40	19	11.25	4.656	5.205	9.203	10.125	3.0
10530 P5G-2E	277	60	10500	30	310	1.15	19	11.25	4.656	5.205	9.203	10.125	3.0
9030 P5G-2E	277	60	9000	30	275	1.00	13	10.00	3.700	4.890	8.375	8.875	1.88
7530 P5G-2E	277	60	7500	30	235	.85	12	10.00	3.700	4.890	8.375	8.875	1.88
6030 P5G-2E	277	60	6000	30	190	.70	12	10.00	3.700	4.890	8.375	8.875	1.88
5030 P5G-2E	277	60	5000	30	160	.60	12	10.00	3.700	4.890	8.375	8.875	1.88
4030 P5G-2E	277	60	4000	30	130	.50	11	10.00	3.700	4.890	8.375	8.875	1.88
15060 P5G-2E	277	60	15000	60	940	3.40	39	13.00	5.375	6.200	10.875	11.875	3.0
12060 P5G-2E	277	60	12000	60	750	2.70	37	13.00	5.375	6.200	10.875	11.875	3.0
9060 P5G-2E	277	60	9000	60	560	2.05	24	11.25	4.656	5.205	9.203	10.125	3.0
7560 P5G-2E	277	60	7500	60	460	1.65	21	11.25	4.656	5.205	9.203	10.125	3.0
6060 P5G-2E	277	60	6000	60	385	1.41	20	11.25	4.656	5.205	9.203	10.125	3.0
5060 P5G-2E	277	60	5000	60	330	1.20	19	11.25	4.656	5.205	9.203	10.125	3.0
4060 P5G-2E	277	60	4000	60	240	0.87	13	10.00	3.700	4.890	8.375	8.875	1.88

FRANCE

P5G-2E *Smart* Series



- ◆ **Primary Wiring Requirements of a Standard Transformer** - with the added safety of Secondary Ground Fault Protection.
- ◆ **User Friendly** - Adapts to any grounding situation.
- ◆ **Bypass Feature** - For easy troubleshooting of ground faults and primary wiring problems. Overrides the SCGFP for up to 30 minutes.
- ◆ **Secondary Circuit Ground Fault Protection** - (SCGFP) Disables unit upon detection of arcs to ground in compliance with **UL2161** and **NEC** requirements.
- ◆ **Diagnostic Circuits** - A red **LED** indicates the reason for a fault, allowing for quick, easy troubleshooting.
- ◆ ***Can be used in flashing/dimming applications.**



www.sfeg.com/france

2268 Fairview Blvd PO Box 300 Fairview, TN 37062 voice 600-793-4793 fax 615-799-3199



Referral Comment V

- Maintenance Plan
- Transformer Housing
- Outdoor Rated/Seal tight Cable Housing
- Building Permit Required



The following criteria shall be met for the review authority to approve a conditional use permit:

- a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
- i. The proposed conditional use permit meets all applicable Town regulations and standards.



Conditions of Approval

- 1) *Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.*
- 2) *Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the **November 21, 2019** Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.*
- 3) *Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.*
- 4) *The art installation shall only be visible and lit during the gondola hours of operation.*
- 5) *The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.*



Conditions of Approval II

6) *The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.*

7) *Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.*

8) *The applicant shall, as needed, revegetate the site of the art display to a natural pre-disturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.*

9) *The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.*



Thank You

CONTENTS

THE LOVE OF MAKING THINGS Tavares Strachan - Previous Works

THE ICE BLOCK

THE INVISIBLE

I AM

YOU BELONG HERE

MOUNTAIN VILLAGE

WE ARE IN THIS TOGETHER

DIMENSIONS & ELEVATION DETAILS





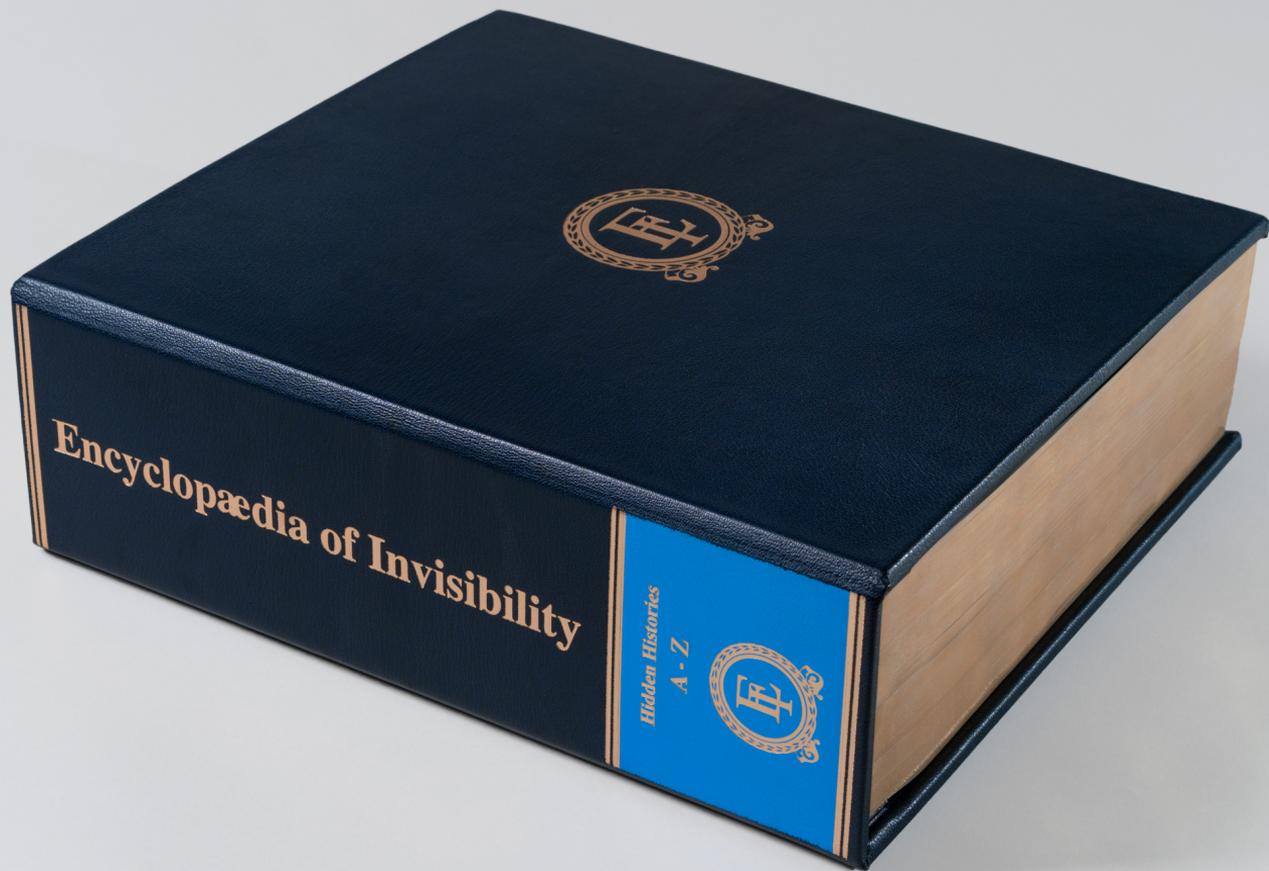


Social Studies

Science

Religious Education

ST. JAMES PRIMARY
CLASS OF 2006



Encyclopaedia of Invisibility

Hidden Histories
A - Z





POLAR

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You belong here

FIVE TOUCH POINTS

1. CLIMATE

2. INCOME EQUALITY

3. FOOD SHORTAGE

4. POPULATION DENSITY

5. SOCIAL JUSTICE

together

this

in

are

We





We

are

in

this

together

together

this

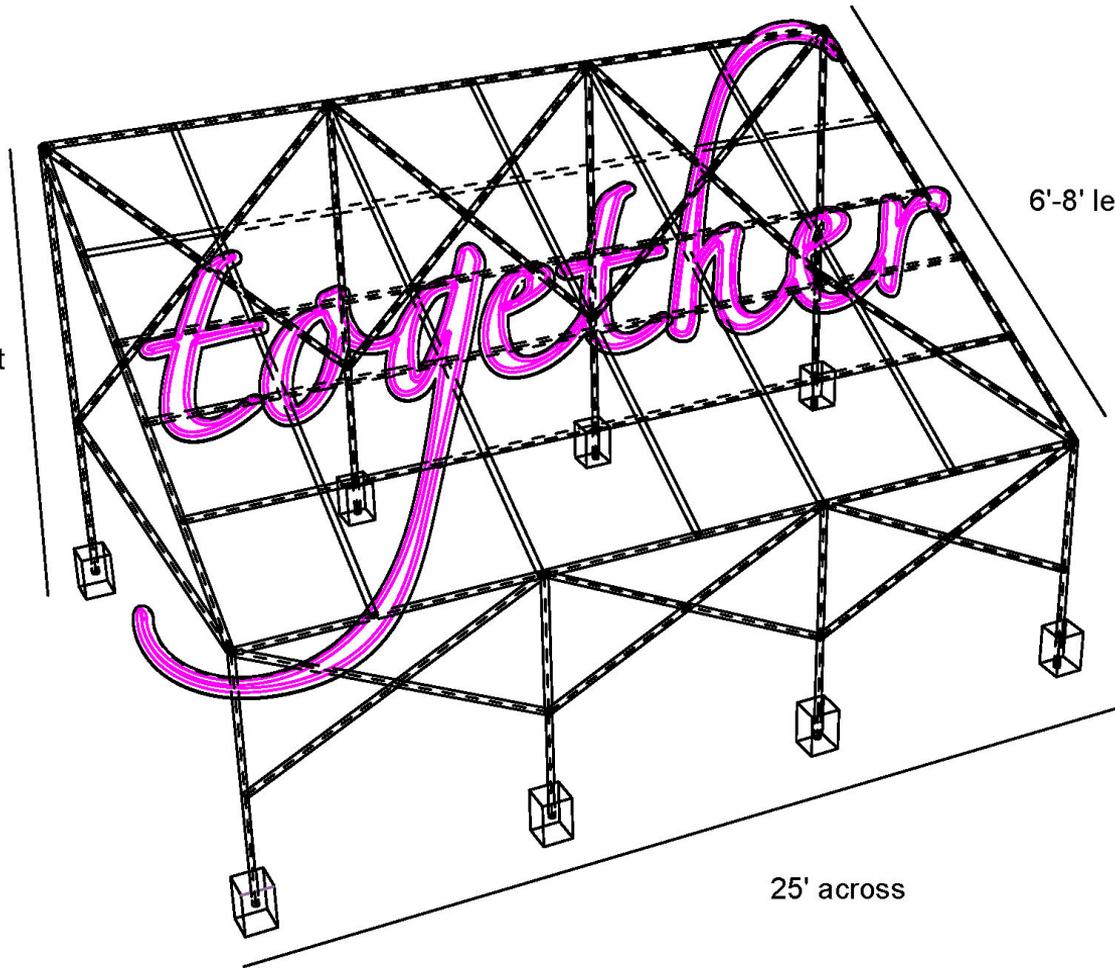
in

are

We



14'-20' height

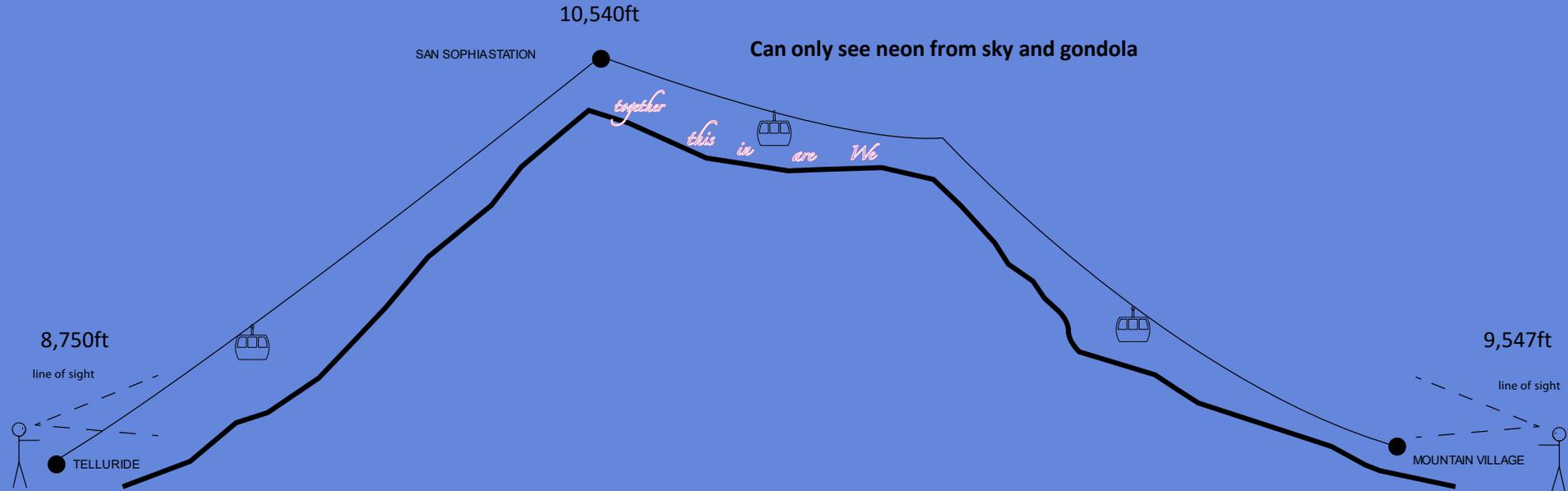


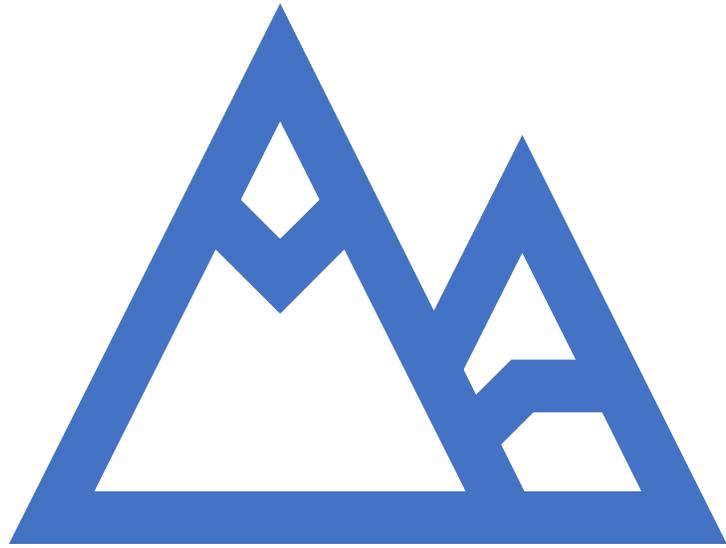
6'-8' length of neon

25' across

ELEVATION AND SIGHT LINES

Neon on ONLY during Gondola operational hours





Lot 640A Mountain View Apartments

Density Transfer and Rezone

John Miller, Senior Planner; TMV

Overview:

PROJECT GEOGRAPHY

Legal Description: *Lot 640A, Telluride Mountain Village*

Address: 306 Adams Ranch Road

Owner: Telluride Ski and Golf

Zoning: Multi-Family

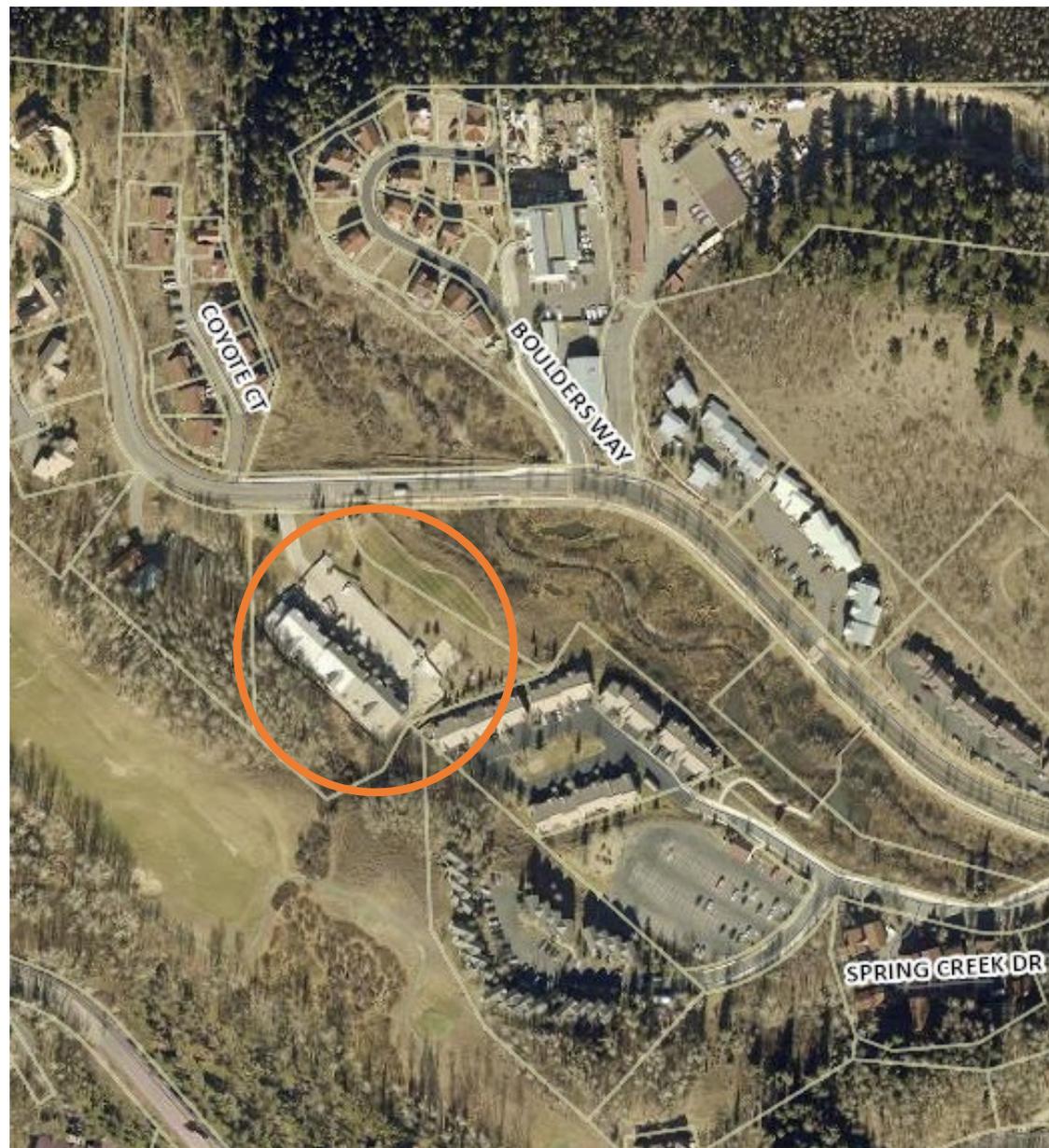
Existing Use: Employee Apartments

Proposed Use: Multi-Family

Lot Size: 2.56 Acres

Request: Applicant is requesting 12 units of employee apartment density be created by the Town; Density Transfer and Rezone to place the 12 units on Lot 640A in accordance with Ordinance 2015-8A.

Vicinity Map:



History of 640A

Comprehensive Plan Meadows Subarea Plan

- Parcel G – Target density of 91 total deed-restricted units

Ordinance 2015-8A

- Citizen initiated Ordinance limited total units to 45 Employee Apartment Units

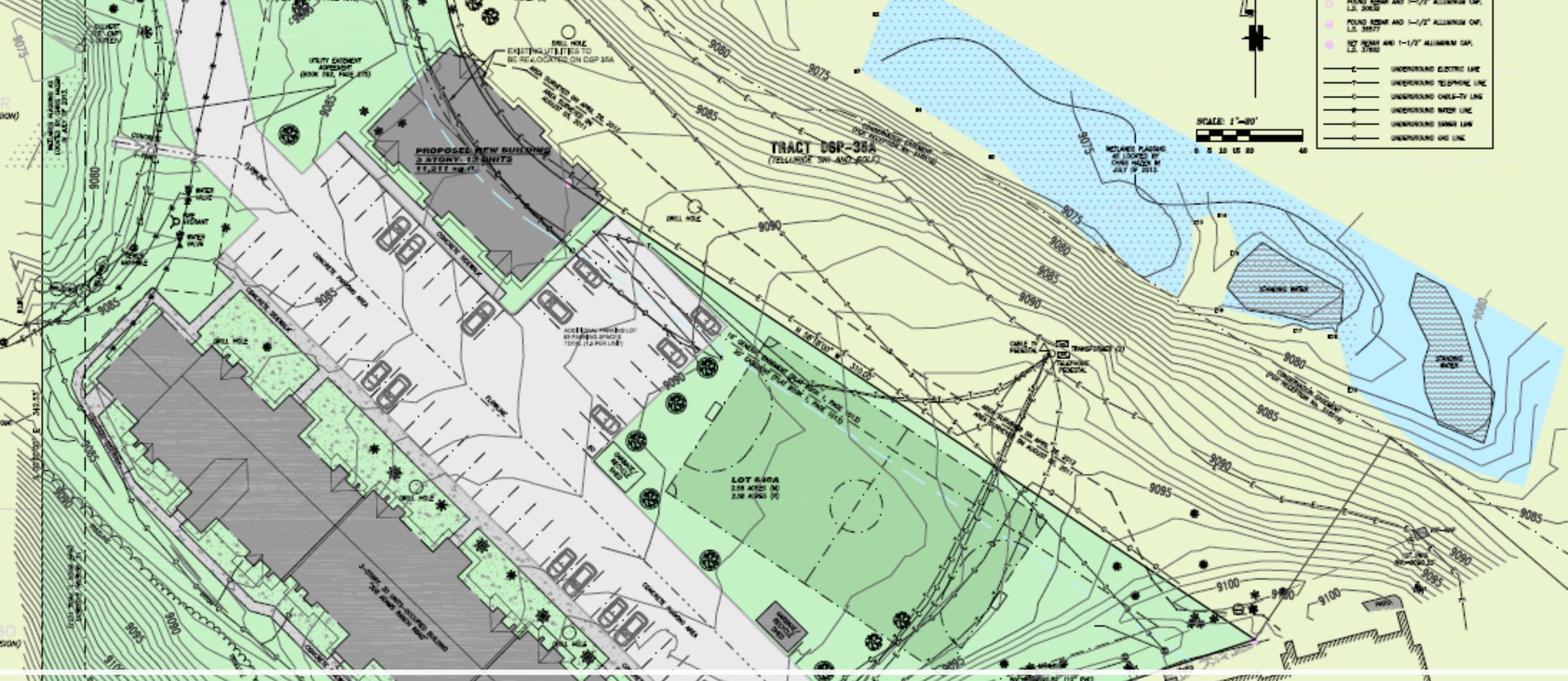
Existing and Proposed Density

Table 1: Existing and Proposed Zoning/Densities

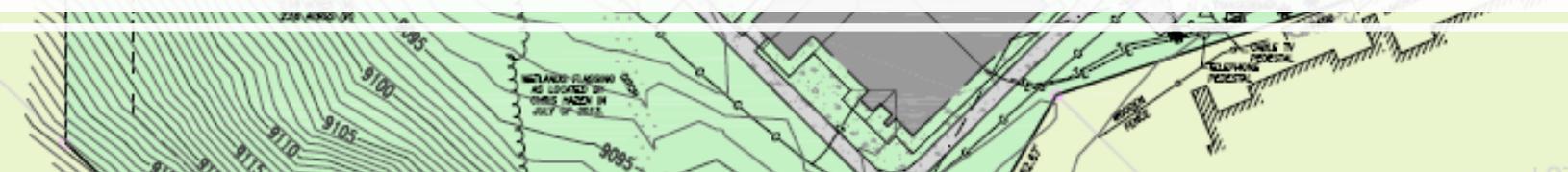
Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
640A	2.56	Multi-Family	Employee Apt.	30	3	90
Built Density			Employee Apt.	30	3	90
Unbuilt Density			Employee Apt.	0	0	0
Unbuilt Density after Transfer and Rezone			Employee Apt.	12	3	36
TOTAL DENSITY			Employee Apt	42	3	126

Proposed Design Options A-D:





Site Plan A



Site Plan D



Discussion:



Applicant has provided the four options



Prefers Option A or C.



Options A and C both require minor encroachments into TSG owned Active Open Space (allows for employee housing). Approval would require subsequent replat.

Next Steps:



Town Council – Density Transfer
and Rezone



Architectural Design Review



Replat of 640A and adjacent
open space (Options A and C)

Thank You

 John Miller; Senior Planner

 970-369-8203

 johnmiller@mtnvillage.org



Village Center Subarea

VIRBRANCY

Nov 21, 2019

MOUNTAIN VILLAGE

Town Hall Center Subarea – Phase 2

Village Center Subarea

Committee Meeting

December 11, 2018



POTENTIAL NEXT STEPS – “LOW HANGING FRUIT”

- ✓ Improve Wi-Fi Speed and Connectivity Issues
- ✓ Regulate Trash and Delivery Service Routes and Times
- ✓ Utilize Drop-Off at Blue Mesa to its Full Potential
- ✓ Explore Installation of Pop-Up(s) in Heritage Plaza
- ✓ Review and Amend Retail Competition Language
- ✓ Install Lighting for Safety Improvements
- ✓ Explore Open Container / Common Consumption Approach

MOUNTAIN VILLAGE

Village Center Subarea

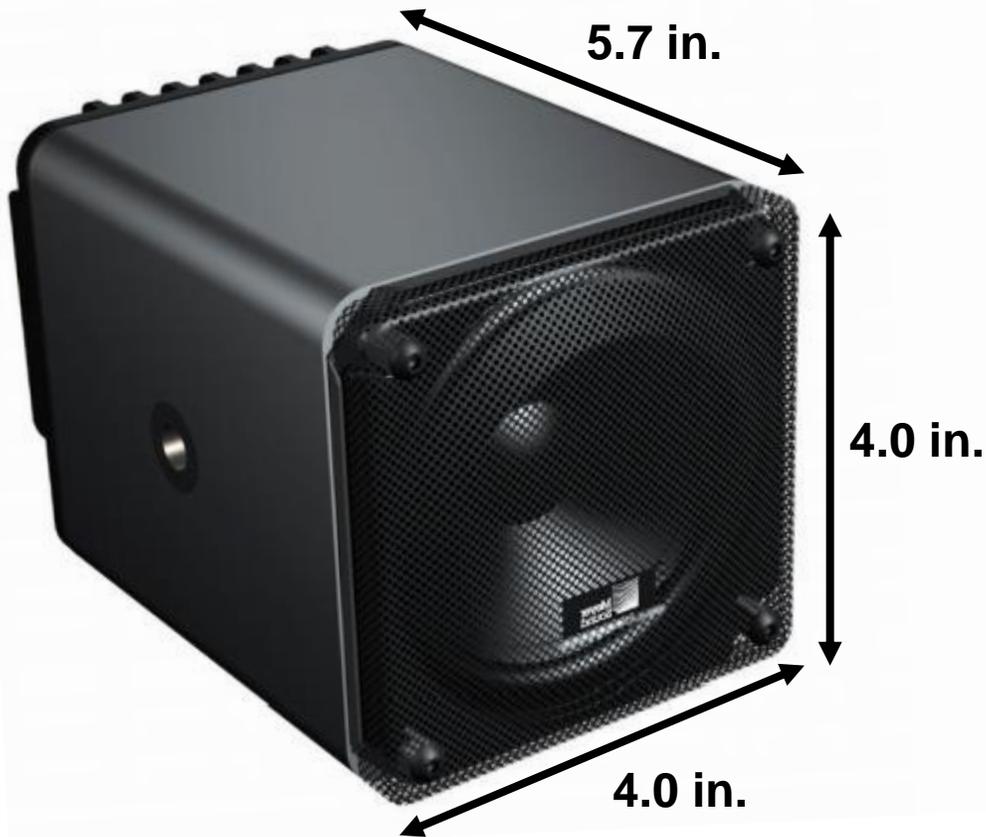
December 11, 2018

Next Steps

- ✓ Open Container Policy
 - Sound / Camera Pilot Test
- ✓ Lighting / Safety Improvements
- ✓ Gondola Study
- ✓ Economics Study

— PILOT PROGRAM

Evaluate wireless speakers
for live performances & ambiance music



- 13 small wireless speakers
- Weather-proof
- Attached to 7 light poles (Heritage Plaza)
- Easy controls (iPad) - speaker independency



Mountain Village
Ice Skate Shop

PILOT PROGRAM – 7 light poles to power small wireless speakers





Current light poles

- Power ancillary items
- Similar color of pole & ancillary item make inconspicuous



System Controls, Programming & Use

iPad Control



to be located
close to speakers
(Heritage Plaza Clubhouse)

Audio Rack



- System to be purchased & owned by TMVOA
- Control system to be located in Heritage Plaza Clubhouse
 - Close to speakers for best wireless connectivity
 - Secure location
- Programming
 - Live music performances, as appropriate (1-2 musicians only)
 - Ambiance music via playlists, like existing practices (holiday / seasonal music and for special events)
- Use / Managed by TMVOA through collaborative process
 - Partners
 - Merchants & Members
 - Special event organizers



Request of Town Council & Potential Next Steps

Request

- Support of Town Council to consent to an application by TMVOA for a Pilot Program that includes installation and use of wireless speaker system in Heritage Plaza
- Town staff be allowed to review and process the application

Next Steps

- TMVOA to continue to collaborate with Town staff and to expedite process so that install can occur asap and be functional for Christmas Holiday
- Order speakers & supplies now – get them on-site
- Allow electrician access to light poles & Town staff so that electrical plan can be developed
- Schedule install with technical team
- Schedule system / use training – in time for Christmas Holiday use