



**AGENDA ITEM 15
COMMUNITY DEVELOPMENT DEPARTMENT**

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

TO: Mountain Village Town Council
FROM: Amy Ward, Community Development Director
FOR: Town Council Meeting; July 18, 2024
DATE: July 8, 2024
RE: Staff Memo – Work Session Regarding Conceptual Discussion of Potential Additional Employee Housing at Lot 640A, Mountain View Apartments

APPLICATION OVERVIEW: Work session to discuss the addition of up to 15 employee apartments to the Mountain View Apartment complex, including a density transfer and major subdivision

PROJECT GEOGRAPHY

Legal Description: Lot 640A
TELLURIDE MOUNTAIN VILLAGE CONT
2.56AC ACC TO PLAT BK 1 PG 1013
and

A TRACT OF LAND LYING IN THE E
HALF OF THE SE QUARTER OF
SECTION 33 T43N R9W NMPM SAN
MIGUEL COUNTY COLORADO
DESCRIBED AS FOLLOWS TRACT OSP
35A ACTIVE OPEN SPACE TOWN OF
MOUNTAIN VILLAGE PLAT BK 1 PG 1693
CONT 3.522 ACRES MOL

Address: 306 Adams Ranch Rd.

Applicant/Agent: John Miller, Telluride Ski
and Golf

Owner: TSG Ski & Golf LLC

Zoning: Multi-family

Existing Use: Multi-family, 30 employee
apartments

Proposed Use: Multi-family, 45 employee apartments

Lot Size: 2.56 Acres

Adjacent Land Uses:

- **North:** Active Open Space and Multi-family (Coyote Court)
- **South:** Active Open Space (golf course)
- **East:** Active Open Space and Multi-family (Northstar)
- **West:** Active Open Space and Multi-family (Timberview)



ATTACHMENTS

Exhibit A: Applicant Materials

Case Summary: John Miller of Telluride Ski and Golf is requesting feedback from Town Council regarding the potential expansion of the Mountain View Apartments. Before submitting any formal applications, they are requesting feedback on the additional density proposed, the site plan (including park changes/improvements), the lot line adjustment (major subdivision) with the adjacent open space parcel, and the general conformance of these plans to the adopted Comprehensive Plan.

The lot is approximately 0.256 acres and is zoned multi-family. The existing development is comprised of 30 employee apartments in one building. The property also has surface parking serving the development, a paved basketball court area, and an accessory trash building. The northeast side of the property is currently used as a park.

The applicant proposes to add 15 additional employee apartment units in a unique new building on the northeast corner of the lot. It also proposes a subdivision to redraw the lot lines between Lot 640A and OSP35A. The current park area would be re-configured, with additional manicured space proposed to the east. The applicant's provided materials utilize drawings from an expired 2019 approval and are included to provide context. Revised drawings incorporating Council feedback from this work session will be provided with any formal review application.



History:

The project was originally constructed as Telluride Apartments, under San Miguel County sometime around 1990. Various proposals for additional development have been contemplated in the past with some proposing greater density, which ended in a citizen led initiative (Ordinance 2015-8A) to limit the allowable density on the property to a total of 45 employee apartments, or 15 more than currently exists. The most recent re-development proposal, approved in 2019, was not built, and since expired, allowed for the addition of 12 new apartments.

Future Application Processes and Review Criteria:

From the conceptual plans presented staff believes this future application would require three separate applications:

- Class 3 Design Review (DRB review)
- Minor Subdivision
- Density Transfer and Rezone

The Design Review would finalize architectural design, landscaping, materials etc. and is the purview of the Design Review Board.

The Minor Subdivision would cause a lot line adjustment between Lot 640A and the adjacent OSP 35A to accommodate the siting of the new building and associated parking. Criteria for review for a minor subdivision is as follows:

Minor Subdivisions. The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation or similar subdivision:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;*
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;*
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC;*
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and*
- e. The proposed subdivision meets all applicable Town regulations and standards.*

The Density Transfer would cause 15 units of employee apartment density to be transferred onto the site. The applicant is requesting that the Town create this density as it is allowed per code 17.3.7.B.3. Density transfer criteria is as follows:

- 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.*

The Rezone would swap the zoning between multi-family and active open space for the parcels affected by the lot lone adjustment proposed per the subdivision. Rezone criteria is as follows:

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

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;*
- 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, there have been changes in conditions in the vicinity 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 uses;*
- 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: Given that this is an already developed property many of the criteria for review have already been met. Council should consider how an increase in density and changes to lot configurations could further impact any of the criteria above and give feedback to the applicant during the work session as to the nature of these concerns so they can be addressed with any formal application. Under the subdivision regulations, staff would defer discussion of any easement conflict until a formal application has been filed and final siting of the new building, parking, and park amenities can be confirmed. As it relates to the rezone application, staff believes that the discussion should center around criteria d, f and g but believes that with feedback from Council these criteria can be met.

Both the subdivision and rezone criteria reference conformance with the Comprehensive Plan, both general conformance and comprehensive plan project standards. Since this is a work session and not a formal application, this isn't a full review, however some things that stand out based on the information provided so far by the applicant are discussed below.

Site Specific Policies (Parcel G in the Comprehensive Plan)

7. PARCEL G MOUNTAIN VIEW APARTMENTS (LOT 640A)

- A. Pursue opportunities to either convey/purchase a subdivided portion of the property or a Town easement for a publicly owned or publicly accessible, well-maintained park on the northern portion of Parcel G Mountain View Apartments.*
- B. In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.*
- C. Prioritize park equipment desired by Meadows residents.*
- D. Any additional development of Parcel G is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).*
- E. Pursue public-private partnership opportunities to maximize deed restricted housing units in any new residential development.*

Staff: The applicant addresses all of the site-specific policies in its narrative. Policies A and B relate to the park and the applicant states that they are open discussions related to long-term management strategies, but doesn't discuss their preferred plan. In speaking with the applicant during a pre-application meeting staff understands that the applicant does not intend to convey any land to the Town, therefore a permanent easement or license agreement would be contemplated. More details regarding the guarantee of future public use, installation of improvements and maintenance should be discussed. Policy C is understanding park equipment desired by Meadows residents - it would be helpful to understand what type of community engagement the applicant plans to undertake to make this determination. Policy D requires low to medium residential and a project cohesive in architectural character – the density proposed meets this requirement and the architecture will be approved as part of the design review process. Policy E does not apply due the citizen-initiated Ordinance 2015-8A capping the density on this parcel.

Meadows Subarea Wide Principles and Policies

Staff has only identified policies within the subarea plan that seem to apply to these two parcels or this development type. Policies that staff believes are being met are shown in **green**. Other policies that could be discussed for implementation or need to be addressed with more details in a final application are in **blue**. Staff comments regarding certain policies are in **black**. Conformance with some subarea policies can't be determined at this time due to the conceptual nature of the plans and work session format and will be better determined with the details provided within a formal application.

I.A. The primary land use within the Meadows Subarea should be residential with priority for employee housing.

I.B. Deed-restricted housing should be provided, primarily through the free market without a town housing subsidy

I.C. Carefully consider specific deed restriction types for all new residential development for the purpose of maintaining affordability over time as well as to prevent the loss of any units through foreclosure. An updated deed restriction should be placed on the new units.

III.A. Preserve, maintain, and support open spaces and natural areas within the Meadows.

III.B. Continue to require the conservation and preservation of the Prospect Creek wetland area.

III.C. Explore strategies to support local ecology and wildlife while balancing impact on surrounding neighborhood. Consider options to mitigate beaver damage to trees near the Prospect Creek wetland.

III.D. Expand the tree canopy in the Meadows through public investment and incentivizing private investment into tree planting. This will be further flushed out at design review with a landscape plan, however some consideration should be given to the desire for open space vs. the desire for additional tree plantings

III.F. Build new trail connections as shown in the Trails Master Plan and on the Meadows Subarea Plan map. The trails master plan contemplates a pedestrian trail on the southwest side of Lot 640A that eventually connects to Lupine Lane.

III.J. Explore opportunities to partner with private owners of recreation amenities, such as the play areas at The Boulders and Mountain View Apartments to facilitate public access and provide Town support for their continued use and maintenance

III.K. Explore a public-private partnership with the owner of Parcel G 640-A and the owner of OSP 35-A to facilitate public access and provide Town support to maintain and add appropriate amenities to the private park space and ball field at the Mountain View Apartments.

IV.J. Provide additional landscaping and beautification improvements throughout the Meadows Subarea

IV. F. Explore opportunities to provide additional goods and services within the Meadows Subarea, such as a public restrooms, neighborhood serving retail, and public gathering or event space.

V.A. Ensure any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan, strives to reach the site-specific policies and does not exceed the target density outlined in the Meadows development table (development table). As proposed this meets the target density listed in the development table.

V.D. Require new development within the Meadows to provide the necessary parking per Town requirements with any development approval, and variances which allow reduced parking provisions should not be permitted. This will be required through the DRB review, otherwise would have to come back to Council for a Variance. The applicant has indicated they plan on meeting parking requirements as outlined in the CDC.

V.F. Ensure new development provides attainable community housing opportunities per the Town's Community Housing Mitigation Methodology. This will be 100% deed restricted housing.

V.H. Encourage new development to preserve existing trees as feasible or, if necessary, require developers to plant new native trees to offset any tree canopy loss as much as possible pursuant to fire mitigation regulations This needs to be flushed out with final application and landscape plans, some direction from Council regarding the desire for new trees vs. preserving open space would be appropriate.

V.I. Public Benefits per the public benefits table are discussed below in the Public Benefits section of the memo.

V.J. Ensure the necessary wildfire risk and disaster mitigation assessments and techniques are completed for new development within the Meadows, as identified in other policy documents. Proactively educate residents on communication protocols, evacuation routes, and other emergency resources. Wildfire mitigation would be required with design review approval. The applicant should address resident education.

V.K. Consider cohesivity and appropriate transitions in density, height, and architectural character between any new development and neighboring existing development(s). Building heights for new development are regulated by the CDC and Town Council, but are envisioned in the Meadows to be cohesive with nearby parcels subject to the 35 foot building height limit of the Ridgeline Development regulations. Heights will be better understood with design review application,

however staff understands that the applicant intends to match heights within the pre-existing structures on the lot (up to 48')

Public Benefits

The Comp plan states, "Public benefits should be required with a PUD and requirement should be considered for other Town applications." It also states, "It is envisioned that provisions will be made for the proposed public benefits with a rezoning, PUD, subdivision or other application requiring general conformance with the Comprehensive Plan for a Subarea Plan parcel listed in the public benefits table." Based on these statements, the assumed application type and the nature of the application (to provide employee housing, not hotbed or other commercial development) it is at the discretion of Council to decide to apply any of these public benefits.

Below are the Public Benefits related to Parcel G (lot 640A), OSP 35A and generic public benefits that apply to certain application types in the Meadows Subarea listed in the Comprehensive Plan, the trigger for each public benefit listed is shown in *italic*:

Public Benefit 3

TSG conveys perpetual trail easements or land conveyance to the TOMV for TOMV maintained existing and proposed trails as shown in the Trails Master Plan that are located on TSG open space or TSG lots. *Concurrent with any redevelopment by TSG within the associated subarea the trails are located.*

Public Benefit 6

Permanently eliminate any TSG parking agreements related to the Gondola Parking Garage, Meadows Run Parking lot, and any other parking location in the town to allow the TOMV to manage these public parking areas. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG within the associated subarea.*

Public Benefit 10

TSG conveys public easements (or similar legal instrument agreed to by both parties) to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea redevelopment, or land conveyance or transfer of land currently owned by TSG within the associated subarea.*

Public Benefit 12

TSG conveys the amount of land necessary for the envisioned community park adjacent to Parcel G Mountain View Apartments. *Concurrent with any development, redevelopment, or land conveyance or transfer of land currently owned by TSG in the Meadows Subarea.*

Staff: There is only one public benefit that is specific to the parcels being discussed in the upcoming work session – Public Benefit 12, conveyance of park land to the Town. Otherwise, the public benefits listed may apply to any project that proposes rezoning, PUD, subdivision or other application requiring general conformance with the

Comprehensive Plan within the Meadows Subarea. Council should discuss the benefits of the project as proposed, and whether any additional public benefits should be required.

RECOMMENDATION

A conceptual work session is a process that allows for Town Council to provide an informal, non-binding review of a conceptual development proposal. Council shall evaluate the concept based on the applicable criteria for decision in the future. Any comments or general direction given by the Council shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by Council on conceptual work sessions.

Staff recommends the Council review and evaluate the proposed concept plans based on the applicable criteria for decision for the future development application and provide nonbinding feedback and direction to the applicant regarding the proposal.

Specifically, staff proposes the following bullets for consideration, in addition to anything additional that Council wants to discuss with the applicant:

- Any comments/concerns on the overall site plan as was approved in 2019?
- Any comments/concerns about Rezone criteria **d, f, g** -

***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 **f.** Adequate public facilities and services are available to serve the intended land uses; **g.** The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion*

- Site Specific Policies A&B – Thoughts regarding conveyance of property vs. easements or license agreement. This question also pertains to Public Benefit 12
- Is a proposed height of 48' reasonable for that neighborhood and proposed use?
- Comments/concerns on general Meadows Subarea Wide Principles and Policies
- Public Benefits – should any public benefits be required with this application?



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-369-1392
970-728-4342 Fax
cd@mtnvillage.org

WORKSESSION SUBMISSION PROCESS

APPLICANT INFORMATION

Name: John Miller, Telluride Ski and Golf LLC		E-mail Address: johnmiller@tellurideskiresort.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-708-2366	
City: Mountain Village	State: Colorado	Zip Code: 81435	
Mountain Village Business License Number:			

PROPERTY INFORMATION

Physical Address: 306 Adams Ranch Road		Acreage: 2.56
Zone District: Multi-Family	Zoning Designations: Employee Apartment	Density Assigned to the Lot or Site: 30
Legal Description: Lot 640A TELLURIDE MOUNTAIN VILLAGE CONT 2.56AC ACC TO PLAT BK 1 PG 1013		
Existing Land Uses: Employee Apartment		
Proposed Land Uses: No Change		

OWNER INFORMATION

Property Owner: TSG Ski & Golf LLC		E-mail Address: johnmiller@tellurideskiresort.com	
Mailing Address: 565 Mountain Village Blvd		Phone: 970-708-2366	
City: Mountain Village	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST

Work Session to discuss future employee apartment expansion proposing 15 additional units for a total of 45 employee apartment units.



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

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

TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

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

L. Fees

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

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

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

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

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

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

John Miller

5/14/2024

(signature required)

(date)



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

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

**OWNER/APPLICANT
ACKNOWLEDGEMENT
OF RESPONSIBILITIES**

I, ~~John Miller~~ TSG SKI & GOLF LLC, the owner of Lot 640A (the "Property") hereby certify that the statements made by myself and my agents on this submittal are true and correct. I acknowledge that any misrepresentation of any information on the submittal may be grounds for denial of the development worksession or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development submission request. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

DocuSigned by:
Sherril Reader Authorized Signer 5/17/2024
0FDB8604E24D4D1...

Signature of Owner Date

John Miller 5/14/2024

Signature of /Agent Date

OFFICE USE ONLY	
Fee Paid:	By:
	Planner:



CONCEPTUAL WORKSESSION SUBMITTAL APPLICATION

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

OWNER AGENT AUTHORIZATION FORM

I have reviewed the development submission request and hereby authorize John Miller and/or Steve Swenson of Telluride Ski and Golf to be and to act as my designated representative and represent the development request through all aspects of the development review process with the Town of Mountain Village.

DocuSigned by:

Sherrri Reeder

9EDB86504624D4D1...
(Signature)

5/17/2024

(Date)

Sherrri Reeder

(Printed name)



May 13, 2024

To: Town of Mountain Village Town Council and Staff

From: John Miller; Telluride Ski and Golf, Mountain Planning and Development

Subject: Work Session – Mountain View Apartments Expansion

TSG Ski & Golf LLC (“TSG”) is seeking Town Council feedback on a potential expansion of Mountain View Apartments (Lot 640A), with a project goal of adding 15 additional employee apartment units to the existing 30 units - which would bring the total employee apartment count to 45 units on Lot 640A. We believe that the site configuration would allow for sufficient parking to meet the needs of the development, along with ample undeveloped land for open space uses in the future.

Background: In 2019, TSG received approval to construct 12 additional employee apartment units. Due to the pandemic these units were never constructed and the approval has since lapsed. Based on the increased housing need in 2024, TSG is now proposing a similar but modified proposal for 15 units in alignment with the 2015 citizen-initiated ordinance which capped the maximum number of units at 45, a decision ratified by Town ordinance (see attached ORDINANCE NO. 2015-8A). TSG's proposal for 45 total units adheres to this ordinance, which was approved by the registered electors of the Town of Mountain Village in the regular municipal election held on June 30, 2015, and went into effect on July 30, 2015. It should also be noted that Lot 640A is also referred to as Parcel G in the Comp Plan Meadows Subarea.

TSG believes that the proposal to add 15 units of employee apartment density to Lot 640A aligns with the Principles, Policies, and Actions outlined in the Meadows Subarea Plan chapter of the Mountain Village Comprehensive Plan. The Meadows Subarea is designated as the primary location for deed-restricted housing and will continue to serve as the focal point for year-round residents.

The proposed apartment building would be designed to match the existing architectural style and exterior materials of the current apartment complex, aiming for a visually subdued development that fits well within the Meadows neighborhood while providing much-needed employee housing.

As part of the lapsed 2019 approval, site plans were conceptually approved by Town Council. This request does not substantially modify the previous approval with the exception of adding up to three additional units in order to meet the target density listed in the Comprehensive Plan. This would ultimately require updated site plans and architectural plans to be reviewed at a future public hearing.

The goal of this work session is to understand Council’s position and comfort level as it relates to the overall density of the project.

Analysis of the 2022 Comprehensive Plan and Community Development Code provided on the following pages.

Alignment with Mountain Village Comprehensive Plan

The site-specific policies for Parcel G listed in the 2022 Comprehensive Plan are listed to the right.

It is the full intention of TSG to adhere to the site-specific policies listed as part of a future density transfer and rezone process which requires general conformance with the Comprehensive Plan.

Policies A-C largely address provision of a park/open space area which we hope can be addressed conceptually as part of this Work-Session. Additionally, we believe that we are meeting policies D & E as we are seeking to maximize density on the site pursuant to the citizen-initiated ordinance.

- A&B: TSG is open to discussions on these policies as it relates to the best long-term management strategy for the open space adjacent to Mountain View Apartments.
- C: As part of the future entitlement process, we would aim to understand the park / open space programming desired by residents.
- D: This development is medium density and allowable per the Citizen initiated ordinance. The architectural character will blend with existing.
- E. Not applicable. The property is limited by Ordinance NO. 2015-8A and 12-15 units is the maximum allowed regardless of ownership.

7. PARCEL G MOUNTAIN VIEW APARTMENTS (LOT 640A)

- A. Pursue opportunities to either convey/purchase a subdivided portion of the property or a Town easement for a publicly owned or publicly accessible, well-maintained park on the northern portion of Parcel G Mountain View Apartments.
- B. In the interim, or if an agreement as listed in Policy 7A is not reached, explore public-private partnership opportunities for the Town to provide maintenance and new equipment to the privately-owned park space in exchange for enhanced public access and expansion of permanent park features.
- C. Prioritize park equipment desired by Meadows residents.
- D. Any additional development of Parcel G is envisioned as low to medium density residential. New units should be cohesive in density and architectural character to the neighboring residential development(s).
- E. Pursue public-private partnership opportunities to maximize deed-restricted housing units in any new residential development.

As shown on Table 8, the additional 15 units fit within the target unit counts listed for parcel G.

Table 8. Meadows Development Table

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

*These could be rezoned to deed restricted units.

Consistency with Community Development Code (CDC)

As part of a future application, the specific criteria for a Density Transfer and Rezone will be addressed but as part of the Work Session materials, the CDC has been discussed at a very high level.

TSG's application complies with the CDC for the following reasons:

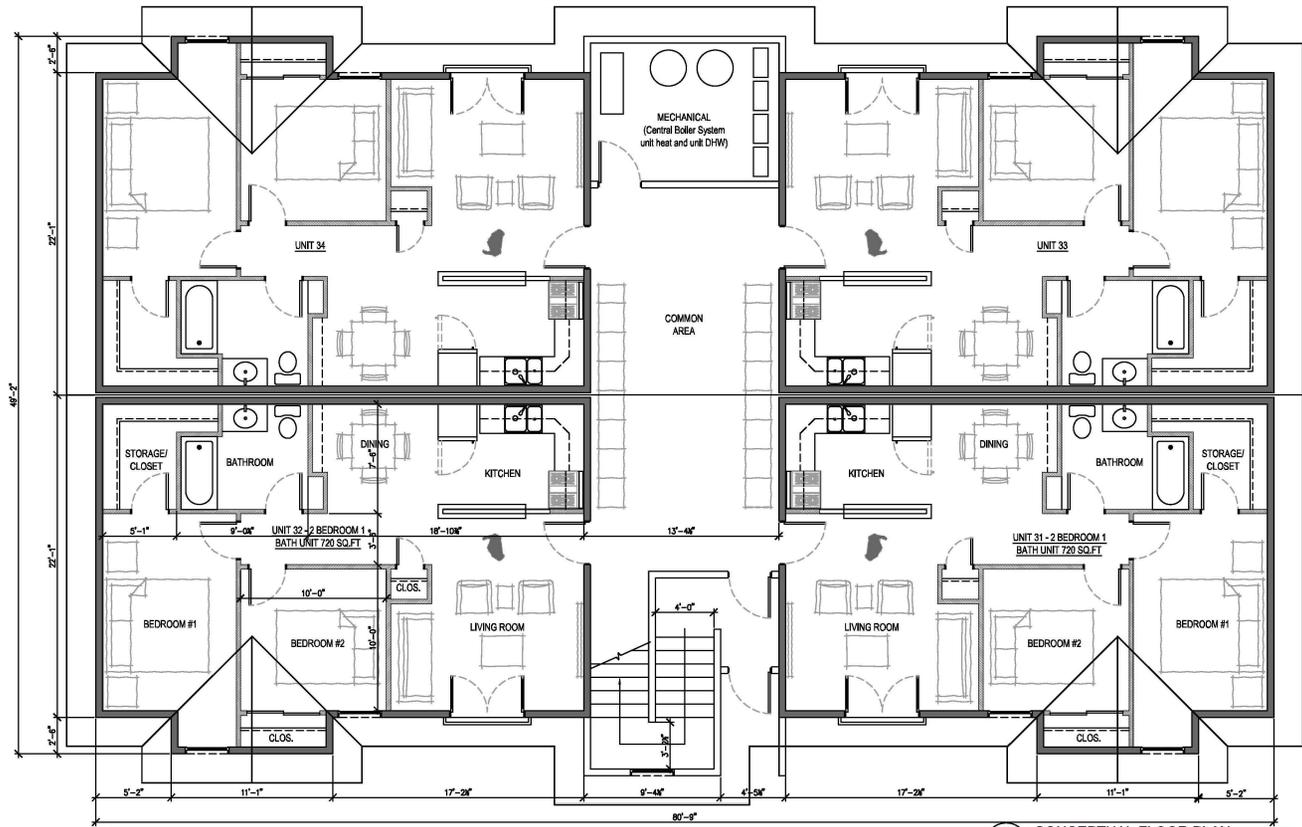
- Multi-Family Zone District: Lot 640A falls under the multi-family zone district, allowing for higher density, multi-family uses, including workforce housing, in accordance with CDC Section 17.3.2. B.4.
- Creation of Workforce Housing Density: CDC Section 17.3.7 permits density transfers for the creation of new workforce housing, exempt from the Town's Density Limitation calculation. TSG is requesting the creation of fifteen (15) units of employee apartment density.
- Workforce Housing Restrictions: TSG acknowledges the requirement to enter into a perpetual workforce housing deed-restriction with the Town, exclusively for occupancy by individuals employed within the Telluride R-1 District and their families. This restriction will be executed and recorded before the issuance of any Certificate of Occupancy.
- Workforce Housing Requirements: TSG's application adheres to CDC Section 17.3.9, ensuring compliance with Comp Plan policies and workforce housing restrictions during the development of workforce housing units.

Thank you for your time and consideration.

Sincerely,

John Miller Mountain Planning and Development Telluride Ski and Golf

Previous 12 Unit Approval
 - for demonstrating
 architectural character only



1 CONCEPTUAL FLOOR PLAN
 A0.6 1/4" = 1'-0"



2 CONCEPTUAL ELEVATION
 A0.6 NTS



565 Mountain Village Blvd
 Telluride, CO 81435
 tel: (970) 728-7416
 fax: (970) 728-7582
 www.tellurideskiresort.com

TSG - LOT 640 A MOUNTAIN VIEW
 APTS - PHASE 2

Telluride Ski and Golf
 LOT 640 A

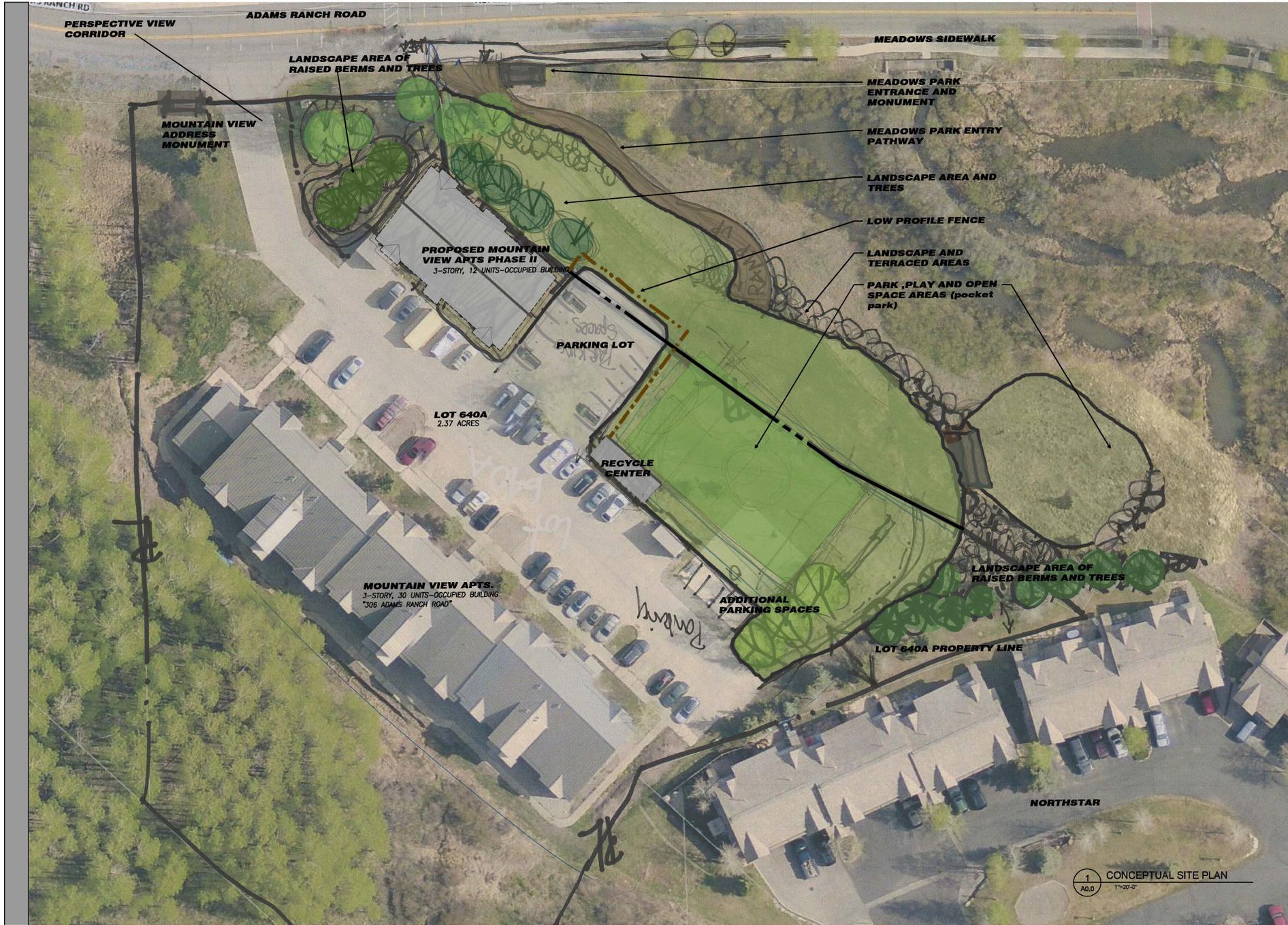
Document Date:
 Sept. 30, 2019

Document Phase:
 Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	8.12.19	CONCEPTUAL SITE ALTS
3	8.30.19	DENSITY TRANSFER
4		
5		
6		
7		
8		
9		

CONCEPTUAL
 FLOOR PLAN
 and ELEVATION

A0.6



565 Mountain Village Blvd
 Telluride, CO 81435
 tel: (970) 728-7416
 fax: (970) 728-7592
 www.tellurideskiandgolf.com

**TSG - LOT 640 A MOUNTAIN VIEW
 APTS - PHASE 2**

Telluride Ski and Golf
 LOT 640 A

Document Date:
 JAN 7, 2020

Document Phase:
 Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	8.12.19	CONCEPTUAL SITE ALTS
3	1.4.20	CONCEPTUAL DEVELOPMENT
4		
5		
6		
7		
8		
9		

CONCEPTUAL
 SITE PLAN

A0.1

1
 A0.0
 CONCEPTUAL SITE PLAN
 1"=20'-0"



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APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

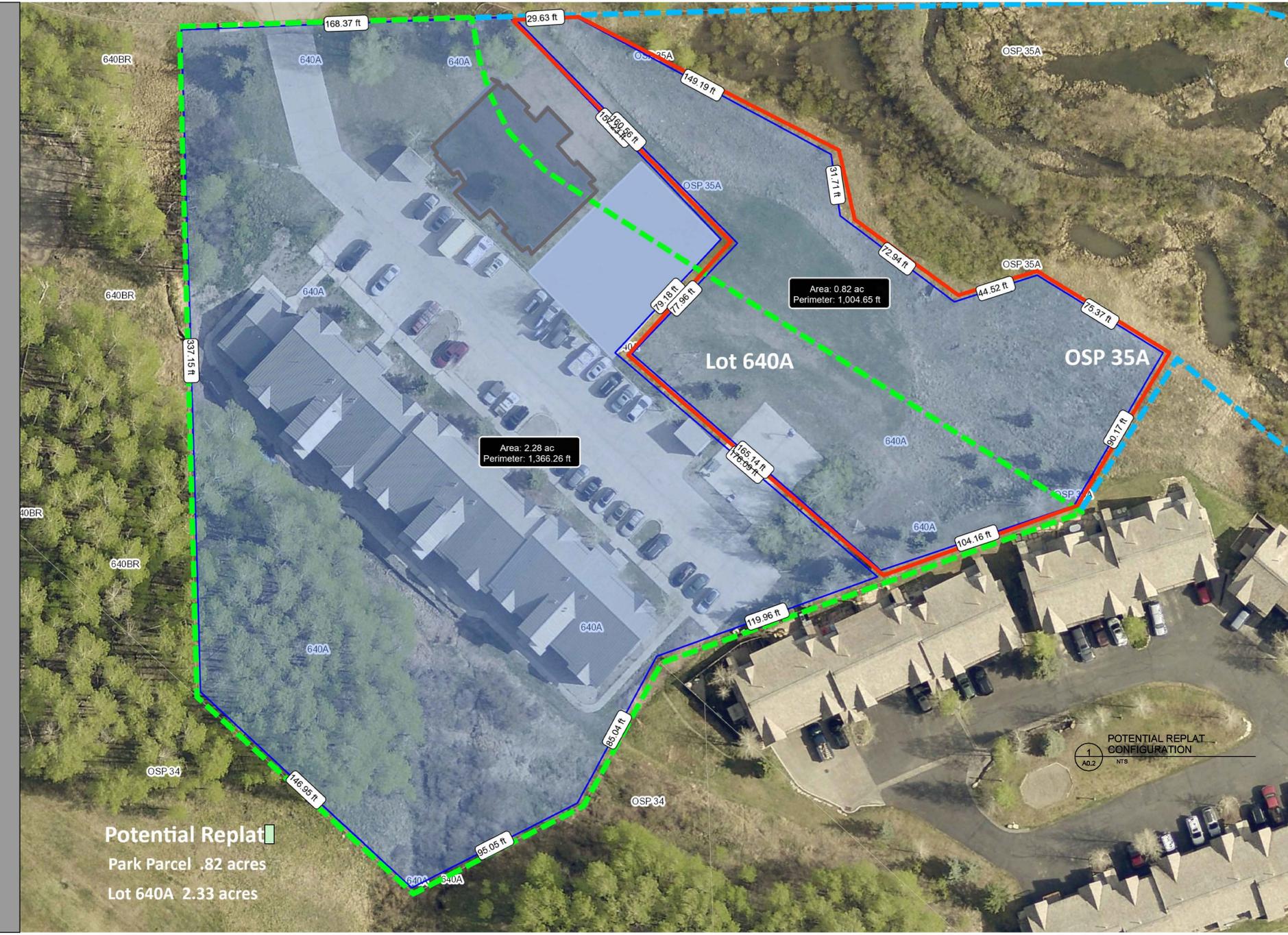
Document Date:
JAN 7, 2020

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	8.12.19	CONCEPTUAL SITE ALTS
3	14.20	CONCEPTUAL DEVELOPMENT
4		
5		
6		
7		
8		
9		

POTENTIAL REPLAT

A0.2



Potential Replat
Park Parcel .82 acres
Lot 640A 2.33 acres



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APTS - PHASE 2**

Telluride Ski and Golf
LOT 640 A

Document Date:
JAN 7, 2020

Document Phase:
Schematic Design

REV.	DATE	REMARK
1	8.1.19	CONCEPTUAL SITE
2	9.12.19	CONCEPTUAL SITE ALTS
3	14.20	CONCEPTUAL DEVELOPMENT
4		
5		
6		
7		
8		
9		

1 CONCEPTUAL PERSPECTIVE
A0.3 NTS

CONCEPTUAL
PERSPECTIVE

A0.3

**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.