



TOWN OF MOUNTAIN VILLAGE
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TOWN OF MOUNTAIN VILLAGE MINUTES OF THE SEPTEMBER 8, 2022 SPECIAL TOWN COUNCIL MEETING

The meeting of the Town Council was called to order by Mayor Laila Benitez at 9:00 a.m. on Thursday, September 8, 2022. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held in person and with virtual access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Pete Duprey (via Zoom)
Harvey Mogenson
Marti Prohaska
Jack Gilbride
Patrick Berry

Also in attendance were:

Paul Wisor, Town Manager
Michelle Haynes, Assistant Town Manager
Susan Johnston, Town Clerk
Kim Schooley, Deputy Town Clerk
David McConaughy, Town Attorney
Lizbeth Lemley, Finance Director
Kathrine Warren, Public Information Officer
Chris Broady, Police Chief
Sam Quinn-Jacobs, Planning Technician
Amy Ward, Senior Planner
Lauren Kirn, Environmental Efficiencies and Grant Coordinator
Marleina Fallenius, Planning Technician/Housing Coordinator
Jaime Holmes, HR Director
Lindsay Niehaus, HR Coordinator
Zoe Dohnal, Director of Operations and Development
Finn Kjome, Public Works Director
Jim Loebe, Transit & Recreation Director
Mickey Salloway
Ana Bowling
Laine Jacoby

Sean DeLand
Dev Motwani
Dale Reed
Stephanie Fanos
Henry Hardy
Justin Criado
Yvette Rauff
Steve Cram
Kirsten Murray
Michael Metts
Sharon Hartzel
Kyle Conley
Jeff Zimmerman
Robert Rydel
Ian Fallenius
Cath Jett
Bill Fandel
Bill O'Neill
Patrick Latcham

Public Comment on Non-Agenda Items (2)

No public comment was received.

Second Reading, Public Hearing and Council Vote on an Ordinance Considering a Final Site-Specific Planned Unit Development for Lot 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y and Portions of OS-3BR2 and OS-3XRR for a Mixed-Use Hotel/Resort Development Including Plaza, Commercial and Residential Uses According to CDC Section 17.4.12. Approval of a Final SPUD by Town Council may Constitute a Site-Specific Development Plan and a Vested Property Right in Accordance with C.R.S. Section 24-68-103 *This Item was Continued from the August 25, 2022 Special Town Council Meeting Quasi-Judicial (4)*

Patrick Berry recused himself for this item. Assistant Town Manager Michelle Haynes and applicant Dev Motwani, Developer with Merrimac Fort Ventures, LLC presented. Council discussion ensued.

Councilor Duprey asked Ms. Haynes if the \$2.5 million contribution satisfied the housing mitigation requirements. Ms. Haynes responded that the \$2.5 is above and beyond the housing mitigation requirements, which would be calculated from a worksheet at the time of building permit. She explained that the 10 onsite units should comply with the mitigation requirement, and if not, then the difference would be made up for in cash based on the worksheet.

Councilor Prohaska expressed concern about housing for the Four Seasons employees and asked the applicant where these employees would be expected to live. The applicant (Dev Motwani) responded that the hotel operator will ultimately have to work on that but that it's important to the applicant to have appropriate staffing for the project. Mr. Motwani said that the applicant will help where they can.

Councilor Prohaska asked how many employees would be expected to reside in the 10 onsite units? Mr. Motwani replied that it may depend on the ultimate setup but would be a maximum of 20. He also stated that the total employees will be over 100 but would fluctuate seasonally.

Mayor Pro Tem Caton commented that getting more money for affordable housing would help address the employee housing issue and that he agrees with Councilor Prohaska about the need for the project to provide housing for its employees.

Mayor Pro Tem Caton asked if there would be flexibility to manage the parking including having the Ridge parking spaces available for others when not needed or used by the Ridge owners. Mr. Motwani explained that a pre-existing settlement agreement requires the Ridge owners to own their individual parking spots, so that would have to be negotiated with them and couldn't be promised.

Councilor Mogenson asked if the deed restriction for the 10 units could be revised to ensure that those units would be used for the project's employees as opposed to anyone within the school district. Town Manager Wisor suggested not precluding the use of those units by non-project employees if they weren't filled by project employees and suggested a compromise to restrict the units to employees within Mountain Village. Council consensus was in support of the suggestion.

Mayor Benitez commented that the hotel should not be open until there is housing provided for the hotel's employees due to the severity of the housing crisis and asked the applicant if they were willing to be part of the solution to that issue. Mr. Motwani responded yes, they want to be part of the solution, and pointed out they were already going beyond the housing mitigation requirement. He agreed that the hotel couldn't open without housing for its own employees and agreed to help facilitate that. Mr. Motwani also agreed to give priority to Mountain Village employees after their own employees for the 10 units in the deed restriction.

The Mayor opened a public hearing. Public comment was received from Patrick Latcham. The Mayor closed the public hearing.

Councilor Mogenson commented that he and Council had read all the public comments, considered them, and that while the project wasn't 100% perfect, he felt that it would merit approval based on the application as a whole.

On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted 6-0 to approve an Ordinance, considering an application by Merrimac Fort Ventures, LLC regarding a final site-specific

planned unit development for Lots 161CR, 67, 69R-2, 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR, proposed to be replat into Lot 161CR-R, with a modification to the deed restriction to limit to Mountain Village employees and authorizing staff to approve the final versions of all exhibits.

Consideration of a Resolution Regarding a Major Subdivision Application for Lots 161CR, Lot 67, Lot 69R2, Lot 71R, OS-3Y and Portion of Town Owned OS-3BR-2 and OS-3XRR to Create Lot 161CRR with Combined Lot Acreage of 4.437 Acres as Proposed to be Replatted Consistent with CDC Section 17.4.13 *This Item was Continued to the August 25, 2022 Special Town Council Meeting Quasi-Judicial (4)*

Patrick Berry recused himself for this item. Michelle Haynes presented. The Mayor opened a public hearing. There was no public comment. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Dan Caton, Council voted unanimously to approve a Resolution regarding a major subdivision to replat Lots 161CR, 67, 69R-2, 71R, OS-3Y, and portions of OS-3BR2 and OS-3XRR into one consolidated lot called 161CR-R, with the findings and conditions as set forth in the Resolution and authorize staff to assemble and finalize the exhibits.

Council took a break from 9:41 to 9:47 a.m.

Consideration of Ratification of Purchase of TBD Highway 145, Telluride, CO 81430 from Alexander Ranch, LLLP, a Colorado Limited Liability Limited Partnership and the Alexander Trust Dated June 25, 2014 (5)

Town Manager Paul Wisor and Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted unanimously to ratify the contract to purchase the property commonly known as TBD Highway 145, Telluride, CO 81430, as set forth in Exhibit A to the staff report.

Pete Duprey left the meeting at 10:03 a.m.

Council Discussion Regarding Comprehensive Plan Amendments and Public Comment Period (6)
Paul Wisor and Michell Haynes presented. Council discussion ensued.

Consideration of Approval of a Letter of Support for Dolores National Conservation Area (7)

Paul Wisor presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Patrick Berry, Council voted unanimously to sign a letter supporting the creation of the Dolores National Conservation Area.

Council Boards and Commissions Updates (8)

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

Other Business (9)

Paul Wisor advised Council that community members are being asked to volunteer at Mountain Munchkins due to the lack of staffing.

There being no further business, on a **MOTION** by Dan Caton and seconded Marti Prohaska, Council voted unanimously to adjourn the meeting at 10:43 a.m.

Respectfully prepared,



Kim Schooley
Deputy Town Clerk

Respectfully submitted,



Susan Johnston
Town Clerk