

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, MAY 15, 2025 2:00 PM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

<https://us06web.zoom.us/j/83725447352?pwd=D1t3fEsexJu89VPxTbiEeABw0wBWXk.1>

**Please note that times are approximate and subject to change.**

	Time	Min	Presenter	Type	
1.	2:00				Call to Order
2.	2:00	5			Public Comment on Non-Agendized Items
3.	2:05	5	Tri-County Health	Action	Consideration of a Proclamation Declaring May 2025 as Mental Health Awareness Month
4.	2:10	5	Johnston	Action	Consent Agenda: All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: a. Consideration of Approval of April 24, 2025 Regular Town Council Meeting Minutes
5.	2:15	5	Wise	Action	Consideration of Appointments: a. One Mountain Village Plaza Vending Business Seat for a Two-Year Term b. One Mountain Village Brick & Mortar, Food & Beverage Business Seat for a Two-Year Term
6.	2:20	10	Wisor	Informational	Department Updates and Business & Government Activity Report (BAGAR)
7.	2:30	20	Carmer Bulson	Action <b>Legislative</b>	Consideration of a Memorandum of Understanding (MOU) Between San Miguel County, the Alexander Ranch LLP and the Town of Mountain Village Related to Mutual Understanding and Intent Regarding the Subdivision, Dedications and Conveyances Affecting the Southerly Segment of the Alexander Family Ilium Property and Related to the Subdivision of Land for a Wastewater Treatment Plant Site
8.	2:50	20	Ward Forsythe	Action <b>Legislative</b> <b>Public Hearing</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Adopting the 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC"), International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International

**TOWN COUNCIL MEETING  
AGENDA FOR APRIL 24, 2025**

	Time	Min	Presenter	Type	
					Plumbing Code (“IPC”), the International Existing Building Code (“IEBC”), the International Swimming Pool and Spa Code (“ISPSC”), the 2021 Edition of the International Energy Conservation Code, the 2018 International Fire Code (“IFC”) as Adopted by the Telluride Fire Protection District (TFPD), and the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as Adopted by the State of Colorado, (Collectively Referred to as the “Codes”)
9.	3:10	20	McConaughy Butt	Action <b>Legislative</b>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending CDC Section 17.5.13 Sign Regulations
10.	3:30	5	Perez Tudor	Action <b>Quasi-Judicial Public Hearing</b>	Second Reading, Public Hearing and Council Vote on an Ordinance Regarding a Vested Property Rights Extension for a Site-Specific Development Plan for Lot 137, TBD Granite Ridge Pursuant to Section 17.4.17 of the CDC
11.	3:35	10	Loebe	Informational	Summer Trails Project Update
12.	3:45	20	Skinner	Informational	Telluride Tourism Board Update
13.	4:05	20	Council Members	Informational	Council Boards and Commissions Updates: <ol style="list-style-type: none"> <li>1. Telluride Tourism Board – Gomez</li> <li>2. Colorado Flights Alliance – Gilbride, Gomez</li> <li>3. Transportation &amp; Parking – Duprey &amp; Mogenson</li> <li>4. Budget &amp; Finance Committee – Duprey, Pearson, &amp; Mogenson</li> <li>5. Gondola Committee – Mogenson, Prohaska, &amp; Pearson</li> <li>6. Colorado Communities for Climate Action – Pearson</li> <li>7. San Miguel Authority for Regional Transportation (SMART) – Magid, Mogenson, &amp; Gomez</li> <li>8. Telluride Historical Museum – Prohaska</li> <li>9. Collaborative Action for Immigrants (CAFI) – Gomez</li> <li>10. Mountain Village Business Development Advisory Committee (BDAC) – Pearson &amp; Duprey</li> <li>11. Infrastructure Committee – Duprey &amp; Magid</li> <li>12. Telluride Conference Center Committee – Duprey &amp; Magid</li> <li>13. Miscellaneous Boards and Commissions</li> <li>14. Mayor’s Update</li> </ol>
14.	4:25	5			Other Business
15.	4:30	15 20	Legal		Executive Session for the Purpose of: <ol style="list-style-type: none"> <li>a. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for</li> </ol>

**TOWN COUNCIL MEETING  
AGENDA FOR APRIL 24, 2025**

	Time	Min	Presenter	Type	
					Negotiations; and Instructing Negotiators Regarding the Ilium Community Housing Parcel Pursuant to C.R.S. 24-6402(4)(e) b. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Wastewater Treatment Plant Pursuant to C.R.S. 24-6402(4)(e)
16.	5:05				Adjourn

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<https://bit.ly/WatchMVMeetings>  
Register in advance for this webinar:

<https://us06web.zoom.us/j/83725447352?pwd=D1t3fEsexJu89VPxTbiEeABw0wBWk.1>

**After registering, you will receive a confirmation email containing information about joining the webinar.**

**Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen, and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council Chambers is recommended for those wishing to make public comments or participate in public hearings.**

**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 three 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 Proclamation**

## **Mental Health Awareness Month May 2025**

- **WHEREAS**, mental health is essential to the well-being of our community;
  - **WHEREAS**, Colorado ranks 50<sup>th</sup> in prevalence of mental illness, indicating Coloradans experience more mental health challenges and substance use challenges than every state except one (Mental Health America);
  - **WHEREAS**, according to a Colorado Health Foundation poll in 2024, 3 in 5 Coloradans (59%) reported experiencing a mental health challenge in the past year;
  - **WHEREAS**, stigma persists in being a barrier to accessing care, with nearly 50% of Coloradans who needed mental health support reporting they did not seek out care due to stigma (Mental Health America);
  - **WHEREAS**, the most recent data on suicide death in our combined region of Delta, Montrose, Ouray, San Miguel, Gunnison, and Hinsdale Counties indicates 33 community members died by suicide in 2023 (CO Vital Statistics);
1. **WHEREAS**, organizations such as Tri-County Health Network are dedicated to shining a light on mental health and bringing hope to those experiencing a mental health challenge through research, education, advocacy, and resources and urge that we:
    2. Recognize mental health challenges affect all members of our community.
    3. Normalize conversations about mental health, suicide, and substance use in open and understanding ways to erase stigma and remind community members they are not alone in anything they may be experiencing.
    4. Acknowledge that there is no one size fits all program or effort that will be appropriate for all populations or communities, and address the disparity in access to mental healthcare for underserved and underrepresented groups while advocating to end these disparities.
    5. Support the efforts of social movements like We Are The Ones that build upon the innate ability of every individual to take meaningful action to strengthen our communities.

**THEREFORE**, be it resolved that, we, the Town Council of the Town of Mountain Village, do hereby designate May 2025 as

**Mental Health Awareness Month**

in the Town of Mountain Village, Colorado.

Dated this 15<sup>th</sup> day of May 2025

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Martinique Prohaska, Mayor

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Susan Johnston, Town Clerk



# WE ARE THE ONES

In times of challenge and change, TCHNetwork is launching We Are the Ones—a movement that empowers each of us to take meaningful action, big or small, to strengthen our communities. If we want things to improve, We Are the Ones who will make it happen—together.

If we want to address the mental health crisis, We Are the Ones who must normalize open conversations about mental health. If bullying is a problem in our schools and neighborhoods, We Are the Ones who can stand up, support each other, and create safer spaces. If someone in our community is struggling, We Are the Ones who can step up with kindness and support.

Taking action isn't always easy—sometimes, it takes courage to speak up, reach out, or be vulnerable. But when we do, we create a ripple effect of connection and support, making our community stronger for everyone.

This movement is about recognizing the power of individual actions in shaping a more connected and compassionate community. It's a reminder that each of us has the ability to make a difference—by fostering connection, encouraging resilience, and creating a sense of belonging. In our community, no one should feel alone.

Join us in We Are the Ones. Together, we can build a future where support, courage, and kindness lead the way.





**TOWN OF MOUNTAIN VILLAGE**  
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**TOWN OF MOUNTAIN VILLAGE**  
**MINUTES OF APRIL 24, 2025**  
**REGULAR TOWN COUNCIL MEETING**

The meeting of the Town Council was called to order by Mayor Marti Prohaska at 2:02 p.m. on Thursday, April 24, 2025. The meeting was held in person and with virtual access provided through Zoom.

**Attendance:**

**The following Town Council members were present and acting:**

Marti Prohaska, Mayor  
Scott Pearson, Mayor Pro Tem  
Harvey Mogenson (Zoom)  
Pete Duprey (Zoom)  
Tucker Magid (Zoom)  
Huascar E. Gomez (Rick)  
Jack Gilbride

**Also in attendance were:**

Paul Wisor, Town Manager (Zoom)  
Michelle Bulson, Assistant Town Manager  
Susan Johnston, Town Clerk  
Mae Eckard, Deputy Town Clerk  
David McConaughy, Town Attorney  
Haley Carmer, Assistant Town Attorney (Zoom)  
Drew Nelson, Housing Director  
Amy Ward, Community Development Director  
Kathrine Warren, Communications Manager  
J.D. Wise, Economic Development Director  
Molly Norton, Business Development Manager  
Lauren Kirn, Sustainability and Grants Project Manager  
Lizbeth Lemley, Finance Director  
Brittany Newell, Rental Properties Manager  
Chris Broady, Police Chief  
Jaime Holmes, Director of Human Resources  
Jim Soukup, Chief Technology Officer  
Claire Perez, Planner II  
Lars Forsythe, Chief Building Official  
Scott Pittenger, Public Works Director  
Lauren Tyler, GIS Administrator  
Connor Ficklin, Building Inspector  
Lindsay Niehaus, HR Benefits Coordinator

Narcis Tudor  
Rory Cowie  
Madeline Gomez  
Alan Sweetbaum  
Douglas Tooley  
Gretchen Koitz  
Sherri Reeder  
Eric Bikis  
Heather Knox  
John Miller, TSG  
Owen Perkins  
Darin Graber  
Tommy Steinke  
Chris Chaffin  
Jason Wilson  
Michael Marz  
J Meehan Fee  
Julia Caulfield (KOTO)  
Anne Brown  
Dave Bulson  
Geneva Shaunette  
Grover Daniels



## **TOWN OF MOUNTAIN VILLAGE**

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Erica Gioga  
B McGuire  
Paul Savage  
Diana Farrell  
Sean Horning  
Cory Matthews

Before starting the meeting, Mayor Marti Prohaska took a moment to honor the memory of several pivotal community members who have recently passed: Ross Martin, Dan Bergstrom Noel, Joyce Allred and Scotty McIntyre.

### **Public Comment on Non-Agenda Items (2)**

Public Comment was received from Douglas Tooley.

### **Consent Agenda: (3)**

**All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately:**

- a. **Consideration of Approval of March 13, 2025 Special Town Council Meeting Minutes**
- b. **Consideration of Approval of March 20, 2025 Regular Town Council Meeting Minutes**
- c. **Consideration of Approval of an Intergovernmental Agreement Between San Miguel County, the Town of Telluride and the Town of Mountain Village for the Sharing of GIS Data and Mutual AID in Support of Emergency Planning and Response**

Town Clerk Susan Johnston presented. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Jack Gilbride, Council voted unanimously to approve the March 13, 2025 Special Town Council Meeting Minutes, the March 20, 2025 Regular Town Council Meeting Minutes and an Intergovernmental Agreement Between San Miguel County, the Town of Telluride and the Town of Mountain Village for the Sharing of GIS Data and Mutual AID in Support of Emergency Planning and Response.

### **Consideration of Approval of a Resolution Setting a Mail Ballot Election to be Held on June 24, 2025 (4)**

Susan Johnston presented. Council discussion ensued. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Jack Gilbride, Council voted unanimously to approve a Resolution setting a mail ballot election to be held on June 24, 2025.

**Consideration of Approval of March 31, 2025 Financials (5)**

Finance Director Lizbeth Lemley and Assistant Finance Director Julie Vergari presented. Council discussion ensued. On a **MOTION** by Harvey Mogenson and seconded by Huascar E. Gomez (Rick), Council voted unanimously to approve the March 31, 2024 financials as presented.

**Department Updates and Business & Government Activity Report (BAGAR) (6)**

Assistant Town Manager Michelle Bulson, Economic Development Director JD Wise, Community Development Director Amy Ward, Public Works Director Scott Pittenger, Lizbeth Lemley, Housing Director Drew Nelson, Town Forester Rodney Walters, and Sustainability & Grants Project Manager Lauren Kirn presented. Council discussion ensued. Council member Huascar E. Gomez (Rick) extended his congratulations to the Mountain Village Police Department for their accomplishments and thanked them for their service. Councilmember Tucker Magid requested the BAGAR be updated to reflect domestic water usage and snowmaking water usage separately.

**Consideration of a Memorandum of Understanding Between the Ilium Property Owners Association and the Town of Mountain Village for Shared Water Facilities (and Separate Legal Water) as it Relates to the Ilium Housing Parcel in Ilium Valley and Consideration of Existing and New Water Facilities (7)**

Michelle Bulson and Town Attorney David McConaughy presented. Council discussion ensued. On a **MOTION** by Scott Pearson and seconded by Jack Gilbride, Council approved a Memorandum of Understanding Between the Ilium Property Owners Association and the Town of Mountain Village for Shared Water Facilities (and Separate Legal Water) as it Relates to the Ilium Housing Parcel in Ilium Valley and Consideration of Existing and New Water Facilities with direction to update the study on the package plant and execute the MOU.

**Council took a break from 3:21 to 3:25 pm**

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Vested Property Rights Extension for a Site-Specific Development Plan for Lot 137, TBD Granite Ridge Pursuant to Section 17.4.17 of the CDC (8)**

Planner II Claire Perez and Applicant Narcis Tudor presented. On a **MOTION** by Huascar E. Gomez (Rick) and seconded by Jack Gilbride, Council voted (7-0) to approve on first reading, an Ordinance regarding a vested property rights extension for a Site-Specific Development Plan for Lot 137, TBD Granite Ridge, from January 6, 2025 to January 6, 2028, pursuant to Section 17.4.17 of the CDC, and to set the second reading, public hearing and Council vote for the May 15, 2025 Town Council Meeting.

**First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Adopting the 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC"), International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International Plumbing Code ("IPC"), the**

**International Existing Building Code (“IEBC”), the International Swimming Pool and Spa Code (“ISPSC”), the 2021 Edition of the International Energy Conservation Code, the 2018 International Fire Code (“IFC”) as Adopted by the Telluride Fire Protection District (TFPD), and the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as Adopted by the State of Colorado, (Collectively Referred to as the “Codes”) (9)**

Amy Ward and Chief Building Official Lars Forsythe presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Huascar E. Gomez (Rick), Council voted (7-0) to approve on first reading, an Ordinance Adopting the 2024 Editions of the International Building Code (“IBC”), International Residential Code (“IRC”) ), International Mechanical Code (“IMC”), International Fuel Gas Code (“IFGC”), International Property Maintenance Code (“IPMC”), the International Plumbing Code (“IPC”), the International Existing Building Code (“IEBC”), the International Swimming Pool and Spa Code (“ISPSC”), the 2021 Edition of the International Energy Conservation Code, the 2018 International Fire Code (“IFC”) as Adopted by the Telluride Fire Protection District (TFPD), and the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as Adopted by the State of Colorado, (Collectively Referred to as the “Codes”) and to set the second reading, public hearing and Council vote for the May 15, 2025 Town Council Meeting.

**Council moved to agenda item 11.**

**Update on 2025 Beaver Coexistence Work Plan (10)**

Scott Pittenger, Lauren Kirn and President and Owner of Alpine Water Resources (AWR) Dr. Rory Cowie presented. Council discussion ensued.

**Council moved to agenda item 13.**

**Second Reading, Public Hearing and Council Vote on an Ordinance Adding Chapter 3.06 to the Town of Mountain Village Municipal Code to Impose a Tax on Ski Tickets (11)**

David McConaughy and Paul Wisor presented. Council discussion ensued. The Mayor opened public comment. Public comment was received from Sean Horning, Geneva Shaunette, Paul Savage, Douglas Tooley, Anne Brown and Sherri Reeder. The Mayor closed public comment. On a **MOTION** by Harvey Mogenson and seconded by Huascar E. Gomez (Rick), Council voted (7-0) to approve an Ordinance Adding 3.06 to the Town of Mountain Village Municipal Code to Impose a Tax on Ski Tickets with the following modifications: adding paragraph D to section 3.06.030, additional language to paragraph D in section 3.06.030 to provide the authority and discretion to interpret and administer provisions that may apply to bulk sale of tickets, removing section 3.06.050 A3, and adding additional language to 3.06.110 to clarify procedures regarding hearings and appeals.

**Consideration of a Resolution Setting Ballot Language and Calling for a Ballot Question on the June 24, 2025 Regular Election Ballot for Voter Approval of a Ski Lift Ticket Tax Proposed by Ordinance (12)**

David McConaughy presented. On a **MOTION** by Harvey Mogenson and seconded by Jack Gilbride, Council voted unanimously to approve a Resolution Setting Ballot Language and Calling for a Ballot Question on the June 24, 2025 Regular Election Ballot for Voter Approval of a Ski Lift Ticket Tax Proposed by Ordinance

Council took a break from 5:11 to 5:16 pm.

Council moved to agenda item 10.

Update on Telluride Ski & Golf Operations (13)

There was no update on Telluride Ski & Golf Operations.

Council Boards and Commissions Updates: (14)

1. Telluride Tourism Board – Gomez
2. Colorado Flights Alliance – Gilbride
3. Transportation & Parking – Duprey & Mogenson
4. Budget & Finance Committee – Duprey, Pearson, & Mogenson
5. Gondola Committee – Mogenson, Prohaska, & Pearson
6. Colorado Communities for Climate Action – Pearson
7. San Miguel Authority for Regional Transportation (SMART) – Magid, Mogenson, & Gomez
8. Telluride Historical Museum – Prohaska
9. Collaborative Action for Immigrants (CAFI) – Gomez
10. Mountain Village Business Development Advisory Committee (BDAC) – Pearson & Duprey
11. Infrastructure Committee – Duprey & Magid
12. Telluride Conference Center Committee – Duprey & Magid
13. Miscellaneous Boards and Commissions
14. Mayor's Update

Mayor Marti Prohaska proposed to Council that a garden bed in the plaza be dedicated to Joyce Allred, along with a remembrance plaque to represent a long-term memorial for her vision of this community.

Other Business (15)

There was no other business.

Executive Session for the Purpose of: (16)

- a. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding the Ilium Community Housing Parcel Pursuant to C.R.S. 24-6402(4)(e)



- b. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Wastewater Treatment Plant Pursuant to C.R.S. 24-6402(4)(e)
- c. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding R-2 School District Capital Construction Pursuant to C.R.S. 24-6-402(4)(e)
- d. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Telluride Ski & Golf Pursuant to C.R.S. 24-6-402(4)(e)
- e. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Managed Load and Delivery Pursuant to C.R.S. 24-6-402(4)(e)

On a **MOTION** by Scott Pearson and seconded by Huascar E. Gomez (Rick), Council voted unanimously to move into Executive Session at 6:00 p.m. for the purpose of:

- a. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding the Ilium Community Housing Parcel Pursuant to C.R.S. 24-6402(4)(e)
- b. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Wastewater Treatment Plant Pursuant to C.R.S. 24-6402(4)(e)
- c. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding R-2 School District Capital Construction Pursuant to C.R.S. 24-6-402(4)(e)
- d. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Telluride Ski & Golf Pursuant to C.R.S. 24-6-402(4)(e)
- e. Determining Positions Relative to Matters that May be Subject to Negotiations; Developing Strategy for Negotiations; and Instructing Negotiators Regarding Managed Load and Delivery Pursuant to C.R.S. 24-6-402(4)(e)

There being no further business, on a **MOTION** by Huascar E. Gomez (Rick) and seconded by Jack Gilbride, Council voted unanimously to adjourn the meeting at 7:34 p.m.

Respectfully prepared by,

Respectfully submitted by,

Mae Eckard  
Deputy Town Clerk

Susan Johnston  
Town Clerk



**Date:** 5/8/2025  
**To:** Town Council  
**From:** Molly Norton, Business Development Manager  
Susan Johnston, Town Clerk  
**RE:** Appointment of Two Seats for the Plaza Vending Committee

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**Consideration of Appointments to the Plaza Vending Committee**

At the March 2024 regular Town Council meeting, Council voted unanimously to re-create the Town of Mountain Village Plaza Vending Committee and approve the by-laws and regulations. Two of the seats were appointed for initial one-year terms. At this meeting, Council will appoint these seats for their regular two-year terms.

The Plaza Vending Committee shall consist of no less than five (5) members, each of whom shall be appointed by Town Council, and reflect the following membership:

1. One Town Council member
2. One member of the Mountain Village community at-large
3. One member from a Mountain Village brick and mortar food and beverage business
4. One member from a Mountain Village plaza vending business
5. The Economic Development and Sustainability Director, or their representative

Terms of appointed members shall be staggered with the Town Council and at-large Committee members serving two (2) year terms, and the remaining business representatives serving an initial one (1) year term and subsequent two (2) year term for any reappointments or new appointments. Any member may be removed with or without cause by a majority vote of Town Council.

All member seats need to be appointed according to the terms above. Letters of interest have been received from Erica Jurecki and Alberto Tames. Letters are attached.

Brick & Mortar Food & Bev Applicants	Vending Applicants
Erica Jurecki	Alberto Tames

**Suggested Motion:**

Motion to appoint:

1. \_\_\_\_\_ as the Mountain Village brick and mortar food and beverage business member for a two-year term, and
2. \_\_\_\_\_ as the Mountain Village plaza vending business member for a two-year term



Erica Jurecki  
106 Spring Creek Drive  
Mountain Village, CO 81435

5-1-2025

To whom it may concern,

Hello, this is my letter of intent to be nominated to take a seat on the Plaza Vending Committee. I am currently on the committee. I have lived in the Telluride region and Mountain Village area since 1996. Specifically, I have lived and have been a home owner and year-round resident in Mountain Village since 2003. Tracks Café and Bar is my restaurant and is located directly in the Heritage plaza. My late husband and I opened Tracks in 2005. After 20 years of being located and doing business in the core, I have over the years come to learn and understand the cart businesses and what seems to work and not work for our beautiful 5 star resort and town.

It is important for the brick and mortar seat on this committee to insure and support that the right decisions are being made to protect the economic health of the current food and beverage establishments located in Mountain Village. Cart location, menu selectivity and cart presentation are my main interests of focus. I can diplomatically represent the commercial brick and mortar businesses.

Thank you for your time.

Erica Jurecki


Tracks Café and Bar  
Owner

**Subject:** Letter

**Date:** Thursday, May 8, 2025 at 6:33:46 PM Mountain Daylight Time

**From:** Alberto Tames

**To:** Molly Norton

 **Caution:** External Message - Please be cautious when opening links or attachments in email.

Hi Molly, here is my letter

To Whom It May Concern,

I have had the privilege of representing the plaza vendors on this committee for the past year, and I have thoroughly enjoyed being involved. During this time, I believe we have made significant strides and have worked effectively toward achieving our goals.

I am eager to continue contributing to the committee's efforts, particularly in Mountain Village, with a focus on enhancing the experience for both our community and visitors. I am committed to working in the best interests of all parties and would be grateful for the opportunity to continue this important work.

Thank you for your consideration.

Sincerely,  
Alberto Tames



**TOWN MANAGER'S DEPARTMENT**  
**455 Mountain Village Blvd.**  
**Mountain Village, CO 81435**

**TO:** Town of Mountain Village Town Council  
**FROM:** Manager's Department  
**FOR:** May 15, 2025  
**RE:** May Department Updates and BaGAR

Executive Summary: Below is a summary of notable activity within each of the Town's departments. Please contact the Town Manager if this report raises any questions.

### **CLERK'S DEPARTMENT**

We are continuing with our advertising schedule for interested Town Council candidates. At this time, we have 6 candidates interested in the three open seats and the deadline to declare candidacy is Friday, May 9<sup>th</sup>. The voter verification cards were mailed out the week of May 5<sup>th</sup> to 1002 active voters. We are working closely with Voter Magic to streamline the variety of reports needed between now and the election date. Monday, May 12<sup>th</sup> at 2:00 p.m. we will be drawing candidate names to determine how they will appear on the ballots and the names along with all finalized ballot question language will be sent to the printer for the official ballots. Remember, the deadline for registering for voting is May 23<sup>rd</sup>! Exciting times!

### **IT**

IT is in the final stages of preparation for the May 14<sup>th</sup> tabletop ransomware exercise. This exercise will be hosted in Council Chambers. Tom Schwab and Eric Salveggio with Kivu Consulting will be onsite running the exercise. Look forward to a high-level update regarding how it went in next month's update to council. IT upgraded Town Hall's network core infrastructure as well as improved the cyber security posture at the Conference Center. Pat Drew attended a Rockwell SCADA (Supervisory control and data acquisition) training seminar in Utah. He returns with additional knowledge at a foundational level to administer the water system. More advanced training is planned for Pat as the system evolves. IT has a few more off-season projects before it returns to "in season" mode starting at the end of this Month. Previous:

IT has successfully removed the Mountain Village public Wi-Fi system. The new Vendor Market and Music World networks are up and running. A few more additions to this new network are still required but all in all the major upgrade is done. In the next couple weeks, IT will be shutting down the Mountain Village public Wi-Fi internet connection saving TMV \$500 per month in expense. The Vendor Market Wi-Fi network will act as a network backup for merchants participating in Market on the Plaza. Music World will provide Wi-Fi access for music control in the Mountain Village core area and Sunset Plaza. The Music World system will also allow for emergency public service announcements in these areas. IT continues to work on the May 14<sup>th</sup> tabletop ransomware exercise. The Verkada camera and access control project is underway. This new system continues to work well.

### **COMMUNITY DEVELOPMENT**

#### **Planning**

Work with the Four Seasons team continues towards issuance of building permit. Final densities were approved with minor changes that were within the variations allowed by the Ordinance. Slope stabilization work is happening onsite. Staff review of final construction waste management plan, public improvements budget, final riparian corridor plan, final floor plan area calculations and pond area improvements agreement are happening. We are in contact with the four seasons team almost daily and working diligently on preparing, reviewing and consolidating all documents necessary for real estate transaction and permit issuance. Design review continues as usual, seems to be picking up with remodels, and other smaller staff level reviews as the summer season approaches. Planning staff is also heavily involved in workflow editing and testing for our software transition to our new permitting system. Courtesy notice to all easement/license holders on land for consideration for potential forest service trade parcel in the ilium valley has been issued, the application is being finalized and we anticipate submittal in May.

### Building

Four Seasons plan review is well underway, first round of revisions to address review comments are being worked on by applicant team with anticipated permit issuance in early to mid June. Building code update was passed on 1<sup>st</sup> reading. Minor changes per Council comments were incorporated for second reading and will come back to Council on May 15. Inspections are busy as we are still down one inspector. Workflow editing and testing for our software transition to our new permitting system is being completed by building staff.

### GIS

To this point the re-addressing project has re-addressed over 200 properties around mountain village. A summary of re-addressing to date is below

- **Group 1: Boulders, Prospect Plaza, and Coyote Ct**
  - 47 addresses
  - Boulders & Coyote Ct numbering did not conform to addressing standards.
  - Prospect Plaza was changed to be addressed off Boulders Way
- **Group 2: Northstar, Fairway Four, and Lost Creek Condos**
  - 59 addresses
  - Northstar & Fairway Four were multi-building properties addressed under 1 address. They were each given a unique number per "unit" and an associate street name
  - Lost Creek Ln reached out to us wanting to have their address corrected in preparation of potential future development. Phase I and II buildings were given unique primary address numbers.
- **Group 3: Timberview (first round) Mountain View Apartments, and the Ridge**
  - 53 addresses
  - Timberview was given a street name and each "unit" was given a unique primary address.

- Mountain View Apartments primary number of 306 was maintained, but the unit numbers were corrected to align with addressing standards.
- The Ridge had various address issues such as: non-conforming primary address numbers, missing street name, and street name correction.
- **Group 4: The Terraces and Spring Creek**
  - 37 addresses
  - The Terraces were given primary address numbers for each building and had their unit numbers changed to conform to addressing standards.
  - Spring Creek had their primary address numbers changed to conform to addressing standards
- **Group 4.2: Timberview street name correction**
  - 4 addresses
  - Due to numerous issues relating to private deliveries mixing up their community for one in Lawson Hill, Timberview residents requested another street name change.
  - Timberview Ct to Shredder Ln

LT continues to assist other departments with multiple projects on an as-needed basis.

#### Forestry

- In March the Colorado State Forest Service, awarded a Forest Restoration and Wildfire Risk Mitigation (FRWRM) grant to the town of mountain village to mitigate 48 acres of open space land near the Town Shop, Below Boulders Way, Along Jurassic Trail, and below See Forever Resort. The FRMWRM grant is an \$825,303.00 50% matching funds grant. Grant reimbursements are awarded once fire mitigation work has met the Shaded Fuel Break prescription objectives on an acre-by-acre basis. The timeline to complete the work over the grant funded 48 acres is 4 years with the deadline for work completion set at March 31<sup>st</sup>, 2029. The grant award agreement was fully executed on April 20<sup>th</sup>, 2025.
- Planning for the 2025 Forestry fieldwork operations include: distributing MCH bubble caps to help protect Douglas fir trees from Douglas fir beetles; performing risk mitigation around TMV water facilities; completing touch up forestry maintenance in the Demonstration Forest area along Adams Ranch Rd. (between Double Eagle Dr. and Lupine Ln.); maintaining and increasing aspen sapling protection on Lot OSP 38 along Mountain Village Blvd.; initiating work at VCA and advancing the planning efforts associated with VCA wildfire mitigation work; and scaling up work on the Community Shaded Fuel Break Project (including the TMV Forestry crew work, helicopter operations, hiring Southwest Conservation Corps crews, and wintertime pile burning of slash).

- Engagement and planning activities continue with regional partners to develop a new Community Wildfire Protection Plan (CWPP) and to advance planning efforts for wildfire mitigation and forest health projects. Regional partners include: Telluride Ski and Golf LLC, Genesee properties, San Miguel County, West Region Wildfire Council, Colorado State Forest Service, Trout Unlimited & the USFS, the National Forest Foundation, Ski Ranches, Lawson Hill, and the Southwest Conservation Corps.
- The Town Forester and forestry Crew Leader recently attended the Wildfire Assessor Training at West Region Wildfire Council to take the first step to qualify as assessors for the WRWC, Wildfire Ready Home (WRH) program, which is designed to provide homeowners with peace of mind and to possibly help people get or keep their homeowners insurance. A home hardening and defensive space assessment is performed by a qualified assessor and homeowners are then provided with a report that lists the mitigation tasks that can be performed to help improve the wildfire resiliency of their homes and property. Homeowners who complete all the required tasks receive a WRH certificate, which they can share with their insurance agency or relator. The WRH program will pair very nicely with TMV's, Defensive Space Incentive Program, because when homeowners complete the vegetation management recommendations according to the wildfire mitigation zone specifications, they will qualify for TMV's rebate incentive. This partnership with WRWC involves a partnership with WRWC, a regional wildfire mitigation organization, that will help enhance the TMV's program, provide more options for TMV homeowners, and fully engage TMV's collaboration with other wildfire mitigation professionals. One feature of the WRH program, allows TMV residents who participate in the program to register and log on to a website where they can see and track progress on a list of tasks they can complete to be eligible to receive a certificate demonstrating they have mitigated their home for wildfire and they will have access to resources such as educational handouts and other information.
- Currently, the Forestry Division has hired the Tech II seasonal forestry position, who is onboard, training for the summer, and participating in the distribution of MCH bubble caps. Interviews have been completed for the two additional Tech I seasonal forestry positions so the forestry crew may soon be fully staffed. The equipment has been fully maintained, and the seasonal Forestry team is excited to be out and doing good work as the 2025 season fully swings into action.

## **PUBLIC WORKS**

### **Road & Bridge**

The Road & Bridge team has been kept busy patching and prepping for the Asphalt project to begin May 12<sup>th</sup>. Road striping is also scheduled for this May to correspond with the paving. The team has also been helping out with the removal of the climbing boulder in Sunset Plaza.

### **Water**

The Pumpstation Upgrade project has gone out to bid with 3 responses currently under review. We expect to make a final decision and move into contract this month. Many items within the scope of the project will have a long lead time. Construction is ramping up and the Water

Department has been doing quite a few locates and managing new service installations around the Village.

#### Plaza Services

The Plaza Team has been keeping busy cleaning up our flower beds and plazas now that the snow has receded and our perennials are beginning to grow and bloom. The VCA bus stop area has been an area of focus lately with a new irrigation installed for the landscaping to be installed this month (as weather permits). The climbing boulder area will be set up with an irrigation system and new sod.

#### Facility Maintenance

Facilities continues to stay busy with working on public bathrooms and off-season projects. Kyle Tanguay recently attended a training on heat pumps and we hope to make some replacements to the more sustainable technology as older electrical heating systems reach end of life.

#### Vehicle Maintenance

VM has been helping bring summer equipment back on line for the change of seasons. Later this month the team will be attending the annual SAVMI conference which focuses on vehicle maintenance trainings with the added benefit of classes on snow cat and snowmobile maintenance.

### **MANAGER'S OFFICE**

#### Ilium Wastewater

An MOU between the Alexander Family, San Miguel County and the Town of Mountain Village is being considered at the May meeting. With that MOU, the county agrees to provide consent to the application. Our team can then finalize the subdivision exemption plat application to submit to the county by the end of the month. Mountain Village reviewed preliminary MGD (Millions of Gallons a Day) data related to the new plant, which illustrates a slightly larger regional service area, considering the long-term environmental concerns of septage and package plant use found in pockets of unincorporated San Miguel County. Once we receive key data from Telluride, we plan to share that data more globally and work through the service area boundaries. The service area boundaries will be a critical part of the Sewer Authority documents as well as the projected long term use and need of the new Wastewater Plant.

Staff has a field trip to Glenwood Springs to check out their wastewater facility on May 27<sup>th</sup> with Telluride staff.

The Telluride wastewater staff is kind enough to facilitate a tour of the Telluride regional wastewater plant on May 16<sup>th</sup> for interested Mountain Village Council members.

#### Ilium Housing Parcel

We have executed an MOU related to shared wells and infrastructure with the Ilium Park Owners Association (IPOA) and have a draft before Council related to the temporary use of the package plant for Phase I of the Ilium Housing Project with an anticipated unit count of 70 total housing units. The IPOA intends to commence drilling the well by the end of May or early June and is coordinating with our staff on this project. SGM in coordination with our water attorney, are working on our water court filing related to our Ilium housing project.

#### Unique Zip Code and USPS Facilities

Senator Bennet's office requests a letter of support from Mountain Village and has agreed to include the Town of Mountain Village in a bill being sponsored by Rep. Boebert to create some new rural post offices and postal codes. This has been a long-identified critical project for the Mountain Village, which will better help us collect online sales tax revenue more accurately and provide enhanced services within the Town. We will need to work with our town partners to best identify a building or land suitable for an expanded Post Office facility as a hopeful next step.

### Housing

The Housing Department continues to update its website to include all-digital applications and forms that meet ADA requirements. This includes full online payment and applications that meet state standards. Full implementation is anticipated by July 1, and will be used as a precursor to deed-restriction compliance in the fall.

Repaving of the parking lot at VCA is scheduled to commence on May 19<sup>th</sup>, with prep work taking place currently. The paving project will temporarily disrupt parking at VCA but should not affect any operations (Munchkins, etc.). Once repaved, the parking lot will also be striped which will hopefully provide for a more orderly parking pattern for residents.

The Colorado Department of Local Affairs is scheduled for a site visit at VCA Buildings 15 and 16 on May 21<sup>st</sup>. Town Councilmembers are invited to attend, and a separate invitation will be sent out to see if there is need to post the meeting. The purpose of the visit is to highlight affordable housing projects across southwestern Colorado and identify innovative unique solutions to the housing crisis, including master-leased units. There will be a feedback opportunity over the lunch hour at Wilkinson Library for any interested participants.

## **GRANTS & SUSTAINABILITY**

### Grants

Town staff are currently pursuing grant opportunities for last mile distribution, VCA playground, VCA wildfire mitigation, multimodal infrastructure, community facilities, municipal capital improvements, and water infrastructure.

### Sustainability

Town staff are meeting with businesses to discuss back of house composting and single-use plastics. Back-of-house composting is already underway at The View and Telluride Ski & Golf (TSG) restaurants in Mountain Village. TSG has replaced all water bottles with aluminum, is expanding their back of house composting, and making back of house composting a requirement. Town staff are assisting businesses with this transition by purchasing infrastructure, rebating invoices 30% through the Composting Incentive Program, and providing bilingual back of house staff trainings and signage. These are all paid for through a grant award.

Community Clean Up Day is scheduled for Wednesday, May 14, from 3-6pm at Village Court Apartments. Pizza and prizes start at 5pm and educational booths will be available about voter registration, Farm to Community, community garden, and local and regional sustainability efforts.

Alpine Water Resources (AWR) will be in Mountain Village on Thursday, May 22, to host a "Bug Day" event with Mountain Munchkins' preschoolers at the Meadows wetlands. AWR will also be hosting a tree wrapping demonstration and educational event the same day, tentatively from 1-4pm, for the public in collaboration with Town staff.



The VCA Ribbon Cutting Ceremony is scheduled for 2pm on Thursday, May 29. A Colorado Department of Transportation (CDOT) representative will be in attendance.

The Town continues to offer great incentive programs to assist our residents and businesses to realize energy savings and increase resiliency. The Building Energy, Solar, Composting, Smart Irrigation, and Fire Mitigation programs are ongoing, and more information can be found on the Town's website.

## **TRANSPORTATION/PARKS & RECREATION**

### **Parking**

With the arrival of the shoulder season, the parking team has focused on spring cleaning across all lots. Crews have been busy with surface preparation for striping and ongoing trash removal as snow continues to melt. The Phase 3 structural steel painting in the Gondola Parking Garage (GPG) has been rescheduled to start after the July 4th holiday, allowing for better coordination with peak summer demand.

### **Gondola / Bus**

The gondola is set to reopen on Thursday, May 22nd, marking the start of the summer season. SMART continues to provide shoulder season bus service between Town of Mountain Village (TMV) and the Town of Telluride (TOT). TMV will resume Meadows bus service to coincide with the gondola reopening, and the new Meadows Express Bus, piloted last fall, will continue operating this summer to support peak demand.

Gondola maintenance crews are currently conducting bi-annual safety inspections and addressing critical maintenance tasks that are difficult to perform during the operating season. These inspections revealed several issues requiring immediate attention, including the replacement of the drive bullwheel on section 1, the main electric motor on section 2, and the main gearbox on section 2. These components are being swapped with spares one year ahead of their scheduled five-year rebuild intervals. Additionally, the Weitz Company continues its slope stabilization project above Station 4.

### **Parks and Recreation**

Planning is underway for the upcoming trail building, biking, and pedestrian improvement season. The climbing boulder in the Conference Center Plaza has been removed, and the site is currently being revegetated. Roadside beautification and revegetation efforts along Mountain Village Boulevard have also begun, with a focus on enhancing the overall aesthetics of the area.

## **MUNCHKINS CHILDCARE**

Munchkins has experienced some staffing turnover, but we are excited to announce that Elena Holt will be stepping into the role of Lead Preschool Teacher. Elena has been with the program for over a year and has gone above and beyond to earn her credentials. She has some fantastic plans for the preschool, and we're eager to see them come to life!

For the month of May, Preschool is studying bugs. We're thrilled to have staff from the wastewater department join us to discuss the importance of micro bugs and waste control. Additionally, the Beaver group will be taking a field trip to explore bugs and beaver homes in the meadows. To top it all off, the preschoolers will be hatching their own butterflies!

In other exciting news, Munchkins launched an Amazon Wishlist, which was shared with parents, extended family members, and friends to help us acquire new educational materials, especially for outdoor activities. Many of our current materials have been in use for nearly a decade, and we were in dire need of updates. Thanks to the generosity of our community, we've received \$2,878 worth of donations, with just a few items left on our Wishlist. A huge thank you to everyone who helped make this possible—we're all set for a fun and enriching summer!

## **POLICE DEPARTMENT**

While the total calls for service in April decreased to 313 during the shoulder season, all officers stayed busy with criminal investigations, including the cases listed below.

In response to a physical altercation on the ski mountain, the suspect was issued a summons for harassment (strikes, pushes, shoves). A disturbance occurred in the Core area where an intoxicated male was screaming and cursing at others nearby. When the police arrived, he began aggressively yelling at the officers on the scene to "shoot him." The suspect was arrested for disorderly conduct and for obstructing a police officer. In the hit-and-run motor vehicle accident, officers tracked down the suspect and issued a summons for failure to report.

While no charges were filed, officers investigated other cases, including a motor vehicle crash in which the driver was texting. Skis were stolen at Goronno's Ranch during the closing day party, and we are still working on identifying the perpetrators. Another motor vehicle accident occurred when a construction vehicle struck a parked car in a parking lot; the owners agreed to resolve the matter between themselves.

A suspicious incident was reported to officers in the Lawson Overlook area involving a car parked on the road, its rear window shattered, and glass scattered on the ground. While checking the area, we found a bloody jacket and a backpack outside the car. Expanding our search, we also discovered shoes along the Lawson Overlook trail. Eventually, officers identified four juveniles who admitted to consuming psilocybin mushrooms, drinking alcohol, and smoking marijuana the night before. One stated that they had entered and slept in a random unlocked residence nearby. We were able to locate the residence later, and the owners were not interested in pursuing charges, as nothing was missing or damaged. Although we didn't have any active charges at the time of our contact, one of the individuals was later arrested by SMSO for possession of a controlled substance (psilocybin mushrooms).

Continuing to provide ongoing training for all officers, Officer Ford attended a Pistol Armorer School and is now qualified to certify the Police Department's firearms as functional and well-maintained. Officer Ford also attended Advanced Domestic Violence and Advanced Sexual Assault investigation training.

Officer Menter attended a week-long, 40-hour Human Trafficking Conference. Officer Fabian participated in a 40-hour Crisis/Hostage Negotiation Class that utilized live scenarios to engage with individuals in a simulated crisis. We were successfully reimbursed the entire cost of both of these trainings by a POST Grant. Officer Martin attended a week-long Motor Vehicle Theft Conference.

All staff completed firearms qualifications and were trained in Hostage Rescue tactics at the range. They also completed SFST/DUI recertification training and CPR/First Aid recertification. Deputy Chief Moir and Sgt Moir instructed all of these trainings.

Sgt Moir, Deputy Chief Moir, and Chief Broady attended a one-day Profiling Dangerous People training in Grand Junction. Officers Menter, Fabian, Uribe, Ford, and CSO Delgado completed ICS 100, 200, and 700 courses for Incident Command Structure. Officer Menter and Sgt Moir continue to attend multiple online case law/legal updates training courses. Deputy Chief Moir and Sgt Moir also trained with Jodi Miller to take on her work tasks once she retires. They will train the new Administrative Assistant once they are hired.

For Mental Health Awareness Month in May, all staff completed a one-hour on-site Mental Health/Wellness Check-in with Dr. Kimberly Miller. Some comments received from staff included: "It was extremely valuable. I've seen how the job affects me and how it has affected other cops. Some, I've seen too often, without preemptive mental health assistance, have left the profession because of the side effects of the job." "A worthwhile exercise in self-reflection." "I gained an incredible amount of useful information." We all appreciate Town Council's support and funding for this initiative and plan to continue annual check-ins.

To stay connected and reach out to our community, Officer Menter continues to attend Cafecito Con Un Policia. We are working on having more of these meetings in Mount Village. Officer Ford, Sgt Moir, and Deputy Chief Moir worked extra duty at Gorrone's Ranch for closing day.

## **HUMAN RESOURCES**

HR's yearlong Financial Wellness Program kicks off the summer with a Budget Bootcamp brought to us by a Triad EAP financial coach on May 7<sup>th</sup> – all staff are welcome and encouraged to attend. This one-hour workshop aims to uncover habits, attitudes and myths to help people have more control over finances and choices. Following this work session, there will be additional one-on-one financial coaching available through Triad EAP as a free benefit to all staff. Additionally, HR will be meeting with two local financial advisors later in May to start planning and expanding financial investment education opportunities for staff.

The Town has officially wrapped up its comprehensive compensation study with Laurie Graves of Graves Consulting. Phase I focused on evaluating and updating our overall compensation structure, including revised salary ranges to ensure market competitiveness and internal equity. Phase II, the Place-in-Range analysis, reviewed each employee's placement within their new salary range based on relevant experience. The results of the study were presented to the finance committee during the meeting held on March 19, 2025. With both phases now complete, the Town is better positioned to ensure fair, transparent, and sustainable compensation practices moving forward.

On deck: our Annual Employee and Family Staff Picnic is scheduled for Wednesday, June 4<sup>th</sup> from 12-5pm at La Piazza in Sunset Plaza. All staff, families and Council are invited to attend! We'll be handing out service anniversary awards and announcing the coveted Employee of the Year award. Should be great!

## **COMMUNICATIONS & ECONOMIC DEVELOPMENT**

Work continues on finalizing website document accessibility prior to the state's July 1, 2025 deadline. Archival documents are being moved to Paper Vision for the public to search and all actively used documents are being converted to be accessible for screen readers and other assistive devices.

Kathrine attended the Emergency Services Public Information Officers of Colorado conference at the end of April and recently attended the County's Table Top Exercise. Please save the date for June 8 for Fire and Ice and dates are being confirmed for the 30<sup>th</sup> anniversary celebration in July or August.

The Economic Development department is heading into the busy and exciting summer season! Market on the Plaza is set to begin on June 11<sup>th</sup>. We're hosting business trainings including our annual summer lunch and learn rescheduled from May 27 to May 29 and a ServSafe Food Manager Certification Course and Test on June 3 at the Telluride Conference Center. Special event applications are being executed for the summer season as well with 14 events currently going through the permitting process and 5 events already permitted for the summer.

The Business Development Advisory Group meeting originally scheduled for May 20<sup>th</sup> has been rescheduled to May 27<sup>th</sup> due to scheduling conflicts. The primary agenda topic will be the managed logistics program.

The new wayfinding kiosk is set to be installed ahead of the gondola opening. We're excited to have this up and running in time for the summer season. The kiosk includes business listing information, the ability to keyword search, walking directions through the plazas, events calendar and an itinerary builder. It is also WCAG compliant and available in multiple languages.

Molly and Lauren are meeting one-on-one with F&B businesses through the month of May to recruit businesses to join our commercial back of house composting program.

There are some new business changes in the Village Center for this summer. The Madeline is opening the Kettle Coffeehouse in the old Starbucks space. JD and Molly have met with the new tenants of the former Shake 'n Dog space and are excited to support their new business concept and ideas for the space. The Sunshine Store has decided to close its doors in Mountain Village and we're trying to work with TSG (the owners of that retail space) on what will replace it.

Lastly, we're working on scheduling a Meadows community forum in early June to get resident feedback on Town projects, including the possibility of commercial vending and a small skatepark.



The following Business & Government Activity Report (BaGAR) is not accessible to assistive screen readers. For assistance in accessing and understanding this document, please email [jvergari@mtnvillage.org](mailto:jvergari@mtnvillage.org) or call 970-728-8000.



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

Activity - Village Court Apartments	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Occupancy Rate %	94.90%	0.00%	94.71%	98.64%	1.82%	97.73%	-3.02%	-3.1%
# Vacated Units	5	3	12	6	3	12	0	0.0%
# Work Orders Completed	27	8	130	241	216	308	(178)	-57.8%
# on Waiting List	168	(19)		156	(4)		12	7.7%
Activity - Public Works	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Service Calls	707	189	2,097	847	240	2,528	(431)	-17.0%
Truck Rolls	166	70	394	199	94	446	(52)	-11.7%
Snow Fall - Inches	35	(8)	150	0	(62)	164	(14)	-8.5%
Snowmaking Water Billed Consump - Gallons	0	NA	30,518,000	0	NA	28,286,000	2,232,000	7.9%
Other Water Billed Consump - Gallons	4,761,000	(3,614,000)	28,490,000	6,519,000	(2,704,000)	35,518,000	(7,028,000)	-19.8%
Sewage Treatment - Gallons	11,416,000	(326,000)	42,044,000	7,322,000	(3,025,000)	36,186,000	5,858,000	16.2%
Activity - Child Development Fund	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Infants Actual Occupancy	11.46	0.86		6.23	(0.00)		5.23	83.9%
# Toddlers Actual Occupancy	7.93	(1.42)		9.97	(0.00)		(2.04)	-20.5%
# Preschoolers Actual Occupancy	14.28	2.23		14.34	0.00		(0.06)	-0.4%
Activity - Transportation and Parking	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
GPG Parking Utilization (% of total # of spaces occupied)	22.1%	-49.70%	56.8%	24.40%	-54.40%	62.1%	-5.3%	-8.5%
HPG Parking Utilization (% of total # of spaces occupied)	21.3%	-47.10%	53.2%	18.90%	-34.80%	44.9%	8.3%	18.5%
Parking Utilization (% of total # of spaces occupied)	22.4%	-39.00%	49.6%	25.10%	-40.70%	53.8%	-4.2%	-7.8%
Bus Routes - # of passengers	165	165	165	0	0	0	165	NA
Paid Parking Revenues	\$24,809	(\$98,821)	\$372,539	\$23,800	(\$97,978)	\$393,270	(\$20,731)	-5.3%
Activity - Human Resources	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
FT Year Round Head Count	104	4		95	(1)		9	9.5%
Seasonal Head Count (FT & PT)	0	(4)		0	(4)		0	NA
Gondola FT YR, Seasonal, PT YR Head Count	39	(15)		30	(21)		9	30.0%
Total Employees	143	(15)		125	(26)		18	14.4%
Gondola Overtime Paid - Hours	149	15	549	125	(245)	1,107	(558)	-50.4%
Other Employee Overtime Paid - Hours	70	(76)	456	110	(60)	563	(107)	-19.0%
Total # New Hires	4	3	11	4	2	13	(2)	-15.4%
# Terminations	21	17	30	23	21	34	(4)	-11.8%

Seasonal EE's: None, 1 Vehicle Mtn Intern, 1 Temp CCA    New Hires: 2 FT Childcare Assistant, 1 Temp Childcare Assistant, 1 Vehicle Mtn Tech I    Terms: 1 Water Tech, 1 Lead Teacher, 1 FT Groundskeeper II, 1 FT Gondola Op II, 1 Rental Prop Coordinator, 1 Police Admin III, 1 seasonal Parking Attendants, 13 seasonal Gondola Ops    Reason for Terms: 1 retired, 5 moved out of area, 13 end of season

Activity - Communications & Business Development	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Town Hosted Meetings	5	(2)	24	5	(1)	25	(1)	-4.0%
Email Correspondence Sent	13	(3)	57	18	1	65	(8)	-12.3%
E-mail List - #	8,363	(21)		8,439	0		(76)	-0.9%
Ready-Op Subscribers	2,254	9		2,199	(4)		55	2.5%
News Articles	28	(60)	102	18	2	69	33	47.8%
Press Releases Sent	3	1	9	4	2	8	1	12.5%
Activity - Gondola and RETA	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Gondola # of Passengers	44,126	(333,193)	1,082,996	53,888	(336,783)	1,114,697	(31,701)	-2.8%
Chondola # of Passengers	5,241	(32,111)	112,836	5,966	(30,186)	112,933	(97)	-0.1%
RETA fees collected by TMVOA	\$ 911,784	\$ (102,383)	\$ 2,877,512	\$ 833,775	\$ 364,620	\$ 3,679,620	(\$802,108)	-21.8%
Activity - Police	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Calls for Service	313	(200)	1,900	306	(241)	1,962	(62)	-3.2%
Investigations	7	(13)	69	13	(17)	84	(15)	-17.9%
Alarms	11	(1)	70	19	10	54	16	29.6%
Arrests	1	(2)	11	1	(6)	11	0	0.0%
Summons	1	(1)	10	4	1	11	(1)	-9.1%
Traffic Contacts	4	(4)	35	5	(4)	42	(7)	-16.7%
Traffic Tickets Written	1	(1)	5	0	(4)	7	(2)	-28.6%
Parking Tickets Written	192	(124)	1,676	160	(509)	1,947	(271)	-13.9%
Administrative Dismissals	22	(6)	146	13	(69)	243	(97)	-39.9%



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

Activity - Building/Planning	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Community Development Revenues	\$186,066	(\$537,371)	\$1,132,836	\$92,492	(\$458,253)	\$978,300	\$154,536	15.8%
# Permits Issued	23	(1)	70	19	7	62	8	12.9%
Valuation of Mtn Village Remodel/New/Additions Permits	\$5,188,358	\$2,054,525	\$18,154,984	\$2,663,173	(\$10,030,010)	\$59,989,253	(\$41,834,269)	-69.7%
Valuation Mtn Village Electric/Plumbing/Other Permits	\$143,717	\$99,415	\$343,018	\$103,000	(\$19,370)	\$328,946	\$14,072	4.3%
# Inspections Completed	310	(57)	1,222	153	(65)	708	514	72.6%
# Design Review/Zoning Agenda Items	8	(1)	38	9	(1)	51	(13)	-25.5%
# Staff Review Approvals	64	9	183	65	18	173	10	5.8%
Activity - Vehicle Maintenance	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Preventive Maintenance Performed	34	11	85	13	(7)	51	34	66.7%
# Repairs Completed	19	(12)	121	32	1	87	34	39.1%
Special Projects	3	2	9	1	(1)	7	2	28.6%
# Roadside Assists	0	0	0	0	0	0	0	NA
Activity - Finance	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
# Other Business Licenses Issued	55	14	1,233	56	23	1,235	(2)	-0.2%
# Privately Licensed Rentals	1	(1)	95	0	(2)	93	2	2.2%
# Property Management Licensed Rentals	1	(1)	528	3	3	535	(7)	-1.3%
% of Paperless Billing Customers	61.24%	-1.56%		59.28%	-0.52%		2.0%	3.3%
# of TMV AR Bills Processed	1,143	30	4,499	1,105	13	4,396	103	2.3%
Activity - Telluride Conference Center	2025 MONTH	Monthly Change	2025 YTD	2024 MONTH	Monthly Change	2024 YTD	YTD or MTD Variance	YTD or MTD Variance %
Number of Leads	13	1	43	na	NA	na	NA	NA
Leads Turned Down/Lost	4	-2	14	na	NA	na	NA	NA
Contracts Requested	2	0	9	na	NA	na	NA	NA
Contracts Executed	7	6	10	na	NA	na	NA	NA
Actual Revenues (Gross)	\$20,742	(\$49,214)	\$337,116	na	NA	na	NA	NA
Contracted Base Revenues	\$18,520	(\$27,680)	\$248,862	na	NA	na	NA	NA
Revenues Above Contracted	\$2,222	(\$21,534)	\$88,254	na	NA	na	NA	NA
Revenues Above Contracted - %	12.0%	-39.4%	35.5%	na	NA	na	NA	NA

TCC Contracted Activity	2025	2026	2027
Number of Contracted Events	20	7	1
Contracted Base Revenue	\$ 394,663	\$ 205,924	\$ 49,245
Budgeted Revenue	\$ 500,000		
% of Budget Revenue Contracted	79%		
Number of Tentative Events *	3	7	1
Tentative Base Revenue	\$ 22,690	\$ 167,338	\$ 16,710

\*Events are listed as tentative when a contract has been requested is not executed.

Accounts Receivable						Other Stats	
	TMV Operating Receivables (includes Gondola funding and childcare)		Utilities - Water/Sewer		VCA - Village Court Apartments		
Current	\$1,048,087	92.4%	349,765	95.6%	\$23,824	88.3%	
30+ Days	5,583	0.5%	9,573	2.6%	1,736	6.4%	
60+ Days	5,277	0.5%	3,167	0.9%	187	0.7%	
90+ Days	2,740	0.2%	1,235	0.3%	1,236	4.6%	
over 120 days	72,736	6.4%	1,983	0.5%	-	0.0%	
Total	\$ 1,134,423	100.0%	\$ 365,723	100.0%	\$ 26,983	100.0%	
	Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR		
Current	\$5,792	73.3%	\$ 1,427,468	93.0%	\$ 423,358	105.5%	
30+ Days	1,327	16.8%	18,219	1.2%	(19,916)	-5.0%	
60+ Days	773	9.8%	9,404	0.6%	(2,594)	-0.6%	
90+ Days	13	0.2%	5,224	0.3%	(780)	-0.2%	
over 120 days	-	0.0%	74,719	4.9%	1,296	0.3%	
Total	\$7,905	100.0%	\$ 1,535,034	100.0%	\$ 401,364	100.0%	

Population (estimated) 1,434

(Active) Registered Voters 695

Assessed Property Valuation 438,821,785



TOWN MANAGER'S DEPARTMENT  
455 Mountain Village Blvd.  
Mountain Village, CO 81435

TO: Town of Mountain Village  
FROM: Michelle Haynes, Assistant Town Manager, Haley Carmer, Assistant Town Attorney  
FOR: May 15, 2025  
DATE: May 7, 2025

**Memo:**

Consideration of a Memorandum of Understanding Among the Town of Mountain Village, San Miguel County, and the Alexander Family regarding subdivision, land exchange, and dedications affecting Alexander Ilium land holdings and future Waste Water Treatment Plant (WWTP) parcel

**Executive Summary:** Attached is the MOU containing the agreed to terms among the Town, County, and Alexander Family related to the creation of the future WWTP parcel. Most of the terms apply to the retained parcel owned by the Alexander Family and various dedications, vacations, uses and easements that will be incorporated into the subdivision exemption plat application to create the WWTP parcel and clean up and clarify land uses between the Alexander Family and the County. A 2-acre dedication for the Ilium Intersection along with a conveyance of a historic Rio Grande Railroad owned by the County to the Alexander Family are all referenced in the MOU. This is a necessary approval by the Mountain Village and the County in order to submit our subdivision application.

**BACKGROUND**

The Town of Mountain Village, pursuant to the San Miguel County Land Use Code planning process, met with San Miguel County staff prior to and subsequently after a preapplication meeting in November of 2024 to discuss and seek clarity regarding the land use application process to create the wastewater property currently under contract with the Alexander Family. San Miguel County and the Alexander Family had a number of mutual issues to “clean up” on the retained parcel owned by the Alexander Family.

On February 3, 2025, Tom Kennedy (the Alexander Family’s attorney) sent a memo to San Miguel County dated February 3, 2025, titled, “summary of anticipated actions.” The purpose of the memo was to outline the Alexanders’ proposal regarding certain land transfers and dedications between them and the County and the process to accomplish those actions along with the creation of the WWTP parcel. After a work session held with the Board of County Commissioners on March 19, 2025, all parties agreed to move forward with an MOU outlining the agreed-upon terms of the dedications, transfers, and subdivision, and the result of the agreed-upon terms is found in Exhibit A, the MOU with exhibits.

Most of the elements of the MOU relate to the dedication of roads, road widths, use, and trails. However, a critical win for the region is the Alexander’s agreement to dedication of up to 2-acres of land area which will be depicted on the plat to improve the Ilium Road intersection, a long-identified safety hazard, and must be improved should additional density be constructed in Ilium as anticipated. As stated in the MOU, the Alexanders will dedicate the land needed for the



intersection improvements (up to two acres) at the time the improvements are finalized and construction is approved. The county also agrees to deed the historic Rio Grande Railroad grade that bifurcates a portion of the Alexander property to the Alexanders in exchange for the various road dedications, trails, easements, and land dedications.

Aside from outlining the land use process that will be followed to accomplish the above, the primary terms in the MOU affecting the town are (1) that the County will consent to the inclusion of the RGS parcel in the subdivision exemption application and (2) the provision that the Town and County will record a covenant against the WWTP at closing providing that if a WWTP is not built on the parcel within 10 years of closing, the Town and County will cooperate to identify a reasonable alternative municipal/public use for the parcel. The terms of that covenant will be worked out with the county while the subdivision application is being processed.

The version of the MOU that is in the packet is being reviewed by the County and the Alexander Family. We anticipate that the Board of County Commissioners will consider the MOU at their May 21, 2025, regular meeting. Once all parties have approved and signed the MOU, the County will sign a consent letter allowing us to include the RGS parcel in the subdivision application. The County consent letter is the final piece to completing our application to the county to create the wastewater parcel. Although several months have passed since our anticipated submission of the application to the county, we expect that each party will have a clear path forward with approval of the MOU that will inform the application. Thank you to everyone who participated in realizing this document, and ultimately, the region will benefit from a much more straightforward path of land and public uses down valley in this area.

#### **ATTACHMENTS**

- a. Memorandum of Understanding inclusive of exhibits

#### **RECOMMENDED MOTION**

*I move to approve a Memorandum of Understanding (MOU) Between San Miguel County, Alexander Ranch LLP, and the Town of Mountain Village Related to Mutual Understanding and Intent Regarding the Subdivision, Dedications, and Conveyances Affecting the Southerly Segment of the Alexander Family Ilium Property and Related to the Subdivision of Land for a Wastewater Treatment Plant Site, subject to non-substantive edits approved by the Town Attorney.*

*/mbb*

## MEMORANDUM OF UNDERSTANDING

This MEMORANDUM OF UNDERSTANDING (“**MOU**”) is entered into this \_\_\_\_ day of May, 2025, by and among Alexander Ranch LLLP, a Colorado limited liability limited partnership (“**Alexander Family**”), Town of Mountain Village, a Colorado home rule municipality (“**Mt Village**”), and San Miguel County (the “**County**”). The Alexander Family, Mt Village, and County may be referred to herein individually as a “**Party**” and, collectively, as the “**Parties**.”

### RECITALS

WHEREAS, The Alexander Family owns certain real estate generally situated in the lower Ilium Valley, which real estate which is legally described as consisting of a portion of the Valley Placer, Mineral Survey No. 15120, Upper San Miguel Mining District, according to the Patent issued by the General Land Office of The United States of America on October 3, 1905 Patent No. 41084, Mineral Certificate 1655, County of San Miguel, State of Colorado, and is generally depicted on attached **Exhibit “A”** (the “**Alexander Family Ilium Property**”).

WHEREAS, as shown on Exhibit A, the Alexander Family Ilium Property is generally split into two components that are separated by State Hwy #145, with the “northerly segment” situated to the north and the “southerly segment” situated to the south of Hwy #145.

WHEREAS, Mt Village is under contract to purchase from the Alexander Family a certain five-acre portion of the “southerly segment” of the Alexander Family Ilium Property (the “**WWTP Parcel**”) for purposes of developing a much-needed regional wastewater treatment plant/facility.

WHEREAS, the County holds fee title to a portion of the Old Rio Grande Southern Railroad Right-of-Way (“**RR ROW**”), which is depicted on attached **Exhibit “B”**.

WHEREAS, in order for Mt Village to purchase the WWTP Parcel, the WWTP Parcel must be subdivided from the rest of the Alexander Family Ilium Property in accordance with the County Land Use Code (“**LUC**”), which subdivision application will also require inclusion of the RR ROW.

WHEREAS, the RR ROW bisects a portion of the southerly segment of the Alexander Family Ilium Property in an area that is integral to the Alexander Family’s ongoing cattle operations.

WHEREAS, three County roads—L63, L63.5, and L63.7 (collectively, the “**County Roads**”)—cross the southerly segment of the Alexander Family Ilium Property as depicted on attached **Exhibit “C”**. A non-motorized hiker/biker trail running south of the San Miguel River and east of County Road L63.5 (the “**Recreational Trail**”) also crosses the Alexander Family Ilium Property as shown on **Exhibit “D.”**

WHEREAS, the County claims a public easement for each of the Public Roads and the Recreational Trail, the basis of which has not been established by easement conveyance or plat or other fee dedication.

WHEREAS, the Alexander Family has requested that the County convey the RR ROW to the Alexanders and vacate the County Road and, in exchange, the Alexander Family has offered to dedicate new rights-of-way, easements, and land to the County.

WHEREAS, the County and Mt Village have identified the need for certain road improvements to occur to the Hwy #145/Ilium Road Intersection (“**Intersection Improvements**”) to accommodate future development occurring in the Ilium Valley region. While the final plans for the Intersection Improvements have not been prepared, the parties anticipate that a portion of the

Alexander Family Property could be required to accommodate the Intersection Improvements, which includes an area south and west of the existing intersection. The Alexander Family has earmarked a portion of their land laying within the area generally described on attached **Exhibit “B”** and attached **Exhibit “E”** (“**Intersection Improvement Parcel**”) that they would agree to allocate for the Intersection Improvements.

WHEREAS, the Parties now desire to enter into this MOU to set forth their mutual understanding and intentions regarding the subdivision, dedications, and conveyances affecting the southerly segment of the Alexander Family Ilium Property.

1. **Recitals**. The above Recitals are incorporated herein and confirmed by the Parties to be true and correct.

2. **Subdivision**. The Mt Village will submit an application on behalf of itself and the Alexander Family to the County for a combined subdivision exemption application (the “**Exemption Application**”) seeking approval of a subdivision exemption plat (“**Subdivision Exemption Plat**”). The Exemption Application will involve (i) subdivision of the southern segment of the Alexander Ilium Property into up to six separate, legally established lots, including the WWTP Parcel as shown on Exhibit “E”; and (ii) dedication to the County by the Alexander Family of certain County Road rights-of-way and an easement for the Recreational Trail and Down Valley Connector Trail allowing for the uses, dimensions, and configurations as generally depicted on **Exhibit “D,”** which would include an acknowledgement by the County that it is not asserting rights or claims for other public roads, trails, or other purposes on the Alexander Family Ilium Property. The review of the Exemption Application would be administered as a One-Step Board of County Commissioner Review per Section 3-501 B.I.. The County makes no guarantees or representations regarding the outcome of the Exemption Application, and Mt Village and the Alexander Family acknowledge that nothing in this MOU or otherwise obligates the County to approve the Exemption Application.

3. **Consent to Inclusion of RR ROW**. The County consents to the inclusion of the RR ROW as part of the Exemption Application and will provide an authorization letter to that effect upon signing this MOU.

4. **County Road Vacation and Dedication**. Considering the unknown origin, scope, and legal basis for the County Roads and Recreational Trail and the transactions contemplated in this MOU, the Exemption Application will include and the Subdivision Exemption Plat signed by the Alexander Family shall provide for certain right-of-way fee dedications to the County for County Road L63 and L63.5 and a public easement dedication for the Recreational Trail as set forth below. The Mt Village will request to vacate L63.7 contemporaneous with the County’s review of the Exemption Application and no new dedication for that road will be required. The County will waive any fees associated with that application, which may be processed concurrently with the Exemption Application.

a. **L63**: The Exemption Application will include a right-of-way dedication for two segments of L63, “L63 ROW Segment One” and “L63 ROW Segment Two” as shown on Exhibit D. The L63 ROW Segment One will be 40 feet in width, and the L63 ROW Segment Two will be 16 feet in width. The alignment of each ROW will be as shown in the Exemption Application, will encompass the existing travel surface of the road, and accommodate existing and future utilities, with no additional utility easements required to be dedicated or conveyed. Following dedication, the County will post no parking and no camping signs within the L63 ROW Segment Two and monitor and enforce those prohibitions consistent with the County’s enforcement on all other County roads.

b. **L63.5**: The Exemption Application will include a 40-foot-wide right-of-way dedication

for L63.5. The alignment of the ROW will be as shown in the Exemption Application, will encompass the existing travel surface of the road, and will accommodate existing and future utilities, with no additional utility easements required to be dedicated or conveyed. Following dedication, the County will post no parking and no camping signs within the L63.5 right-of-way and monitor and enforce those prohibitions consistent with the County's enforcement on all other County roads.

- c. The L63 and L63.5 dedications are referred to as the “**County Road Dedications**” in this MOU.
- d. **Special Use Permit:** The Alexander Family may seek a roads special use permit from the County to allow for temporary closure of L63.5 and L63 during active loading and unloading of cattle. The County will waive any fees associated with this permit application.
- e. **Recreation Trail.** The Exemption Application will grant a public easement to the County for non-motorized use of the existing Recreational Trail located east of the Bilk Creek Road (“**Recreational Trail Easement**”). The Recreational Trail Easement shall be 5 feet in width along the alignment generally depicted on attached **Exhibit D**. The location of the Recreational Trail Easement shall be relocatable by the Alexander Family or its successors should future development, if any, occur in the vicinity of the Recreational Trail and the alignment needs to be adjusted. The Alexander Family recognizes that an additional section of a trail is located along the northerly bank of the San Miguel River west of Bilk Creek and agrees that it can continue to be used informally by the public.
- f. **Down Valley Connector Trail.** The Exemption Application will grant a public easement to the County for non-motorized use of the existing public trail located between the western terminus of L63.5 and the western boundary of the proposed WWTP Parcel (“**DVCT Trail Easement**”). The DVCT Trail Easement shall be no more than five (5) feet in width along the alignment generally depicted on attached **Exhibit D**. Where possible the County intends to use the CDOT right-of-way for location of the Down Valley Connector Trail. In the event the DVCT Trail Easement is not required for the final design and construction of the Down Valley Connector Trail, the County will release those unneeded portions of the DVCT Trail Easement upon completion of the design plans for the Down Valley Connector Trail.

5. Agreement to Convey; Intersection Improvement Parcel. Upon the successful approval and recordation of the Subdivision Exemption Plat on terms and conditions acceptable to the Parties, the Alexander Family and the County will execute and record a certain “**Agreement to Convey**” concerning the conveyance of the portion of the Intersection Improvement Parcel specifically needed to accommodate the Intersection Improvements. The Agreement to Convey will provide that the Alexander Family will convey the portion of the Intersection Improvement Parcel required for the Intersection Improvements to the County at such time that the final plans for the Intersection Improvements have been prepared and the Intersection Improvements work permitted. The land would be conveyed to the County for no consideration. The Alexander Family would retain title to that portion of the Intersection Improvement Parcel not actually required for the Intersection Improvements. The Alexander Family and the County will process a subdivision exemption plat to provide for the conveyance of the land for the Intersection Improvements to the County. If for reasons not within the control of the Alexander Family the Intersection Improvements are not pursued for any reason or are denied, then the Intersection Improvement Parcel will not be conveyed to the County.

6. Implementation. Contemporaneous with the execution and recordation of the Subdivision Exemption Plat on terms and conditions acceptable to the Parties, the Parties agree to proceed as follows:

- a. The County will convey the RR ROW to the Alexander Family for no consideration, which conveyance would occur immediately prior to the recordation of the Subdivision Exemption Plat, so that the Alexander Family is able to execute and record the plat as the owners of all land comprising the plat, including the RR ROW.
- b. The Subdivision Exemption Plat, including the provision of the County Road Dedications, will be executed by the Alexander Family as the owner and the County as the reviewing governing body.
- c. The Alexander Family and the County will execute and record the Agreement to Convey, to be recorded with the Subdivision Exemption Plat.
- d. The Alexander Family and the County will execute and record the Recreational Trail Easement, to be recorded with the Subdivision Exemption Plat.
- e. The Alexander Family and Mt Village will complete the closing of the sale of the WWTP Parcel.

7. Contingencies. The transactions contemplated herein are contingent upon the following:

- a. The County's approval, execution, and recordation of the Subdivision Exemption Plat, including the County Road Dedications, on terms and conditions acceptable to the Parties.
- b. Purchase of the WWTP Parcel by Mt Village or its assign.
- c. The execution and recordation of the Agreement to Convey and the easement for the Recreational Trail.
- d. If Mt Village or its assign does not close on the purchase of the WWTP Parcel for any reason, the County and the Alexander Family will be under no obligation to complete the transactions and conveyances contemplated herein, including the recordation of the Exemption Plat.

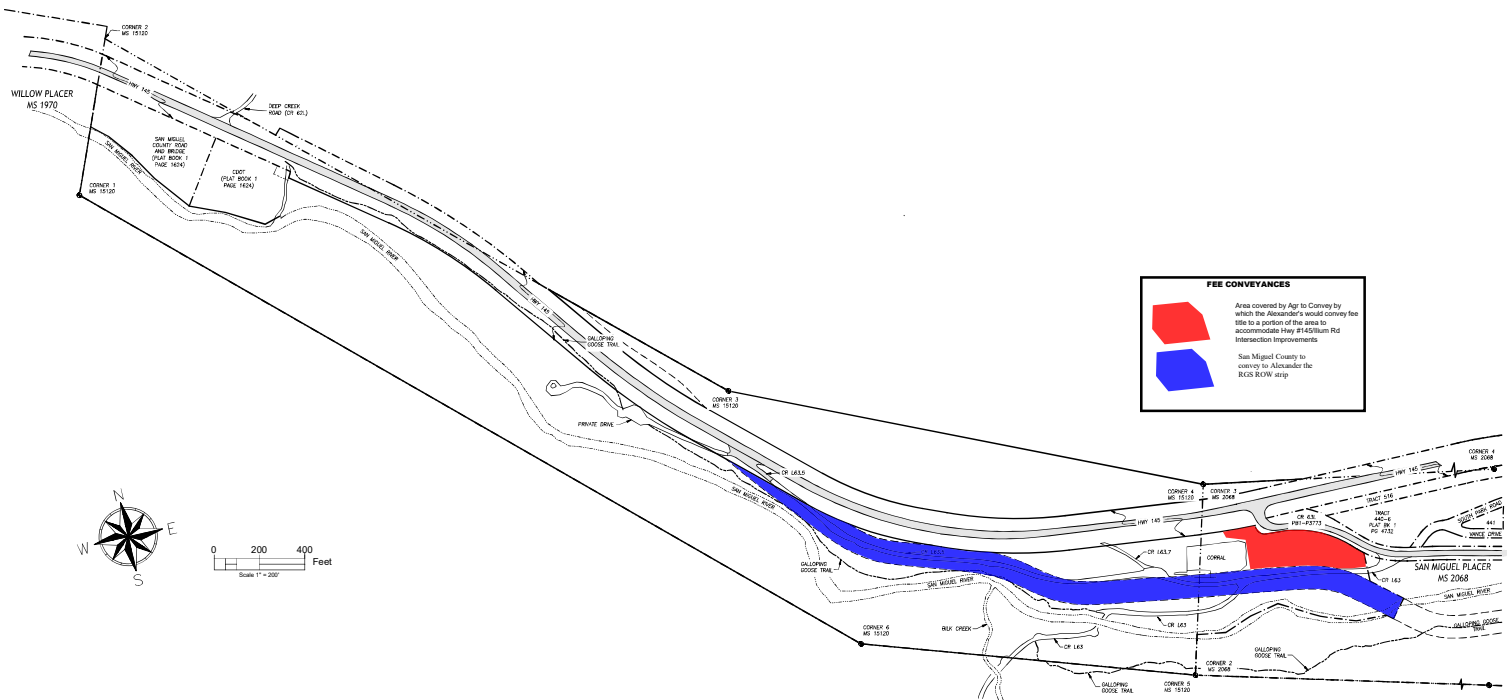
8. Other Considerations.

- a. In the event a regional wastewater treatment plant is not built on the WWTP Parcel within 10 years of Mt Village's (or its assign's) purchase of the WWTP Parcel, Mt Village and the County will jointly agree on a reasonable, alternative public/municipal use of the WWTP Parcel from the uses and activities allowed by right or additional review under the then-applicable zoning regulations. Mt Village and the County will enter into and record a covenant against the WWTP Parcel consistent with these requirements.
- b. Future development, if any, on the Alexander Retain Lots will be in conformance with LUC requirements and standards in effect at the time of development.

9. Obligations and Status. The parties acknowledge that no contractual relationship is created between or among them by this MOU but that it is a memorialization of the Parties' intentions regarding



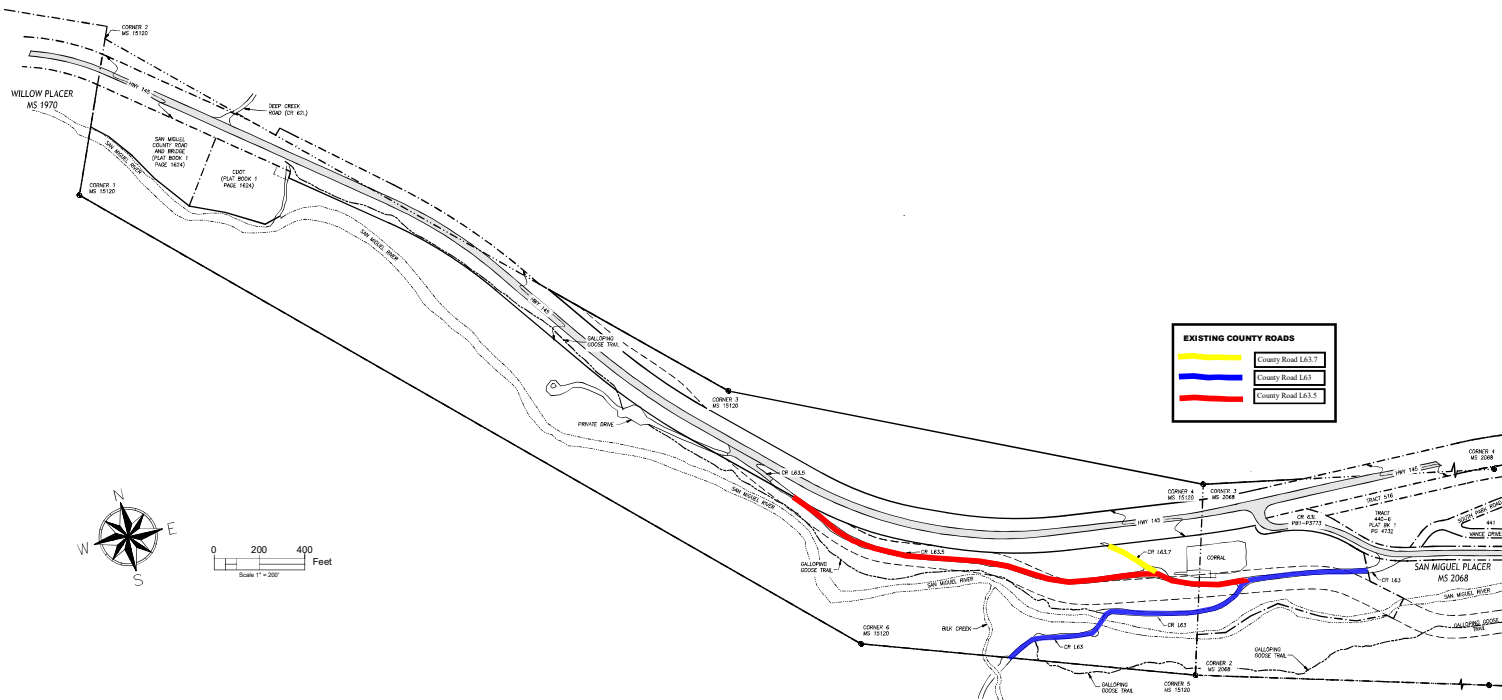





## EXHIBIT B

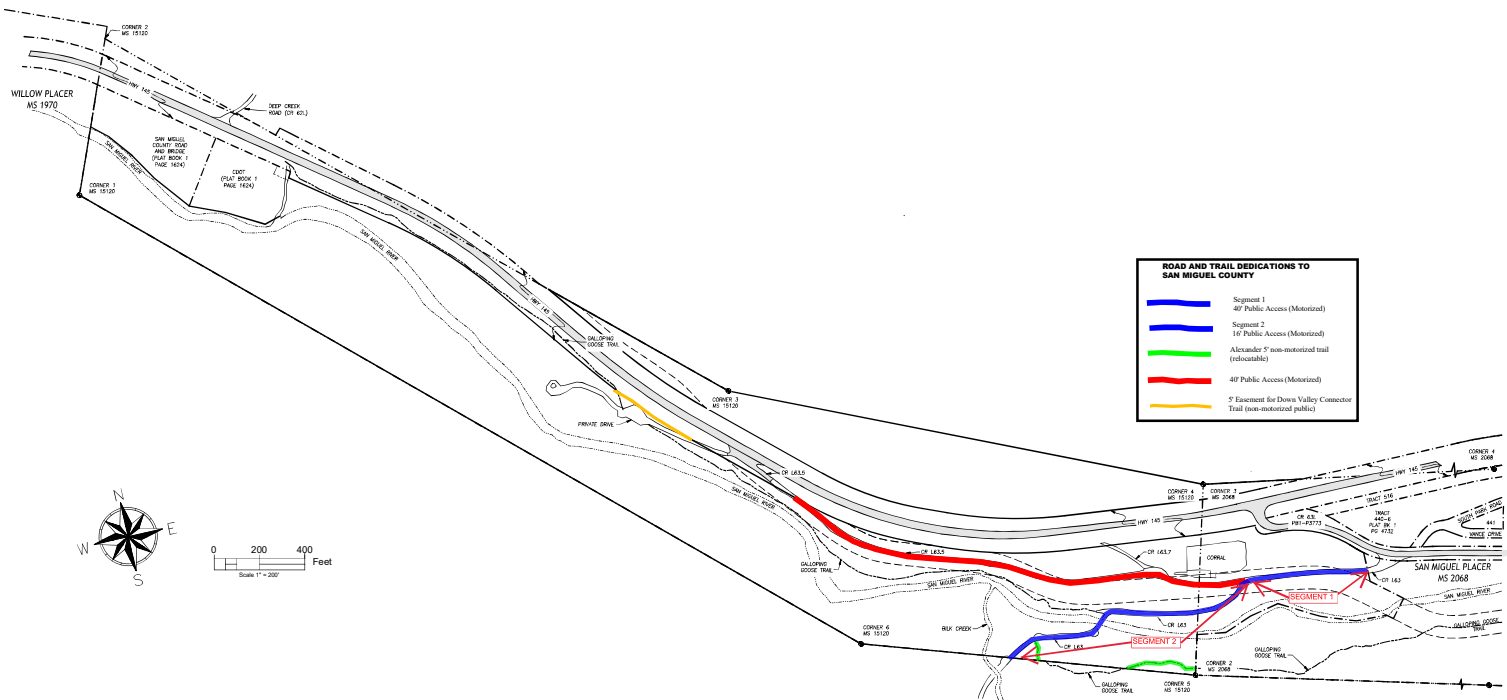
San Miguel County Alexander Family 1000 County Road 145 San Miguel County State of Colorado	<b>EXHIBIT</b> Portion of the San Miguel Placer MS 2068 and Willow Placer MS 1970, with Section 18, 19 and 20 T10N R10W S10E San Miguel County, Colorado
December 3, 2024 PROJECT NUMBER 22543 Sheet 3 of 4	<b>BULSON</b> SURVEYING





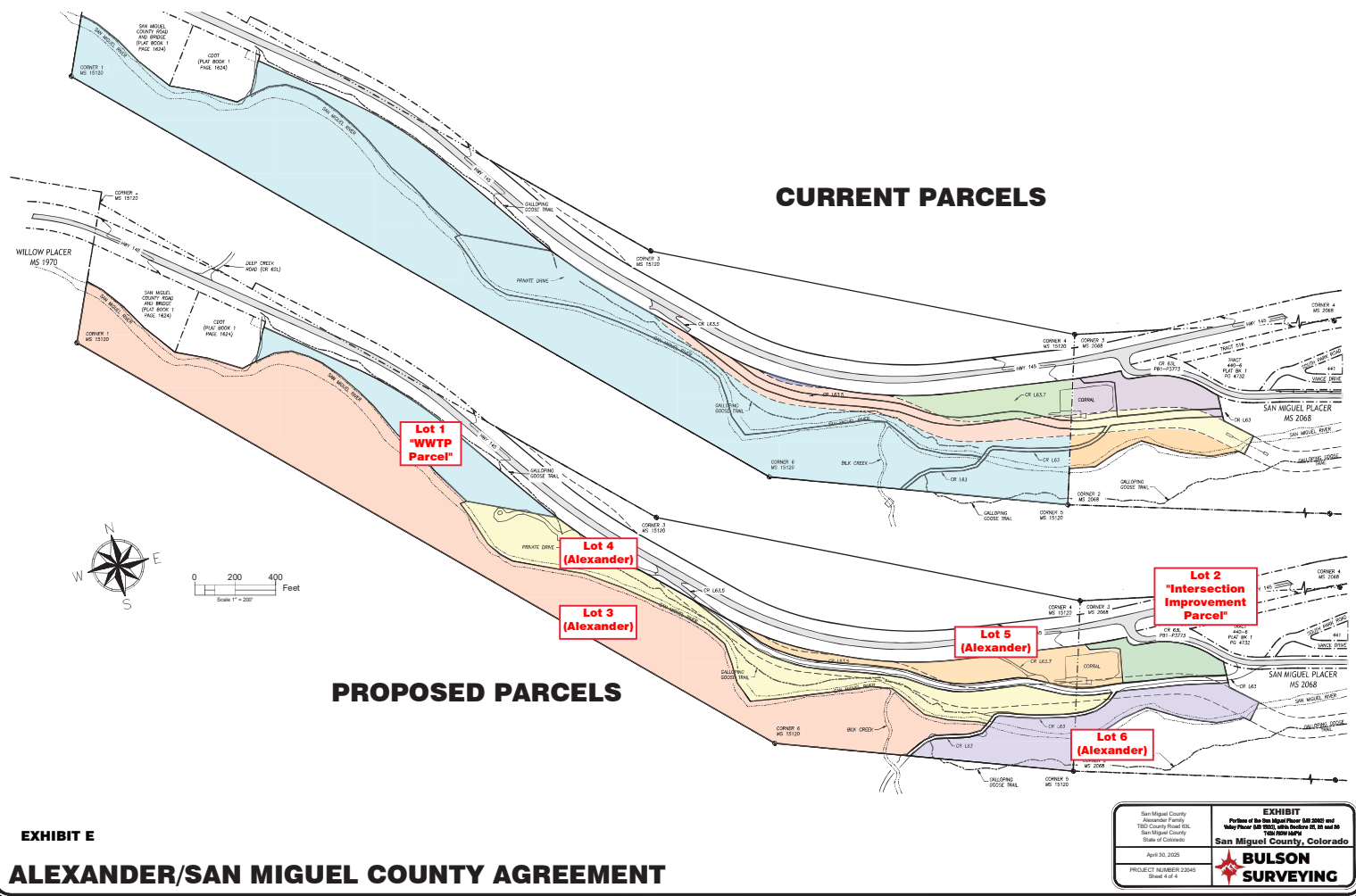
# EXHIBIT C

San Miguel County Alexander Family 1822 County Road 145 San Miguel County State of Colorado	<b>EXHIBIT</b> <b>Portion of the San Miguel Placer MS 2068 and</b> <b>Willow Placer MS 1970, with Section 18, 19 and 20</b> <b>San Miguel County, Colorado</b>
December 3, 2024 PROJECT NUMBER 22543 Sheet 1 of 4	 <b>BULSON</b> <b>SURVEYING</b>



**EXHIBIT D**

San Miguel County Alexander Family 1000 County Road 65 San Miguel County State of Colorado	<b>EXHIBIT</b> Portion of the San Miguel Placer MS 2068 and Willow Placer MS 1970, with Section 18, 19 and 20 T10N R10W E10W <b>San Miguel County, Colorado</b>
December 3, 2024 PROJECT NUMBER 22543 Sheet 2 of 4	<b>BULSON</b> <b>SURVEYING</b>





## COMMUNITY DEVELOPMENT DEPARTMENT

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

### Agenda Item # 8

**TO:** Mountain Village Town Council

**FROM:** Lars Forsythe, Chief Building official

**FOR:** May 15, 2025

**DATE:** May 6, 2025

**RE:** Second Reading of an Ordinance Regarding Adopting The 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC"), International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International Plumbing Code ("IPC"), the International Existing Building Code ("IEBC"), the International Swimming Pool and Spa Code ("ISPSC"), the 2021 edition of the International Energy Conservation Code, the 2018 International Fire Code ("IFC") as adopted by the Telluride Fire Protection District (TFPD), and the 2023 Edition of the National Electric Code, NFPA70, ("NEC"), as adopted by the State of Colorado, (collectively referred to as the "codes").

### **STAFF ANALYSIS AND RECOMMENDATION**

Staff recommends approval of this adoption. Public and contractor informational meetings were held to discuss the changes in the codes on January 28th and 29th, 2025. A full-day class for Town of Mountain Village licensed contractors was held on March 31, 2025, to inform contractors of the changes contained within the 2024 International Building Code, but also to renew their licensing pursuant to section 17.7.9(C)(2) of the Community Development Code should this ordinance be passed. Three changes have been made since the first reading. Page 12, section 17.7.7(B)(2) was revised to include hardship for TCO's. Page 17, section 17.7.9(C)(4)(b) was revised to include clarifying language to owner-builder status based on conversations with the Town Attorney. Page 18, section 17.7.9(C)(6) was revised from the first reading to omit insurance requirement changes. Additional information is being compiled prior to bringing back to council.

### **DESIGN REVIEW BOARD RECOMMENDATION**

The Design Review Board reviewed this application at their regular meeting on April 3, 2025, and unanimously recommended approval of the application to the Town Council.

### **PROPOSED MOTION**

Staff recommends approval and has provided the suggested motion below.

### **APPROVAL**

I move to approve an Ordinance on second reading approving an amended CDC Section 17.7, based on the evidence provided in the staff memos of record dated April 10, 2025, May 6, 2025, and the findings of this meeting.

## **Chapter 17.7**

### **BUILDING REGULATIONS**

Sections:

- 17.7.1       General.**
- 17.7.2       Administrative Provisions.**
- 17.7.3       Permits.**
- 17.7.4       Fees.**
- 17.7.5       Inspections.**
- 17.7.6       e-Plans Review and Required Construction Documents.**
- 17.7.7       Certificate of Occupancy.**
- 17.7.8       Building Board of Appeals.**
- 17.7.9       Contractor Licensing Regulations.**
- 17.7.10      International Building Code.**
- 17.7.11      International Residential Code.**
- 17.7.12      International Energy Conservation Code.**
- 17.7.13      International Mechanical Code.**
- 17.7.14      International Fuel Gas Code.**
- 17.7.15      International Property Maintenance Code.**
- 17.7.16      National Electric Code.**
- 17.7.17      International Plumbing Code.**
- 17.7.18      International Existing Building Code.**
- 17.7.19      International Swimming Pool and Spa Code.**
- 17.7.20      Construction Mitigation.**
- 17.7.21      Snow and Ice Removal Regulations.**

#### **17.7.1       General.**

A. All property within the Town of Mountain Village shall comply with the Building Regulations as set forth in this chapter.

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B. The following administrative provisions shall supplement and unless otherwise provided for, supersede the administration and enforcement section, as noted herein, in each of the following codes as adopted in the Building Regulations: The ~~2018~~ 2024 Editions of the International Building Code ("IBC"), International Residential Code ("IRC") ), International Mechanical Code ("IMC"), International Fuel Gas Code ("IFGC"), International Property Maintenance Code ("IPMC"), the International Plumbing Code ("IPC"), the International Existing Building Code ("IEBC"), the International Swimming Pool and Spa Code ("ISPSC"), the 2021 edition of the International Energy Conservation Code, and the 2018 International Fire Code ("IFC") as adopted by the Telluride Fire Protection District (TFPD), and the 2020 2023 Edition of the National Electric Code, NFPA70, ("NEC"), as adopted by the State of Colorado, (collectively referred to as the "codes"). ~~International Plumbing Code ("IPC"), as adopted by the State of Colorado, the International Existing Building Code ("IEBC"), and the International Fire Code ("IFC") as adopted by the Telluride Fire Protection District, (collectively referred to as the "codes").~~ In instances where the State of Colorado or the Telluride Fire Protection District (TFPD) adopts subsequent code updates or amendments to the plumbing, electrical or Fire codes, the Town of Mountain Village also adopts the State Codes or TFPD Codes and exceptions and amendments found with the Building Regulations will survive. Further, the Town of Mountain Village reserves the right to amend and except as needed.

## **17.7.2 Administrative Provisions.**

A. *Referenced Codes and Standards.* The codes shall be considered part of the requirements of the Building Regulations. Local amendments to the codes are set forth in these Building Regulations.

B. *Rules of Construction.* Where conflicting regulations exist between the Building Regulations and one of the adopted codes, the Building Regulations shall apply.

1. Where enforcement of a codes provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.
  2. Where the codes or the Building Regulations specify differing materials, methods of construction or other requirements, the Building Official shall reasonably determine which applicable requirement shall govern.
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3. Where there is a conflict between the codes' requirements and/or the Building Regulations, the Building Official is authorized to render interpretations and adopt policies and procedures to clarify the application of the Codes' provisions in order to bring the codes into conformance with the Building Regulations. Such interpretations and policies shall not have the effect of waiving requirements specifically provided for in the Building Regulations.

C. *Building Division.* (The following replaces Section R-103.1 of the IRC and IBC, and related sections of the codes)

1. *Administration.* Administration of the Building Regulations falls under the Planning and Development Services Department, Building Division, with the Building Official designated as the code official under these regulations.

2. *Building Official Appointment.* The Building Official shall be appointed by the Planning and Development Services Director or its designee in consultation and with the consent of the Town Manager and consultation with the Human Resources Director.

3. *Deputies.* In accordance with the proscribed procedures of this Town and with the concurrence of the appointing authority, the Building Official shall have the ability to recommend to the Planning and Development Services Director and the Town Manager that the Town appoint inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the Town.

4. In the absence of the Building Official, the Planning and Development Services Director will appoint a designee and/or will otherwise perform the duties of the Building Official.

D. *Building Official Roles and Responsibilities.*

1. *Duties and Powers of the Building Official.* The Building Official is hereby authorized to:

a. Enforce the provisions of the codes and Building Regulations;

b. *Render interpretation of these codes.* Render major interpretations of these codes after consultation with the Planning and Development Services Director and the Town Attorney;

c. Adopt policies and procedures to clarify the application of the codes and Building Regulations and provisions;

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- i. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of the codes.
  - ii. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in the adopted codes.
- d. Require that hazardous conditions in violation of the codes be corrected when the Building Official has found that conditions are hazardous to life or property;
  - e. Investigate the cause, origin, and circumstances of any fire, flood, explosion, or any other hazardous condition;
  - f. Require and review plans to ensure compliance with codes when applicable;
  - g. Require that whenever any installation is covered or concealed without first obtaining the required permits and inspection the Building Official shall be authorized to require that such work be exposed for inspection;
  - h. Order the immediate evacuation of any building deemed unsafe when such building has hazardous conditions that present imminent danger to building occupants;
  - i. Order any electrical, mechanical or plumbing system or portion thereof, that has become hazardous to life, health, property, or has become unsanitary to be removed or restored to a safe condition;
  - j. A person shall not use or maintain a defective electrical, mechanical or plumbing system after receiving such notice;
  - k. Waive specific requirements of the Building Regulations or permit alternative methods when it is assured that equivalent objectives can be achieved.
2. *Noninterference.* Persons shall not interfere with the Building Official carrying out any duties or functions.
3. *Right of Entry.* When the Building Official or his authorized representative has reasonable cause to believe that a violation of the Building Regulations is likely to exist in a structure or upon a premises and that entry into the structure or upon the premises is necessary to verify the violation, the Building Official or his authorized representative shall
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first make a reasonable effort to locate the owner or other person having charge or control of the structure, or premises, or portion thereof desired to be inspected, and request consent to enter and inspect. If such person cannot be located or if entry is refused, the Building Official or his authorized representative may seek entry by submitting a sworn affidavit to the proper court of Town, setting forth facts sufficient to support a reasonable belief that the violation is likely to exist, and that further investigation of the structure or premises is warranted. Any subsequent entry and inspection shall be conducted in accordance with an administrative search warrant if issued by the court. The foregoing provisions of this subsection, notwithstanding, consent to enter or administrative search warrant shall not be required in the following circumstances:

- a. To conduct inspections during regular business hours under an applied for, issued building permit;
    - b. To make observations of the structure or premises in plain view from public property, public rights-of-way, public easements or from portions of the structure or premises which are open or accessible to the public, in which the owner or occupant otherwise lacks a reasonable expectation of privacy; or when conducting inspections or
    - c. In emergency situations in which the Building Official or his authorized representative has reason to believe that the public health or safety is in imminent danger and could be jeopardized by any delay in securing entry.
  4. *Cooperation of Other Officials and Law Officers.* The Building Official may request, and shall receive, the assistance and cooperation of other officials of the Town so far as is required in the discharge of the duties required by the Building Regulations or other pertinent law or ordinance.
  5. *Stop Work Orders.*
    - a. If the Building Official finds that work or activity taking place on or within a project is contrary to the Building Regulations, the CDC, the Municipal Code, an adopted Town ordinance (collectively "Town laws"), or in an unsafe or dangerous manner, such work shall be immediately stopped until the situation is resolved and permission is obtained from the Building Official to continue.
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- b. Stop work orders shall require the payment of fees as set forth in the Town Council fee resolution.
- c. The ~~third~~ issuance of a stop work order due to a violation of the Town laws may result in a suspension or revocation of a Town issued license, including but not limited to the required town issued business license and/or contractor's license as set forth in these Building Regulations. Repeated uncured violations within a short period of time, as determined by the Building Official, may warrant the immediate revocation of all licensing from the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

### **17.7.3 Permits.**

- A. *Permits.* Where a permitted project involves more than one trade, a licensed general contractor shall be required to obtain the permit, supervise and or employ a qualified individual to supervise the project in accordance with Contractor Licensing Regulations. All licensed subcontractors must also be listed on the building permit.
- B. *Expiration.* Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after issuance and may be voided at the Building Official's discretion. The Building Official is authorized to grant, in writing, extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The Town encourages only one extension; however, an additional extension may be granted at the discretion of the Building Official for good cause shown. For the purpose of this section, work shall be considered suspended or abandoned if the authorized work is not being diligently pursued and advanced to completion. A permit will expire if an inspection was not requested 180 days from the date of the last inspection date approved by the Building Division.
- C. *Time Limitation of Permit Application.* An application for a permit for any proposed work shall be deemed to have been abandoned 90 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant, in writing, one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
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D. *Validity of Permit.* The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any provisions the Building Regulations or of any other ordinance of the Town. Permits presuming to give authority to violate or cancel the provisions the Building Regulations, the CDC or other ordinance of the Town shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of the structure when in violation of the Building Regulations, the CDC, the Municipal Code or of any other ordinances the Town.

E. *Revocation of License or Permit.* The Building Official shall have the authority to revoke any license, permit or approval issued if any violation of the codes is found upon re-inspection. In the case of any false statements or misrepresentations submitted in the application or plans on which the permit or approval was based and or any attempt to defraud or otherwise deliberately or knowingly falsify records, reports, or applications, or other related activity in violation of the Town of Mountain Village Building Regulations, the CDC, the Municipal Code and ordinances shall be cause for suspension or revocation of all related licenses, including but not limited to required Town business licenses or contractor licenses, certificates or permits issued by the Town. In addition, any such violation shall be subject to any other criminal or civil penalties.

F. *Open Permits.* If a contractor has failed to call for final inspection to complete the permit process and 180 days has passed without activity, then the permit may either be revoked or voided or in the judgment of the Building Official the contractor's license may be put on probation and no further permits allowed for this individual or company until this outstanding permit is completed.

#### **17.7.4 Fees.**

A. *Building Permit Valuations.* The applicant for a permit shall provide an estimated permit value at the time of work, for which the permit is being issued. Permit valuations shall be based on the use tax valuations set forth in Chapter 3 of the Municipal Code.

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1. *Reconciliation to Determine Final Valuation.* At the completion of a project, documentation shall be submitted for review and additional fees may be assessed per section 3.16.030 D of the Municipal code.

B. *Payment of Fees.* A permit shall not be valid until the fees and use taxes described by law have been paid, nor shall an amendment to a permit be released until the additional fee and use taxes, if any, has been paid. Any payment returned as insufficient funds or cancelled credit card transaction shall be considered unpaid and the applicant shall repay the fees in cash or certified funds prior to any work commencing. Failure to repay fees shall result in a stop work order if a project has already commenced.

C. *Plan Review Fees.*

1. When submittal documents are required by the Building Regulations, a nonrefundable plan review fee deposit shall be paid at the time of submitting the submittal documents for plan review.
2. The plan review fees specified in this section are separate fees from the permit fees and are a document processing fee and are in addition to the permit fees.
3. When submittal documents are incomplete or changed to require additional plan reviews or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate set forth by the CDC, and/or the Planning and Development Services Department Fee Schedule ("Fee Schedule") as applicable.

D. *Investigation Fees for Work Without a Permit.*

1. *Investigation.* Whenever any work for which a permit is required by the Building Regulations has commenced without first obtaining said permit, a special investigation shall be made by the Building Official before a permit may be issued for such work.
  2. *Fee.* An investigation fee, in addition to the permit fee or stop work order fee, may be collected whether or not a permit is then or subsequently issued at the discretion of the Building Official. The investigation fee shall be equal to the amount of the permit fee required by the Building Regulations. The minimum investigation fee shall be set forth in the Fee Schedule.
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3. *Compliance with Building Regulations and Refunds.* The payment of such investigation fee shall not exempt any person from compliance with all other provisions of the Building Regulations or from any penalty prescribed by law.

E. *Stop Work Order Fees.* Stop work order fees shall be as set forth in the Fee Schedule and or CDC Section 17.1.18, Violations and Penalties, as deemed appropriate by the Building Official.

F. *Telluride Fire Protection District ("TFPD") Fees.* The Telluride Fire Protection District administration and enforcement fees associate with the International Fire Code (IFC) are set forth by the TFPD.

### **17.7.5 Inspections.**

A. All construction or work for which a permit is required shall be subject to inspection by the Building Official or its designee, and all such construction or work shall remain accessible and exposed for inspection purposes until approved. In addition, certain types of construction shall have continuous inspection as specified in the International Building Code Chapter 16, Structural Tests and Special Inspections. Inspections that take place outside normal hours of operation shall pay a fee as set forth in the fee resolution. To avoid inspection delays the permit holder shall post the inspection card where visible from the street and post the job site address as required by the IFC. The permit holder is responsible for supplying ladders and safe access to the work for inspection.

B. If, due to excessive workload and manpower limitations, the Building Official is unable to perform a requested inspection during scheduled work hours on the working day following the inspection request, the Building Official may approve, in writing, special inspection reports, contractor certifications, or other satisfactory evidence of the work being completed substantially in compliance with the Building Regulations in lieu of the required inspections at their discretion. Prior authorization is required to provide third party inspection reports in lieu of the Town inspections. When approved by the Building Official, trenches, footings or pads inspections of foundation walls and/or grade beams steel reinforcement inspections may be performed by the engineer of record or an approved third-party inspector. The Building Official may approve in writing the allowance for written, signed certifications from the contractor performing the work in lieu of the required inspections for damp-proofing, perimeter drain, insulation, and lath and/or wallboard fastening if all or a portion of the work cannot be

inspected during scheduled work hours on the working day following the day of the inspection request. In addition to the called inspections specified above, the Building Official may make or require other inspections of any construction work to ascertain compliance with the provisions of the Building Regulations.

C. A re-inspection fee will be assessed for each inspection or re-inspection when such portion of work for which an inspection is called on is not complete or at time of re-inspection the required correction was not made. This subsection is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with the requirements of the Building Regulations, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection. Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official. To obtain a re-inspection, the applicant shall pay the re-inspection fee as set forth in the fee resolution. In instances where re-inspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

D. Work requiring a permit shall not commence until the permit holder or an agent of the permit holder has as to allow the Inspector/Building Official to conveniently make the required entries thereon regarding inspection of the work.

E. A site-specific soil and/or geologic investigation is required prior to the issuance of a building permit where any new foundations are to be placed. Such investigation, when required, shall be documented by submittal to the Building Official of an acceptable written report, which is stamped and signed by a soils engineer and/or an engineering geologist within his field of expertise. Said report(s) shall contain specific recommendations regarding the building location and design. The relationships of: (1) site grading, structural integrity, drain designs and (2) geologic hazards or constraints, shall be considered in the report. Reports produced more than 10 years prior to the date of application will be reviewed by the Building Official and may be determined to be unusable for the project.

A geohazard analysis written report shall be prepared and stamped by a licensed engineer when geohazards are found on the property including and not limited to: slopes over 30%, landslide areas, avalanche areas, potential unstable slopes, rockfall hazard, expansive soils or

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rock, or floodplain hazard. The Building Official may waive these requirements as warranted, consistent with Section 17.7.11.D.1.(k).

### **17.7.6 e-Plans Review and Required Construction Documents.**

- A. The Building Division shall receive all building permit submittal documents electronically, preferably in pdf format or other electronic plans and submittal requirements in accordance with posted e-Plans process submittal requirement and submitted through the Town permitting website set forth by the Building Official.
- B. When the Building Official issues a permit, the reviewed red lined construction documents shall be issued electronically to the permit applicant.
- C. The ~~permittee~~ Permit holder shall be responsible for providing an official approved plan set on the site of work and shall be open to inspection by the Building Official or his authorized representative. The red-lined job site plan set shall be full size easily legible paper documents.

### **17.7.7 Certificate of Occupancy.**

- A. *Use and Occupancy.* No building or structure shall be used or occupied, and no permitted change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy ("CO") therefor as provided herein.
- B. *Occupancy.*
  - 1. *Certificate of Occupancy.* A CO shall be issued by the Building Official as set forth in the codes upon completion of the project and compliance with the Building Regulations, the CDC, and other applicable Town laws.
    - a. A CO may be withheld by the Building Official for projects that make the structure uninhabitable during the course of construction.
  - 2. *Temporary Occupancy.* The Building Official is hereby authorized and may elect to issue a temporary certificate of occupancy ("TCO") before the completion of the entire work

covered by the permit; provided, that such structure (or portion thereof as in the instance of a multifamily or mixed use building) shall be occupied safely, there will be no danger to the public, and the applicable provisions of the Building Regulations and CDC are met. As policy, TCOs are the exception to the rule and are only approved for hardship as determined by the Building Official or acts of God. The Building Official, in conjunction with the Planning Division staff, shall set a time period during which the TCO is valid, but never longer than 180 days. The full CO must be obtained prior to the expiration of the TCO. If the conditions of the TCO are not met and a CO is not obtained by the applicable deadline, the right to occupy immediately ceases, and the premises shall be vacated. If the conditions of the TCO have not been met by the set expiration date, the CO may be issued if all life safety related inspections are addressed, and a bond is posted in the amount of one hundred twenty five percent (125%) of the cost of completion in order to ensure completion if approved by the Planning Director and the Building Official.

~~3. *Certificate of Compliance.* A certificate stating that materials and products meet specified standards or that work was done in compliance with approved construction documents. A certificate of compliance shall be issued in lieu of a CO when such work permitted is not designed for occupancy.~~

~~4. *Completion Certificate.* A completion certificate is issued at project completion involving additions, remodels or repair from flood, fire or natural disasters.~~

### **17.7.8 Building Board of Appeals.**

A. *Name.* The name of this board shall be the Town of Mountain Village Building Board of Appeals (the "Board of Appeals").

B. *Authority.* The authority of the Board of Appeals is strictly limited to hearing and deciding appeals of administrative orders, decisions or determinations made by the Town of Mountain Village ("Town") Building Official ("Building Official") relative to the application and interpretation of all duly adopted Building Codes and Regulations (collectively the "Building Regulations"). The Building Official shall be an ex officio member of and shall act as secretary but shall have no vote on any matter. The Board of Appeals bylaws for conducting its business are hereby created by Town of Mountain Village Town Council ("Town Council"). The Board of Appeals shall

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render all decisions in writing with findings in accordance with the adopted bylaws and Building Regulations.

C. *Appeal Procedures.* All appeals of decisions of the Building Official shall be filed in accordance with the applicable Building Regulation and shall be made in writing within seven (7) calendar days of the decision of the Building Official. Failure to file a written appeal within seven calendar days shall preclude the Board of Appeals from hearing any appeal and the decision of the Building Official shall stand as the final administrative decision of the Town.

D. *Appointments and Terms of Office.* The Board of Appeals shall be appointed by the Town Council and shall hold office at its pleasure. Appointments shall serve until they either (a) resign; (b) are no longer qualified; (c) are removed by the Town Council or (d) the Town Council elects to make new appointments to the Board of Appeals. Any member may be removed with or without cause by a majority vote of the Town Council. Any vacancy shall be filled by the Town Council. The Board of Appeals shall consist of five regular members and two alternates. Advertising for appointments will be consistent with the Town Council adopted policy.

E. *Attendance.* To ensure the orderly conduct of business, member attendance is vital. Except for emergency absences, medical condition absences and absences resulting from military leave of less than two continuous months, no current member shall miss more than three meetings in any twelve-month period upon any fourth absence within 12 months, other than for an emergency, medical condition or military leave of less than two months, as determined by the chair, the member shall be deemed to have resigned, and the Town Council shall appoint a replacement.

F. *Qualifications.* The Board of Appeals shall strive to consist of a minimum of one Colorado licensed electrical contractor, one Colorado licensed plumbing contractor. Preference is given to applicants who have the following types of professional experience: an ICC certified general contractor; certified architect; construction project manager; design professional or engineer. Qualifications include a minimum of five (5) years professional experience in their respective fields.

G. *Officers.* The Board of Appeals shall annually elect a chair from its number who shall preside over all hearings and proceedings. ~~The elected chair shall not serve successive terms.~~ A vice-chair elected annually by the Board of Appeals shall assume the chair's duties in the chair's absence.

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H. *Quorum and Voting.* Quorum shall consist of three members, and a decision of a majority of the members shall control. Any absent member may join in a decision after he or she has considered the evidence presented in any hearings conducted during his or her absence. All decisions are final, subject only to appeal to a court of competent jurisdiction.

I. *Duties.*

1. *Chair.* The chair shall preside at all meetings and shall perform all duties usually incident to the office of Chair and such other duties as may be assigned to him or her from time to time by the Task Force. The Chair shall see to the execution of resolutions, procedures and policies approved by the Task Force.

2. *Vice Chair.* In the absence or disability of the Chair, the Vice Chair shall have all powers of and shall be subject to all restrictions upon the Chair. The Vice Chair shall perform such duties as shall from time to time be assigned by the Task Force.

3. *Secretary.* Secretarial duties will be maintained by the Town staff. Secretary responsibilities are as follows 1) to keep minutes of Board meetings and to keep records of the Board.

J. *Meetings.* The Board of Appeals shall hold an initial organization meeting as called by the chair. Further meetings shall be held as necessary in order to timely hear appeals as called by the Chair or the Building Official.

K. *Rules of Order.* Unless otherwise specified in these bylaws, the Board of Appeals will follow procedures outline in Robert's Rules of Order, Newly Revised.

L. *Meeting Notices.* The appointed staff member shall furnish advance notice of all meetings. Staff shall deliver, by the close of business the Friday before the next meeting, minutes of the previous meetings and copies of material to be studied or acted upon, including an agenda, and other items necessary for discussion. Meeting notices may be delivered via email. Meeting notices are also posted at town approved posting areas and on the Town's website consistent with town adopted public meeting posting location requirements.

M. *Agenda.* The appointed staff shall prepare the agenda with input from the Chair, and copies distributed in advance of the meeting. Other items of the agenda shall include but not be limited to disposition of minutes of the previous meeting, which may be distributed and approved via email by the board members due to the potential for long periods between

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meetings. The minutes and agenda shall be delivered to Board members as needed no later than 7 days in advance of the meeting.

N. *Open to the Public.* All meetings shall be open to the public, except for executive session as authorized in the Colorado Open Meetings law, C.R.S. 24-6-402.

## **17.7.9 Contractor Licensing Regulations.**

A. *Adoption of Contractor Licensing Regulations.* The Town hereby adopts the following standards as the Contractor Licensing Regulations. The purpose of adopting the Contractor Licensing Regulations is to establish regulations that govern and regulate the contracting community in Mountain Village, with the following primary purposes:

1. Ensure that construction trades produce ~~high quality code compliant~~ buildings and structures;
2. Ensure safe and energy efficient buildings and structures that are built in accordance with the Town adopted International Code Council series of codes and the National Electrical Code;
3. ~~To assist in protecting~~ Protect property owners and developers from fraudulent, corrupt and under qualified contractors; and
4. ~~Create~~ Manage a pool ~~a list of trained and qualified licensed~~ contractors to provide a high level of building service for property owners and developers.

B. *Applicability.* The scope of this regulation excludes State of Colorado Plumbing and Electrical Contractors that are licensed and regulated through the State of Colorado. Every business, sole proprietor, corporation, building company or individual performing or providing construction related services that is required to obtain a permit by the Building Regulations shall be required to obtain and maintain the required contractor certifications and Town building licenses as set forth in ~~the~~ these Contractor Licensing Regulations.

C. *Required Contractor Certifications and Building License.*

1. The following trades are required to obtain an International Code Council ("ICC") Certification for the Building Official to issue a Town building license to such contractor.

Only licensed contractors shall be eligible to submit for and obtain a permit as required by the Building Regulations.

- a. General Contractor (A) Exam to issue permits for structures covered under the IBC;
- b. General Contractor (B) Exam for light commercial and residential permits issued under the IBC and IRC;
- c. Residential General Contractor (C) Exam for one-and two-family dwellings permits issued under the IRC;
- d. Master Mechanical Exam for all types of mechanical permits; and
- e. Roofing Contractor Exam for all roofing contractors or subcontractors or roofing permits.

It is the general contractor's and its firm's responsibility to ensure it is obtaining the correct ICC certification prior to applying for any permit. The Building Official may provide guidance on which certification is needed.

2. *General Contractor.* The following general contractor requirements shall be met:

- a. The general contractor shall be required to be certified and licensed as set forth herein.
  - b. Each company must have at least one license holder with the currently adopted ICC Certification that matches their trade. The license holder shall be an employee or owner of the contracting firm. In the case of an employee or owner (license holder) leaving employment, it is the contractor's responsibility to notify the Building Official within five working days. A one-month grace period to locate a new license holder will be provided. Licensing will be revoked if a contractor does not maintain the license holder. License sharing with other companies is strictly prohibited and will result in all Licensing with the Town of Mountain Village to be revoked. License sharing will be presumed if anyone other than a direct employee or owner of the licensed general contractor company requests inspections, supervises field personnel or is in any other way involved in the day-to day operations of the permitted construction site.
  - c. All trades are required to have the current corresponding building code book on site as adopted by the Town which regulates that trade.
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d. The Town building license shall be renewed after the Town adopts the updated ICC codes by either re-taking the applicable ICC test on the current code(s); or achieving .8 hours (equivalent to an eight (8) hour class) of continuing education credit, ("CEU") for each code referenced in the Town building license. Previously licensed individuals who are current with their license at the time the new codes are adopted have three (3) months ~~one (1) year~~ from the new code adoption date to obtain the required CEU's to update their Contractors License.

e. Anyone that has been convicted of a felony for a crime of moral turpitude may not apply for or maintain a general contractors license with the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

3. *Required Town Business Licenses.* All contractors and sub-contractors are required to have an active business license with the Town.

4. *Owner-Builder.* Homeowner-Builders that are conducting the building activities themselves and subcontracting out small portions of the work are exempt from obtaining a Town building license.

a. An owner-builder shall sign and understand the Town approved Homeowner Contractor Affidavit prior to obtaining a building permit and shall be present for all requested inspections.

b. An owner-builder is a person that will inhabit the Single-Family dwelling as their primary residence for two (2) or more years after issuance of a CO. **In the case of property ownership by a corporate entity or trust, the entity shall appoint a designated representative as the "owner-builder" for purposes of this section. Any such designated representative must (i) be an officer, manager, trustee, or owner of the entity and (ii) inhabit the Single-Family dwelling as their primary residence for two (2) or more years after issuance of a CO.** The home may not be for sale or lease. The Town approved homeowner permit affidavit shall include a certification of the same and such affidavit shall be recorded in the records of the clerk and recorder's office for San Miguel County, Colorado. The owner-builder shall be on site on a regular and consistent basis (minimum of twice a week) in order to supervise the project and shall be present for all inspections, required under these Building Regulations. No inspections shall occur without the owner-builder on site.

c. Contractors and owner-builders shall not use this section to circumvent the contractor licensing regulations.

5. *Revoking of Building and or Business License.* Notwithstanding any other provision of the CDC, the Town may revoke a town building, and/or general town business license due to two or more violations of the Building Regulations. Upon a first and second offense, the Building Official shall notify the offending business and/or individual in writing of the violation. On the third offense, within a two-year period, the Building Official may permanently or temporarily revoke the Town building and/or general business license.

Egregious violations may warrant the immediate revocation of all licensing from the Town of Mountain Village. Appeals for these determinations shall be heard by the Board of Appeals under the process described in section 17.7.8.

6. *Insurance requirements of contractors:* Each Contractor, tree removal service or landscaping business, doing business in the Town shall have the following minimum insurance coverage:

\$1,000,000 in Employers Liability

\$2,000,000 General Liability

\$1,000,000 Each Occurrence the Town must be listed as an additional insured on the certificate of issuance if Town property is to be used or impacted by the project as determined by the Building Official.

### **17.7.10 International Building Code.**

A. *Adoption.* The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference the International Building Code ("IBC"), ~~2018~~ 2024 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The IBC 2018 Edition is hereby amended as follows:

1. *Section 101.* Section 101 of the 2018 IBC is hereby amended as follows:

a. Section 101.1, Title.

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"These regulations shall be known as the "Town of Mountain Village Building Code" and may be cited as such and will be referred to herein as "this code" or "the IBC""

2. Section 103.1 Creation of Agency. The Planning and Development Services Department, Building Division is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~4. Section A 107.2.5 Exterior balconies and elevated walking surfaces. Delete in its entirety.~~

5. Section 110.3 Required Inspections: This section shall be supplemented by adding any required inspections not listed in the IBC with all required inspections posted and requested by the Town of Mountain Village Building Official.

6. Section 113 Board of Appeals: Delete and replace with section 17.1.8 of the Building Regulations.

7. Section 114 Violations: Delete in entirety and replace with the Town of Mountain Village adopted Building Regulations, CDC Section 17.1.18 Violations and Penalties, Section 17.7.9.D Revoking of Building and or Business License, and the Fee Schedule.

8. *Definitions*. Section 202. Section 202 of the IBC is amended by inserting the following definitions:

a. General Contractor: The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for all work on each job site and oversees the subcontracting trades. The General Contractor acts as the agent of the owner, signs all required applications and forms with the Town and grants access for building inspections."

b. "High Rise Building. Amend by replacing with "A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access."

- c. Qualified Individual: An individual who has passed the International Code Council test which covers the applicable currently adopted code or has achieved ongoing training updates to the currently adopted codes in the form of a minimum of 8 classroom hours or 8 CEU's to update their license in accordance with the Contractor Licensing Regulations.
- d. Plan Review Fee: The plan review fee is a document preparation fee applicable to all permits.
- e. Detached: A structure separated from another structure by separate foundation and exterior siding material by a minimum of six feet (6') or applicable code required exterior wall separations, whichever is most restrictive."

## 9. *Roofing.*

"Section 1507.4.3 Metal sheet roof coverings installed over structural decking shall comply with 1507.4.3. The materials used for metal sheet roof coverings shall be amended by deleting: "naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table 1507.4.3 (2)."

Table 1507.4.3(1) Metal Roof Coverings: Aged metal roofing and flashing shall be allowed with no corrosion protection."

Section 1507.5.7 Flashing: Roof valley flashing shall be amended by deleting "corrosion resistant metal".

10. *Section 1601 General.* Insert Section 1601.2 is hereby adopted by inserting the following local climatic design conditions:

- a. Ground snow load is ~~130 lbs. min standard plus elevation per SEAC Guide~~ variable. Use <https://ascehazardtool.org/> to determine ground snow load.
- b. Wind speed is ~~90 MPH 3 sec. wind gust exposure C~~ variable. Use <https://ascehazardtool.org/> to determine wind speed.
- c. Climate zone 6B
- d. Seismic design class C, unless sufficient evidence is provided to support another category.
- e. Frost line depth is 48 inches
- f. Weathering is severe
- g. Termites are slight to moderate, decay is slight



h. Winter design temp is -15 degrees F

i. Mean annual temperature is 40 deg. F

~~11. Section 1603. Section 1603 is hereby deleted.~~

11. *Appendix A, Employee Qualifications.* Section A101 is hereby amended as follows:

12. *Section Appendix F, Rodent Proofing.* Appendix F is a reference standard hereby adopted into the 2018 IBC.

### **17.7.11 International Residential Code.**

A. *Adoption.* The Town of Mountain Village ("Town") hereby adopts and incorporates herein by reference the International Residential Code for One-and Two-Family Dwellings, ~~2018~~ 2024 Edition, ("IRC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

1. The ~~2018~~ 2024 IPC, IMC, IFGC, IFC, and the currently adopted NEC shall also apply to construction covered by the IRC.

B. *Amendments, Additions and Modifications.* The IRC ~~2018~~ 2024 edition is hereby amended as follows:

1. *Section R101.* Section R101 of the 2018 IRC is amended as follows:

"Section 101.1, Title. ~~These regulations shall be known as the "Town of Mountain Village Building Code"~~ These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Town of Mountain Village and may be cited as such and will be referred to herein as "this code" or as the "IRC".

"Section 101.4.6.1, Energy. The provisions of the 2018 IRC shall apply to all matters governing the design and construction of buildings for energy efficiency. The "local energy savings measures" shall be applicable to building or activities covered under the IRC. If a prescriptive method of compliance is chosen, then the prescriptive requirements of the 2018 IRC must be followed. If there are conflicts between the codes, the more stringent provision will prevail

"Section R IO1.4.1, Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either noncombustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) – Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.

2. Section 103.1, ~~Creation of Enforcement~~ Code Compliance Agency. Section 103.1 is hereby amended to read:

"Section 103.1, Creation of Enforcement Agency. The Planning and Development Services Department, Building Division, ~~is hereby charged with enforcing the IRC, with the Building Official acting as the code official.~~ is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

3. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
4. ~~Chapter 14, Part 8 Chapters 34-43, Electrical. Delete chapters 34-43 in their entirety.~~
5. ~~M1901.2, Cooking Appliances. Delete in entirety.~~
6. ~~1901.3, Prohibited Location. Delete in entirety.~~
5. Insert Section R109.1.6 Inspections and Testing.

"Section 107.2 Required inspections and testing: This section shall be supplemented by adding with all required inspections posted and requested by the Town of Mountain Village Building Official. Some of which are:

DWV pressure test may be by a 10' head of water or with 5 pounds of air pressure for 15 minutes.

Gas pipe shall be tested with 15 pounds of air pressure for 20 minutes.

Water service line shall be tested with working pressure or 60 lbs. of air for 20 minutes.

Hydronic heat tubing shall be tested with 60 lbs. of air.

6. Delete Section R112 Board of Appeals : See section 17.1.8 of the Building Regulations.

7. Chapter 2 Definitions: Replace or add the definitions below with the following:

a. "Fire separation distance: The distance measured from the exterior building face to one of the following:

1. The closest lot line.

2. To the centerline of a street, alley, or public way. Adjacent zoned Active or Passive Open Space parcels will be interpreted as a public way for the purposes of determining fire separation distance."

3. The required fire separation between two buildings as determined by the fire code as exercised by minimum distance between buildings on the same lot OR executing "no build" easements as necessary when on separate lots.

b. "General Contractor": The general contractor shall be the main firm or person that contracts with the property owner or developer to undertake a project covered by the Building Regulations that is responsible for all work on each job site and oversees the subcontracting trades. The General Contractor acts as the agent of the owner and signs all required applications and forms with the Town with authority to bind the owner to the terms and conditions of such applications and forms.

c. "Heavy Timber". Wood Columns shall be sawn or glued laminated and shall not be less than 8" in any dimensions. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6" nominal in width and not less than 10' nominal in depth."

d. "High Rise Building. Amend by replacing with "A building with an occupied floor located more than 65 feet above the lowest level of fire department vehicle access."

e. "Qualified Individual: An individual who has passed the International Code Council test which covers the applicable currently adopted code or has passed the International Code

Council test which covers the applicable currently adopted code and achieved ongoing training updates to the currently adopted codes in the form of a minimum of ~~87~~ classroom hours or ~~87~~ CEU's to update their license in accordance with the Contractor Licensing Regulations.

f. Plan Review Fee: The plan review fee is a document preparation fee applicable to all permits."

g. Detached: A structure separated from another structure by separate foundation and exterior siding material by a minimum of six feet (6') or applicable code required exterior wall separations, whichever is most restrictive.

~~8. Amend by inserting:~~

~~R302.4.1.1.1 Waste and or linen. A shaft enclosure containing a recycling, or waste or linen chute shall not be used for any other purpose and shall be 1-hour fire rated with self-closing doors. Where passing through more than 1 floor an NFPA 13d sprinkler head shall be installed at the top of the shaft. Doors into chutes shall be self-closing. Discharge doors shall be self- or automatic-closing upon the actuation of a smoke detector, except that heat-activated closing devices shall be permitted between the shaft and the discharge room.~~

8. R302.7 Under-stair protection. Shall be amended to read,

Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8" gypsum board. "Whenever plumbing or mechanical equipment located below a stairway the minimum headroom below the stair shall be 48" and" the walls and soffits within enclosed usable spaces under stairways shall be protected by 1-hour fire-resistance -rated construction or the current fire-resistance rating of the stairway enclosure.

~~12. R311.7 Stairways. Amend by inserting decorative or portable ladders such as for built in bunk beds are excluded from any requirements.~~

~~13.—~~

~~R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.~~

~~Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.~~

9.

~~R313.1.1~~ R309.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with, amend by deleting "Section P2904" amend by inserting "NFPA 13D."

10.

~~R313.2~~ Amend section R309.2 to read: One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings where the finished habitable space exceeds 3600 square feet and includes conditioned habitable basement area.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

11.

~~R313.2.1~~ Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with, amend by deleting "P2904" amend by inserting "NFPA 13 D."

~~R313.1.1~~ R309.2.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with, amend by deleting "Section P2904" amend by inserting "NFPA 13D."

12.

R904.3 Material specifications and physical characteristics. Roof covering material shall conform to the applicable standards listed in this chapter. Amend by inserting, "Metal roofing and all associated metal roofing products shall not be required to be corrosion resistant or listed by any agency in the Town of Mountain Village. Where installed, they shall be a minimum of 22 gauge."

18.—

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~~"Table N1102.1.2 shall be amended in Climate Zone 6B under wood framed wall R value.~~

~~19.—~~

~~Insert: R-29 cavity insulation shall equal the prescriptive requirement of R5+20.~~

~~20.—~~

~~N1103.5.1 Circulation Systems. Heated water circulation systems shall be provided with a means of circulation. The system return pipe shall be a dedicated return pipe or a cold water supply pipe.~~

~~Delete "Gravity and thermosyphon circulation systems shall be prohibited." And insert "Gravity circulation systems shall be allowed and encouraged."~~

~~21.—~~

~~N1103.5.3 Hot Water Pipe Insulation.~~

~~Exception 3. Piping amend by inserting, "shall not be" located outside the conditioned space excluding properly mixed heating systems mixed with Glycol or approved anti-freeze compound installed in heated flooring.~~

~~22.—~~

~~M1502.4.6 Length Identification. Where the exhaust duct equivalent length exceeds 35 feet, the equivalent length of the exhaust duct shall be identified on a permanent label or tag.~~

~~14.—~~

~~M1503.3 Exhaust Discharge. Domestic cooking exhaust equipment shall discharge to outdoors through a duct. The duct shall have a smooth interior surface, shall be airtight, shall be equipped with a backdraft damper and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.~~

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~~Exception: This exception shall be deleted in entirety. Section M1503.3 Delete the exception in its entirety.~~

13. Chapter 22 Special piping and Storage Systems. Delete in entirety.

14. ~~Section 1805.4.2 Foundation Drain. Amend by inserting:~~ Insert section R401.3.1:

Foundation drains are part of the foundation system. The design professional shall state in a report whether the foundation drain shall be designed and / or inspected by a Colorado registered professional engineer of record.

~~26. Section G2447 Cooking Appliances. Delete section G2447.2 Prohibited Location and Section G2447.3 Domestic Appliances in entirety.~~

15. *Plumbing.*

~~a. Section P2503.5.1, Rough Plumbing. Insert the words "Building Sewer and" Delete the words "for piping other than plastic."~~

~~b. Section P2603.5 Freezing. Delete the words "by insulation or heat or both." Delete the words "12 inches" and insert "48 inches".~~

a. *P2603.5.1 Sewer Depth.* Insert the number "48" regarding burial depth.

~~d. Section P2706.1, Waste Receptors. Add: "Waste Receptors used for condensate disposal are permitted in any readily accessible location."~~

~~e. Section P2903.9.3, Fixture Valves and Access. Add: Wall mounted sinks.~~

b. *Section P2904.1 Dwelling Unit Fire Automatic Sprinkler Systems.* The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D only. Amend by Inserting, "no P2904 systems shall be allowed in the Town of Mountain Village."

c. *Section P2911 On Site Nonpotable Water Reuse Systems.* Delete in its entirety.

d. *Section P2912 Nonpotable Rainwater Collection and Distribution Systems.* Delete in its entirety.

e. *Section P2913 Reclaimed Water Systems.* Delete in its entirety.

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- j. ~~Section P3001.2 Protection from freezing. Delete the words "by insulation or heat or both."~~
- f. *Section P3009 Subsurface Landscape Irrigation Systems.* Delete this section in entirety.
- l. ~~Section P3303.1.3 Electrical. Delete the words "Chapters 34 through 43 and insert the currently adopted NEC". Delete chapters 34-43 in entirety.~~
- g. *Chapter 44 Referenced Standards.* Insert Current edition of the "NRCA" National Roofing Contractors Association.
16. *Appendix A. Sizing Capacities of Gas Piping* Appendix A is a reference standard hereby adopted into the ~~2018~~ 2024 IRC.
17. *Appendix C. Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems:* Appendix C is a reference standard hereby adopted into the ~~2018~~ 2024 IRC.
18. *Appendix G. Swimming Pools, Spas and Hot Tubs:* Appendix G is a reference standard hereby adopted into the ~~2018~~ 2024 IRC.
- ~~31. All other appendices of the IRC not adopted herein are hereby deleted in their entirety.~~

## **17.7.12 International Energy Conservation Code.**

- A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the energy conservation code of the Town the International Energy Conservation Code, 2021 Edition ("IECC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 and the model electric ready and solar ready code on file at the Town of Mountain Village, 455 Mountain Village Blvd., Suite A, Mountain Village, CO 81435;
- B. *Amendments, Additions, and Modifications.* The IECC is hereby amended as follows:
1. *Section C101.* Section C101 of the IECC is hereby amended as follows:
    - a. *Section C101.1, Title.*
-



This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as "this code" or the "IECC" and the Colorado Model Electric Ready and Solar Ready Code.

- b. *Section C101.5.2, Insert: Scope and General Requirements.* Add Section C101.5.2 to read:

Section C101.5.2 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IECC, and the official in charge thereof shall be known as the code official.

- c. *Section C104.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."

~~2. *Section R101.* Section R101 of the IECC is hereby amended as follows:~~

- ~~a. *Section R101.1, Title.*~~

~~This Code shall be known as the International Energy Conservation Code of the Town of Mountain Village and shall be cited as "this code" or the "IECC" and the Colorado Model Electric Ready and Solar Ready Code.~~

- ~~b. *Section R101.5.2, Scope and General Requirements.* Add Section R101.5.2 to read:~~

~~Section R101.5.2 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IECC, and the official in charge thereof shall be known as the code official.~~

- ~~c. *Section R104.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."~~

2. *Section R401.* Section R401 of the IECC is hereby amended as follows:

- a. *Section R401.2, Applications.* Delete and replace with: "Residential Buildings shall comply with Section 401.2.1."

- b. *Section R401.2.1, Prescriptive Compliance Option.* Delete and replace with:

---

R401.2.1 Local Energy Saving Measures.

a. Scope. The following requirements apply to all new residential construction, remodels, or additions, including without limitation single-family dwellings, multifamily dwellings, and mixed-use developments.

b. Mandatory Requirements. All projects shall comply with the local energy savings measures as set forth herein.

c. HERS Ratings.

i. All new detached single-family or detached condominium dwellings shall achieve one of the following Home Energy Rating System ("HERS") ratings prior to the issuance of a building permit based on the gross floor area of the home. A prescriptive method may be used for homes 3,600 square feet or less with no HERS verification prior to a Certificate of Occupancy. The prescriptive or performance (HERS) method shall be confirmed prior to issuing a building permit. Performance methods must meet the follow HERS ratings outlined below.

(a) 3,601 sq. ft. to 7,000 sq. ft.: HERS rating of 60 or lower.

(b) 7,001 to 13,000 sq. ft.: HERS rating of 55 or lower

(c) 13,001 sq. feet and larger: HERS rating of 50 or below.

A confirmed HERS rating is required at or before CO. Where no exterior snowmelt is included on the project either electrical or gas, the lowest required HERS rating shall be 60.

d. Smart Building Program. (Ordinance 2015-02) The intent of the Smart Building Program ("Program") is to reduce the amount of energy and greenhouse gas emissions produced in the community through the promotion of energy efficient designs and building practices.

i. The following incentives are provided to accomplish the intent of the Program:

(a) Renewable Energy. A renewable energy 20% building permit fee discount shall be provided when (1) there is no exterior energy use; and (2) at least 20% of the estimated energy use is offset by a renewable energy source.

(b) Roof Design. Roofs are designed to function in this climate without the need for snowmelt systems and with snow and ice fall safety measures (protected entries). Roofs free of snowmelt systems are eligible for a 20% building permit fee discount. This would apply to new buildings and additions only (the rebate only applies to the portion of the permit that includes new square footage), and designs that meet this requirement must be approved by the Building Official.

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(c) Exterior Energy Use: Buildings designed with no exterior energy use elements other than lighting are eligible for an additional 15% building permit fee discount. When this rebate is awarded, a covenant shall be recorded for the property with the Town, acknowledging the acceptance of the owner's forfeit of right to install any exterior energy use items after obtaining the CO for a period of fifty years. If during this period after CO it is found that exterior energy use items are desired by the owner and installed, the awarded rebate pertaining to exterior energy use shall be returned to Mountain Village per the terms of the agreement.

(d) Interior Energy Use HERS Rating: Buildings designed with a HERS rating below 50 are eligible for a building permit fee discount. The discount calculation begins at a HERS rating of 50. A new building with a HERS rating of 50 would pay 100% of the building permit fee. The building permit fee would be reduced proportionately with the percentage reduction in the HERS rating. For instance, a HERS score of 25 is a 50% reduction in the building permit fee. ~~A HERS score of 53 would result in a 100% building permit fee discount. HERS ratings can be lowered by either on-site or off-site solar photovoltaic systems.~~

These four (4) owner incentives can be used collectively toward a building permit fee discount. Maximum collective building permit fee discount available with the Program efficient home design is 100% of the building permit fee.

ii. Exterior Energy Use. The IECC or accepted performance compliance methods do not address exterior energy use. However, it is the intent of the Program to include all energy use on site in the evaluation of the building's performance regarding energy use. Therefore, the energy required of exterior snowmelt systems, as well as site-built pools and spas must also be offset with renewable energy via the Offset Program (see below).

iii. Program Scope. The Program shall apply to site built outdoor, spas, pools and all exterior energy used for snowmelt.

iv. Snowmelt.

(a) All snowmelt systems on the property shall be offset via the Renewable Energy Mitigation Program (REMP) except for:

(i) Single-family Development: 1,000 square feet of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks, stairs and landings.

(ii) Multifamily, Mixed Use and Commercial Development:

1,000 sq. ft. plus 50 square feet per dwelling unit of exempt hydronic snow melt that shall be allowed without mitigation located only on the main drive(s) decks, amenity areas and/or code required exit walkways, stairs and landings.

(iii) Attached single-family units reviewed from the IRC (Duplex and Townhomes). 500 square foot of exempt per dwelling unit hydronic snowmelt shall be allowed without mitigation located only on the main drive and/or code required exit walkways, decks stairs and landings.

(iv) Pedestrian routes and plaza areas in the Village Center and other public use areas.

(v) Pool deck areas for multifamily or mixed-use hotbed development sites as envisioned in the Comprehensive Plan.

v. Spas. Factory built spas (hot tubs) that ~~are in compliance~~ comply with the current California Energy Commission requirements in section 1604 of title 20 and have a maximum standby energy use of 205 watts per hour are exempt. Spa energy uses above 205 watts per hour adjusted for local climatic conditions are included in renewable energy mitigation offset requirements. Proof that the site-built spa meets this requirement may be provided by a Town engineering consultant, if needed, and will be at the expense of the owner. The owner of said property shall have the option of providing energy from a Town approved renewable energy system, or making payment in lieu, or a combination of both, in order to offset energy used by exterior energy use equipment with renewable energy sources.

vi. Exterior Pools. Exterior heated swimming pools must prove compliance with the currently adopted Energy Codes. The Council may waive the need to offset exterior pool heating for projects that are envisioned in the Comprehensive Plan or may use a portion of the project revenues to pay for part of or all the energy offset.

~~vii. Heated Garages. Heated garages must prove compliance with the currently adopted Energy Codes. This can be accomplished with a free program known as RES-Check. The garage would be included in the Res-Check calculation with the heated home. The blower-door test required as per R402.4.1.2 shall apply only to the homes habitable space and the air sealing for the garage shall be visually inspected.~~

vii. Exterior Energy Use Calculation. The total exterior energy use that must be offset with renewable energy, or payment made as a payment in-lieu as allowed in these regulations, will be calculated by the Town Building Official using the Build Smart Exterior Energy Calculation Spreadsheet ("Spreadsheet") - TMV Renewable Energy Mitigation Program - Outdoor Energy Use Worksheet (Appendix 17-2). The Spreadsheet calculations were developed using the standard amount of energy used by the exterior systems and adjusted for local climatic conditions. Alternate and creative engineering solutions to reduce exterior

energy use are encouraged and may be accepted as an offset method, when approved by the Building Official. The Spreadsheet will be updated regularly according to market fluctuations and may be amended and adopted by the annual Fee Resolution.

viii. Renewable Energy Credit Calculation. Renewable mitigation offsets may be produced on-site or off-site and must be approved by the Town. On site renewable energy methods receive double credit for offset purposes. For example, if a town approved renewable energy source such as solar, geothermal heat pump, etc. installed on site produces 4KW then it will get credit for offsetting 8KW of exterior energy use. As new technology or other offsite renewable energy projects come on-line, they may also be considered as approved systems by the Building Official. Where the necessary amount of renewable energy is unattainable on-site, a combination of renewable energy methods may be used.

ix. Payment In-lieu. The Town has the resources and ability to install renewable energy systems on public property or invest in offsite renewable energy systems that will offset exterior energy used in the community. If preferred by the property owner, the Town may accept payment from the owner of the affected property, in lieu of providing energy produced by a Town approved renewable energy system, Or, the Town may accept partial payment in lieu from the affected property owner that provides only partial energy produced by a Town approved on-site or off-site renewable energy mitigation system. The owner shall make payment prior to receiving the building permit. The payment in lieu shall be calculated using the Spreadsheet.

x. Approved Renewable Energy Systems. All renewable energy systems proposed as part of the Build Smart Renewable Mitigation Program must be approved in advance by the Building Official. An engineering analysis may be required for calculating the renewable energy mitigation credit produced by an on- or off-site system. Review of the system by a Town engineering consultant, if needed, will be at the expense of the owner.

(a) On-site renewable energy systems provided to offset exterior energy use will be required to be maintained and operated for the lifetime of the property, through a written agreement with the property owner and a covenant on the property.

(b) Off-site renewable mitigation shall only be approved by the Building Official if, through a written agreement: (1) the system is legally tied to the property using exterior energy use with the inability to transfer to another property; and (2) the Town can easily verify at any time the off-site renewable energy system continues to provide renewable energy as provided for herein, with no restrictions on the Town's ability to access renewable energy utility information.

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- xi. Shut-off Timers. Exterior energy use such as outdoor firepits and exterior gas illumination fixtures shall be required to have timers with a maximum of 60 minutes and shall not have continuously burning pilots.
  - xii. Appropriation of funds. All REMP payments in lieu received by the Town shall be deposited into a separate account with the Town to be used for energy reducing town projects and programs that benefit the community. Carbon reducing town projects and programs may be considered an appropriate use of REMP funds with Town Manager approval.
  - xiii. Engineered Heating Systems. All detached single-family dwellings with equipment that meets the requirements for commissioning must have engineered heating systems. Where mechanical ventilation is required high efficiency energy recovery ventilators or heat recovery units shall be utilized for this purpose.
  - xiv. Direct Vent Furnace. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a furnace, the furnace shall be replaced with a direct vent unit that has a minimum 92 percent AFUE.
  - xv. Direct Vent Boiler. When the scope of the work of an addition to a dwelling or a remodel of a dwelling requires replacement of a boiler, the boiler shall be a direct vent unit that has a minimum 90 percent AFUE.
  - h. Fireplaces. Fireplaces located in sleeping areas must have shut off timer with 90 minute maximum or thermostat setting maximum of 80 degrees. Wood burning fireplaces shall meet the Solid Fuel Burning Device Regulations.
  - ~~i. Programmable Thermostats. Programmable thermostats are required for forced air central heating and cooling systems.~~
  - ~~j. Automatic Exhaust Fan Switches. Timers, humidistats or motion sensors are required for bath exhaust fans.~~
  - ~~k. Local Insulation Requirements.~~
    - ~~i. Headers shall be insulated full open depth.~~
    - ~~ii. Framed corners must be capable of being insulated.~~
    - ~~iii. Shaft and knee walls for skylights shall be insulated as exterior walls and provided with adequate backing to support the insulation.~~
  - i. Range Hood Ducting. Range hoods are required and must be ducted to the exterior.
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- j. Mechanical Systems Commissioning and Completion Requirements. Engineering and commissioning of the mechanical and hot water heating systems shall be required on all residential where any of the following apply:
- k. The equipment input rating exceeds 200,000 btu.
- l. The heated water exceeds 210 deg. F
- m. The heated water or water glycol storage capacity exceeds 120 gallons. Prior to the approval of the final mechanical inspection, the registered design professional shall provide evidence of mechanical systems commissioning and completion of the mechanical system installation to the Building Official.
- n. Systems Adjusting and Balancing. HVAC systems shall be balanced in accordance with generally accepted engineering standards. Air and water flow rates shall be measured and adjusted to deliver final flow rates within the tolerances provided in the product specifications.
- o. Air Systems Balancing. Each supply air outlet and zone terminal device shall be equipped with a means for air balancing in accordance with the International Mechanical Code. Discharge dampers are prohibited on constant volume fans and variable volume fans with motors of 10 hp (7.35 kW) and larger. Air systems shall be balanced in a manner to first minimize throttling losses then, for fans with system power of greater than 1 hp (735 W), fan speed shall be adjusted to meet design flow conditions.
- Exception: Fans with fan motor horsepower of 1 hp (735 W) or less.
- p. Hydronic Systems. Balancing. Individual hydronic heating and cooling coils /zones shall be equipped with means for balancing and measuring flow. Hydronic systems shall be proportionately balanced in a manner to first minimize throttling losses, then the pump impeller shall be trimmed, or pump speed shall be adjusted to meet design flow conditions. Each hydronic system shall have either the capability to measure pressure or temperature across the pump or shall have test ports at each side of each pump.
- Exceptions: pumps with pump motors of 5 hp (3677 W) or less where throttling results in not greater than 5 percent of the nameplate horsepower draw above that required if the impeller were trimmed.
- q. Functional Performance Testing. Functional performance testing shall be in accordance with the requirements of this section.
- r. Equipment. Equipment functional performance testing shall demonstrate the installation and operation of components, systems, and system-to-system interfacing relationships in accordance with approved plans and specifications so that operation, function, and
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maintenance serviceability for each of the commissioned systems is confirmed. Testing shall include all specified modes of control and sequence of operation, including under full-load, part-load and all of the following emergency conditions:

- i. Each mode as described in the sequence of operation.
- ii. Redundant or automatic backup mode.
- iii. Performance of alarms.
- iv. Mode of operation upon a loss of power and restoration of power.
- s. Controls. HVAC control systems shall be tested to document that control devices, components, equipment, and systems are calibrated, adjusted and operated in accordance with the approved plans and specifications. Sequences of operation shall be functionally tested to document that they operate in accordance with the approved plans and specifications.
- t. Economizers. Air economizers shall undergo a functional test to determine that they operate in accordance with the manufacturer's specifications.
- u. Acceptance. Buildings, or portions thereof, shall not pass the final mechanical inspection until such time as the code official has received a final commissioning report from the design professional.
- v. System Balancing Report. A written report describing the activities and measurements completed shall be provided.
- w. Final Commissioning Report. A complete report, signed and sealed by the registered design professional, documenting that the mechanical and service water heating systems comply with the International Energy Conservation Code, the approved plans and manufacturer's specifications shall be provided to the Building Official.
- x. Site Built Spas and Pools. Site built pools and Spas shall be insulated equivalent to current California Energy compliant factory built hot tubs and spas or be offset by a Town approved renewable energy source.

c. *Section R401.2.2, Total Building Performance Option.* Delete in its entirety.

d. *Section R401.2.3, Energy Rating Index Option.* Delete in its entirety.

e. *Section R401.2.4, Tropical Climate Region Option.* Delete in its entirety. (Ord. No. 2024-07 §3 (Exh. A)).

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### **17.7.13 International Mechanical Code.**

A. *Adoption.* The Town of Mountain Village ("Town") hereby adopts and incorporates herein by Reference as the mechanical code of the Town of Mountain Village the International Mechanical Code, ~~2018~~ 2024 Edition, ("IMC") published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The IMC 2018 Edition is hereby amended as follows:

1. *Section 101.* Section 101 of the IMC is hereby amended as follows:

"Section 101.1, Title. These regulations shall be known as the Mechanical Code of the Town of Mountain Village, Colorado, hereinafter referred to as "this code" or the "IMC."

2. *Section 101.2 Scope.* Delete the following exception in entirety. "Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the international Residential Code."

3. *Section 103.1, General.* Section 103.1 is hereby amended to read:

Section 103.1, General. "Section 103.1 is hereby amended to read: The Building Division is hereby charged with enforcing the IMC, with the Building Official acting as the code official."

4. *Section 103.2, Appointment.* Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. *Section A103.3, Deputies.* Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

6. *Section 106.* Section 106 of the IMC is hereby amended as follows:

Section 106.3.1, Construction documents. "A Colorado Licensed Professional Mechanical Engineer shall provide stamped drawings for approval to the Building Official. Exceptions may be allowed at the discretion of the Building Official."

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Section ~~106.6.2~~ 108.2.1, Fee Schedule. Insert, "All fees shall be per the Planning and Development Services Fee Schedule."

7. ~~Insert Section 107.2-111.2.6.~~ Required inspections and testing. Amend by adding to item a. "Hydronic piping shall be tested at 60 lbs. air pressure. Amend by adding item 3. Sealed combustion. Amend by adding item 4. PVC vent piping both intake and exhaust installations must be pressure tested with air at 5 PSI for 15 minutes."
  8. ~~Section 109.112, Means of Appeal.~~ Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.
  9. Section 306.2 Appliances in rooms. Delete "30" from the exception and insert "not less than 48" high."
  10. Delete section 307.2.1.1 condensate discharge in its entirety.
  11. Delete section 504.6 Booster fans prohibited in its entirety.
  - ~~10. Section 505.3 Exhaust ducts. Delete exception 1. "Exception 1. In other than groups I-1 and I-2 where installed in accordance with the manufacturer's instructions and where mechanical and or natural ventilation is otherwise provided in accordance with chapter 4, listed and labeled ductless range hoods shall not be required to discharge to the outdoors."~~
  - ~~11. Section 805.6 Decorative Shrouds. Amend by inserting, "decorative shrouds shall be 3rd party special inspection approved by the appliance installer that the shroud is used on. The installer shall verify the shroud works properly with the appliance."~~
  - ~~12. Section 917.2 Domestic appliances. Delete this section in entirety. "Cooking appliances installed within dwelling units and within areas where domestic cooking operations occur shall be listed and labeled as household appliances for domestic use."~~
  12. Section 1203.3.4 Solvent-cemented joints. Amend by inserting, An approved "visible" primer.
  13. Section 1208 Test.1208.1 General. Shall be amended to read "Hydronic piping shall be tested at 60 PSI. The duration of each test shall be not less than 15 minutes."
  14. Section 1209.5 Thermal barrier required. Amend by inserting "Where used as snow melt a minimum of R-15 insulation is required beneath and alongside."
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15. *Appendix A Chimney Connector Pass-Through.* Appendix A is a reference standard hereby adopted into the 2018 IMC.

## **17.7.14 International Fuel Gas Code.**

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the fuel gas code of the Town the International Fuel Gas Code, ~~2021~~2024 Edition ("IFGC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions, and Modifications.* The IFGC is hereby amended as follows:

1. *Section 101.* Section 101 of the IFGC is hereby amended as follows:

a. *Section 101.1, Title.*

These regulations shall be known as the Town of Mountain Village Fuel Gas Code, hereinafter referred to as "this code" or the "IFGC."

b. *Section 101.2, Scope.* Delete the following exception in entirety: "Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code."

c. *Section 103.1, General.* Section 103.1 is hereby amended to read:

Section 103.1 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IFGC, and the official in charge thereof shall be known as the code official.

d. *Section 103.2, Appointment.* Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

e. *Section 103.3, Deputies.* Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

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- f. *Section 109.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."
- g. *Section 107.2, Inspections and Testing.* Amend by inserting under item 2, "gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes."
- h. *Section 113, Means of Appeal.* Board of Appeals: Delete and replace with Section 17.7.8 of the Building Regulations.
- i. *Section 406.4.1, Test Pressure.* Amend by inserting:

The test pressure for gas piping shall be 15 PSI air for 20 minutes minimum. Where the design gas pressure inside the building is greater than 5PSI the pipe shall be welded and tested at 60 PSI for 20 minutes. Category 3 and 4 appliance exhaust pipes shall be tested at 5 pounds for 15 minutes.

j. ~~Insert new section:~~

~~Section 409.5.4, Gas Fireplace in Sleeping Room Areas. A timer, or permanent thermostat shall be provided to control the main burner operation, shall have a maximum operating time of 1 hour and a maximum temperature setting of 85 degrees Fahrenheit. The control for the timer or thermostat shall be in the same room as the gas fireplace.~~

k. ~~Insert new section:~~

~~Section 623.3.1, Exhaust Discharge. Domestic cooking exhaust equipment shall discharge to outdoors through a duct. The duct shall have a smooth interior surface, shall be airtight, shall be equipped with a backdraft damper, and shall be independent of all other exhaust systems. Ducts serving domestic cooking equipment shall not terminate in an attic or crawl space or areas inside the building.~~

- j. *Appendix A, Sizing and Capacities of Gas Piping.* Appendix A is a reference standard hereby adopted into the 2021 IFGC.
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k. *Appendix C, Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems.*

Appendix C is a reference standard hereby adopted into the 2021 IFGC. (Ord. No. 2024-06 §3 (Exh. A)).

### **17.7.15 International Property Maintenance Code.**

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Property Maintenance Code of the Town, the International Property Maintenance Code 2018 2024 Edition, ("IPMC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

Amendments, Additions and Modifications. The IPMC is hereby amended as follows:

1. "Section 101.1, Title. These regulations shall be known as the Town of Mountain Village Property Maintenance Code, hereinafter referred to as "this code" or the "IPMC"."

2. Section 103.1, General. Section 103.1 is hereby amended to read:

"Section 103.1, General. The Building Division is hereby charged with enforcing the IPMC, with the Building Official acting as the code official."

3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

5. Section 505.4. Water Heating Facilities. Delete the words "unless adequate combustion air is provided."

6. Section 505.5 Non-potable water reuse systems. Delete 505.1 and 5.5.5.1 in entirety.

7. *Section 604.1 ~~Electrical~~ Facilities Required.* Amend by inserting, "and the latest adopted edition of the NFPA 70 the National Electrical Code."

8. *Section 111 Means of Appeal.* Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.

## 17.7.16 National Electric Code.

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the ~~2020~~ 2023 National Electrical Code ("NEC") "also known as NFPA 70 "as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.

B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.

C. *Amendments, Additions and Modifications.* "Previous editions and amendments of the National Electrical Code are replaced with the 2020 National Electrical Code which includes" amendments as follows:

1. The Building Division is charged with administering and enforcing the provisions of the NEC.
2. *New Section Fees.* Permit fees shall be based on the Planning and Development Services adopted Fee Schedule and shall supersede and replace any fee schedule adopted by the International Electrical Code or the State of Colorado.

~~3. 200.6 Means of Identifying Grounded Conductors. Amend by inserting:~~

~~a. —~~

~~Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:~~

~~Amend by deleting items 1-3 and replacing with:~~

~~I. A continuous white outer finish "for 120-volt ground to ungrounded single phase and three phase systems."~~

~~II. A continuous gray outer finish "for 277-volt ground to ungrounded 3 phase systems."~~

~~III. Three continuous white "for 120 volts" or gray stripes "for 277 volts" along the conductor's entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.~~

~~b. Sizes 4 AWG or Larger. An insulated grounded conductor 4 AWG or larger shall be identified by one of the following means:~~

~~Amend by deleting items 1-3 and replacing with:~~

~~i. A continuous white outer finish "for 120-volt ground to ungrounded single phase and three phase systems."~~

~~ii. A continuous gray outer finish "for 277-volt ground to ungrounded 3 phase systems."~~

~~iii. Three continuous white "for 120-volt" or gray stripes "for 277-volt" along the conductor's entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.~~

~~4. 210.5 Identification for Branch Circuits. Amend by deleting section (a) and replace with the following text.~~

~~a. Means of Identification. The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.~~

~~5. 215.12 Identification for Feeders. Amend by deleting section (a) and replace with the following text.~~

~~a. Means of Identification. The means of identification shall be by separate color coding, marking tape, tagging, or other approved means. 120 volts to ground shall be color coded Black and Red for single phase and Black, Red, and Blue for 3 phase. 277 volts to ground shall be color coded Brown, Orange, Yellow. The coding shall be top to bottom or left to right.~~

3. Section 300.5 C. Underground Cables and Conductors Under Buildings. Insert, "or manmade structures of concrete, wood etc.

~~7. Section 334.40 (B) Shall be amended by inserting the following:~~

~~(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed~~

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~~"specifically for use in the occupancy group and type of construction installed and installed per installation instructions" shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.~~

4. Section 408.4B Source of Supply. Amend by deleting. "In other than one-or-two – family dwellings." All switchboards, switchgear, and panelboards supplied by feeder(s) in other than one-or-two family- dwellings shall be permanently marked to indicate each device or equipment where the power originates and voltage. The label shall be permanently affixed, of sufficient durability to withstand the environment involved, and not be handwritten.

5. Section 410.16 Luminaires in Clothes Closets Amend by inserting: Bunk bed, furniture sleeping area locations are required to have completely enclosed light source, with noninterchangeable bulbs."

6. Section 426.4 Continuous Load. Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. Amend by inserting: "Overcurrent selection – shall be based on manufacturer installation instructions for minimum overcurrent device required to start-up at 0 degrees F and on developed length of heat tape per zone.

7. Section 426.13 Amend by inserting the following: The ~~presents~~ presence of outdoor electric deicing and snow-melting equipment shall be evident by the posting of appropriate caution signs or markings where clearly visible, labeling must include manufacturer of deicing equipment, wattage per foot, location on structure, length per zone. Labeling must be in location of over-current devices.

8. 426.21 Amend by inserting the following: Heating element assemblies shall be secured to the surface being heated by identified manufacturer straps. Exposed deicing cables must be secured within 12 inches of power junction box and every 4' linear feet thereafter.

~~13. 426.50 Amend by inserting the following: Where accessible to the user of the equipment, no more than 8' AFF and within site of the equipment.~~

~~14. Section 695.1 Scope (A) Covered. Amended by inserting the following:~~

~~"(C) NFPA 13 D Residential water pump motors where amended."~~

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9. Section 210.52.C.2 Remove and replace section with "At least one receptacle is required at kitchen islands and peninsulas and installed in accordance with section 210.52.C.3.

~~15. Section 695.6 (A) Supply Conductors Section (1) Shall be amended by adding the following:~~

~~"Supply Conductors for residential on-site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors' pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3' above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable."~~

## **17.7.17 International Plumbing Code.**

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the plumbing code of the Town the International Plumbing Code, ~~2021~~2024 Edition ("IPC") as published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions, and Modifications.* The IPC is hereby amended as follows:

1. *Section 101.* Section 101 of the IPC is hereby amended as follows:

a. *Section 101.1, Title.*

These regulations shall be known as the Town of Mountain Village Plumbing Code, hereinafter referred to as "this code" or the "IPC."

b. *Section 101.2, Scope.* Delete the following exception in entirety:

Exception: Detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code.

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- c. *Section 103.1, General.* Section 103.1 is hereby amended to read:

Section 103.1 Creation of Agency. The Town of Mountain Village Building Department is hereby charged with enforcing the IPC, and the official in charge thereof shall be known as the code official.

- d. *Section 103.2, Appointment.* Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.

- e. *Section 103.3, Deputies.* Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

- f. *Section 1098.2, Fee Schedule.* Delete and replace with: "All fees shall be per the Planning and Development Services Fee Schedule."

- g. *Section 10711.2, Inspections and Testing.* Amend by inserting under item 2:

Gas pipe shall be tested with 15 PSI for 20 minutes. A category 3 or 4 appliance exhaust vent shall be tested at 5 PSI for 15 minutes.

- h. *Section 1132, Means of Appeal.* Board of Appeals: Delete and replace with Section 17.7.8 of the Building Regulations.

- ~~i. *Section 305.4.1, Sewer Depth.* Delete and replace with: "Private sewage disposal systems are prohibited in the Town. Building sewers shall be a minimum of 6 feet below grade."~~

- i. *Section 312.56, Water Supply System Test.* Amend by deleting the sentence "for piping systems other than plastic"; delete "50 PSI" and insert "60 PSI."

- j. *Section 502.5, Clearances for Maintenance and Replacement.* Shall be amended to read:

Appliances shall be provided with access for inspection, service, repair and replacement without disabling the function of a fire-resistance-rated assembly or removing permanent construction, other appliances or any other piping or ducts not connected to the appliance being inspected, serviced, repaired or replaced. A level working space not less than 36" in

length, 30 inches in width and 48" in height shall be provided in front of the control side to service an appliance.

~~l. Section 606.2, Location of Shutoff Valves. Amend by inserting:~~

~~1. On the fixture supply to each plumbing fixture other than "wall hung sinks", bathtubs and showers.~~

k. *Section 607.2, Hot or Tempered Water Supply to Fixtures.* Shall be amended to read:

The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 200 feet where minimum of R-3 insulation is installed to insulate the piping. Recirculating system piping and heat-traced piping shall be sources of hot or tempered water.

l. *Appendix E, Sizing of Water Piping.* Adopt entire Appendix E.

m. *Appendix F, Structural Safety.* Adopt entire Appendix F. (Ord. No. 2024-05 §3 (Exh. A)).

## **17.7.18 International Existing Building Code.**

A. *Adoption.* There is hereby adopted and incorporated herein by reference as the Existing Building Code of the Town of Mountain Village, the International Existing Building Code ("IEBC"), ~~2018~~ 2024 Edition, published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

B. *Amendments, Additions and Modifications.* The International Existing Building Code, ~~2018~~ 2024 Edition is hereby modified as follows:

1. 101. Section 101 of the IEBC is hereby modified to read as follows:

"Section 101.1, Title. these regulations shall be known as the International Existing Building Code of the Town of Mountain Village, hereinafter referred to as "this code" or the "IEBC"

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2. "Section 103.1, General. The Planning and Development Services Department, Building Division, is hereby charged with enforcing the IEBC, with the Building Official acting as the code official."
3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.
5. ~~106.2.5 Exterior balconies and elevated walking surfaces. Delete this section in its entirety.~~
6. Section 108, Fees. Section 103.5 is hereby deleted in its entirety due to the administrative provisions set forth herein.
7. ~~Section 109.3.6 Weather-exposed balcony and walking surfaces waterproofing. Delete this section in entirety.~~
8. Section 112 Board of Appeals. Board of Appeals: Delete and replace with section 17.7.8 of the Building Regulations.
9. Section 116. Section 116 of the IEBC is hereby amended to read as follows:

~~"Section 116.1, Emergency Measures Imminent Danger~~ 116.1. Shall be amended to read, "When the Building Official has reason to believe and upon inspection found failure or collapse of a building that endangers life, or when any building or a part of a building has fallen and life is endangered by the occupation of the building, or when there is actual or potential danger to the building occupants or those in proximity of any structure due to explosives, explosive fumes or vapors, or the presents of toxic fumes or vapors, or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure is Unsafe, No Occupancy Allowed." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or of demolishing the same." In the case of the Building Official having reason to believe and upon inspection found there is imminent danger of snow or ice falling from a building in a public area endangering the public, the Building Official will require the building owner remedy the danger within 24 hours of the danger being identified and ask that the public area be coned off in the interim for public safety purposes.

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### **17.7.19 International Swimming Pool and Spa Code.**

A. *Adoption.* The Town of Mountain Village hereby adopts and incorporates herein by reference as the Swimming pool and spa Code of the Town, the International Swimming Pool and Spa Code 2024 Edition, ("ISPSC") as published by the International Code Council, Inc. 4051 West Flossmoor Road, Country Club Hills, IL 60478.

Amendments, Additions and Modifications. The ISPSC is hereby amended as follows:

1. "Section 101.1, Title. These regulations shall be known as the Town of Mountain Village International Swimming Pool and Spa Code, hereinafter referred to as "this code" or the "ISPSC"."
2. Section 103.1, General. Section 103.1 is hereby amended to read:  
  
"Section 103.1, General. The Building Division is hereby charged with enforcing the ISPSC, with the Building Official acting as the code official."
3. Section 103.2, Appointment. Section 103.2 is hereby deleted in its entirety due to the administrative provisions set forth herein.
4. Section A103.3, Deputies. Section 103.3 is hereby deleted in its entirety due to the administrative provisions set forth herein.

~~A. *Adoption.* The Town hereby adopts and incorporates herein by reference the International Fire Code ("IFC") 2018 Edition, published by the International Code Council, Inc., 4051 West Flossmoor Road, Country Club Hills, IL 60478 as adopted by Resolution from time to time by the San Miguel County Fire Protection District.~~

~~C. *Amendments, Additions and Modifications.* The IFC 2012 Edition is hereby amended as follows:~~

- ~~1. Section 103.1 General. Section 103.1 is hereby amended to read as follows:~~

~~ADD 103.1.1 The term fire code official shall be changed to read Fire Marshal throughout this code.~~

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~~"Section 103.1 General. The Telluride Fire Protection District ("TFPD") is hereby appointed by the Town to act as the department of fire prevention. The Building Division may also serve as the department of fire prevention as circumstances warrant." The department of fire prevention shall be under the direction of the fire code official."~~

~~2. Section 103.2 Appointment. Section 103.2 is hereby amended to read as follows:~~

~~"Section 103.2 Appointment. "The fire code official shall be the TFPD appointed Fire Marshal. The Building Official may also act as the fire code official as circumstances warrant."~~

~~3. *Right of Entry*. Section 104.3 is hereby amended to read as follows:~~

~~"104.3 Right of Entry. "Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the Fire Marshal has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, dangerous or hazardous, the Fire Marshal shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the Fire Marshal by this code. If such building or premises is occupied, the Fire Marshal shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the Fire Marshal shall first make a reasonable effort to locate the building owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Fire Marshal has recourse to every remedy provided by law to secure entry. Said person who refuses entry is in violation of Section 18-8-106 of the Colorado Revised Statutes."~~

~~4. 104.10.1 Assistance from Other Agencies. Section 104.10.1 is hereby amended to read as follows:~~

~~"104.10.1 Assistance from Other Agencies Police and other enforcement agencies shall have the authority to render necessary assistance in the investigation of fires and the enforcement of this code when requested to do so by the Fire Marshal."~~

~~5. 104.11.2. Obstructing Operations. Section 104.11.2 is hereby amended to read as follows:~~

~~"104.11.2 Obstructing Operations. No person shall obstruct the operations of the fire department in connection with the extinguishment or control of any fire, or actions relative to other emergencies, or disobey any lawful command of the fire chief or officer of the fire~~

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department in charge of the emergency, or any part thereof, or any lawful order of a police officer assisting the fire department. Said person shall be in violation of Section ~~18-8-104~~ of the Colorado Revised Statutes."

6. ~~105.1.1. Permits Required. Section 105.1.1 is hereby amended to read as follows:~~

~~"105.1.1 Permits Required. Any property owner or authorized agent who intends to conduct an operational business or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the Fire Marshal and obtain the required permits. Permit fees, if any, shall be paid prior to the issuance of the permit. Issued permits shall be kept on the premises designated therein and shall be readily available for inspection by the Fire Marshal."~~

7. ~~105.4.1 Submittals. Section 105.4.1 is hereby amended to read as follows:~~

~~"105.4.1 Submittals. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by this code, nationally recognized standards, and the Fire Marshal. The construction documents shall be prepared by a registered design professional where required by the statutes of the State and or the jurisdiction in which the project is to be constructed."~~

8. ~~105.4.2.1 Fire Protection System Shop Drawings. Section 105.4.2.1 is hereby amended to read as follows:~~

~~"105.4.2.1 Fire Protection System Shop Drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9 and the appropriate NFPA standard."~~

9. ~~105.4.2.1 Fire Protection System Shop Drawings. Section 105.4.2 is hereby amended to add a new section 105.4.2.2 as follows:~~

~~105.4.2.2 Fire Alarm and Detection System Shop Drawings. "Shop drawings for the fire alarm and detection system(s) shall be submitted to indicate compliance with this code, the TFPD Fire Alarm Policy, the construction documents, and the appropriate NFPA standard and shall be approved prior to the start of installation. Shop drawings shall contain all information as-~~

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~~required by Section 907 of this code, the TFPD Fire Alarm Policy, and the appropriate NFPA Standard."~~

- ~~10. 105.6.3 Aviation Facilities. Section 105.6.3 is hereby deleted in its entirety.~~
  - ~~11. 105.6.11 Cutting and Welding. Section 105.6.11 is hereby deleted in its entirety.~~
  - ~~12. 105.6.13 Exhibits and Trade Shows. Section 105.6.13 is hereby deleted in its entirety.~~
  - ~~13. 105.6.16 Flammable and Combustible Liquids. Section 105.6.16 is hereby amended to delete sections 10 and 11 in their entirety.~~
  - ~~14. 105.6.23 Hot Work Operations. Section 105.6.23 is hereby amended by deleting section number 3 in its entirety. All other sections remain in effect.~~
  - ~~15. 105.6.25 Lumber Yards and Woodworking Plants. Section 105.6.25 is hereby deleted in its entirety.~~
  - ~~16. 105.6.27 LP Gas. Section 105.6.27 is hereby deleted in its entirety.~~
  - ~~17. 105.6.32 Open Flames and Candles. Section 105.6.32 is hereby deleted in its entirety.~~
  - ~~18. 105.6.34 Places of Assembly. Section 105.6.34 is hereby deleted in its entirety.~~
  - ~~19. 105.6.39 Repair Garages and Motor Fuel Dispensing Facilities. Section 105.6.39 is hereby deleted in its entirety.~~
  - ~~20. 105.6.43 Temporary Membrane Structures and Tents. Section 105.6.43 is hereby deleted in its entirety.~~
  - ~~21. 105.6.45 Waste Handling. Section 105.6.45 is hereby deleted in its entirety.~~
  - ~~22. 105.6.46 Wood Products. Section 105.6.46 is hereby deleted in its entirety.~~
  - ~~23. 105.7.13 Solar Photovoltaic Power Systems. Section 105.7.13 is hereby deleted in its entirety.~~
  - ~~24. 105.7.16 Temporary Membrane Structures and Tents. Section 105.6.16 is hereby deleted in its entirety.~~
  - ~~25. Section 106.2.1 Inspections. Section 106.2.1 is hereby amended to read as follows:~~
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~~"107.2.1 Inspection requests. It shall be the duty of the permit holder or their duly authorized agent to notify the Fire Marshal when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code. A minimum of 24 hours' notice is required for all inspections."~~

~~26. 107.2 Testing and Operation. Section 107.2 is hereby amended to read as follows:~~

~~"107.2 Testing and Operation. Equipment requiring periodic testing or operation to ensure maintenance shall be tested or operated as specified in this code, or other nationally recognized standards. The more stringent of the testing or operational requirements shall apply."~~

~~27. 108.1 Board of Appeals Established. Section 108.1 is hereby amended to read as follows:~~

~~"108.1 Board of Appeals Established. In order to hear appeals of orders, decisions or determinations made by the TFPD Fire Marshal relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The Board of Directors of the TFPD shall act as the board of appeals. The TFPD Fire Marshal shall be an ex officio member of the board of appeals but shall have no vote on any matter before the board. The board shall adopt bylaws and rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Marshal and the Town Building Official.~~

~~108.1.1 Variances to the Provisions for Driveways and Fire Department Access. The board may, at its discretion, grant variances to the provisions of this code as it relates to driveways and fire department access, if in the determination of the Fire Marshal in consultation with the Community Development Department, the variance complies with the intent of the code. Variances may only be requested if the TFPD Fire Marshal determines, in consultation with the Community Development Department, that special conditions exist with the applicant's site conditions."~~

~~28. 108.3 Qualifications. Section 108.3 is hereby deleted in its entirety.~~

~~29. 109.4 Violation Penalties. Section 109.4 is hereby amended to read as follows:~~

~~"109.3 Violations and Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in direct violation of the approved construction documents or directive of the TFPD Fire Marshal,~~

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~~Building Official or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$3,000.00, or by imprisonment not exceeding 30 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."~~

30. ~~111.4 Failure to Comply. Section 109.4 is hereby amended to read as follows:~~

~~"111.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$3,000.00 or more than \$10,000.00."~~

31. ~~Section 202 General Definitions. Section 202 is hereby amended to:~~

a. ~~Add a definition of Driveway as follows: "Driveway. Shall provide access to Group R-3 occupancies only and shall meet the requirements of Section 503.7 of this code.~~

b. ~~Amend the definition of Fire Chief as follows: "Fire Chief. The Chief of the department of fire prevention, or its duly authorized representative. A.K.A. Fire Marshal"~~

c. ~~Amend the definition of fire code official as follows: "Fire Code Official. The TFPD Fire Marshal or other designated authority charged with the administration and Enforcement of the code, or a duly authorized representative. In the absence of the TFPD Fire Marshal or a TFPD duly authorized representative, the Building Official may act as the fire code official.~~

d. ~~Amend the definition of high rise building as follows: "High Rise Building. A building with an occupied floor located more than 65 feet (19812mm) above the lowest level of fire department vehicle access."~~

32. ~~307.1.1 Prohibited Open Burning. Section 307.1.1 is hereby amended to read as follows:~~

~~"307.1.1 Prohibited Open Burning. Open Burn Regulations are found at CDC Section 16.6.9 and permitted in limited situation.~~

33. ~~307.2 Permit Required. Section 307.2 is hereby amended to read as follows:~~

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~~"307.2 Permit Required. A permit shall be obtained from the Fire Marshal, for areas within incorporated town limits within the TFPD in accordance with Section 105.6 of this code and Ordinance #2012-1 San Miguel County Colorado, prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled."~~

34. ~~308.1.4 Open Flame Cooking Devices. Section 308.1.4 is hereby amended to add one additional exception in sections 4 as follows:~~

~~Permanently installed and piped gas grill operating on natural gas that are installed and maintained per manufactures directions."~~

35. ~~314.3 Highly Combustible Goods. Section 314.3 is hereby amended to read as follows:~~

~~"314.3 Highly Combustible Goods. The display of highly combustible goods, including but not limited to fireworks, flammable or combustible liquids, liquefied flammable gasses, oxidizing materials, pyroxylin plastics and agricultural goods, in main exit access aisles, corridors, covered and open malls, or within 5 feet (1524mm) of entrances to exits and exterior exit doors is prohibited when a fire involving such goods would rapidly prevent or obstruct egress. The display and retail sale of fireworks shall comply with State of Colorado Statutes."~~

36. ~~401.3.3 Delayed Notification. Section 401.3.3 is hereby amended to read as follows:~~

~~"401.3.3 Delayed Notification. A person shall not, by verbal or written directive, require any delay in the reporting of a fire to the fire department. Said person is in violation of Colorado Revised Statute Section 18-8-111."~~

37. ~~401.5 Making False Report. Section 401.5 is hereby amended to read as follows:~~

~~"401.5, Making False Report. A person shall not give, signal or transmit a false alarm. Said person is in violation of Colorado Revised Statute Section 18-8-111."~~

38. ~~401.8 Interference with Fire Department Operations. Section 401.8 is hereby amended to read as follows:~~

~~"401.8 Interference with Fire Department Operations. It shall be unlawful to interfere with, attempt to interfere with, conspire to interfere with, obstruct or restrict the mobility of or block the path of travel of a fire department emergency vehicle in any way, or to interfere with, attempt to interfere with, conspire to interfere with, obstruct or hamper any fire department operation. Said person is in violation of Colorado Revised Statute Section 18-8-104."~~

~~39. 405.2 Frequency. Section 405.2 is hereby amended to read as follows:~~

~~"405.2 Frequency. Required emergency evacuation drills shall be held at the intervals specified in Table 405.2 or more frequently where necessary to familiarize all occupants with the drill procedure. Occupancies regulated by the State of Colorado shall comply with the state requirements as a minimum."~~

~~40. 407.1 General. Section 407.1 is hereby amended to read as follows:~~

~~"407.1 General. The provisions of Sections 407.2 through 407.7 shall be applicable where hazardous materials subject to permits under Section 5001.5 are located on the premises or where required by the Fire Marshal or by State or Federal regulations."~~

~~41. 407.6 Hazardous Materials Management Plan. Section 407.6 is hereby amended to read as follows:~~

~~"407.6 Hazardous Materials Management Plan. Where required by this code, State or Federal regulations, each application for a permit shall include a Hazardous Materials Management Plan (HMMP) in accordance with Section 5001.5.1. The Fire Marshal is authorized to accept a similar plan required by other regulations."~~

~~42. 408.3.1 First Emergency Evacuation Drill. Section 408.3.1 is hereby amended to read as follows:~~

~~"408.3.1 First Emergency Evacuation Drill. The first emergency evacuation drill of each school year shall be scheduled and conducted per state regulations or within 10 days of the beginning of classes, whichever is more stringent."~~

~~43. 408.7 Group I-3 Occupancies. Section 408.7 is hereby amended to read as follows:~~

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~~"408.7 Group I-3 Occupancies. Group I-3 occupancies shall comply with the requirements of Sections 408.7.1 through 408.7.4 and Sections 401 through 406 or State and or Federal regulations, whichever is more stringent."~~

~~44. 503.1 Where Required. Section 503.1 is hereby amended to read as follows:~~

~~"503.1 Where Required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and resolution 88-1 as adopted by the TFPD, and or the regulations of the local jurisdiction, whichever is more stringent."~~

~~503.1.1 Buildings and Facilities. Section 503.1.1, Exception opening sentence only is hereby amended to read as follows:~~

~~45.—~~

~~"503.1.1 Buildings and Facilities. Exception: The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (68580 mm) where, with no change to the three criteria."~~

~~46. 503.2.3 Surface. Section 503.2.3 is hereby amended to read as follows:~~

~~503.2.3 Surface. "Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all weather driving capabilities. At a minimum fire apparatus access road shall be compacted to withstand a 20-ton point load anywhere along its length and width."~~

~~47. 503.2.4 Turning radius. Section 503.2.4 is hereby amended to read as follows:~~

~~"503.2.4 Turning Radius. The inside turning radii for a fire apparatus access road shall not be less than 32 feet (9753.8mm)."~~

~~48. 503.2.5 Dead Ends. Section 503.2.5 is hereby amended to read as follows:~~

~~"503.2.5 Dead Ends. Dead-end fire apparatus access roads in excess of 150 feet (45720mm) in length shall be provided with an approved area for turning around fire apparatus. See Appendix D for approved apparatus turnarounds."~~

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49. ~~503.2.7 Grade. Section 503.2.7 is hereby amended to read as follows:~~

~~"503.2.7 Grade. The grade of fire apparatus access roads shall be: Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400 mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent grade.~~

~~EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as determined by the occupancy."~~

50. ~~503.2.8, Angles of Approach and Departure. Section 503.2.8 is hereby amended to read as follows:~~

~~"503.2.8 Angles of approach and departure. The angles of approach and departure for fire apparatus access roads shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm)."~~

51. ~~503.6 Security Gates. Section 503.6 is hereby amended to read as follows:~~

~~"503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall always be maintained. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. Security gates shall not encroach into the required fire apparatus access road width as stated in Section 503.2.1 and Section D105 for aerial fire apparatus access roads."~~

52. ~~503.7 Driveways. Section 503.7 is hereby d established as a new section to read as follows:~~

~~"503.7 Driveways. Driveways shall be provided and maintained in accordance with Sections 503.7.1 through 503.7.2.~~

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~~503.7.1 Driveways for R-3 Occupancies. An approved driveway shall be provided for every structure, or portion of a structure hereafter constructed or moved into or within the jurisdiction. The driveway shall comply with the requirements of this section and shall extend to within 150 feet (45720 mm) of all portions of the exterior walls of the first story of a structure as measured by an approved route around the exterior of the structure. A driveway shall serve no more than 3 R-3 structures.~~

~~EXCEPTION: The Fire Marshal is authorized to increase the dimension of 150 feet (45720mm) to 225 feet (68580mm) where:~~

- ~~1. The structure is equipped throughout with an approved automatic fire sprinkler system installed in accordance with Section 903.3.1.3; and~~
- ~~2. Driveway cannot be designed and installed per Section 503.7 because of the location on property, topography, waterways, nonnegotiable grades or other similar conditions and the structure is equipped throughout with an approved, automatic fire sprinkler system installed in accordance with Section 903.3.1.3.~~

~~503.7.2 Specifications. Driveways shall be installed and arranged in accordance with Sections 503.7.2.1 through 503.7.2.10.~~

~~503.7.2.1 Dimensions. Driveways shall have an unobstructed width of not less than 12 feet (4876.8mm) and an unobstructed height of not less than 13 feet 6 inches (4114.8mm), with shoulders measuring 2 feet (609.6mm) on each side of a 12-foot (3657.6mm) drive surface. The shoulders shall be compacted to withstand a 20-ton load minimum. The shoulders shall pitch at no more than a 2 percent grade from the edge of the normal drive surface.~~

~~503.7.2.1.1 Authority. The Fire Marshal, in consultation with the Community Development Department, shall have the authority to require an increase in the minimum width of driveways where they are inadequate for fire or rescue operations.~~

~~503.7.2.2 Surface. Driveways shall be designed and maintained to support the imposed loads of fire apparatus, 20 tons minimum, and shall be surfaced so as to provide all-weather driving capabilities.~~

~~503.7.2.3 Turning Radius. The inside turning radii of a corner shall not be less than 32 feet (9753.6mm).~~

~~503.7.2.4 Dead end Driveways. Dead end driveways in excess of 150 feet (45720mm) shall be provided with an approved fire apparatus turnaround. See Figure D 103.1 for approved fire apparatus turnarounds.~~

~~503.7.2.5 Driveways in Excess of 200 Feet (60960mm) in Length. Driveways in excess of 200 feet (60960mm) in length and less than 20 feet (6096mm) in width shall be provided with turnouts in addition to an approved fire apparatus turnaround.~~

~~503.7.2.6 Turnouts. Driveway turnouts shall be an all-weather driving surface at least 10 feet (3048mm) wide and 40 feet (12192mm) long and be compacted to withstand a 20-ton load minimum. Driveway turnouts shall be located as required by the Fire Marshal.~~

~~503.7.2.7 Bridges and Elevated Surfaces. See Section 503.2.6.~~

~~503.7.2.8 Grades. Normal grades shall not exceed 8 percent. Transitional sections not exceeding 500 feet (152400mm) may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent grade shall not be within 500 feet (152400mm) of each other. Curves with a centerline radius of less than 250 feet (76200mm) shall not exceed 8 percent.~~

~~EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent providing all Group R-3 structures are equipped with an approved automatic fire sprinkler system meeting the requirements of Section 903.1.3.~~

~~503.7.2.9 Angles of Approach and Departure. The angles of approach and departure for driveways shall be no more than a maximum of a 5 percent grade for a minimum of 20 feet (6096mm).~~

~~503.7.2.10 Security Gates. The installation of security gates across a driveway shall be approved by the Fire Marshal. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall always be maintained operational. Security gates shall not encroach into the required driveway width or height."~~

~~503.7.2.12 Clearance of brush or vegetative growth from fire apparatus access roads. Fire apparatus access roads built in locations with wildland fire hazard rating of high to extreme, as defined in the San Miguel County Community Wildfire Protection Plan, should have nonfire-resistant vegetation within 10 feet (3048 mm) of both sides of the cleared road.~~

~~53. 505.1 Address Identification. Section 505.1 is hereby amended to read as follows:~~

~~505.1 Address Identification. "New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be approved consistent with the Design Regulations found in the CDC. Where required by the Fire Marshal address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or English~~



alphabetical letters. Numbers shall be a minimum of 6 inches high with a stroke width of 0.5-inch (12.7mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. If local design requirements are more stringent, they shall apply, however in no case shall less stringent requirements apply.

54. ~~507.1 Required Water Supplies. Section 507.1 is hereby amended to read as follows:~~

~~"507.1 Required Water Supplies. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Water supply systems in service at the time of the adoption of this code shall not be required to meet the distance requirement for hydrant spacing contained herein. However, installation of new hydrants on a pre-existing system, whether due to maintenance or expansion of the system, shall meet the distance requirements contained herein."~~

55. ~~508.1.1 Location and Access. Section 508.1.1 is hereby amended to read as follows:~~

~~"508.1.1 Location and Access. The location and accessibility of the fire command center shall be approved by the Fire Marshal."~~

56. ~~510.2 Emergency Responder Radio Coverage in Existing Buildings. Section 510.2 is hereby amended to read as follows:~~

~~"510.2 Emergency Responder Radio Coverage in Existing Buildings. Existing buildings that do not have approved radio coverage for emergency responders within the building, shall be equipped with such coverage when existing wired communication system cannot be repaired or is being replaced, or where not approved in accordance with section 510.1 Exception 1."~~

57. ~~603.1 Installation. Section 603.1 is hereby amended to read as follows:~~

~~"603.1 Installation. The installation of nonportable fuel gas appliances shall comply with the International Fuel Gas Code or the appropriate NFPA standard, whichever is more stringent. The installation of all other fuel fired appliances, other than internal combustion engines, oil lamps and portable devices such as blow torches, melting pots and weed burners, shall comply with this section, the International Mechanical Code or the appropriate NFPA standard, whichever is more stringent."~~

58. ~~603.1.2 Approval. Section 603.1.2 is hereby amended to read as follows:~~

~~"603.1.2 Approval. The design, construction and installation of fuel fired appliances shall be in accordance with the International Fuel Gas Code, the International Mechanical Code, or the requirements of the appropriate NFPA standard, whichever is more stringent."~~

59. ~~603.3 Fuel Oil Storage Systems. Section 603.3 is hereby amended to read as follows:~~

~~"603.3 Fuel Oil Storage Systems. Fuel oil storage systems shall be installed in accordance with this code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent. Fuel oil piping systems shall be installed in accordance with the International Mechanical Code, state and federal EPA regulations or the appropriate NFPA standard, whichever is more stringent."~~

60. ~~603.3.1 Fuel Oil Storage in Outside, Above-Ground Tanks. Section 603.3.1 is hereby amended to read as follows:~~

~~"603.3.1 Fuel Oil Storage in Outside, Above-Ground Tanks. Where connected to a fuel oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498L) shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent."~~

61. ~~603.3.3 Underground Storage of Fuel Oil. Section 603.3.3 is hereby amended to read as follows:~~

~~"603.3.3 Underground Storage of Fuel Oil. The storage of fuel oil in underground storage tanks shall comply with NFPA 31 or state and federal EPA regulations, whichever is more stringent."~~

62. ~~603.8 Incinerators. Section 603.8 is hereby amended to read as follows:~~

~~"603.8 Incinerators. Commercial, industrial and residential-type incinerators and chimneys shall be constructed in accordance with the International Building Code, the International Fuel gas code and the International Mechanical Code or state and federal EPA regulations, whichever is more stringent."~~

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~~63. 604.2.14 High-Rise Buildings. Section 604.2.14 is hereby amended to read as follows:~~

~~"604.2.14 High-Rise Buildings. Standby power, light and emergency systems in high-rise buildings shall comply with the requirements of Sections 604.2.14.1 through 604.2.14.3, and Sections 403.4.8 through Section 403.3.9.1 of the IBC."~~

~~64.—~~

~~605.8.2 Detection Devices. Detection devices shall be connected to an alarm system(s) utilizing listed fire alarm signaling devices capable of generating a sound level of at least 15db above the ambient sound pressure level of the space in which they are installed and providing a distinctive audible and visual alarm.~~

~~65.—~~

~~605.8.3 Power and supervision. Detection and alarm system(s) shall be powered and supervised as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Alarm Policy.~~

~~66.—~~

~~605.8.4 Monitoring and annunciation. Detection and alarm system(s) shall be remotely annunciated at an approved constantly attended location as required for fire alarm systems in accordance with Section 907 of this code, NFPA 72, and the Telluride Fire Protection District Fire Alarm Policy.~~

~~67.—~~

~~607 COMMERCIAL KITCHEN HOODS~~

~~68.—~~

~~607.3.3.2 Grease Accumulation. ADD or NFPA 96, whichever is more stringent~~

~~69.—~~

~~607.3.4 Extinguishing system service. ADD or NFPA 96, whichever is more stringent~~

~~70. Section 607.4 Elevator Key Location. Section 607.4 is hereby amended to read as follows:~~

~~"607.4 Elevator Key Location. Keys for the elevator car doors and fire-fighter service keys shall be kept in a Knox Box key box which shall be located as directed by the Fire Marshal or his designee."~~

~~71. 608.1 Scope. Section 608.1 is hereby amended to read as follows:~~

~~"608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189L) for flooded lead-acid, nickel-cadmium (Ni-Cd) and valve regulated lead-acid (VRLA), or more than 1,000 pounds (454kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power or uninterruptable power supplies shall comply with this section, Table 608.1, and all pertinent state and federal regulations whichever is more stringent."~~

~~72. 608.10 Hydrogen Sulfide Detection. Section 608.10 is hereby amended to add a new section as follows:~~

~~"608.10 Hydrogen Sulfide Detection. An approved hydrogen sulfide detection system shall be installed in rooms containing a stationary battery system(s). The detection system shall be annunciated through the automatic fire alarm system and shall also be supervised by an approved central station service."~~

~~70. 806.1.1 Exceptions: Section 806.1.1, Exception 1 is hereby amended to read as follows:~~

~~EXCEPTION: Trees located in areas protected by an approved automatic sprinkler system installed in accordance with Section 903.1.1 or 903.3.1.2 and the appropriate NFPA standard, and having a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy and the appropriate NFPA standard, shall not be prohibited in Groups A, E, M, R-1 and R-2 occupancies.~~

~~71. 807.1.2 Exceptions: Section 807.1.2, Exception 1, is hereby amended to read as follows:~~

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~~EXCEPTION: In auditoriums in Group A, the permissible amount of decorative material meeting the flame propagation criteria of NFPA 701 shall not exceed 75 percent of the aggregate wall area where the building is equipped throughout with an approved automatic sprinkler system meeting the requirements of Section 903.1.1, the appropriate NFPA standard, and has a smoke detection system installed in accordance with Section 907, the TFPD Fire Alarm Policy, and the appropriate NFPA standard and where the decorative material is installed in accordance with Section 803.11 of the IBC.~~

~~72. 807.4.3.1 Exceptions: Section 807.4.3.1, Exceptions section, is hereby amended to read as follows:~~

~~EXCEPTION: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 and the appropriate NFPA standard, and the corridor is also protected by an approved smoke detection system installed in accordance with Section 907, the TFPD Alarm Policy and the appropriate NFPA standard.~~

~~EXCEPTION: Storage in metal lockers, provided the minimum egress width is maintained."~~

~~73. 901.1 Scope. Section 901.1 is hereby amended to read as follows:~~

~~"901.1 Scope. The provisions of this chapter shall specify where fire protections systems are required and shall, along with the latest editions of the appropriate NFPA standard, apply to the design, installation, inspection, operation, testing and maintenance of all fire protection systems. All design, installation testing and maintenance of said systems shall be performed by qualified and if required, by licensed personnel."~~

~~74. 901.2 Construction Documents. Section 901.2 is hereby amended to read as follows:~~

~~"901.2 Construction Documents. Construction documents and calculations, meeting the requirements of this chapter and the appropriate NFPA standard, shall be required for all fire protection systems. Permits shall be issued for the installation, rehabilitation and or modification of any fire protection system. Fees for said permits shall be per the fee resolution. Construction documents shall be submitted for review and approval prior to system installation."~~

~~75. 901.6.2 Records. Section 901.6.2 is hereby amended to read as follows:~~

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~~"901.6.2 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of 3 years and shall be copied to the Fire Marshal."~~

~~76. 903.2.8 Group R. Section 903.2.8 is hereby amended to read as follows:~~

~~"903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 and the appropriate NFPA standard shall be provided throughout all buildings with Group R fire area to include all Group R-3 occupancies over 3600 gross square feet. This section shall be superseded by Section P2904 of the International Residential Code upon its adoption, however at no time shall a multipurpose fire sprinkler system be accepted."~~

~~77. 903.3.1.1.1 Exempt Locations. Section 903.3.1.1.1 is hereby amended to read as follows:~~

~~"903.3.1.1.1 Exempt locations. If approved by the Fire Marshal, automatic fire sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room or area merely because it is damp, of fire resistance rated construction or contains electrical equipment."~~

~~78. 903.3.1.2.1 Balconies and Decks. Section 903.3.1.2.1 is hereby amended to read as follows:~~

~~"903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of Type V construction, provided there is a combustibile roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25mm) to 6 inches (152mm) below the structural members and a maximum distance of 14 inches (356mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction."~~

~~79. 903.4 Sprinkler System Supervision and Alarms. Section 903.4, Exceptions section, is hereby amended to read as follows:~~

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~~EXCEPTION: Automatic sprinkler systems protection one – and two-family dwellings may have control valves sealed or locked in the open position.~~

~~EXCEPTION: Limited area systems serving fewer than 20 sprinklers may have control valves seals or locked in the open position."~~

~~80. 903.4.1 Monitoring. Section 903.4.1 is hereby amended to read as follows:~~

~~"903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, as defined by NFPA 72, or when approved by the Fire Marshal, shall sound an audible signal at a constantly attended location."~~

~~81.—~~

~~906.1 Where Required. Delete Exception under Section 906.1, first criterion (No. 1) in its entirety.~~

~~Exception: In Group R-2 occupancies, portable fire extinguishers shall be required only in locations specified in Items 2 through 6 where each dwelling unit is provided with a portable fire extinguisher having a minimum rating of 1-A;10-B; C. DELETE EXCEPTION ENTIRELY~~

~~82. 907.2 Where Required – New Buildings and structures. Section 907.2 is hereby amended to read as follows, with the Exceptions deleted in their entirety:~~

~~"907.2 Where Required-New Buildings and Structures. An approved fire alarm system installed in accordance with the provisions of this code, NFPA 72, and the TFPD Fire Alarm Policy shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code."~~

~~83. 907.2.1 Group A. Section 907.2.1 Exception is hereby deleted in its entirety.~~

~~84. 907.2.2 Group B: Section 907.2.2 Exception is hereby deleted in its entirety.~~

~~85. 907.2.2.1 Group B Ambulatory Health Care Facilities: Section 907.2.2.1 Exception is hereby deleted in its entirety.~~

~~86. 907.2.3 Group E Exception: Section 907.2.3 Exceptions 1 through 3 are hereby deleted in their entirety.~~

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~~87. 907.2.4 Group F. Section 907.2.4 Exception is hereby deleted in its entirety.~~

~~88. 907.2.6.1 Group I-1: Section 907.2.6.1 Exceptions 1 is hereby deleted in its entirety.~~

~~89. 907.2.6.3.3 Automatic Smoke Detection Units. Section 907.2.6.3.3 Exception 3 is hereby deleted in its entirety.~~

~~90. 907.2.7 Group M. Exception: Section 907.2.7 Exception 2 is hereby deleted in its entirety.~~

~~91. 907.2.8.1 Manual Fire Alarm System. Section 907.2.8.2 Exception 2 is hereby deleted in its entirety.~~

~~92. 907.2.8.2 Automatic Smoke Detection System. Section 907.2.8.1 Exception is hereby deleted in its entirety.~~

~~93. 907.2.8.3 Smoke alarms. Section 907.2.8.3 is hereby amended to read as follows:~~

~~"Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the guest rooms only while heat detectors shall activate the occupant notification appliances."~~

~~94. 907.2.9.1 Manual Fire Alarm System. Section 907.2.9.1 Exception 2 and 3 are hereby deleted in their entirety.~~

~~95. 907.2.9.2 Smoke Alarms. Section 907.2.9.2 is hereby amended to read as follows:~~

~~"907.2.9.2 Smoke alarms. Single- and multiple station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy. Smoke alarms shall sound throughout the dwelling unit only, while heat detectors shall automatically activate the occupant notification appliances."~~

~~96. 907.2.9.3 Group R-2 College and University Buildings. Section 907.2.9.3 is hereby amended to read as follows:~~

~~"907.2.9.3 Group R-2 College and University Buildings. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5, The TFPD Fire~~

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Alarm Policy, and NFPA 72 shall be installed in Group R-2 college and university buildings in the following locations:

1. ~~Common spaces outside of dwelling and sleeping units.~~
2. ~~Laundry rooms, mechanical equipment rooms, and storage rooms.~~
3. ~~All interior corridors serving sleeping units or dwelling units.~~

~~Required smoke alarms in dwelling units and sleeping units in Group R-2 college and university buildings shall be interconnected with the fire alarm system in accordance with NFPA 72 and the TFPD Fire Alarm Policy."~~

~~97. 907.2.10.1 Manual Fire Alarm System. Section 907.2.10.1 Exception 2 is hereby deleted in its entirety.~~

~~98. 907.2.10.2 Automatic Smoke Detection System. Section 907.2.10.2 Exceptions are hereby deleted in their entirety.~~

~~99. 907.2.10.3 Smoke Alarms. Section 907.2.10.3 is hereby amended to read as follows:~~

~~"907.2.10.3 Smoke alarms. Single and multiple station smoke alarms shall be installed in accordance with Section 907.2.11, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~100. 907.2.11 Single and Multiple Station Smoke Alarms. Section 907.2.11 is hereby amended to read as follows:~~

~~"907.2.11 Single and Multiple Station Smoke Alarms. Listed single and multiple station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~101. 907.2.13 High-Rise buildings. Section 907.2.13 is hereby amended to read as follows:~~

~~"907.2.13 High-Rise Buildings. High rise buildings shall be provided with an automatic smoke detection system in accordance with Section 907.2.13.1, NFPA 72, and the TFPD Fire Alarm Policy, a fire department communications system in accordance with Section 907.2.13.2, NFPA 72, and the TFPD Fire Alarm Policy, an emergency voice/alarm communications system in accordance with Section 907.5.2.2, NFPA 72, and the TFPD Fire Alarm Policy."~~

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~~102. 907.2.13.1 Automatic Smoke Detection. Section 907.2.13 is hereby amended to read as follows:~~

~~"907.2.13.1 Automatic smoke detection. Automatic smoke detection in high rise buildings shall be in accordance with Sections 907.2.13.1.1, 907.2.13.1.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~103. 907.2.13.1.1 Area Smoke Detection. Section 907.2.13.1.1 is hereby amended to read as follows:~~

~~"907.2.13.1.1 Area smoke detection. Area smoke detectors shall be provided in accordance with this section, NFPA 72, and the TFPD Fire Alarm Policy. Smoke detectors shall be connected to an automatic fire alarm system. The activation of any detector required by this section shall activate the emergency voice/alarm communication system in accordance with Section 907.5.2.2. In addition to smoke detectors required by Sections 907.2.1 through 907.2.10, smoke detectors shall be located in each mechanical equipment, electrical, transformer, telephone equipment or similar room."~~

~~104. 907.2.13.2 Fire Department Communication System. Section 907.2.13.2 is hereby amended to read as follows:~~

~~"907.2.13.2 Fire Department Communication System. Where a wired communication system is approved in lieu of an emergency responder radio coverage system in accordance with Section 510, the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy and shall operate between a fire command center complying with Section 508, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge, and inside enclosed exit stairways. The fire department communications device shall be provided at each floor level within the enclosed exit stairway."~~

~~105. 907.2.14 Atriums Connecting More than Two Stories. Section 907.2.14 is hereby amended to read as follows:~~

~~"907.2.14 Atriums Connecting More Than Two Stories. A fire alarm system shall be installed in occupancies with an atrium that connects more than two stories, with smoke detection installed throughout the atrium. The system shall be activated in accordance with Section 907.5, NFPA 72, and the TFPD Fire Alarm Policy. Such occupancies in Group A, E, or M shall be provided with an~~

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~~emergency voice/alarm communication system complying with the requirements of Section 907.5.5.5, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~106. 907.2.18 Underground Buildings with Smoke Control Systems. Section 907.2.18 is hereby amended to read as follows:~~

~~"907.2.18 Underground Buildings with Smoke Control Systems. Where a smoke control system is installed in an underground building in accordance with the International Building Code, automatic smoke detectors shall be provided in accordance with Section 907.2.12.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~107. 907.3 Fire Safety Functions. Section 907.3 is hereby amended to read as follows:~~

~~"907.3 Fire Safety Functions. Automatic fire detectors utilized for the purpose of performing fire safety functions shall be connected to the building's fire alarm control unit where a fire alarm system is required by Section 907.2, NFPA 72 and the TFPD Fire Alarm Policy. Detectors shall, upon activation, perform the intended function and activate the alarm notification appliances and shall also notify the monitoring company's signaling service. In buildings not equipped with a fire alarm system, the automatic fire detector shall be powered by normal electrical service and, upon activation, perform the intended functions. The detectors shall be located in accordance with NFPA 72 and the TFPD Fire Alarm Policy."~~

~~108. 907.3.1 Duct Smoke Detectors. Section 907.3.1 is hereby amended to read as follows:~~

~~"907.3.1 Duct Smoke Detectors. Smoke detectors installed in ducts shall be listed for the air velocity, temperature and humidity present in the duct. Duct detectors shall be connected to the building's fire alarm control unit when a fire alarm system is required by Section 907.2, NFPA 72, and the TFPD Fire Alarm Policy. Activation of a duct smoke detector shall initiate a signal to the monitoring company's signaling service and shall perform the intended fire safety functions in accordance with this code and the IMC. Duct smoke detectors shall not be used as a substitute for required open air detection."~~

~~109. 907.3.1 Duct Smoke Detectors. Section 907.4.1 is hereby amended to delete Exception 2 in its entirety.~~

~~110. 907.3.3 Elevator Emergency Operation. Section 907.3.3 is hereby amended to read as follows:~~

~~"907.3.3 Elevator Emergency Operation. Automatic fire detectors installed for elevator emergency operation shall be installed in accordance with ASMA A 17.1, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~111. 907.3.4 Wiring. Section 907.3.4 is hereby amended to read as follows:~~

~~"907.3.4 Wiring. The wiring to the auxiliary devices and equipment used to accomplish the above fire safety functions shall be monitored for integrity in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~112. 907.4.3.1 Automatic Sprinkler System. Section 907.4.3.1 is hereby deleted in its entirety.~~

~~113. 907.5 Occupant Notification Systems: Section 907.5 Exception is hereby deleted in its entirety.~~

~~114. 907.5.2.1 Audible Alarms: Section 907.5.2.1 Exception is hereby deleted in its entirety.~~

~~115. 907.5.2.2 Emergency Voice/Alarm Communication Systems. Section 907.6.2.2 is hereby amended to read as follows:~~

~~"907.5.2.2 Emergency Voice/Alarm Communication Systems. Emergency voice/alarm communication systems required by this code shall be designed and installed in accordance with NFPA 72 and the TFPD Fire Alarm Policy. The operation of any automatic fire detector, sprinkler water flow device, or manual fire alarm box shall automatically sound an alert tone followed by voice instructions giving approved information for a general or staged evacuation in accordance with the building's fire safety and evacuation plans required by Section 404. In high-rise buildings, the system shall operate on a minimum of the alarming floor, the floor above and the floor below. Speakers shall be provided throughout the building by paging zones. At a minimum, paging zones shall be provided as follows: 1. Elevator groups, 2. Exit stairways, 3. Each floor, 4. Areas of refuge as defined in Chapter 2."~~

~~116. 907.6 Installation. Section 907.6 is hereby amended to read as follows:~~

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~~"907.6.1 Installation. The fire alarm system shall be installed in accordance with Sections 907.6.1 through 907.6.5.2, NFPA 72, and the TFPD Fire Alarm Policy."~~

~~117. 907.6.1 Wiring. Section 907.7.1 is hereby amended to read as follows:~~

~~"907.6.1 Wiring. Wiring shall comply with NFPA 70 and 72 as to wiring size and installation of the wire, and the TFPD Fire Alarm Policy with regard to class/style of wiring to all devices in the system. Wireless protection systems utilizing radio-frequency transmitting devices shall comply with the special requirements for supervision of low power systems in NFPA 72."~~

~~118. 907.6.3 Zones. Section 907.7.3 is hereby amended to read as follows:~~

~~"907.6.3 Zones. Each floor shall be zoned separately, and a zone shall not exceed 22,500 square feet (2092m<sup>2</sup>). The length of any zone shall not exceed 300 feet (91,440mm) in any direction. Additional requirements for zoning shall be as specified in the TFPD Fire Alarm Policy."~~

~~119. 907.6.5 Monitoring. Section 907.6.5 is hereby amended to read as follows:~~

~~"907.6.5 Monitoring. Fire alarm systems required by this chapter or by the IBC shall be monitored by an approved supervising station in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~120. 907.6.5, Monitoring. Section 907.7.5 Exception 3 is hereby deleted in its entirety.~~

~~121. 907.7 Acceptance Tests and Completion. Section 907.7 is hereby amended to read as follows:~~

~~"907.7 Acceptance Tests and Completion. Upon completion of the installation, the fire alarm system and all fire alarm components shall be tested in accordance with NFPA 72, and the TFPD Fire Alarm Policy."~~

~~122. 907.7.2 Record of Completion. Section 907.7.2 is hereby amended to read as follows:~~

~~"907.7.2 Record of Completion. A record of completion in accordance with NFPA 72 verifying that the system has been installed and tested in accordance with the approved plans and~~

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~~specifications shall be provided to the Fire Marshal and owner or owners representative at final inspection."~~

~~123. 907.8.2 Testing. Section 907.8.2 is hereby amended to read as follows:~~

~~"907.8.2 Testing. Testing shall be performed annually unless required more frequently by NFPA 72. A copy of the test results shall be forwarded to the Fire Marshal's office."~~

~~124. 907.8.3 Smoke Detector Sensitivity. Section 907.8.3 is hereby amended to read as follows:~~

~~"907.8.3 Smoke Detector Sensitivity. Smoke detector sensitivity shall be checked within one year after installation and every alternate year thereafter unless required more frequently by the detector manufacturer or NFPA 72. Where the frequency is extended, records of detector-caused nuisance alarm and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show an increase over the previous year, calibration tests shall be performed."~~

~~125. 907.8.5 Maintenance, Inspection and Testing. Section 907.9.5 is hereby amended to read as follows:~~

~~"907.8.5 Maintenance, Inspection and Testing. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems. A written record of such tests and inspections shall be maintained on the premises. A tag showing, at a minimum, the date of inspection, the company doing the inspection, and contact numbers for the company shall be affixed to the fire alarm control panel after each inspection."~~

~~126. 909.20.1 Schedule. Section 909.20.1 is hereby amended to read as follows:~~

~~"909.20.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and testing shall be established. At a minimum routine testing and maintenance shall be performed annually."~~

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~~127.~~

~~912.5 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the International Plumbing Code, the appropriate NFPA standard, local water department requirements and or state health department requirements, whichever is more stringent.~~

~~128. 913.4 Valve supervision. Section 913.4 is hereby amended to delete method number 2 in its entirety.~~

~~129. 914.2.3 Emergency Voice/Alarm Communication System. Section 914.2.3 is hereby amended to add the following subsection:~~

~~"914.2.3.1 Emergency Responder Radio Coverage. Emergency responder radio coverage shall be provided in accordance with Section 510."~~

~~130. 1024.1 General. Section 1024.1 is hereby amended to read as follows:~~

~~"1024.1 General. Approved luminous egress path markings delineating the exit path shall be provided in high-rise buildings of Group A, B, E, I, M, R-1, and R-2 occupancies in accordance with Sections 1024.1 through 1024.5."~~

~~131. Chapter 25 Fruit and Crop Ripening. Chapter 25 is deleted in its entirety.~~

~~132. Chapter 27 Semiconductor Fabrication Facilities. Chapter 27 is deleted in its entirety.~~

~~133. Chapter 29 Manufacture of Organic Coatings. Chapter 29 is deleted in its entirety.~~

~~134. Chapter 36 Marinas. Chapter 36 is deleted in its entirety.~~

~~135. Appendix A Board of Appeals. Appendix A is deleted in its entirety since the TFPD establishes its own rules for the Board pursuant to Section 108.1~~

~~136. Appendix D Fire Apparatus Access Roads. Appendix D is hereby amended as follows:~~

~~D103.1 Access Road Width with a Fire Hydrant. Amend to read as follows:~~

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~~"D103.1 Access Road Width with a Fire Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 20 feet (6096 mm, exclusive of the shoulders."~~

Figure D-103.1, Dead End Fire Apparatus Access Road Turnaround. Figure D103.1 is deleted in its entirety and is replaced by the TFPD designs as set forth in Attachment D.

~~D 103.2 Grade. Fire apparatus roads shall not exceed 8 percent in grade.~~

~~EXCEPTION: Transitional sections not exceeding 500 feet (152400mm) in length may be allowed a maximum of 10 percent if approved by the Fire Marshal. Transitional sections exceeding 8 percent shall not be within 500 feet (152400 mm) of each other. Curves with a centerline radius of less than 250 feet (76200 mm) shall not exceed 8 percent.~~

~~EXCEPTION: Transitional sections may be allowed a maximum grade up to 12 percent with the approval of the Fire Marshal, providing all structures served by the fire apparatus access road other than Group U are equipped with a fire sprinkler system meeting the requirements of Sections 903.3.1.1, 903.3.1.2 or 903.3.1.3 as required.~~

~~D 103.3 Turning Radius. Amend to read as follows:~~

~~"D103.3 Turning radius. The minimum inside turning radius shall be 32 feet (9753.6 mm).~~

~~D103.4 Dead Ends. Amend to read as follows:~~

~~D103.4 Dead ends. Dead end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with an approved turnaround in accordance with Figure D103.1~~

~~D103.4.1 Cul-de-sacs. Cul-de-sacs or dead-end roads shall not exceed 600 feet (182,880 mm) in length and shall be provided with a turnaround as shown in Figure 103.1~~

~~EXCEPTION Maximum length may be increased to 1200 feet (365,760 mm) in length provided the width is increased to 26 feet (7925 mm) and that all structures except Group U have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure 103.1 shall be provided.~~

~~D103, Minimum Specifications. Amend to add new subsection 103.7 Cul du Sacs as follows:~~

~~"D104.7 Cul du Sacs. Cul du sacs or dead-end roads shall not exceed 600 feet (182,880 mm) and shall be provided with a turnaround as shown in Figure D103.1."~~

~~EXCEPTION: Maximum length may be increased to 1200 feet (365.760 mm) providing all structures along the road have fire sprinkler and alarm systems meeting the requirements of Chapter 9 installed. A turnaround in accordance with Figure D103 shall be provided."~~

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~~D. Geographic Limits.~~

~~1. That the geographic limits referred to in certain sections of the 2012 International Fire Code are hereby established as follows:~~

~~a. Section 5704.2.9.6.1 Storage of class I and class II liquids in above ground tanks outside of buildings is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~137. Section 5706.2.4.4 Storage of class I and class II liquids in above ground tanks is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~138. Section 5806.2 Storage of flammable cryogenic fluids in stationary containers is prohibited in all areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

~~139. Section 6104.2 The storage of liquefied petroleum gas is restricted for the protection of heavily populated areas of the TFPD with a population density of one living unit or greater per acre. In the event of a conflict with Colorado State or Federal regulations, the more stringent regulations shall apply.~~

~~EXCEPTION: Tanks legally in existence at the time of the adoption of this resolution, providing they do not pose undo fire or safety hazards.~~

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## **17.7.20 Construction Mitigation.**

All development within the Town shall comply with the Construction Mitigation Regulations

*A. Construction Mitigation Regulations.*

1. A construction mitigation plan shall be submitted for development that requires storage, scaffolding, parking, trailers, equipment or other exterior development staging.
  2. When a construction mitigation plan is required, the following plans and information shall be submitted to the Planning and Development Services Department as applicable:
    - a. Site plan showing:
      - i. Perimeter fencing with attached green screening or approved equal;
      - ii. Tree protection for trees to be saved;
      - iii. Limits of disturbance and fencing at such line;
      - iv. Erosion control and water quality protection measures using best management practices consistent with the Grading and Drainage Design Regulations;
      - v. A temporary right-of-way encroachment permit for parking, ~~material staging and/or use as applicable with a restoration agreement and timeline.~~
      - vi. Laydown/storage areas;
      - vii. Parking areas;
      - viii. Crane location and swing radius;
      - ix. Portable toilet location(s);
      - x. Construction trailer location(s);
      - xi. Dumpster and recycling bin locations;
      - xii. Method to protect any surrounding plaza areas caused by heavy vehicles, construction or development;
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- xiii. Bear-proof trash can location; and
  - b. Other information as required by the Planning and Development Services Department.
3. The construction mitigation plan shall be reviewed and approved by the Planning and Development Services Department in consultation with the Police, Public Works and other applicable Town departments.
  4. The general easement shall be protected as approved by the Review Authority, with the goal to avoid locating construction activities in the general easement and the need to respect the neighbors and neighboring properties, especially regarding the placement of dumpsters, portable toilets and other more intensive construction infrastructure.
  5. Construction projects adjacent to rights-of-ways and pedestrian areas including, but not limited to, walkways, hiking and biking trails, plazas, restaurants, etc., shall provide screened fencing ~~or hoarding~~ (with appropriate directional signage) and needed lighting to direct pedestrians away from potential hazards related to the construction site. Pedestrian protection adjacent to the construction site shall be the responsibility of the owner and owner's agent. The Building Official has the right to require additional fencing if deemed necessary to protect public safety or screen construction activity. All public pedestrian protection shall be provided per chapter 33 of the IBC.
  6. Construction staging in accordance with these regulations may occur on an off-premise site provided property owners immediately adjacent to the site are provided written notification prior to the Building Division reviewing or approving the plan. The Planning and Development Services Department may require large-scale, off-site construction staging areas to be reviewed and approved by the DRB with public notice as required by the public hearing noticing requirements. Such large-scale staging areas should be evaluated concurrent with the required development review process for efficiencies and a holistic evaluation and mitigation of impacts.
- B. *Construction Hours and Noise.* Blasting, pile driving, jack hammering, heavy equipment operations, and loud noises and in general are permitted between the hours of seven (7) in the morning and six (6) in the evening Monday through Saturday, excluding the holidays listed below. No construction activity may take place on Sundays, Monday through Saturday before seven (7) in the morning or after six (6) in the evening or the following holidays: New year's Day,
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Memorial Day, The Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day, except in case of urgent necessity or an unique situation as determined by the Building Official or its designee Ensuring a secure site and changing out propane tanks for proper heating are permitted during prohibited construction times. All proposed blasting, jack hammering, pile driving, and similar loud construction noises shall be pre-approved by the review authority and scheduled as necessary depending on the site proximity to existing development, anticipated occupancy, surrounding density, and holidays to limit any negative impact. If blasting is required, the owner/owner's agent is required to take all necessary precautions and notify adjacent property owners, TFPD, local traffic, pedestrians, etc. prior to blasting.

C. *Temporary Structures for Construction Sites.* A small job office or trailer may be located on the site during construction. The location of any job office or trailer will be determined on the construction mitigation plan. The job office shall be removed from the site prior to receiving a CO.

D. *Environmental Controls.* Areas defined on the topographical survey that require preservation methods, i.e., natural landforms, vegetation, streams, ponds, wetlands, shall be identified and preserved by the general contractor or person primarily responsible for the construction. These areas and the methods of preservation will be defined during the Design Review Process or other applicable development application applicable to the project. Erosion control measures shall be taken during construction to ensure soil stabilization, sediment control and timely re-vegetation. The general contractor or person primarily responsible for the construction is responsible for the implementation of all preservation techniques.

E. *Construction Site Maintenance.*

1. *Construction Site Maintenance.* All construction sites in the Town shall be maintained in a good, clean and safe condition, including, but not limited to, the following minimum requirements:

- a. Every lot for which a construction permit has been issued after the effective date of this section, or lesser part of the lot at the discretion of the Building Official, shall be enclosed by a 6-foot chain link fence faced with green mesh fabric or similar barrier.
  - b. The fence or barrier shall remain in place until the Building Official has determined that the property is sufficiently secured to prevent a health or safety risk or danger.
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c. The Building Official has the discretion and authority to modify these requirements, including but not limited to, requiring fencing of a different material, height or configuration if it is deemed necessary for the protection of public health and safety.

2. *Material Storage.* Construction materials shall be stored, maintained and secured to prevent safety risk or danger.

3. *Recycling.*

a. To the extent practicable, the following materials shall be recycled for every construction project that requires a building permit:

- i. Cardboard;
- ii. Glass;
- iii. Newspaper;
- iv. Metal; and
- v. Recyclable plastics.

b. The following permits do not need to provide recycling:

- i. Mechanical permits;
- ii. Electrical permits;
- iii. Plumbing permits;
- iv. Demolition permits; and
- v. Other similar minor permits that do not generate large amounts of waste.

c. The construction mitigation plan shall show a comingled recycle bin for plastics, glass, newspaper and cardboard, with palettes or recycling dumpsters utilized for large quantities of cardboard.

d. Bins, dumpsters or pallets may be used to store recycle metal.

e. These recycling requirements shall not apply to demolition permits.

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f. For demolition projects, the developer shall provide a two-week opportunity for public salvage of building materials by placing a 1/8-page display ad in a newspaper of general circulation for two days in a seven-day period. Such public salvage of building materials shall be a one-week period commencing the day after the second ad is run in the newspaper. The developer may require the public salvaging materials to sign a hold harmless agreement to protect them from legal liability or damages.

4. *Waste Disposal.* Accumulated construction debris that is not recycled shall be hauled away and disposed of in accordance with all applicable laws, on regular basis when full.

a. Dumpsters shall be securely covered at the end of each construction day or when high winds will blow material.

b. Debris from construction sites shall not be disposed of in dumpsters located at any other construction site within the Town without the prior approval of the Building Official.

c. Except as approved as part of a construction mitigation plan, construction staging shall not occur in the public rights-of-way.

d. At least one separate bear proof poly cart trash can must be provided for non-construction debris and emptied on a regular basis. Food related garbage shall not be disposed in dumpsters.

e. All construction sites shall have a person designated to be regularly present at the subject property as having responsibility to assure that no litter or debris leaves the subject property and that all litter and debris is picked up before the end of every construction day.

f. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public sewer. Intentionally placing, depositing, or otherwise disposing of construction debris in any public sewer will result in enforcement as provided.

5. *Portable Toilets.* Portable toilet facilities shall be provided for all new construction, major remodels and other projects when deemed necessary by the Building Official. Portable toilets shall meet the applicable IPC requirements. Any portable toilet facilities shall be located, to the extent possible, at the rear of the construction site or out of plain view of

any public right-of-way or neighbor. If the portable toilet facility cannot be located at the rear of the construction site and out of plain view of any public right-of-way or neighbor, the toilet facility must be fully screened from any public right-of-way or neighbor.

6. ~~Right-of-Way~~ Lane Closures. A road lane closure permit shall be obtained prior to closing any portion of any sidewalk, street or other public right-of-way. Appropriate safety measures shall be used by the general contractor or owner's agent as applicable.

7. *Parking and Site Access*. The parking of construction vehicles or equipment shall not occur in any manner to block access to or through any public sidewalk, or street or rights-of-ways. The parking of construction vehicles on public streets shall be prohibited except as approved as part of a construction mitigation plan. Construction vehicles shall not use private driveways to turnaround. Construction materials shall not be stored on town streets or property unless approved by the Town as a part of the construction mitigation plan, and only after proving that no practicable alternative exists for storage on the development site.

8. *Construction Clean Up of Streets and Sidewalks*. All mud, dirt or debris deposited on any street, crosswalk, sidewalk or other public property because of excavation, construction or demolition shall be broom cleaned to the extent possible at the end of each working day and disposed of in accordance with all applicable laws. When determined by the Building Official to be appropriate and practicable, the applicant shall cause a gravel mat or other mud tracking device to be installed on the subject property, of a size and in a location sufficient to wash down all vehicles used on the subject property and to cause dirt and mud to be removed from the tires of such vehicles. The mud and dirt mitigation shall be located so as not to interfere with any use by the public of public rights-of-way and not to cause any nuisance or inconvenience to adjacent public or private property.

9. *Protection of Public Property*. Every construction site shall be maintained in a manner ~~so~~ as to avoid damage to the public right-of-way, infrastructure or other public property, including but not limited to the village curbs, alleys, streets, crosswalks, sidewalks, signs, streetlights, sprinkler systems, sewers or other public infrastructure. At the discretion of the Planning and Development Services All damage to the public right-of-way, infrastructure or other public property caused during the construction activities by the property owner, its contractors or agents shall be repaired, replaced or otherwise remedied by, and at the sole expense of, the property owner prior to the issuance of a CO.

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~~If Town infrastructure cannot be inspected during the winter months, a TCO may be issued until such inspection occurs.~~

10. *Air Quality Protection.* Airborne particles shall be controlled at the subject property always during work by means of a water truck and spraying equipment or other water source capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Such spraying shall be undertaken always as necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.

11. *Permission to Use Adjoining or Intervening Properties.* No permit issued pursuant to this chapter shall authorize or be construed to authorize any entry onto property adjoining or intervening the subject property or any work for which entry onto property adjoining the subject property is or may be necessary, unless a proper right of entry has been secured from the owner of such property and provided to the Building Official.

12. *Vehicle Storage.* Vehicles not being used on-site for construction purposes shall not be left overnight on-site.

13. *Required Utility Locates.* Utility locates must be requested and marked for any work involving earth disturbing activity regardless of depth. Failure to have utilities properly located or any action that disturbs existing utilities, if the utilities were properly located, will result in the action contained in Section 20-6-(h) being taken.

F. *Penalties.* In addition to any violations and penalties set forth in the CDC, any violation of the Construction Mitigation Regulations shall result in the following additional actions being taken:

1. 1st Violation. First violation – Documented warning.
  2. 2nd Violation. Second violation – All work must cease until the violation has been cured.
  3. 3rd Violation. Third regulation violation within a 6-month period - A two (2) construction-days stop work order shall be issued. Work may resume at the permitted hour on the third construction-day if the violation has been cured.
  4. *Stop Work Order Fees and Penalties.* In addition, any stop work order shall result in a fee in the amount set by the Planning and Development Department Fee Schedule. After the
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third violation in a 12-month period, the Building Official may assess penalties and fees as set for in the CDC at Section 17.1.18 in addition to the those set for in the fee schedule.

### **17.7.21 Snow and Ice Removal Regulations.**

A. *Purposes.* The purposes of the Snow and Ice Removal Regulations are to:

1. Protect the public health, safety and welfare by preventing falling snow and/or ice from the roofs of buildings within, adjacent to, or near plaza areas, public areas around buildings by requiring that the owners of such buildings engage in the installation or supplementation of roof-top snow-shed protection systems and regular snow and/or ice build-up inspection activities, and, if necessary, snow and ice removal activities;
2. Safeguard the Town-owned plazas and overall plaza areas;
3. Establish procedures under which snow and ice removal activities will occur;
- ~~4. Ensure that a building's roof is not unsafe due to snow or icefall hazard as regulated by Section 116 of the IBC;~~
- ~~4. Ensure a building does not become unsafe to due roof snow and ice buildup; and,~~
4. Set forth rules for the enforcement of such requirements.

B. *Purposes.* The purposes of the Snow and Ice Removal Regulations are to:

1. Protect the public health, safety and welfare by preventing falling snow and/or ice from the roofs of buildings within, adjacent to, or near plaza areas, public areas around buildings by requiring that the owners of such buildings engage in the installation or supplementation of roof-top snow-shed protection systems and regular snow and/or ice build-up inspection activities, and, if necessary, snow and ice removal activities;
2. Safeguard the Town-owned plazas and overall plaza areas;
3. Establish procedures under which snow and ice removal activities will occur; and
- ~~4. Ensure that a building's roof is not unsafe due to snow or icefall hazard as regulated by Section 116 of the IBC;~~

~~4. Ensure a building does not become unsafe to due roof snow and ice buildup; and,~~

4. Set forth rules for the enforcement of such requirements.

C. *Applicability.* These Snow and Ice Removal Regulations shall apply to all multifamily or mixed-use buildings.

D. *Roof Snow and Ice Management.* The owner of each building shall ensure that each roof plane of a building does not shed snow or ice onto public area, plaza area sidewalk, or right-of-way. Each roof shall be constructed and maintained as follows:

1. Each roof-plane shall contain a snow and ice retention, snowmelt system and roof drain system designed and stamped by a qualified structural engineer or qualified roofing specialist/professional and approved by the review authority which prevents the roof plane from shedding snow and/or ice to areas below the roof plane; or
2. In the event that a snow and ice retention, snowmelt and roof drain system is not a viable option for preventing snow and ice from shedding into areas below the roof plane, the owner or HOA must demonstrate a feasible snow and ice melt mitigation plan that may include heat tape or other heating system that is designed by a qualified engineer or roofing professional, which prevents the roof plane from shedding snow and/or ice to areas below the roof plane.
3. If the Town determines that additional snow fences or other snow maintenance controls are required to protect a public area or a public plaza, the Town will require a building owner to arrange for the installation of the additional snow and ice mitigation measures.

E. *Requirements for Snow Inspection and Removal.* During months that snow accumulates, the owner and any building manager of each building shall ensure that there are regular (not less than weekly) inspections of all eaves and other roof areas of the building that could result in the discharge of snow, and/or ice, and/or roof tiles, to public area, plaza area sidewalk, or right-of-way.

1. Upon identification of an overhead snow/ice safety removal issue because of such inspections, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager shall proceed in accordance with the requirements set forth herein.

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2. Upon identification of an overhead snow/ice safety removal issue, or upon being informed by a representative of the Town that an overhead snow/ice safety removal issue exists on a building, the owner or building manager of the building shall:

a. Immediately cordon off the hazard area and notify the Planning and Development Services Department of the issue.

i. The cordoned off area materials shall use only appropriate fencing and/or Town approved barriers.

ii. If the cordoned off area is an entrance or egress, the building manager shall provide appropriate signage to direct users to alternative entrances or egress areas.

b. Immediately schedule appropriate work crews to remove the identified hazard and ensure that diligent and reasonable efforts are being made to complete the snow removal activity within 24 hours of the identification of the hazard, or within such longer period of time as is necessary for the snow removal in the reasonable judgment of the Building Official or other appropriate Town department, but in no event more than 72 hours.

c. Ensure that all such removal activities are safely completed, including but not limited to ensuring that always during the removal activities there is at least one worker posted at ground level to monitor pedestrian safety.

d. Snow and ice removal workers shall use appropriate safety devices as required by OSHA.

e. Snow and ice removal techniques should not damage the roof of buildings or infrastructure surrounding buildings, such as the use of a heavy hammer directly onto the roofing surface or dropping ice blocks onto electric transformers.

f. To the extent practical, snow removal should be planned for times when there is the least activity in public areas and public plazas. This could include early mornings (7am-9 am) and weekdays when the presence of pedestrians is at a minimum.

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3. Landscaped areas below a roof plane that can slide shall be blocked off by fencing installed pursuant to the Design Regulations, with appropriate permanent signage warning of the hazard. All signage shall comply with the Sign Regulations.

F. *Snow and Ice Removal from Town and Private Property.* A building owner, HOA or its property manager shall make arrangements to haul snow and ice removed from a roof or deck onto a plaza area, sidewalk or right-of-way immediately upon the conclusion of removal.

1. Absolutely no snow can be stored for any length of time on public plazas and public areas.
2. A building owner is liable for any damages caused to Town property, private property or pedestrians from snow and ice falling off your roof.
3. A plaza vehicle access permit is required from the Town Plazas and Environmental Service Department for any equipment needed to access the public plazas for snow removal.
4. Snow and ice may not be stored in a planter located on a public plaza or in planters where the required landscaping may be damaged or destroyed.
5. No vehicles over 10,000 pounds will be allowed in a plaza area. The Town shall require that haul trucks are staged at the perimeter of a plaza area to prevent paver damage. The plaza vehicle access permit will identify exact locations where your vehicles are approved for operation.
6. If your snow is not removed from plaza area in a timely manner, the Town Plazas and Environmental Service Department will remove it for you at a cost of \$200 per hour or the then-in – effect rate as adopted in the fee resolution, to be billed directly to the business or property as applicable.

Any damage to Town property (including Plazas, planters, trees, landscaping) or private property resulting from roof snow and ice removal operation is the building owner's responsibility to repair at such owner's sole cost and expense. Care shall be taken to not disturb town property with a snow and ice removal program.



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**GARFIELD & HECHT, P.C.**  
ATTORNEYS AT LAW  
Since 1975

[www.garfieldhecht.com](http://www.garfieldhecht.com)

**M E M O R A N D U M**

TO: Town of Mountain Village Town Council

FROM: Garfield & Hecht, P.C.

RE: Sign Code Updates

DATE: May 8, 2025

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This memorandum is intended to provide an overview of the law concerning sign regulations and revisions to the Town's sign code to make it better align with these principles. A redlined copy of the sign code showing changes is attached to the Ordinance as **Exhibit A**. Adopting this Ordinance will bring the sign code into compliance with current law, but staff may wish to pursue more substantial changes at a later date.

**Relevant Case Law**

The seminal case concerning sign regulations is *Reed v. Town of Gilbert, Arizona*, 576 U.S. 155 (2015). The Gilbert sign code contained exemptions for "ideological signs," defined as "communicating a message or idea", "political signs," "designed to influence the outcome of an election," and "temporary directional signs," directing the public to a church or other "qualifying event." *Id.* at 160-61. Each category of sign had a different set of requirements for size and duration. *Id.* A local pastor without a permanent church location posted signs advertising the location and time for the next day's services, and the town cited the church for exceeding the time limits for display of this type of sign (temporary directional). *Id.* at 161-62. The town prevailed through the Ninth Circuit Court of Appeals, but the Supreme Court reversed, holding that the town's regulations were facially content-based and subject to strict scrutiny. *Id.* at 163, 173. The Supreme Court found that the regulations were not narrowly tailored to meet a compelling governmental interest and were, therefore, unconstitutional under the First Amendment. *Id.* at 173.

In 2022, the Supreme Court again analyzed sign regulations in *City of Austin, Texas v. Reagan Nat'l Advert. of Austin, LLC*, 142 S.Ct. 1464. This time, however, the Supreme Court upheld Austin's sign code, which differentiated between signs that advertised on- versus off-premises services and activities. Specifically, the Supreme Court found that on-/off-premises distinctions, which it called a type of location-based regulation, were content-neutral under *Reed* and subject to intermediate scrutiny. *Id.* at 1471-73.

**Focus on Type, Not Message**

A content-based regulation, as applied to a sign code, means that if you have to read the sign to determine how it is regulated, it is content-based. Here's a short list of sign types that are "okay" or "not okay" based on whether the enforcing official must read their content to know how they are regulated:

<u>Not Okay</u>	<u>Okay</u>
Construction signs	Site signs
Political and ideological signs	Yard signs

Real estate signs  
Special event banners

Yard signs  
Banners

After creating a series of content-neutral sign types, make sure that those types are described in content-neutral terms. Ask yourself, “Do I have to read the sign to determine what the restrictions are?” If the answer is yes, then the definition fails the test. In describing the list of exemptions or exceptions, stick with the sign type, e.g., government signs, window signs, and flags/banners.

### **Signs Not Explicitly Addressed in *Reed* or *City of Austin***

The two clear messages from the Supreme Court concerning sign regulations are: (1) create content-neutral regulations; and (2) distinctions between on- and off-premises signs are permissible. In Justice Thomas’ majority opinion in *Reed*, he identified two content-based signs that *might* survive even strict scrutiny (which permits limiting individual rights in light of a substantial government interest and a regulation narrowly aimed at achieving that interest) review:

Warning signs on private property  
Signs directing traffic  
Private house number street signs

In his concurring opinion in *Reed*, Justice Alito outlined some rules he believed would not be content based:

- Rules regulating the size of signs and the locations in which signs may be placed. These rules may distinguish between free-standing signs and those attached to buildings.
- Rules distinguishing between lighted and unlighted signs.
- Rules distinguishing between signs with fixed messages and electronic signs with messages that change.
- Rules that distinguish between the placement of signs on private and public property.
- Rules distinguishing between the placement of signs on commercial and residential property.
- Rules restricting the total number of signs allowed per mile of roadway.
- Rules imposing time restrictions on signs advertising a one-time event. Rules of this nature do not discriminate based on topic or subject and are akin to rules restricting the times within which oral speech or music is allowed.
- In addition to regulating signs put up by private actors, government entities may also erect their own signs consistent with the principles that allow governmental speech. They may put up all manner of signs to promote safety, as well as directional signs and signs pointing out historic sites and scenic spots.

### **Sign Code Changes**

Sign code modifications to be enacted by the proposed ordinance focus on content-based regulations and regulations that afford the Town too much discretion. However, *Gilbert* did not address commercial speech or sign

design. As a result, portions of the sign code that deal with business sign design, placement, and identification requirements have not been modified.

**Proposed motion**

**I move to approve the first reading of ORDINANCE NO. 2025-XX AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AMENDING CHAPTER 17.5.13 SIGN REGULATIONS and set a public hearing on the same for June \_\_, 2025.**



**ORDINANCE NO. 2025-\_\_**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,  
COLORADO AMENDING CHAPTER 17.5.13 SIGN REGULATIONS**

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended; and

WHEREAS, Chapter 17.5.13 of the CDC provides regulations for signs within the Town (“Sign Regulations”); and

WHEREAS, on June 18, 2015, the United States Supreme Court issued its decision in the case of *Reed, et al. v. Town of Gilbert*, which imposed new standards under the First Amendment regarding municipal regulation of signs; and

WHEREAS, in light of the *Town of Gilbert* decision, Town Council finds and determines it is necessary to amend the Sign Regulations to ensure compliance with the First Amendment, and Town Council also desires to update and improve sign regulation and enforcement generally for the Town; and

WHEREAS, pursuant to Chapter 17.1.7(B) of the CDC, the Town’s Design Review Board held a duly noticed public meeting on May 1, 2025, to consider revisions to the Sign Regulations and make its recommendations to Town Council regarding same; and

WHEREAS, Town Council finds and determines that amendments are necessary and desirable and now desires to amend Chapter 17.5.13 of the Code as set forth below.

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

Section 1. Recitals. The foregoing recitals are incorporated by reference herein as findings and determinations of Town Council.

Section 2. Amendment. Town Council hereby amends Chapter 17.5.13 of the Code as set forth in Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance, and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. Town Council hereby finds and determines that this Ordinance is promulgated under the general police power of the Town and that it is necessary for the health, safety, and welfare of the public. Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Public Hearing. A public hearing on this Ordinance was held on the \_\_\_\_ day of \_\_\_\_\_, 2025, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

Section 6. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

**INTRODUCED, READ, AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the \_\_\_\_ day of \_\_\_\_\_, 2025.**

**TOWN OF MOUNTAIN VILLAGE:**  
**ATTEST:**

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

By: \_\_\_\_\_  
Susan Johnston, Town Clerk

By: \_\_\_\_\_  
Martinique Prohaska, Mayor

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_\_ day of \_\_\_\_\_, 2025.**

**TOWN OF MOUNTAIN VILLAGE:**  
**ATTEST:**

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

By: \_\_\_\_\_  
Susan Johnston, Town Clerk

By: \_\_\_\_\_  
Martinique Prohaska, Mayor

Approved as to Form:

By: \_\_\_\_\_  
David McConaughy, Town Attorney

I, Susan Johnston, 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. 2025-\_\_ ("Ordinance") is a true, correct, and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading 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 March 20, 2025, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar E. Gomez (Rick)				

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 \_\_\_\_\_, 2025 in accordance with Section 5.2(d) 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 April 24, 2025. At the public hearing, the Ordinance was considered, read by title, and approved with 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
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar E. Gomez (Rick)				

5. The Ordinance as amended on second reading was republished as required by the Charter on \_\_\_\_\_, 2025.
6. 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 set my hand and affixed the seal of the Town on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Susan Johnston, Town Clerk  
(SEAL)

## Exhibit A

### **Chapter 17.5.13 Sign Regulations**

A. *Purpose and Intent.* The purpose of the Sign Regulations is to preserve the Town as a desirable community in which to live, vacation, and conduct business, and to create a pleasing, visually attractive built environment. It is also the purpose of these regulations to promote the public health, safety, and welfare, and prevent visual blight and unattractiveness through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards and requirements. The Sign Regulations are further intended to achieve the following:

1. Enhance the attractiveness and economic wellbeing of the Town as a place to live, vacation, and conduct business;
2. Address community desire to provide a high-quality tourist experience and retain the Town's premier status in an increasingly competitive resort market;
3. Enable the identification of places of residence and business;
4. Allow for the communication of information necessary for the conduct of commerce;
5. Encourage signs that are appropriate to the zone district in which they are located and are consistent with the category of use to which they pertain;
6. Permit signs that are compatible with their surroundings, aid orientation, and ensure placement in a manner that conceals or obstructs adjacent land uses or signs;
7. Preclude signs from conflicting with the principal use of the site or adjoining sites;
8. Curtail the size and number of signs ~~and sign messages~~ to the minimum reasonably necessary to identify a residential or business location and the nature of any such business;
9. Establish sign size in relationship to the scale of the lot's road frontage and building's road frontage along which the sign is to be placed;
10. Protect the public from the dangers of unsafe signs and require signs to be constructed, installed and maintained in a safe and satisfactory manner;
11. Lessen hazardous situations, confusion, and visual clutter caused by proliferation, improper placement, illumination, animation, and excessive height, area, and bulk of signs that compete for the attention of pedestrian and vehicular traffic; and
12. Regulate signs in a manner so as to not interfere with, obstruct vision of, or distract motorists, bicyclists, or pedestrians.

B. *Exempt Signs.* The following signs are exempt from these Sign Regulations:

1. *Holiday Decorations.* Holiday or seasonal decorations are excluded from these Sign Regulations unless the decorations are (1) two-dimensional and (2) display text or otherwise convey a message to passersby.

2. *Signs Placed by Any Governmental Entity.* Signs lawfully placed by the Town of Mountain Village, San Miguel County, the State of Colorado, or the Federal Government are exempt from this Chapter. This includes all traffic control signs placed in accordance with the MUTCD.

3. *Vehicle Signs.* Signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles or bumper stickers, where the sign is incidental to the primary use of the vehicle or trailer.

CB. *Prohibited Signs.* The following signs are expressly prohibited within in the Town:

1. *Billboards and Other Off-PremisePremises Signs.* ~~Except as specifically provided for by these sign regulations,~~ Signs advertising goods, products, or services that are not located or sold on the lot or premisepremises on which the sign is located ~~are prohibited.~~ This provision does not prohibit ~~including~~ excepting signs that project from a lot or premisepremises into a plaza area, directory signs, and other off-premisepremises signs as specifically ~~.5.15~~

2. allowed by the Sign Regulations;

23. *Flashing Signs.* Signs with lights or illumination that flashes, moves, rotates, scintillates, blinks, flickers, varies in intensity, varies in color, or uses intermittent electrical pulsations, except as provided for in this section;

34. *Moving Signs.* Signs with visible moving, revolving, or rotating parts, visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, including automatic, electronically controlled copy changes, except for image projector signs as allowed by the Ssign Rregulations;

5. *Obsolete Signs.* ~~A sign which identifies or advertises an activity, business, product, service or special event no longer produced, conducted, performed or sold on the premises upon which such sign is located;~~

46. *Portable Signs.* Portable and wheeled signs, roof signs, search lights, or beacons;

57. *Signs Causing Direct Glare.* A sign or illumination that causes any direct or indirect glare into or upon any public right-of-way, adjacent lot, or building other than the building to which the sign may be accessory;

8. *Misleading Information Signs.* ~~Signs containing untruthful or misleading information;~~  
69. *Signs Creating an Optical Illusion.* Signs with an optical illusion of movement by means of a design that presents a pattern capable of reversible perspective, giving the

illusion of motion or the changing of copy, except for image projector signs as allowed by the Sign Regulations;

**740. Signs Obstructing Egress.** A sign which obstructs any window or door opening used as a means of egress, prevents free passage from one part of a roof to any other part, interferes with an opening required for legal ventilation or is attached to or obstructs any standpipe, fire escape, or fire hydrant;

~~844. *Vehicle Mounted Signs*~~~~*Signs on Parked Vehicles.*~~ ~~Signs placed on or affixed to vehicles and/or trailers that are parked on a public right-of-way, public property, or private property so as to be visible from a right-of-way where the apparent purpose is to advertise a product, service, or activity or direct people to a business or activity located on the same or nearby property. Vehicle-mounted signs, including but not limited to signs painted on or attached to semi-trailers or cargo containers, when exhibited on private property adjacent to public right-of-way for the purpose of advertising the business or services offered on the property. Vehicle-mounted signs used in connection with a special event are exempted from the requirements of this section during the duration of the special event only and not exceeding seventy-two (72) hours. Upon the conclusion of the special event, such signs must be dismantled.~~ ~~However, this is not in any way intended to prohibit signs placed on or affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer;~~

**942. Signs in Public Right-of-Way.** A sign in, on, over or above a public right-of-way that in any way interferes with normal or emergency use of that right-of-way. Any sign not authorized by the Town in a public right-of-way may be removed by the Town;

~~1310. *Strings of Lights and Strip Lighting.*~~ Strip lighting outlining commercial structures and used to attract attention for commercial purposes, and strings of light bulbs used in any connection with commercial ~~premise~~premises unless the lights are shielded; and

~~1411. *Unsafe Signs.*~~ An unsafe sign is any sign that can be described by any one of the following:

- a. Is structurally unsafe;
- b. Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation;
- c. Is not kept in good repair;
- d. Is capable of causing electrical shock to persons likely to come into contact with it;
- e. In any way obstructs the view of, may be confused with, or purports to be an official traffic sign, signal or device or any other official government regulatory or informational sign;

- f. Uses any words, phrases, symbols or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle, or creates in any way an unsafe distraction for vehicle operators or pedestrians;
- g. Obstructs the view of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare;
- h. Is located on trees, rocks, light poles or utility poles, except where required by law; or
- i. Is located so as to conflict with the clear and open view of devices placed by a public agency for controlling traffic or which obstructs a motorist's clear view of an intersecting road, alley or major driveway.

~~15. For Sale or For Rent Signs. "For sale" or "for rent" signs or signs that make any references to a property being for sale or rent;~~

~~16. Property Management Signs. Property management signs that make a reference to a property being for rent;~~

~~127. Signs Attached to Trees.~~ Any sign attached to a tree;

~~138. Signs Attached to or Held by a Person.~~ Signs that are attached to a person or held by a person, except signs that are being carried by persons or service animals recognized under the Americans with Disabilities Act, provided that such signs are not set down or propped on objects;

~~14. Unprotected Speech.~~ Any sign that is likely to incite violence, is obscene, constitutes a true threat directed towards another, defames another, or has any other illegal characteristic.

~~19. Home Occupation Signs. Signs for home occupations; and~~

~~1520. Other Signs.~~ All other types of signs not ~~listed as~~ permitted ~~signs~~ under the Sign Regulations.

## DC. *Lighting.*

1. No sign shall be illuminated through the use of internal illumination, rear illumination, fluorescent illumination, except when used for indirect illumination and in such a manner as to not be directly exposed to public view.
2. Illumination of signs shall be designed, located, shielded and directed in such a manner that the light source is fixed and is not directly visible and does not cause glare or direct light from artificial illumination upon any adjacent public right-of-way, surrounding property, residential property or motorist's vision.
3. All sign lighting shall be provided by LED or other energy efficient light.

4. Sign lighting shall be consistent with the Lighting Regulations.

ED. Temporary Signs.

~~1. *Open House Signs.* Open house signs are permitted on a temporary basis seven (7) days a week (Monday through Sunday). These signs may be placed on the lot for sale and along roadway rights-of-way (off public streets) directing one to the property for sale. The temporary open house sign shall be a freestanding sign. The area of the temporary sign shall not exceed ten (10) square feet of sign area, with each face of the sign counted. The height of the temporary sign shall not exceed four feet (4') as measured from the grade at the base of the sign. Signs may be designed as to allow a brochure box to be attached. Open house signs shall not interfere with vehicular or pedestrian traffic in a right-of-way. Open house signs are limited to the hours of 10:00 a.m. to 8 p.m. A real estate sales person shall be present during the open house. The Town shall not be liable for any damage to the open house signs.~~

~~12. *Special Event Signs*~~*Temporary Sales Signs.* Temporary sales signs ~~announcing special sales of products and services~~displaying a special event shall be subject to the following requirements:

a. The temporary sales sign shall be placed in the window or windows of the business holding the special event~~sale~~.

b. There shall be permitted not more than one (1) temporary sales sign in any window and a total of not more than three (3) temporary sales signs for each ~~use~~event.

c. Each sign shall not exceed three (3) square feet.

d. Temporary sale signs may be maintained for a period not to exceed fourteen (14) days and shall be removed on the day following the end of the event~~sale~~.

e. Any special event wishing to display temporary signs must be approved subject to a required special event development application. Approved special event temporary signs may provide for off-premises signage for sponsors of the event.

~~23. *Temporary Site Construction Signs.* Temporary site construction signs installed in association with an active shall be allowed on projects that have received final approval from the review authority, obtained a building permit in accordance with the adopted Building Codes and have commenced construction.~~ An allowance of one (1) temporary ~~construction~~ sign per building site shall be permitted subject to ~~meeting~~ the following ~~requirements~~standards:

a. The graphics, color selections and sign location are subject to Planning Division staff approval;



b. The sign shall be between the size of twenty-four (24) inches tall by forty-eight (48) inches wide to forty-two (42) inches tall by sixty (60) inches wide, mounted on either a semi-permanent sign, u-shaped sign post or on the construction fence~~ing~~;

c. The sign shall contain the name of the project at the top of the sign, with a bigger font than all other sign content that stands out, with the project address below the project name. The sign shall also contain the business name and telephone number of the general contractor and may contain the content listed below. The same font size shall be used for the general contractor and other allowed sign content as follows with the sign text equally distributed, without a larger font for any of the entities involved in developing the project:

i. Brief description of the project;

ii. Project consultants;

iii. Project developer;

iv. Project lender;

v. Contractor; and

vi. "For information" followed by a phone number.

d. Logos shall be limited to any project logo, and any entity involved in the project as limited above. Logos shall be proportional to the font as limited above and not exceed 25% of the sign area unless the Planning Division approves a variation based on a finding that the logo is proportional to the sign content and sign size;

e. Real estate brokerages, real estate agents' names and the word "sale," "rent," or any reference to the property being available for purchase or rent are prohibited on construction signs;

f. Only the project logo is allowed, which shall be limited to no more than twenty-five percent (25%) of the sign area; and

g. Temporary ~~site~~construction signs shall be removed within fifteen (15) days of issuance of a ~~temporary~~TCO or final certificate of occupancy, or ~~in the event~~-if construction is abandoned ~~or the building permit expires or is otherwise revoked~~, the sign shall be removed immediately.

4. *Banners*. Banners may be used as a sign on a temporary basis not to exceed two (2) weeks in duration in any six (6) month period and only upon prior review and consideration by the review authority. ~~Banners may be used for events such as special events, grand openings, sales and other events.~~ Graphics, size, color, location and duration of existence are subject to review and approval by the review authority. Banners shall be removed

within three (3) days following the end of an event. Town-sponsored events are exempt from this provision. The Town or TMVOA may place banners for longer time periods for community events, such as concerts or markets.

5. *Sandwich Boards.* Sandwich board signs shall not be larger than twelve (12) square feet, with the exception of open house signs that are limited as set forth above. A maximum of one (1) sandwich board sign per business shall be allowed provided the requirements of the Sign Regulations are met. Sandwich board signs may only be placed in plaza areas clear of established pedestrian access and emergency access routes and shall be located within a twenty-five foot (25') radius from the business's main entry. The review authority shall approve all locations for sandwich board signs prior to their placement. Sandwich board signs shall be removed from all plaza areas at the close of each business day. Sandwich board signs do not require individual permits. However, the Town may revoke an entity's sandwich board allowance for one or more violations of this part 5.

6. *Flags.* Flags are any piece of cloth or similarly flexible material attached on one or more sides to a mounting point. Flags attached to buildings or to other structures are permitted provided the review authority determines: (1) the placement of flag does not negatively impact the architecture of the building or the character of the area; (2) the flag placement allows for the visual opacity of the commercial storefront; (3) the flag is an official flag of a nation, the State of Colorado or the flag is for a brand hotel and is located on site or in close proximity to such hotel; and (4) the size of the flag does not exceed three feet (3') in width and five feet (5') in length.

~~7. *Special Event.* Temporary signs shall be allowed for special events provided such signs are approved as a part of the required special event development application. Special event signs may provide for off-premise signage for sponsors of the special event.~~

~~8. *Political Signs.* Political signs that do not exceed eight (8) square feet in sign area are permitted, with each face of the sign counted. The signs shall only be placed on a lot where the owner has provided permission for the sign placement. These signs shall be removed as soon as practicable following the election. Only one (1) sign per candidate or ballot measure per lot is allowed~~  
FE. *Permanent Signs.*

1. *Business Identification Signs.* Business identification signs are permitted subject to the following standards:

a. *Maximum Number.* There shall be no more than a combination of two (2) of the following four (4) types of signs for each business:

- i. Freestanding sign;
- ii. Projecting sign;
- iii. Wall and window signs; and
- iv. Awning sign.

b. *Creative Design.* Business identification signs shall be creatively designed and colorful, ~~incorporating graphics in coordination with lettering, and shall convey the main function of the business.~~ legible, and shall conform with relevant Town design standards.

c. *Freestanding Sign Design.*

i. *Limitations.* Freestanding signs are only allowed for a development or project that is located on a lot that allows for commercial or mixed use development where there is one (1) main business occupying such lot, such as a hotel business sign.

(a) Freestanding business identification signs shall not be permitted on any Town-owned land.

ii. *Proportion and Maximum Size.* The maximum sign area for each freestanding building identification sign shall not exceed twenty-four (24) square feet and shall be in proportion to the scale of the building it serves.

iii. *Minimum Height.* Minimum lettering height shall be fifty-four (54) inches.

iv. *Maximum Height.* Maximum height to the top of the freestanding building identification sign shall be ten feet (10').

v. *Maximum Lettering.* Letters for a freestanding business identification sign shall not exceed twelve (12) inches in height. The review authority may permit taller letters and/or a larger area if, in its sole judgment, it is appropriate for the relative scale of the building.

d. *Projecting Sign Design.*

i. *Proportion and Maximum Size.* The total projecting sign area for each business shall not exceed ten (10) square feet in size.

ii. *Creative Design.*

(a) Projecting sign design shall avoid long rectangular or square shapes and shall be three-dimensional.

(b) Projecting signs shall be handcrafted and made from metals such as wrought iron, bronze, brass, copper, anodized aluminum or gold leaf or wood such as redwood, cedar or hardwood.

iii. *Maximum Lettering.* Letters for a projecting sign shall not exceed six (6) inches in height. The review authority may permit taller letters and/or a larger area if, in its sole judgment, it is appropriate for the relative scale of the building.

iv. *Minimum Clearance.* Pedestrian clearance for projecting signs shall be eight feet (8') above finished grade unless landscaping prohibits pedestrian flow under the sign.

e. *Wall and Window Sign Design.*

i. *Proportion and Maximum Size.*

(a) The total wall and window sign area for each business shall not exceed ten (10) square feet in size.

(b) Total area of graphics coverage for business identification signs on a wall shall be relative to the size of the wall, building and surrounding architecture.

ii. *Minimum Height.* Minimum lettering height shall be fifty-four (54) inches.

iii. *Maximum Height.* Maximum height to the top of the sign shall be ten feet (10').

iv. *Maximum Lettering.* Letters for a business identification sign shall not exceed six (6) inches in height. The review authority may permit taller letters and/or a larger area if, in its sole judgment, it is appropriate for the relative scale of the building.

v. *Wall Sign Maximum Projection.* Wall signs shall not project more than twelve (12) inches from the face of the building to which they are attached.

f. *Awning Signs.*

i. *Maximum Sign Area.* Sign graphics on awnings shall be limited to fifteen percent (15%) of the surface area of the awning, or a maximum of ten (10) sq. ft., whichever is more restrictive.

ii. *Location Over Principal Entrance.* Awning signs shall only be located over the principal entrance to the business identified by said sign.

iii. *Design.* As a general rule, the awning shall extend no further than three (3) feet from each side of the entrance and project beyond the face of the building not more than eight feet (8'). Exceptions to the size shall be allowed if, under the sole judgment of the review authority, a larger awning is appropriate for the relative scale and proportion of the building.

iv. *Minimum Clearance.* Pedestrian clearance for projecting signs shall be eight feet (8') above finished grade unless landscaping prohibits pedestrian flow under the sign.

2. *Project Identification Signs.* Multifamily, mixed-use or commercial development shall provide either a freestanding or wall-mounted project identification sign for project

identification that lists the name of the building or project subject to meeting the following standards:

- a. *Maximum Number.* One (1) project identification sign is permitted for a project. The review authority may allow more than one (1) project identification sign if it determines it to be appropriate for a specific building's location,
  - b. *Proportion and Maximum Size.* Total area of graphics coverage for a project identification sign on a wall shall be relative to the size of the wall, building and surrounding architecture, but shall not exceed twenty-four (24) square feet of sign area on each façade.
  - c. *Creative Design.* Project identification signs shall be creatively designed, incorporating graphics in coordination with lettering.
  - d. *Minimum Height.* Minimum lettering height shall be fifty-four (54) inches.
  - e. *Maximum Height.* Maximum height to the top of the sign shall be nine (9) feet.
  - f. *Maximum Lettering.* Letters for a project identification sign shall not exceed twelve (12) inches in height. The review authority may permit taller letters and/or a larger area if it determines it to be appropriate for the relative scale of the building.
  - g. *Wall Sign Maximum Projection.* Wall signs may not project more than twelve (12) inches from the face of the building to which they are to be attached.
3. *Business Directory Signs.*
- a. *Maximum Number.* There shall be no more than one (1) business directory sign per lot.
  - b. *Maximum sign area.* The maximum permitted area of the business directory sign shall be as follows:
    - i. For 1-5 businesses, one (1) square foot of sign area per business.
    - ii. For 6-10 businesses, five (5) square feet, plus 1/2 square foot for each business over five (5) businesses.
    - iii. For more than 10 businesses, 7 1/2 square feet, plus 1/4 square foot for each business over ten (10) businesses, to a maximum sign area of ten (10) square feet.
  - c. *Proportion and Maximum Size.*
    - i. The maximum sign area for a business directory sign shall not exceed twenty-four (24) square feet and shall be in proportion to the scale of the building it serves.

d. *Minimum Height.* Minimum lettering height shall be fifty-four (54) inches.

e. *Maximum Height.* Maximum height to the top of the sign shall be ten (10) feet.

f. *Maximum Lettering.* Letters for a business directory sign shall not exceed twelve (12) inches in height. The review authority may permit taller letters and/or a larger area if it determines it to be appropriate for the relative scale of the building.

g. *Sign Type and Required Location.* The business directory signs may be wall signs or freestanding signs provided any freestanding business directory sign shall be located on a lot and not on any Town-owned property.

4. *Address Identification Signs.* The development or redevelopment of all lots within the Town shall provide an address identification sign prior to the issuance of a certificate of occupancy, certificate of completion or other final approval step as provided for in this CDC, which shall meet the following standards:

a. *Freestanding Address Monument Required.* Each lot shall provide a freestanding address identification sign monument.

i. Notwithstanding the foregoing, homes that are located close to and are visible from a Town road may attach address identification numbers to the building if such is located within twenty feet (20') of the roadway, subject to review authority and Fire District approval. The numbers shall match the size, contract, illumination and maintenance requirements set forth below.

ii. Address identification signs may be incorporated into a stone retaining wall that is located in the general easement and is readily visible from a right-of-way or access tract.

b. *Lettering Size and Required Height.* Lettering and numbers shall be a minimum height of six (6) inches with the bottom of the letters and numbers no less than fifty-four (54) inches from the finished grade.

c. *Maximum Height.* The maximum height is six feet (6').

d. *Contrast.* Contrasting letters and numbers are allowed (i.e., black) to improve daytime visibility. Lettering shall have reflective material outline for nighttime visibility when lighting fails.

e. *Illumination.* The address lettering and numbers shall be illuminated with a concealed LED or other energy efficient light source that does not cause glare to motorists or surrounding properties.

f. *Location of Address Identification Sign Monument.*

- i. Address monuments shall be designed and located so as to be visible from the right-of-way or access tract that provides access to the driveway serving the development.
- ii. Address monuments may be permitted by the review authority in the general easement provided the property owner enters into a revocable license agreement with the Town prior to the issuance of the required development permit or building permit.

iii. Address monuments may be located in a right-of-way or access tract if it is not possible to design such monument so as to be located on the lot it is to serve, or if the monument would not be readily visible from the right-of-way or access tract providing access to the driveway provided that:

(a) For rights-of-way or Town-owned access tracts, the property owner enters into a revocable license agreement as set forth in the Sign Regulations; and

(b) For private access tracts, the developer or lot owner secures a letter of permission from each owner having an interest in such access tract.

iv. Address identification signs shall be set back a sufficient distance from roadways, drives and access tracts in order to facilitate snow plowing and storage. The address identification sign shall remain visible for emergency vehicles.

g. *Addresses Only.* Only address numbers and letters are permitted. Names, project names or slogans of any nature are prohibited on the address monument.

5. *LED Signs.* LED signs may be placed on a window for “open” signs, [to display the logos product logos](#) or graphics for goods or merchandise sold on the property, [or for other permissible uses under these sign regulations](#) provided:

a. The area of the LED sign counts towards the maximum sign area allowed for the type of window and/or wall sign.

b. The maximum area allowed for a LED sign shall be two (2) square foot per sign, with a maximum of two (2) LED signs per business.

c. The brightness of the LED sign shall not exceed 1,500 NITs unless the DRB grants a specific approval for a brighter LED sign.

6. *Neon Signs.* Neon signs may be used as window signs for “open” signs, [product to display the](#) logos or graphics for goods or merchandise sold on the property, ~~and~~ for business identification signs placed on a window or a wall, [or for any other permissible uses under these sign regulations](#) provided:

a. The area of the neon sign counts towards the maximum sign area allowed for the type of window and wall sign.

- b. The maximum area allowed for a neon sign shall be one (1) square foot per sign, with a maximum of two (2) neon signs per business.

#### 7. *Image Projector Signs.*

- a. The review authority may permit a business to have one (1) or more illuminated image projector signs that use digital graphics or art to advertise ~~the business or a product sold in that business~~, subject to the following:
  - i. An image projector sign shall project only upon the property occupied by the associated business or a surrounding area within ten feet (10') of the building frontage occupied by the business;
  - ii. The sign area of the image projector sign shall be included within the overall allowed sign area for the use unless the review authority allows for additional sign area through the review process based on a finding that the sign area of the image projector sign, combined with the regular sign area allowed by the Design Regulations does not adversely impact the character of the surrounding area;
  - iii. Illumination from the projector mechanism shall not pose a hazard for pedestrians or motorists and shall be screened from view to the maximum extent feasible; and
  - iv. The projector shall be screened, built into the building, installed under an awning or blended into the building façade so as not to adversely impact the architecture of the building or the surrounding areas.

8. *Display Boxes.* Boxes for display of flat physical or electronic items, including but not limited to menus and real estate listings, ~~menus and real estate listings~~ will be permitted but shall not exceed six (6) square feet in surface area. Display boxes shall not project more than eight (8) inches from the exterior wall surface of the building facade, and the location shall be specifically approved by the review authority. Any lighting of a display box shall completely screen the light source from pedestrians and not allow any direct bulb glare outside of the display box. Display boxes will be evaluated based on originality, creativity and the use of high quality handcrafted materials.

9. *Town Directory Signs.* The Town may install permanent town directory signs for the purpose of providing information, maps, directions and similar public information for residents and guests in the Town. The design of these signs shall strive to meet the applicable sign Design Regulations set forth in Sign Regulations, with the final design subject to the approval of the review authority.

10. *Town Directional Signs.* The Town may install town directional signs to direct pedestrians to businesses, plaza areas, buildings or similar geographic locations. The Town directional signs will be installed at locations set forth by the Town with any business desiring to place a business name thereon submitting a request to the Town directional sign program, along with any required application forms or fees as set forth in the fee resolution.



The Town directional sign program shall set forth the rules and procedures for the administration and enforcement of this program and may be adopted by the Town Council by resolution.

11. Recreation Area Directional Signs~~Ski Resort and Golf Course Signs~~. Outdoor recreational space operators, including~~The ski resort operators and golf course operator operators,~~ may install permanent signs to provide information, maps, directions and similar important public information for recreation area guests~~ski resort and golf course guests~~. The design of these signs shall strive to meet the applicable sign Design Regulations set forth in Sign Regulations with the final design subject to the approval of the review authority.

12. *Miscellaneous Signs.*

a. De Minimis Signs~~Security System Signs~~. Individual building s~~Signs which identify a building as being protected by a security system or company~~ may be allowed only when the sign does not exceed twelve (12) square inches and shall be attached directly to the building.

~~b. Traffic Control Signs. Signs to control traffic that are installed in accordance with the MUTCD are exempt from the Sign Regulations.~~  
b. Residential Signs. Any residential use development shall be permitted to display two (2) signs provided the following:

i. The signs do not exceed six (5) square feet in area, or ten (10) feet in area when the sign has two faces. Each face shall not exceed five (5) square feet in area on a two-faced sign.

ii. When such signs are for sale or open house signs, such signs shall not advertise for a home that is no longer for sale or for an open house that has already passed. Doing so qualifies such sign as a prohibited off premises or expired service sign.

c. Private Property Signs. Signs erected on private property notifying visitors that the area is private property are permitted when they do not exceed two (2) square feet per face, or four (4) square feet in total surface area, limited to four (4) such signs per use or per building, whichever is the greater number.

GF. *Sign Design and Materials.*

1. Sign materials shall be of a high quality and able to endure the high mountain, alpine climate of the Town.

2. Sign materials shall match or compliment the architecture, colors and materials for the building or project associated with the sign.

3. Project identification signs and address identification signs shall be made from metals such as wrought iron, bronze, brass, copper, anodized aluminum or gold leaf or wood such as redwood, cedar or hardwood.
4. Freestanding signs shall have a solid, heavy base and frame made from stone, stucco, metal, wood or other review authority approved material.
5. Sign inserts may also be a combination of wood and metal.
6. Applied letters and numbering shall be finished with metals such as wrought iron, bronze, brass, copper, anodized aluminum or gold leaf. Letter styles shall be creative and original with avoidance toward rigid uniformity.
7. In the Village Center, sign design shall be produced through artistic and imaginative effort. The goal is to display a broad range of imaginative designs, colors and a sense of quality for pedestrian streets and plaza areas. The review authority's evaluation shall be based upon the design's excellence, creativity, originality, timelessness and compatibility with the design theme of the Town.

**HG.** *Sign Location.* All signs shall be placed in the most highly visible location within the normal field of view of people, whether in vehicles for signs next to a road or on foot for signs seen from the plaza areas.

**IH.** *Revocable Encroachment Agreement Requirement.*

1. For any sign located on or projecting into and over Town property, right-of-way, plaza areas or the general easement, the review authority shall require the owner of property where the sign is to be located or the lot owner, as applicable, to enter into a revocable encroachment and license agreement with the Town that includes indemnification for the Town from liability that may arise as a result of such signs.
2. The encroachment agreement shall be in a form and manner set forth by the Town and shall be recorded in the San Miguel County Clerk and Recorder's Office at the developer's expense.
3. The encroachment agreement shall be executed and recorded prior to the issuance of any building permit or development permit.

**IJ.** *Maintenance.* It shall be the responsibility of the lot owner(s), homeowners associations and business owners to maintain all signs in accordance with the Sign Regulations.

1. Snow and ice that obstructs the visibility of a sign shall be removed in a timely manner.

**KJ.** *Sign Program.*

1. *Purpose and Intent.* The purpose and intent of a sign program is to allow for flexibility and creativity in the design of signs, and to have a unified and coordinated design of signs for ~~all the businesses~~ businesses and residences located within a development, lot or site.

2. *Applicability.* A sign program is applicable to any developer or property owner that desires to create sign with design standards that differ from the Sign Regulations and for which a design variation development application has not been submitted.

3. *Development Review Procedure.* A sign program shall be processed as a class 3 application.

4. *Criteria for Decision.* The following criteria shall be met for the review authority to approve a sign program:

a. The proposed sign program assures that the color scheme, lettering style and type of materials used in signs within the sign program are consistent with and coordinated within a given project and/or area;

b. The proposed sign program specifies, as applicable, the type, number, size, method of illumination and location of signs allowed in a development;

c. The proposed sign program generally conforms to the basic sign requirements contained in Sign Regulations unless unique circumstances or special design or development objectives warrant standards that differ from the Sign Regulations of the CDC;

d. The proposed sign program prevents visual clutter and the disruption of important scenic corridors or vistas;

e. The proposed sign program protects the safety of motorists and pedestrians in a manner compatible with the surrounding environment;

f. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure; and

g. The proposed sign program meets all applicable Town regulations and standards.

5. *Development Agreement Required.* An approved sign program shall be incorporated into a development agreement.

L.K. *Ski Resort Operator Off-Premise*~~Premises~~ *Signs and Sign Program.*

1. It is common for outdoor entertainment venues to have advertising, including the entire area of ~~a comprising~~ a ski resort and such advertising often advertises sponsorship products which may not be sold by such venue. Ski resorts commonly have such advertising and

signage at base areas, gondola loading stations, on-mountain restaurants and bars, and on the ski lift safety bars. In order to have off-~~premise~~<sup>premises</sup> signs, the ski resort operator shall propose a sign program as provided for in these regulations that contains appropriate advertising and signage related to the ski resort and its sponsors, with size, scope and design determined solely by the DRB pursuant to the sign program process outlined herein.

2. The off-~~premise~~<sup>premises</sup> signage shall be located within the ski resort boundary on ski resort operator land zoned open space as set forth in Appendix 5-2.

3. The ski resort operator shall minimize the extent to which such signage ~~is~~<sup>is</sup> readily visible from outside of the ski resort boundary, excepting plaza areas, with specific size, location, quality and other sign design standards as required by the DRB set forth in the sign program.

4. Such sign program may also address other typical ski resort signage. ~~SRsd Any the Town of Mountain Village.~~



## PLANNING & DEVELOPMENT SERVICES

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

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**TO:** Mountain Village Town Council  
**FROM:** Claire Perez, Planner II  
**FOR:** Town Council Public Hearing, May 15, 2025  
**DATE:** April 30, 2025  
**RE:** Vested Property Rights Extension for Lot 137A, TBD Granite Ridge

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**Note: There have been no changes to the Ordinance since first reading, this is essentially the same memo as presented for the April 24, 2025, Town Council meeting.**

### **Project Geography**

#### **Legal Description:**

LOT 137 TELLURIDE MOUNTAIN VILLAGE FIL 1 ACC TO PLAT REC 03 09 1984 AT 233115  
AND REPLAT REC 04 17 2024 AT 484588 SMC CO

**Address:** TBD Granite Ridge

**Applicant/Agent:** Narcis Tudor

**Owner:** Epic Ridge Properties, LLC

**Zone District:** Single-family

**Existing Use:** Vacant

**Proposed Use:** Single-family home

#### **Adjacent Uses:**

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

### **Attachments**

Exhibit A: Applicant Narrative

Full Application (including approved plan set) can be found at the link below: <https://mtnvillage.files.com/f/a4a748e94c54cb5e>

### **Current Entitlements**

Lot 137 was approved for a new single-family home by the DRB on July 6, 2023. The applicant has applied for a three-year Vested Property Rights Extension for this property.



*Figure 1: Vicinity Map*

The approval includes a single-family development with 13,336 livable square feet, including a 748 square foot guest suite, and a 1,227 square foot garage. Lot 137 is a difficult lot for development. The entire lot contains slopes that are 30 percent or greater. There is also a large rock slab on the site, which slopes upwards from the west to the east. The site is heavily forested and will require the removal of a significant amount of landscape. Due to the challenging site constraints, the lot was granted a height variance and a minor subdivision to vacate a portion of the general easement at the June 15, 2023, Town Council meeting. Additionally, the application has been granted a 6-month renewal extending the existing approval to May 19, 2025. The applicant is requesting a three-year extension of the issued approval to move forward with the construction of the single-family home. They cite construction difficulties and a short building season as the primary deterrent to being able to commence construction immediately.



### **Vested Property Rights**

A vested property rights extension allows a developer to extend their existing approvals through a Class 4 development application process for a period longer than the initial 18-month period. Town Council can elect to approve an extended vested period that is specific to their site-specific development plan (approved design drawings), typically for an additional three-year period. This is one way for a developer to request additional time to get through due diligence and prepare full building plan sets prior to building permit submittal without losing their current entitlements.

Section 17.4.17 of the CDC lists the following criteria for the Town Council to approve a vested property right application. The DRB is a recommending body to Town Council.

*Please note staff comments in blue:*

a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles and market conditions;

Staff: Due to the complexity of the site, the project involves several engineers along with an experienced general contractor. There are a limited number of experienced contractors due to the volume of ongoing development in the area. The applicant is requesting additional time to complete their due diligence, including hiring a contractor and engineers. It is the staff's understanding that the applicant intends to construct within the three years and would not require an extension beyond the three-year period.

b. The site-specific development plan is consistent with public health, safety and welfare;

Staff: The design review received DRB and Town Council approval, and staff feels that the final approval represents site-specific development that meets these criteria.



c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Staff: Staff feels that the final approval represents site-specific development that meets these criteria.

d. The site-specific development plan meets the criteria for decision for concurrent, required development application(s); and

Staff: Staff finds this condition met. There are no concurrent development applications, as the site-specific plans have been approved.

e. The proposed vested property right meets all applicable Town regulations and standards.

Staff: Staff finds this condition met.

#### General Comments:

The criteria listed under subsection (a) are the most pertinent to the board's discussion. If DRB finds that the claimed site-specific circumstances, such as size and phasing of development, and economic circumstances, such as economic cycles and market conditions, to be valid obstacles for initiating construction currently, then a vested property right extension seems reasonable. DRB should also discuss the length of vesting, whether they would recommend the typical three-year period requested by the applicant or a different length. Vested property rights are typically granted for large scale development of mixed uses with complex development issues.

**Design Review Board Recommendation:** The Design Review Board reviewed the application to extend Vested Property Rights for Lot 137, TBD Granite Ridge at the April 3, 2025, Design Review Board meeting and voted unanimously to recommend to Town Council approval of a Vested Property Rights Extension for Lot 137, TBD Granite Ridge for a period of 3 years.

**Staff Recommendation:** The ordinance was unanimously approved on first reading at the April 24, 2025 Town Council meeting for a period of three years. Staff recommends approval at second reading.

#### Proposed Motion:

*I move to approve, the second reading of an Ordinance regarding the extension of a Vested Property Right at Lot 137, TBD Granite Ridge, from January 6, 2025, to January 6, 2028, pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated April 30, 2025.*

*With the following findings:*

- 1) The proposal to extend the Lot 137 vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1)

And, with the following conditions:

- 1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the*

*following statement: “ Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village’s Community Development Code.”*

- 2) The Town shall publish a notice in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*
- 3) Prior to the issuance of a building permit, the landscape and fire mitigation plan shall be revised to meet current standards.*
- 4) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 100% since the application was submitted and deemed complete in 2025.*
- 5) All previous conditions of approval from the original 2023 Design Review approval remain applicable for any future development.*

/cp





**TO:** Mountain Village Town Council

**FROM:** Jim Loebe, Transit & Recreation Director

**DATE:** May 8, 2025

**RE:** 2025 Trails Project Update and Discussion

Executive Summary: As part of the 2025 budget process, the Town Council allocated \$800,000 to fund projects outlined in the Trails Master Plan. To expand the scope of work for this season, the Town is seeking additional funding from the Telluride Mountain Village Owners Association (TMVOA) to support a more comprehensive set of trails and on-system infrastructure improvements.

### **2025 Project Funding Overview**

Total estimated costs for 2025 trails projects amount to \$2,255,950, leaving a funding gap of approximately \$1.46M beyond the Town's committed \$800,000. To bridge this shortfall, staff will formally request additional funds from TMVOA.

With the currently available Town funding, staff recommends prioritizing the following projects from the table below: 1, 2, 4, 5, 6, and 7.

Projects 1, 2, and 7 have been identified as the highest priorities for this season. If TMVOA support is secured, staff, with direction from council, will prioritize the five components of Project 3 based on the final grant amount.

## **2025 PROPOSED PROJECT LIST**

#	NAME	TYPE	COST
1	Boulevard Trail Improvements ( <i>East Section - Bridge 68 to Elkstone</i> )	Construction	\$330,000
2	Meadows Express Trail Phase 1 - Corridor Clearing	Construction	\$151,600
3	On-System Improvements (Sidewalks)	Construction	\$1,506,000
4	VCA to Boulevard Trail	Construction	\$25,000
5	Ski Ranches Connector Trail Phase 1	Construction	\$80,000
6	Meadows Pocket Skatepark	Planning	\$35,000
7	Trails Wayfinding	Implementation	\$108,350

**TOTAL: \$2,255,950**



## Looking Ahead

To ensure the successful implementation of the Trails Master Plan, staff has developed a "hot list" of priority projects for the next three years. A work session to review these projects in more detail will be scheduled later this year.

# 2026 AND BEYOND

#	NAME	TYPE	COST
1	Boulevard Trail Improvements <i>(West Section – Russell to Entrance)</i>	Construction	\$400,000
2	Meadows Express Trail Phase 2 – Trail and Bridge Construction	Construction	\$300,000
3	On-System Improvements – Snowmelt Market to Prospect Bridge	Construction	\$750,000
4	Bear Creek Trail	Construction	\$20,000
5	Ski Ranches Connector Trail – Phase 2 (Meadow Lane to Wapiti)	Construction	\$80,000
6	Elk Lake to Touchdown – Phase 1 (Elk Lake to Upper Touchdown)	Construction	\$200,000
7	San Joaquin Staircase	Construction	\$75,000
8	Stegosaurus Viewing Deck	Construction	\$200,000
9	Lower Jurassic Trail Reroute	Construction	\$395,000
10	Meadows Pocket Skatepark	Construction	\$220,000
11	Trails Wayfinding – Continued Implementation	Implementation	\$50,000
12	TMV to Lawson HWY 145 Underpass		\$4,000,000

Note: Projects in **red** require TSG approval through an amendment to the 2023 Trails License Agreement.

An amended agreement has been presented to TSG, but they have withheld approval. If TSG had granted approval, these projects would have been included in the 2025 project list.





# MOUNTAIN VILLAGE 2025 TRAILS PROJECTS

Jim Loebe     *Transit & Recreation Director*





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# BOULEVARD TRAIL IMPROVEMENTS (EAST SECTION)

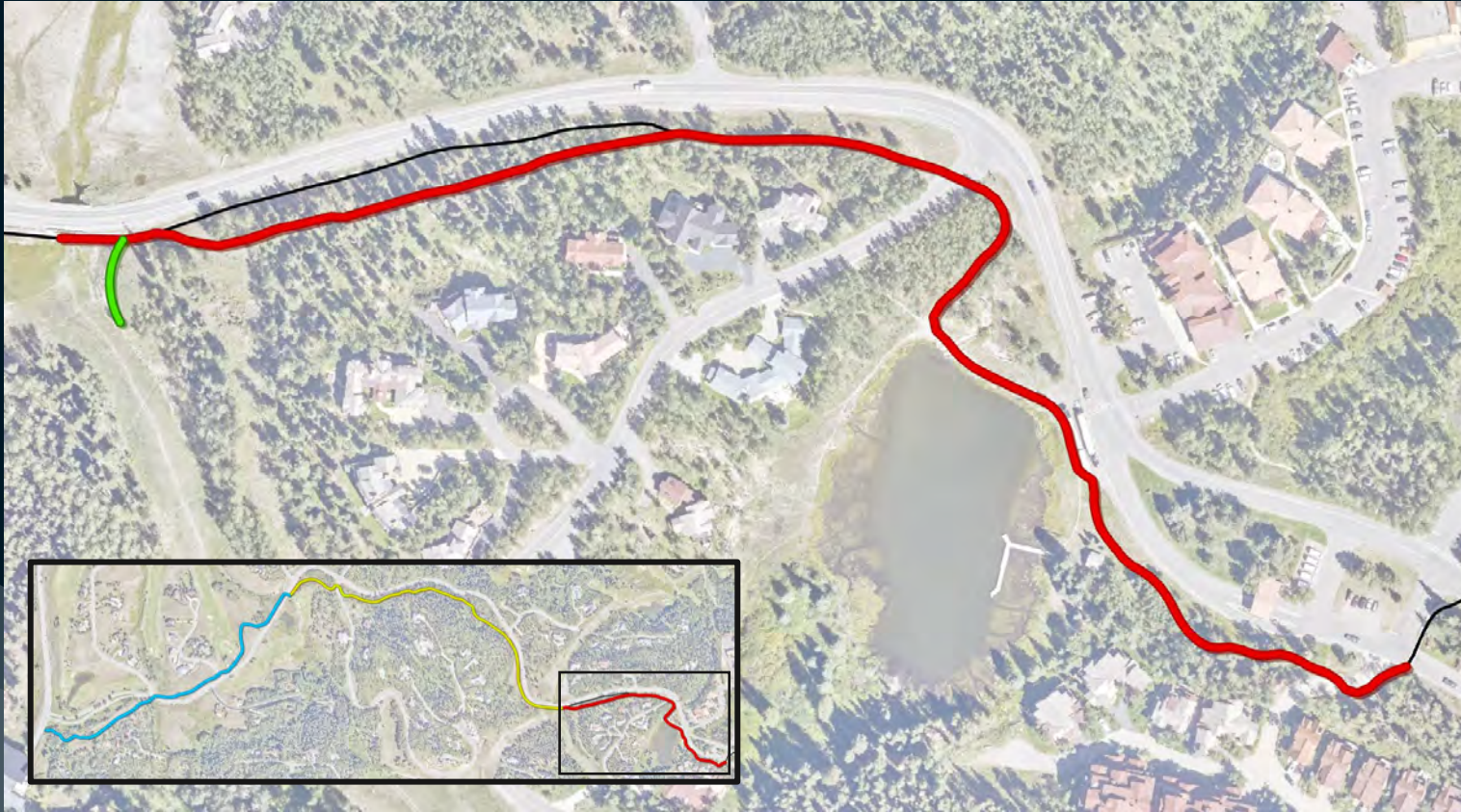
# 1





# BOULEVARD TRAIL IMPROVEMENTS (EAST SECTION)

COST: \$330,000    LENGTH: 0.43 MILES



- NS-4 in Trails Master Plan
- Multi-use hike / bike
- Open space parcels:
  - OS 204 (TSG)
  - OS 8 (MV)
  - OS 7R (TSG)
  - OS 2 (TSG)
  - TRACT A-7A (ELKSTONE PL)

# BOULEVARD TRAIL IMPROVEMENTS (EAST SECTION)

**COST:** \$330,000    **LENGTH:** 0.43 MILES

**Timeline:** 3.5 months

**Start:** June 1, 2025

**Finish:** September 15, 2025

**Contractor:** Telluride Landscaping Co., Misc. Arborist Companies

## **Scope:**

- » Renovation of existing trail
- » Re-routing of 800' of trail off the Boulevard shoulder and into the woods
- » Reclamation of decommissioned trail section
- » Add / enhance drainages where needed
- » Install retaining walls if needed
- » Nordic grooming snowcat access path install
- » Import fresh surface material
- » Delineation of trail / parking area at Elk Lake

**Notes:** Procurement contingent upon funding

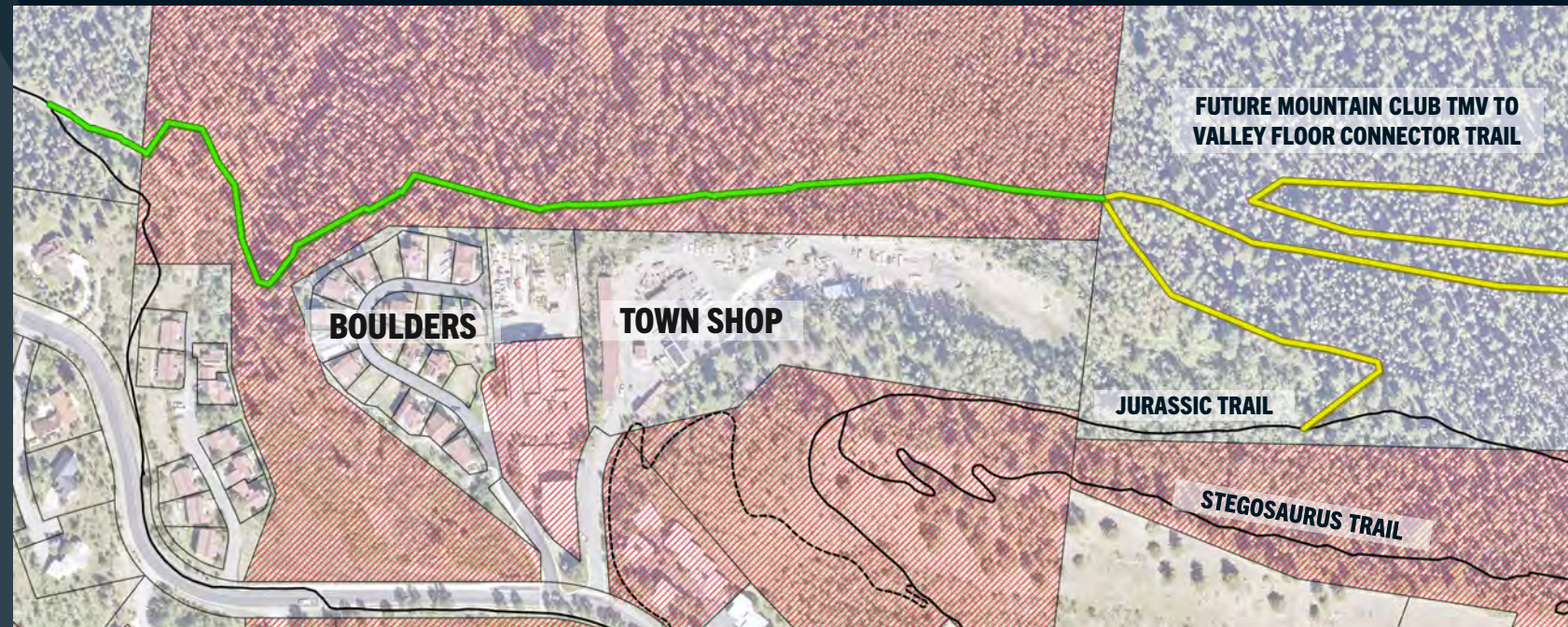




2

# MEADOWS EXPRESS TRAIL

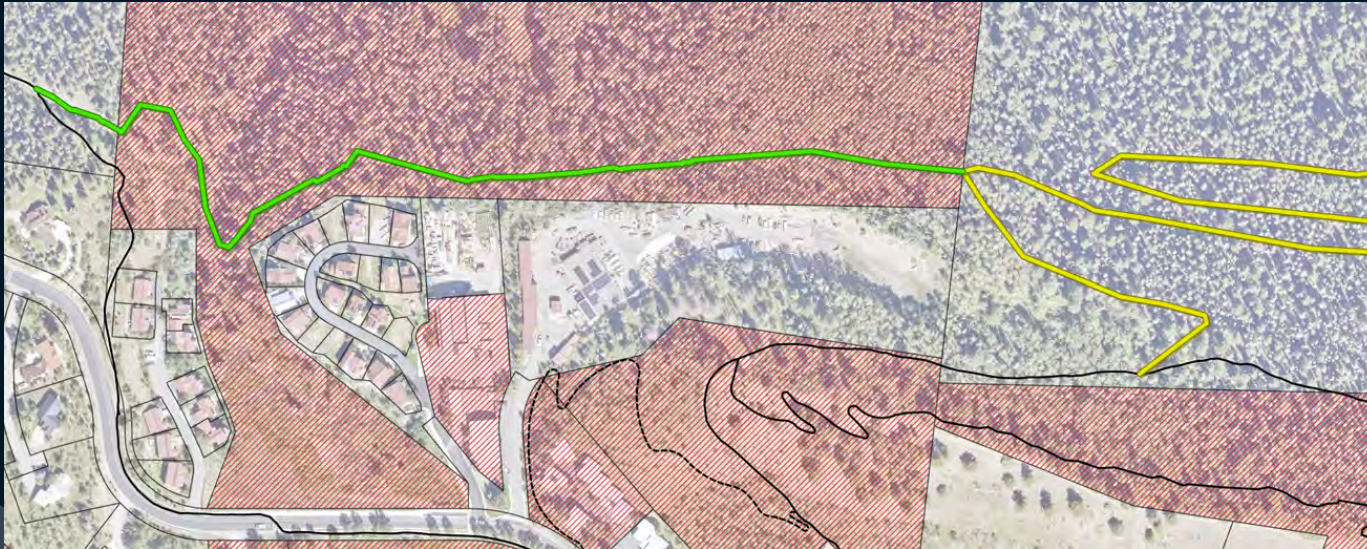
(PHASE 1 CORRIDOR CLEARING)





# MEADOWS EXPRESS TRAIL

**COST: \$151,600    LENGTH: 0.4 MILES**



- New trail approved in the 2023 Trails License Agreement with TSG
- Creates an off-street connection between Jurassic and Meadows Trails and completes a loop trail
- More direct connection between Village Center and Lawson Hill for commuters and regional trail users
- Wildfire mitigation component
- 2025 Corridor Clearing
- 2026 Trail / Bridge Construction to align with Mountain Club's TMV to Valley Floor trail construction
- NS-4 in Trails Master Plan
- Multi-use hike / bike
- Open space parcels:
  - OS 22 R1 (TSG)
  - OSP 23 (TSG)

# MEADOWS EXPRESS TRAIL

**COST: \$152,600    LENGTH: 0.4 MILES**

**Timeline:** Variable due to helicopter availability

**Start:** June 1, 2025

**Contractor:** Mountain Blade Runner

## **Scope:**

- » Heli logging work
- » See attached narrative from Town Forester

**Notes:** Procurement contingent upon funding

The cost breakdown for removing trees from this site is listed as follows:

- 100 large conifer trees (section below Boulders Way)
  - \$ 9600: Felling of trees along a 10-foot-wide pathway through the conifer stand below Boulders Way (see quote)
  - \$60,000: Aerial lift 100 conifer trees (10 – 18-inch diameter trees) off the site (10 Hours, K-MAX helicopter at \$6000 per hour (approximately 10 trees per hour).
- 300 aspen trees (section below Town Shop Upper Parking area)
  - \$ 10,000: Tree felling operation for the aspen trees section will require approximately 4-5 days for a felling crew to do the work at \$2000 per day (two sawyers).
  - \$72,000: Approximately 8.3 flights per hour for 12 hours of Time with the K-Max lift (12 X \$6000 p/hr = \$72,000)
    - o 3 aspen trees flown per trip equals approximately 25 trees per hour (8.3 trips per hour X 12 hours = 99.6 trips) X 3 trees per trip = 298.8 trees total (~300 aspen trees - average 10 inch diameter)

## Total Costs of Removing Trees from the Trail Clearing Site:

- \$ 9,600: (Tree felling of 100 conifers)
- \$60,000: 10 hours of K-MAX time (aerial lifting and hauling of 100 trees from the conifer area @ 10 trees per hour) (10 hours X \$6000 p/hr = \$60K)  
**\$69,600 Total tree clearing cost for conifer area (\$696 per tree)**
- \$10,000: (Tree felling of ~300 aspen)
- \$72,000: 12 hours of K-MAX time (aerial lifting and hauling of trees from the aspen area)  
**\$82,000 Total aspen area, tree clearing cost (\$273.33 per tree)**

**\$151,600 Total cost** to clear trees by helicopter along a 10-foot corridor to make way for the construction of the Connector Trail







**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

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**TO: Jim Loebe & TMVOA**

**FROM:** Rodney Walters, Town Forester / GIS Assistant

**FOR:** TMVOA Connector Trail Tree Clearing

**DATE:** March 5th, 2025

**RE: Estimated Costs to Clear Trees in Preparation for the Connector Trail Construction**

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**Connector Trail Tree Clearing**

Trees will need to be cleared to build the Connector Trail. The slopes are very steep and will require cutting into the mountain side and distributing the soil on the downslope side in order to construct an adequately level trailway. Unless trees are removed, the process of excavating cuts and placing the soil on the downslope side will impact and kill trees because of the trail construction disturbances.

The clearing of the trees for the connector trail is necessary to provide the space for an excavator to work during the trail construction process and to remove woody fuels from the area. Leaving the very large trees felled on site is not an option because it would leave the trail area, difficult to excavate, create unsightly conditions, and produce tons of 1000 hour fuels (4 inch or greater woody materials) diameter in the shaded fuel break area, which is an area the Town has prioritized for wildfire mitigation work. Removal of the fuels from the trees being cleared for the trail construction is required because the area below the Town Shop and Boulders Way is the highest wildfire mitigation priority area for the Town of Mountain Village. This is because there is a conifer canopy on a very steep slope and, if a fire were to start on the Telluride Valley Floor, the steep drainage containing mature Douglas fir and Englemann spruce trees will very quickly carry a high intensity canopy fire up into the Meadows area, within this fire chimney, and directly the impact Boulders neighborhood and threaten other Meadows neighborhoods, as well as the one-way-in one-way-out Adams Way egress.

The removal of these trees is very challenging due to the very steep slopes and the lack of access for traditional equipment. As a result, this challenging area will require a helicopter to remove most of the felled trees from the site.



# MEADOWS EXPRESS TRAIL

COST: \$152,600    LENGTH: 0.4 MILES

ESTIMATE

Mountain Blade Runner, LLC


2057 Brook Way

Montrose, CO 81403-9598

bryson@mbrhelicopters.com

(970) 275-9377

www.mbrhelicopters.com



Bill to

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Ship to

Town of Mountain Village

455 Mountain Village Blvd, Suite A

Estimate details

Estimate no.: 1042

Estimate date: 03/11/2025

Accepted date

Accepted by

ESTIMATE

Dillsworth Technical Tree Service

P.O. Box 499

Telluride, CO 81435

nicholasdillsworth@gmail.com

+1 (716) 713-2983

Bill to

Town Of MV

Ship to

Town Of MV

Estimate details

Estimate no.: 1307

Estimate date: 03/03/2025

Accepted date

Accepted by





# ON-SYSTEM IMPROVEMENTS

3





# ON-SYSTEM IMPROVEMENTS

**COST: \$1,506,500\***      **LENGTH: 0.37 MILES**

\*\$1,506,500 TOTAL PROJECT COST – EACH SECTION HAS INDIVIDUAL COST

**Timeline:** 5 months

**Start:** June 1, 2025

**Finish:** October 30, 2025

**Contractors:** Uncompahgre Engineering, PST Engineering, SGM, TBD construction firm



**RED:** Boulevard Trail Reroute at VPB Ski Bridge

**YELLOW:** ADA Sidewalk Connection Vischer to Aspen Ridge

**BLUE:** New Sidewalk from VCA/Firehouse to East Market Lot Entrance

**GREEN:** ADA Sidewalk Improvements at Madeline Frontage

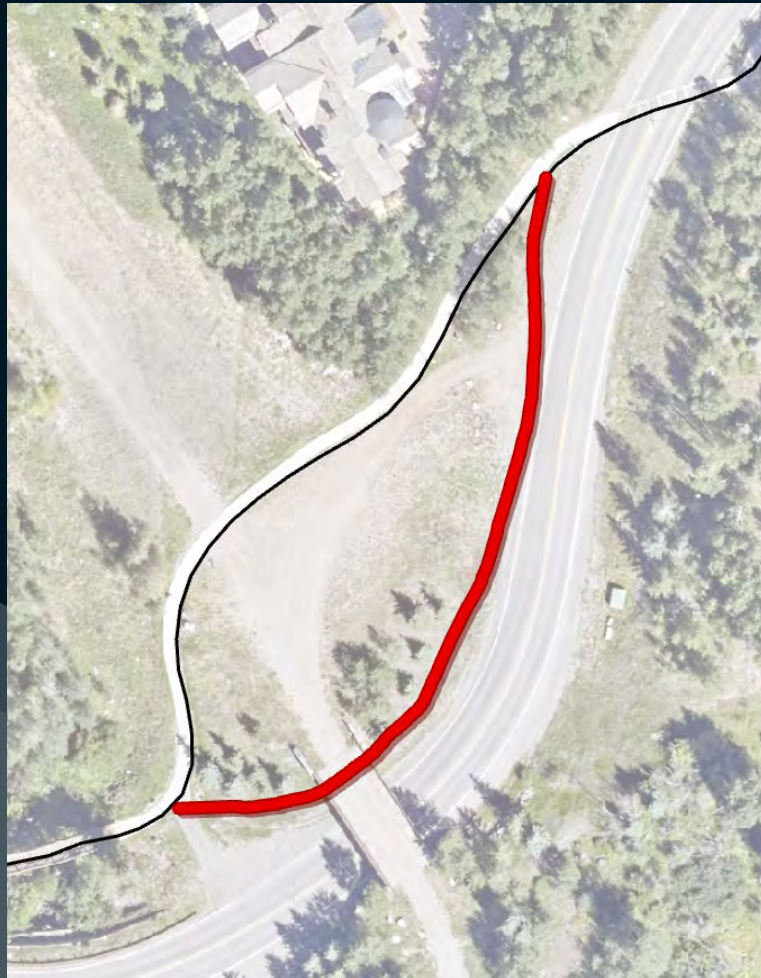




# ON-SYSTEM IMPROVEMENTS

## 3.1: BOULEVARD TRAIL REROUTE AT VPB SKI BRIDGE

COST: \$385,000 LENGTH: 0.07 MILES



- SU-2 in Trails Master Plan
- 0.1 miles
- \$350,000
- Eliminates ski run crossing at Village Bypass
- Eliminates steep section of trail on west side of ski run
- Once constructed, Town will request reimbursement of \$35,000 in design and engineering costs
- OS 1C (TSG)

DRAFT FOR REVIEW AND COMMENT					
Bid Item No.	Construction Item	Unit	Estimated Quantity	Unit Cost	Estimated Costs
1	Stormwater Management & Erosion Control	LS	1	\$ 2,000.00	\$ 2,000
2	Sidewalk Removal	SY	225	\$ 30.00	\$ 6,750
3	Bridge Abutment Wall Facing (Architectural)	SF	250	\$ 40.00	\$ 10,000
4	Concrete Sidewalk-Thickened, C&G	CY	40	\$ 1,500.00	\$ 60,000
5	Concrete Sidewalk (6")	CY	30	\$ 625.00	\$ 18,750
6	Rockery Wall	SF	260	\$ 125.00	\$ 32,500
7	Class 6 Aggregate Base Course	CY	60	\$ 50.00	\$ 3,000
8	Unclassified Excavation	CY	140	\$ 40.00	\$ 5,600
9	Site Restoration	AC	1.0	\$ 2,500.00	\$ 2,500
10	Tree Removal	LS	1.0	\$ 5,000.00	\$ 5,000
11	18" HDPE	LF	40.0	\$ 100.00	\$ 4,000
12	CDOT Type C Inlet	EA	2.0	\$ 5,000.00	\$ 10,000
13	Rip Rap	CY	45.0	\$ 150.00	\$ 6,750
Subtotal of Construction Items				\$	166,850
					(a)
General Contractor Project Costs					
	Unit	Quantity	Unit Cost	Estimated Costs	% OF (a)
Mobilization	%	8.0%		\$ 13,300	8.00%
Management/Superintendent	%	5.0%		\$ 8,300	5.00%
Permits	%	0.0%		\$ -	0.00%
Labor-Misc., General	%	10.0%		\$ 16,700	10.00%
Traffic Control	%	2.5%		\$ 4,200	2.50%
Construction Surveying	%	2.0%		\$ 3,300	2.00%
Overhead and Profit	%	8.0%		\$ 13,300	8.00%
Subsistence	%	0.0%		\$ -	0.00%
Subtotal of General Contractor Project Costs				\$	59,100
					(b)
Subtotal of Construction Costs (a) + (b) = (c)				\$	225,950
					(c)
Other Construction Costs					
	Unit	Quantity	Unit Cost	Estimated Costs	% OF (c)
Electrical and Controls	%	0.0%		\$ -	0.00%
Bonds/Insurance	%	1.5%		\$ 3,400	1.50%
Subtotal of Other Costs				\$	3,400
					(d)
Construction Contract Cost Estimate (c) + (d) = (e)				\$	229,350
					(e)
Engineering and Construction Administration					
	Unit	Quantity	Unit Cost	Estimated Costs	% OF (e)
Geotechnical - Materials Testing	%	1.0%		\$ 2,300	1.00%
Engineering Design and Bid	%	8.0%		\$ 18,300	8.00%
Construction Engineering	%	2.0%		\$ 4,600	2.00%
Contingencies	%	10.0%		\$ 22,900	10.00%
Subtotal Engineering and Construction Costs				\$	48,100
					(f)
Engineer's Opinion of Probable Project Costs (e) + (f) = (g)				\$	274,050
					(g)
Low				-15%	\$ 232,943
High				25%	\$ 342,563



# ON-SYSTEM IMPROVEMENTS

## 3.2: NEW SIDEWALK FROM VISCHER TO ASPEN RIDGE

COST: \$675,000    LENGTH: 0.13 MILES



- SU-2 in Trails Master Plan
- 0.1 miles
- \$615,000
- Improved pedestrian and bicycle connectivity between Village Center and Market Plaza
- Provides safe pedestrian and bike space on the west side of Mountain Village Boulevard where people currently walk and bike on the road
- Once constructed, Town will request reimbursement of \$60,000 in design and engineering costs
- OS 1C (TSG)
- OS 1B (MV)



	Principal \$150	Project Engineer \$135	TOTAL FEES	Notes
<b>Subconsultants</b>				
1 Geotechnical Engineering (Wall)(Trautner)			\$ 9,300.00	
2 Geotechnical Engineering (Add'l for Bridge Abutments)(Trautner)			\$ 3,200.00	
3 Topographic Survey & ROW (one side of road) (San Juan Surveying)			\$ 9,500.00	
4 Structural Engineer (Wall) (TBD)			\$ 3,500.00	Waiting on Quote
5 Structural Engineer (Bridge Abutments) (TBD)			\$ 3,500.00	Waiting on Quote
6 UnCompaghire Engineering (Site Support)			\$ 1,000.00	
			\$ 30,000.00	
<b>Conceptual Design (30%)</b>				
7 Coordination (Meetings, Phone Calls, Emails, Site Visits)	12	4	\$ 2,340.00	
8 Utility Coordination (note 3)		3	\$ 405.00	
9 Public Meetings (assume none)			NA	
10 Set up Base Drawing from survey, create existing surface		3	\$ 405.00	
11 Cover		2	\$ 270.00	
12 Typical Sections		4	\$ 540.00	
13 Hydraulic Study (assume not necessary)			NA	
14 Sidewalk Plan and Profile Sheets (2 sheets)		10	\$ 1,350.00	Design assuming future 6' shoulder
15 Bridge vs Culvert Extension Analysis & Plan Sheet of selected option		10	\$ 1,350.00	
16 Wall Plan and Profiles (assume 1 sheet)		6	\$ 810.00	
17 Engineer's Estimate		6	\$ 810.00	
18 QA/QC and Oversight	6	4	\$ 1,440.00	
	18	52	\$ 9,720.00	
<b>Preliminary Design (75%)</b>				
19 Coordination (Meetings, Phone Calls, Emails, Site Visits)	12	4	\$ 2,340.00	
20 Typical Sections		2	\$ 270.00	
21 Project Notes (add to cover)		4	\$ 540.00	
22 Stormwater Management Plan				Put stormwater on Contractor.
23 Sidewalk Plan and Profile Sheets (2 sheets)		10	\$ 1,350.00	
24 Bridge or Culvert Extension Plan Sheet		6	\$ 810.00	
25 Wall Plan and Profiles (assume 1 sheet)		6	\$ 810.00	
26 ADA Ramp Grading at Intersections (3-4 Ramps)		10	\$ 1,350.00	
27 Miscellaneous Details		6	\$ 810.00	
28 Signing and Striping Plan				X-walks only (on ADA details or P-pros)
29 Traffic Control Plan				Put Traffic Control on Contractor.
30 Engineer's Estimate		6	\$ 810.00	
31 Project Specifications	4	16	\$ 2,760.00	
32 QA/QC and Oversight	6	4	\$ 1,440.00	
	22	74	\$ 13,290.00	
<b>Final Design (100%)</b>				
33 Coordination (Meetings, Phone Calls, Emails, Site Visits)	6		\$ 900.00	
34 Plan Revisions		12	\$ 1,620.00	
35 Assist town with Bid Documents	4		\$ 600.00	
36 Attend Pre-bid Meeting	8		\$ 1,200.00	
Bidding Process (assume Town will run process, PST answer technical questions and issue Addenda)	4		\$ 600.00	
	22	12	\$ 4,920.00	
<b>Labor Total</b>				
	62	138	\$ 57,930.00	
<b>Expenses (mileage)</b>				
			\$ 500.00	
<b>Overall Total</b>				
			\$ 58,430.00	
<b>PST Total</b>				
			\$ 28,430.00	

Mountain Village Blvd 6' shoulder, 6' sidewalk from 150' south of Vischer Dr to Aspen Ridge Drive

Prepared on : 3-8-2025

Prepared By: SP



Contract Item	Unit	Quantity	Unit Cost	Total Cost
<b>General Conditions and Erosion Control</b>				
Mobilization	LS	1	\$ 30,000.00	\$ 30,000.00
Traffic Control	Days	30	\$ 2,000.00	\$ 60,000.00
Stormwater Management	LS	1	\$ 10,000.00	\$ 10,000.00
Material Testing	LS	1	\$ 7,500.00	\$ 7,500.00
Construction Surveying	LS	1	\$ 7,500.00	\$ 7,500.00
<b>Subtotal</b>				<b>\$ 115,000.00</b>
<b>Removals</b>				
Clearing and Grubbing	Acre	0.25	\$ 5,000.00	\$ 1,250.00
Removal of Asphalt	SY	80	\$ 20.00	\$ 1,600.00
Removal of Con Sidewalk	SY	30	\$ 20.00	\$ 600.00
Removal 12" Culvert	LF	20	\$ 25.00	\$ 500.00
Removal of Trees (4" to 7" Aspens)	EA	10	\$ 500.00	\$ 5,000.00
<b>Subtotal</b>				<b>\$ 8,950.00</b>
<b>Earthwork</b>				
Excavation	CY	400	\$ 25.00	\$ 10,000.00
Embankment	CY	50	\$ 25.00	\$ 1,250.00
Excess to Waste	CY	350	\$ 25.00	\$ 8,750.00
<b>Subtotal</b>				<b>\$ 20,000.00</b>
<b>Asphalt and Concrete Widening</b>				
Curb and Gutter	LF	645	\$ 50.00	\$ 32,250.00
Concrete Sidewalk (4-inch thick)(6' wide)	SY	370	\$ 120.00	\$ 44,400.00
Hot Mix Asphalt (5-inch thick)(4.5' shoulder plus 1' sawcut)	Ton	95	\$ 300.00	\$ 28,500.00
Concrete Curb Ramp (includes truncated domes)	SY	53	\$ 300.00	\$ 15,900.00
Class 6 ABC (8" under asphalt)	Ton	150	\$ 45.00	\$ 6,750.00
Topsoil (Strip, Stockpile, Re-use) (4-inch thick)	CY	35	\$ 100.00	\$ 3,500.00
<b>Subtotal</b>				<b>\$ 131,300.00</b>
<b>Concrete Fill Wall Over Creek</b>				
Concrete Wall (SF above ground)(includes rebar, backfill, drain, etc)	SF	610	\$ 90.00	\$ 54,900.00
Wall Facing	SF	610	\$ 50.00	\$ 30,500.00
Pedestrian Railing	LF	130	\$ 250.00	\$ 32,500.00
<b>Subtotal</b>				<b>\$ 117,900.00</b>
<b>Concrete Cut Wall next to Aspen Haven VRBO</b>				
Concrete Wall (SF above ground)(includes rebar, backfill, drain, etc)	SF	925	\$ 90.00	\$ 83,250.00
Wall Facing	SF	925	\$ 50.00	\$ 46,250.00
<b>Subtotal</b>				<b>\$ 129,500.00</b>
<b>Drainage Improvements</b>				
Curb Inlet	EA	1	\$ 4,000.00	\$ 4,000.00
12" Culvert	LF	60	\$ 125.00	\$ 7,500.00
<b>Subtotal</b>				<b>\$ 11,500.00</b>
<b>Total</b>				<b>\$ 534,150.00</b>
<b>15% Contingency</b>				<b>\$ 80,122.50</b>
<b>Grand Total</b>				<b>\$ 614,272.50</b>





# ON-SYSTEM IMPROVEMENTS

## 3.3 & 3.4: NEW SIDEWALK FROM VCA/FIREHOUSE TO GPG ENTRANCE TO EAST MARKET LOT ENTRANCE

**COST: \$402,000\*    LENGTH: 0.15 MILES**

\* Includes \$38,000 in design and engineering fees



### 3.3 New Sidewalk VCA/Firehouse to GPG entrance

- \$157,000
- 0.07 MI
- Provides safer pedestrian connection between VCA and Market Plaza
- Mountain Village Boulevard ROW
- Lot 1007

### 3.4 New Sidewalk from GPG Entrance to east market lot entrance

- \$207,000
- 0.08 MI
- Improves section of natural surface trail for better year-round access
- Mountain Village Boulevard ROW
- OS 1R-1
- OS 1-E

Mountain Village Blvd 6' shoulder, 6' sidewalk from 150' south of Vischer Dr to Aspen Ridge Drive

Prepared on : 3-8-2025

Prepared By: SP



Contract Item	Unit	Quantity	Unit Cost	Total Cost
General Conditions and Erosion Control				
Mobilization	LS	1	\$ 30,000.00	\$ 30,000.00
Traffic Control	Days	30	\$ 2,000.00	\$ 60,000.00
Stormwater Management	LS	1	\$ 10,000.00	\$ 10,000.00
Material Testing	LS	1	\$ 7,500.00	\$ 7,500.00
Construction Surveying	LS	1	\$ 7,500.00	\$ 7,500.00
Subtotal			\$	115,000.00
Removals				
Clearing and Grubbing	Acre	0.25	\$ 5,000.00	\$ 1,250.00
Removal of Asphalt	SY	80	\$ 20.00	\$ 1,600.00
Removal of Con Sidewalk	SY	30	\$ 20.00	\$ 600.00
Removal 12" Culvert	LF	20	\$ 25.00	\$ 500.00
Removal of Trees (4" to 7" Aspens)	EA	10	\$ 500.00	\$ 5,000.00
Subtotal			\$	8,950.00
Earthwork				
Excavation	CY	400	\$ 25.00	\$ 10,000.00
Embankment	CY	50	\$ 25.00	\$ 1,250.00
Excess to Waste	CY	350	\$ 25.00	\$ 8,750.00
Subtotal			\$	20,000.00
Asphalt and Concrete Widening				
Curb and Gutter	LF	645	\$ 50.00	\$ 32,250.00
Concrete Sidewalk (4-inch thick)(6' wide)	SY	370	\$ 120.00	\$ 44,400.00
Hot Mix Asphalt (5-inch thick)(4.5' shoulder puls 1' sawcut)	Ton	95	\$ 300.00	\$ 28,500.00
Concrete Curb Ramp (includes truncated domes)	SY	53	\$ 300.00	\$ 15,900.00
Class 6 ABC (8" under asphalt)	Ton	150	\$ 45.00	\$ 6,750.00
Topsoil (Strip, Stockpile, Re-use) (4-inch thick)	CY	35	\$ 100.00	\$ 3,500.00
Subtotal			\$	131,300.00
Concrete Fill Wall Over Creek				
Concrete Wall (SF above ground)(includes rebar, backfill, drain, etc)	SF	610	\$ 90.00	\$ 54,900.00
Wall Facing	SF	610	\$ 50.00	\$ 30,500.00
Pedestrian Railing	LF	130	\$ 250.00	\$ 32,500.00
Subtotal			\$	117,900.00
Concrete Cut Wall next to Aspen Haven VRBO				
Concrete Wall (SF above ground)(includes rebar, backfill, drain, etc)	SF	925	\$ 90.00	\$ 83,250.00
Wall Facing	SF	925	\$ 50.00	\$ 46,250.00
Subtotal			\$	129,500.00
Drainage Improvements				
Curb Inlet	EA	1	\$ 4,000.00	\$ 4,000.00
12" Culvert	LF	60	\$ 125.00	\$ 7,500.00
Subtotal			\$	11,500.00
Total				\$ 534,150.00
15% Contingency				\$ 80,122.50
Grand Total				\$ 614,272.50

Mountain Village Blvd 6' sidewalk from Firehouse Access to Gondala Parking Access (West Segment)

Prepared on : 3-8-2025

Prepared By: SP



Contract Item	Unit	Quantity	Unit Cost	Total Cost
General Conditions and Erosion Control				
Mobilization	LS	1	\$ 9,000.00	\$ 9,000.00
Traffic Control	Days	15	\$ 1,000.00	\$ 15,000.00
Stormwater Management	LS	1	\$ 3,000.00	\$ 3,000.00
Material Testing	LS	1	\$ 2,250.00	\$ 2,250.00
Construction Surveying	LS	1	\$ 2,250.00	\$ 2,250.00
Subtotal				\$ 31,500.00
Removals				
Clearing and Grubbing	Acre	0.00	\$ 5,000.00	\$ -
Removal of Asphalt	SY	480	\$ 10.00	\$ 4,800.00
Removal of Con Sidewalk	SY	0	\$ 20.00	\$ -
Removal 12" Culvert	LF	0	\$ 25.00	\$ -
Removal of Trees (4" to 7" Aspens)	EA	0	\$ 500.00	\$ -
Subtotal				\$ 4,800.00
Earthwork				
Excavation	CY	60	\$ 25.00	\$ 1,500.00
Embankment	CY	0	\$ 25.00	\$ -
Excess to Waste	CY	60	\$ 25.00	\$ 1,500.00
Subtotal				\$ 3,000.00
Asphalt and Concrete Widening				
Curb and Gutter	LF	440	\$ 50.00	\$ 22,000.00
Concrete Sidewalk (4-inch thick)(6' wide)	SY	270	\$ 120.00	\$ 32,400.00
Hot Mix Asphalt (5-inch thick)(4.5' shoulder puls 1' sawcut)	Ton	30	\$ 300.00	\$ 9,000.00
Concrete Curb Ramp (includes truncated domes)	SY	15	\$ 300.00	\$ 4,500.00
Class 6 ABC (8" under asphalt)	Ton	45	\$ 45.00	\$ 2,025.00
Topsoil (Strip, Stockpile, Re-use) (4-inch thick)	CY	10	\$ 100.00	\$ 1,000.00
Subtotal				\$ 70,925.00
Drainage Improvements				
Curb Inlet	EA	2	\$ 5,000.00	\$ 10,000.00
12" Culvert	LF	0	\$ 125.00	\$ -
Subtotal				\$ 10,000.00
Total				\$ 120,225.00
30% Contingency				\$ 36,067.50
Grand Total				\$ 156,292.50





# ON-SYSTEM IMPROVEMENTS

## 3.5: ADA SIDEWALK IMPROVEMENTS AT MADELINE FRONTAGE

COST: \$44,500      LENGTH: 75 FT



- Connection of SU-1 and SU-3 in Trails Master Plan
- Completes ADA sidewalk corridor from Lost Creek to Country Club
- 0.1 miles
- Total Project Cost: \$44,500
- 38-50-51RR (The Madeline)

Item	Count	Cost of each	Total
Move sign at Madeline	1	\$7,500	\$7,500
Hydronic repair	2	\$5,000	\$10,000
Sawcut, remove & re-prep ramps	2	\$4,000	\$8,000
Re-pour ramps	2	\$7,500	\$15,000
Re-do flagstone	1	\$4,000	\$4,000



4

## VCA TO BOULEVARD TRAIL



# VCA TO BOULEVARD TRAIL

COST: \$25,000      LENGTH: 0.12 MILES



- 2024 Project delayed due to wetland delineation
- Existing trail formalized in 2023 Trails License Agreement with TSG
- Existing social path will be improved and several small bridges and elevated bar grating path installed
- Provides more direct connection to Village Center for VCA residents
- NS-12 in Trails Master Plan
- Multi-use hike / bike
- Open space parcels:
  - OS 1R 1 (TSG)
  - OS 1R 1 Civic (TSG)



# VCA TO BOULEVARD TRAIL

**COST: \$25,000      LENGTH: 0.12 MILES**

**Timeline: 3 months**

**Start: June 1, 2025**



**Finish: August 30, 2025**

**Contractor: TMV**

## Scope:

- » Improvement of existing trail
- » Establish wider trail width
- » Import material
- » Improve drainage
- » Construct bridges in 2 locations
- » Construct ~ 80' of elevated bar grating path through wetlands

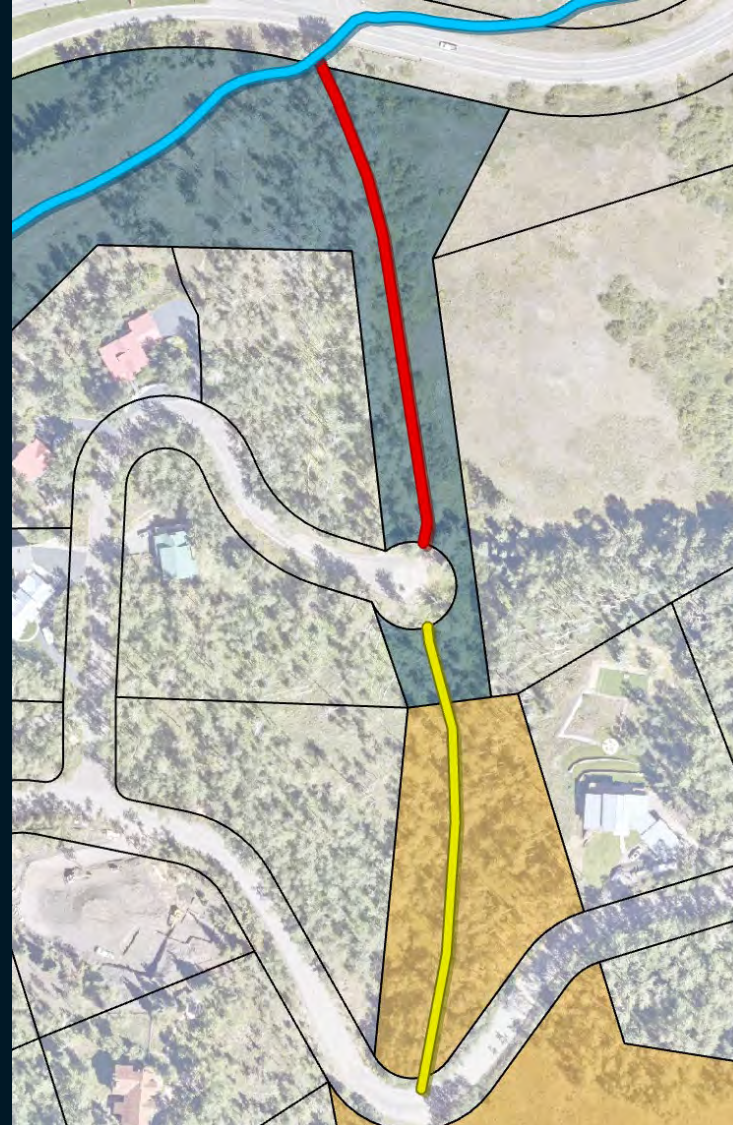
**Notes:** Procurement contingent upon funding

<b>Big Loop</b> PO Box 806 Dolores, CO 81323-8719		 	<b>Quote No.:</b> 12232 <b>Date:</b> 3/7/2024		
<b>Quote</b>	<b>Bill To:</b> Town of Mountain Village 411 Mountain Village Blvd Mountain Village, CO 81435 (970) 729-3434	<b>Ship To:</b>	<b>Customer Service:</b> Phone: (970) 394-1211 Fax: E-mail: epictrails@biglooptrails.com		
	<b>Terms:</b> C.B.D	<b>Shipping Via:</b>	<b>Rep:</b> Shawn Gregory		
<b>QTY.</b>	<b>ITEM NAME</b>	<b>DESCRIPTION</b>	<b>PRICE</b>	<b>TOTAL</b>	
1	ea	Trail Construction Project	Trail Construction Project - Big Billies Novice Connection trail. See construction details below. Approximately .32 mile.	\$12,594.16	\$12,594.16
1	ea	Trail Construction Project	Trail Construction Project - Stegosaurus Trail. See construction details below. Approximately .5 mile.	\$50,000.00	\$50,000.00
1	ea	Trail Construction Project	Trail Construction Project - VCA to MVB trail. See construction details below. Approximately .12 mile.	\$10,000.00	\$10,000.00
1	ea	Trail Construction Project	Trail Construction Project - Bear Creek Trail. See construction details below. Approximately .22 mile. Construction details: - Trail survey and layout. - Pinflag route and provide gps file. - 2 Machine passes (First rough cut and second finish. Slash is pushed/spread within bucket distance of machine) - Town of Mountain village performs corridor clearing on flagged route and finish handwork after machine including unsafe tree removal. (If Big Loop clears corridor and does hand finish work it will be an additional charge) - Bridge construction / install not included (Big Loop could quote a fabricated metal bridge frame if desired) - Potential added charges: Unknown buried obstacles encountered that require additional work outside of Big Loop's standard machine	\$10,000.00	\$10,000.00
<b>Notes</b>					



5

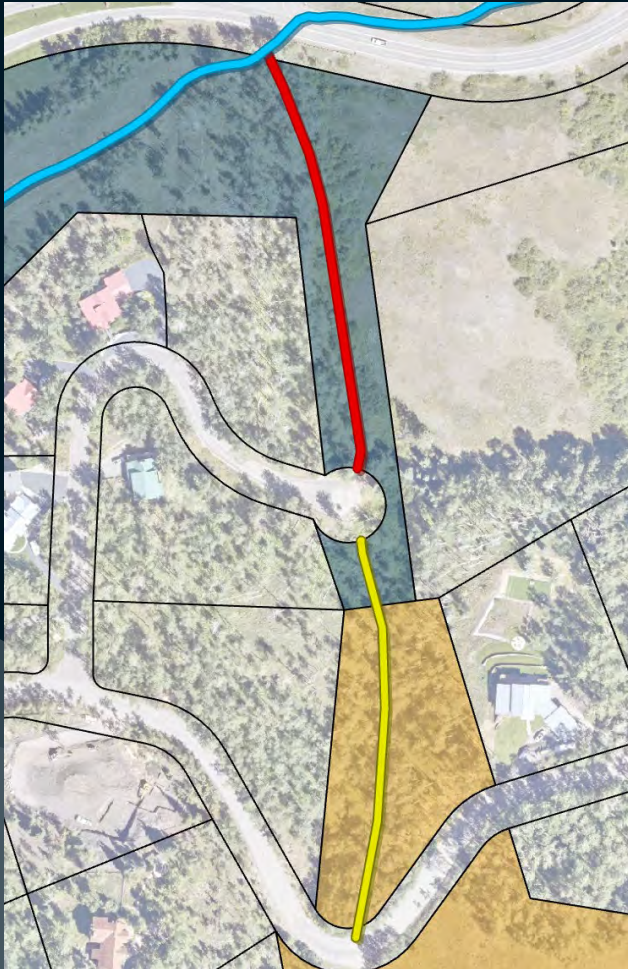
## SKI RANCHES CONNECTOR TRAIL



# SKI RANCHES CONNECTOR TRAIL

**COST: \$160,000\* LENGTH: 0.21 MILES**

**\*\$160,000 IS TOTAL PROJECT COST – EACH PHASE IS ESTIMATED TO COST \$80,000**



- New trail construction
- Provides a formal trail connection between Ski Ranches and TMV for commuters
- Connects Skunk Creek trail system with TMV trail system
- Contingent upon approval from Ski Ranches HOA

## **RED (NORTH): Phase I (2025) – on TMV land**

- 0.11 MI
- OSP 18
- \$80,000 – high-level planning cost estimate

## **YELLOW (SOUTH): Phase 2 (2026) – on Ski Ranches HOA land**

- 0.10 MI
- \$80,000 – high-level planning cost estimate

# SKI RANCHES CONNECTOR TRAIL

**COST: \$160,000\*   LENGTH: 0.21 MILES**

**\*\$160,000 IS TOTAL PROJECT COST – EACH PHASE IS ESTIMATED TO COST \$80,000**

**Timeline:** 6 weeks

**Start:** September 15, 2025

**Finish:** October 30, 2025

**Contractor:** Telluride Landscape Company

**Scope:**

- » Trail survey & layout
- » Corridor clearing
- » Tree & slash removal from site
- » Build to same standard as Boulevard Trail (60" width as opposed to 96")

**Notes:** Procurement contingent upon funding

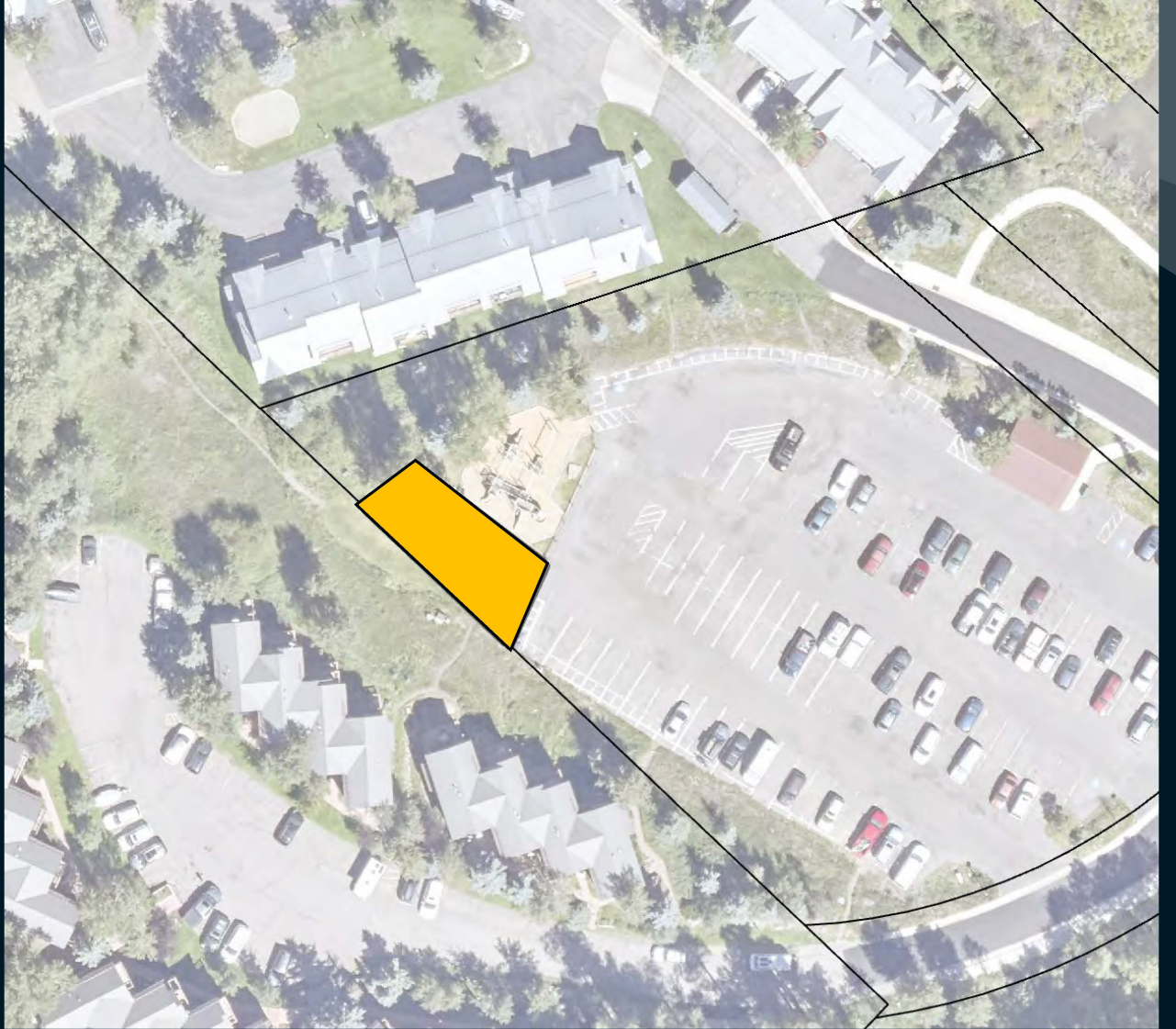




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## MEADOWS POCKET SKATEPARK







# MEADOWS POCKET SKATEPARK

**COST: \$255,000**

2025 PUBLIC ENGAGEMENT & PLANNING: \$35,000

2026 CONSTRUCTION: \$220,000

## Timeline:

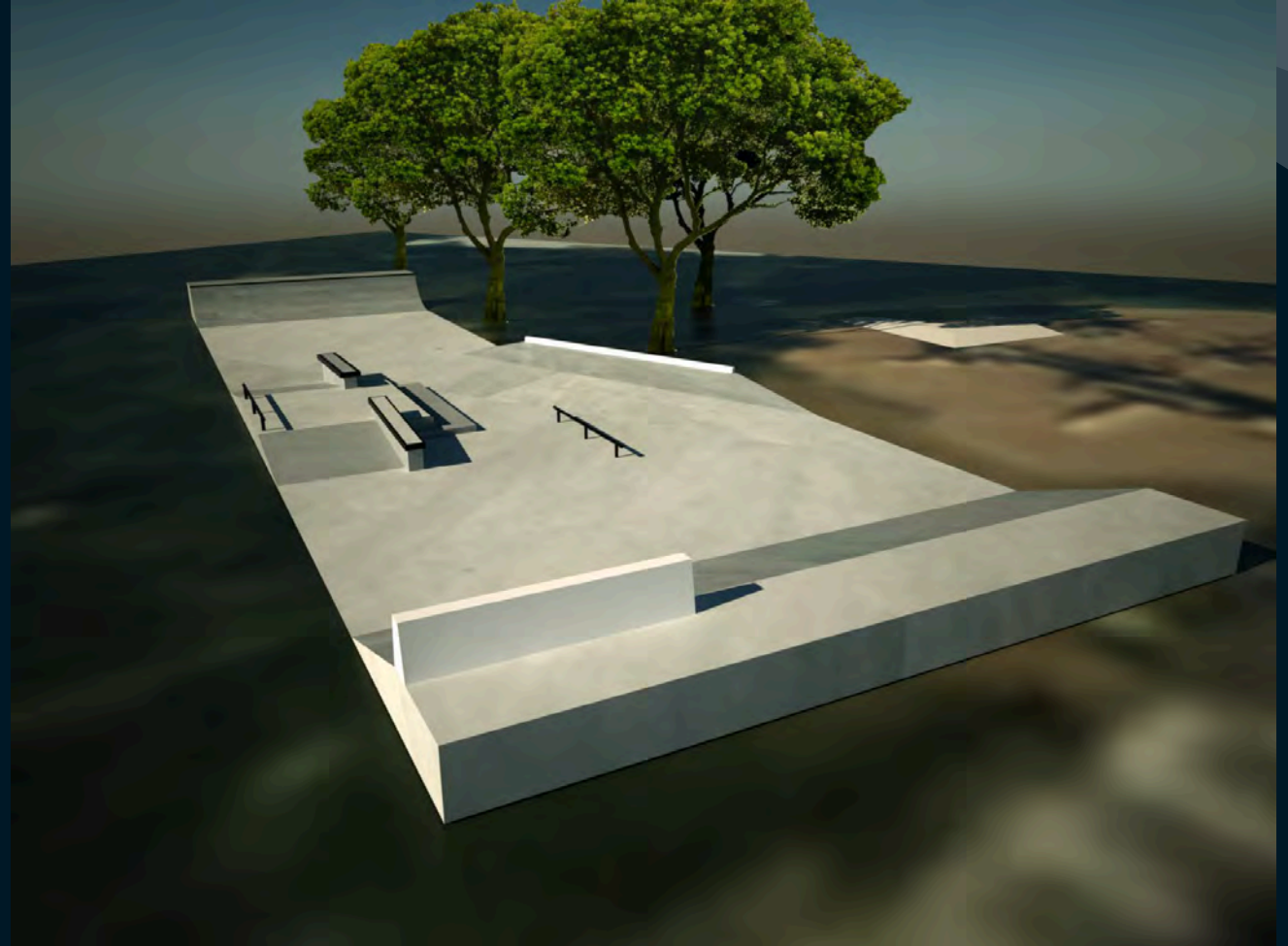
- Public engagement – Summer 2025
- Planning & Design – Fall / Winter 2025-26
- Construction – Summer 2026

**Contractor:** TBD from RFP

## Scope:

- » Public engagement
- » Planning & design
- » Surveying (before, during, and as-builts)
- » Site prep
- » Building / installation
- » Site clean-up

**Notes:** 2025 planning portion of project funded by TMV



# TRAILS WAYFINDING

7



# TRAILS WAYFINDING

**COST: \$108,350**

Content creation & sign design

- \$25,000
- Co+Creative & Esse Designs

Large Map / Kiosk

- 9 locations total
- \$5,000 per sign
- \$45,000 total

Key Decision Points / Small Kiosk

- 3 locations
- \$750 per sign
- \$2,250 total

Trail-Beginning / End Marker

- 5 locations
- \$3,000 per sign
- \$15,000 total

Trail Connections / Directional

- 17 locations
- \$500 per sign
- \$8,500 total

Breadcrumb

- 17-22 locations (still need to finalize)
- \$300 per sign
- \$6,600 total

Regulatory / Etiquette

- 30-40 locations (still need to finalize)
- \$150 per sign
- \$6,000 total





## LARGE MAP / KIOSK

We will need:

9 of these types of signs-  
*see the maps below vvvv*

I want to include relevant  
wayfinding pieces like  
nearby trails, parking,  
gondola entrances,  
shopping, etc.

The maps below are  
showing the general area of  
where they will exist.

I am not the expert here,  
but I like the idea of  
including the trail difficulty  
or length. Not sure how that  
is properly displayed  
though.

The map or text should  
direct visitors to nearby  
POIs such as:

1. Market Plaza
2. Meadows
3. Village Center
4. Lawson Hill / Valley floor

insert map  
here!

Maybe map text, information,  
disclaimers, etc. goes below?

See the Bentonville large sign as an  
example!





## KEY DECISION POINTS / SMALL KIOSK

We will need:

3 of these types of signs-  
see maps below vvvv

1. at the intersection of Russell trail & boulevard trail.
2. at the intersection of big Billie's trail and Jurassic
3. right before the entrance of San Joaquin rd. and at the exit of the walking paths for Tristant & bear creek lodges

I want to include similar information to the big kiosks, at a smaller scale.

I am thinking that some sort of design etched into the metal sign here would look cool. maybe a mountain range or some abstract design? Or local wildflowers / wildlife?

INSERT  
MAP HERE!



## TRAIL CONNECTIONS / DIRECTIONAL

We will need:

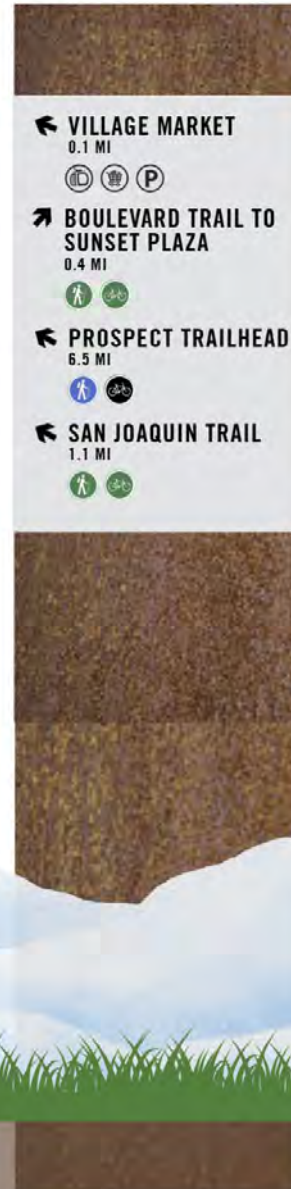
17 of these types of signs-  
see map below vvvvv

I want to include:

1. nearby points of interest or trails
2. biking & hiking difficulty
3. icons for interest points (i.e., gondola, parking, shopping)
4. trail length / distance to relevant location

Thinking a simple monolithic sign, with no map. Rustic metal (2'-3' in width)

Keep content simple. Might need to be double sided?



## TRAIL-BEGINNING / END MARKER

We will need:

5 of these types of signs-  
see examples ----->

I want to include:

1. biking & hiking difficulty
2. trail length
3. whether it is multi-directional or one-way for hiking or biking
4. disclaimers
5. trail name (duh!)

Not every trail is going to need a trailhead sign because we have a lot of connectors.

Where larger trailhead marker signs don't exist.



## BREADCRUMB

We will need:

17-22 of these types of signs-  
still trying to determine exact locations

I want to include:

1. distance and arrow depicting nearby trailheads, POI's, etc.
2. disclaimers or nearby junctions?

Maybe use old railway tracks or rustic metal of the same width?

Will likely need to be double sided.



## REGULATORY / ETIQUETTE

Still working on how many locations these are needed.

I want to include:

1. Yield
2. Stop
3. Dogs on leash,
4. Stay on trail
5. Directional?
6. Any other typical regulatory signs







Telluride Tourism Board Update  
Mountain Village Town Council Meeting  
May 15, 2025



# Telluride Tourism Board Update

**Winter Marketing Performance**

**Summer Marketing Launch**

**International Program**

**Travel Trends & Lodging Metrics**

# WINTER MARKETING



# Winter Campaign: :30 Video





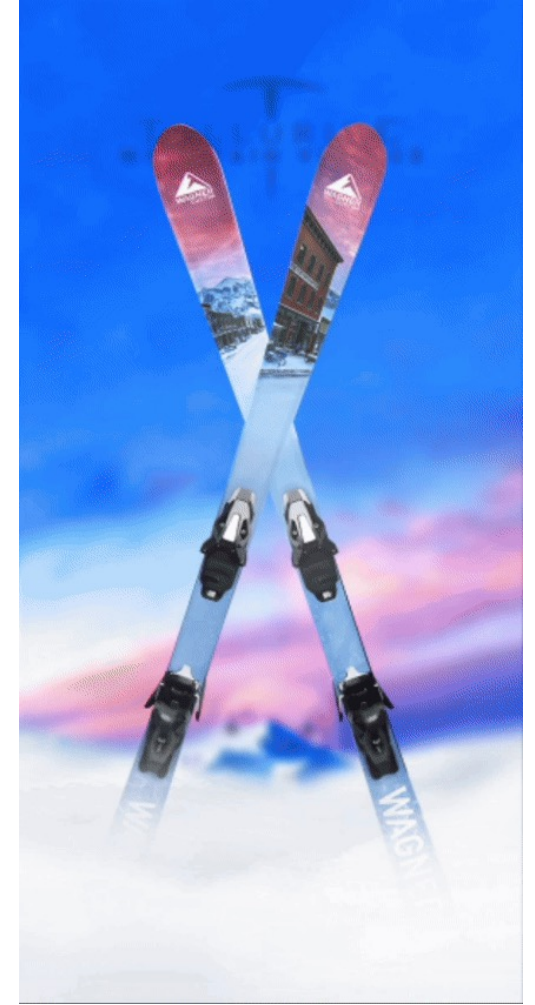
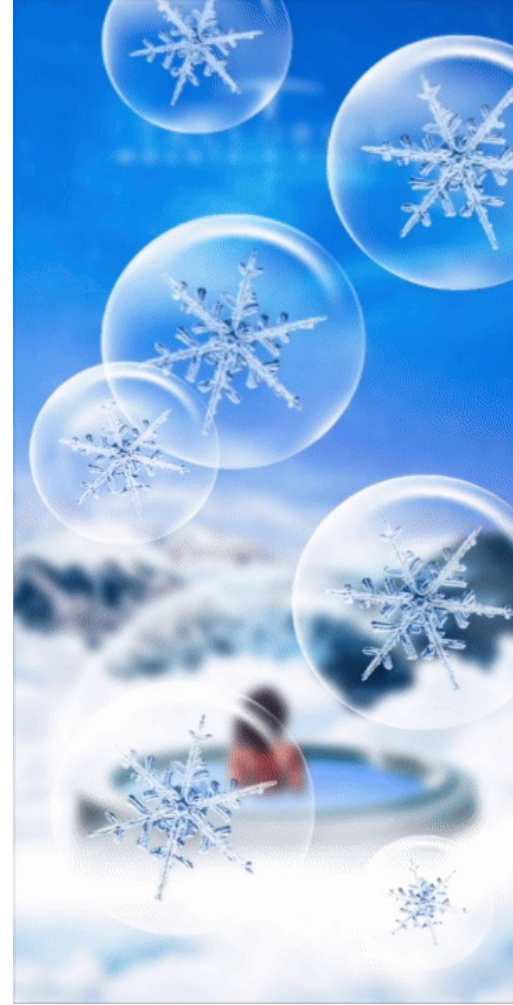
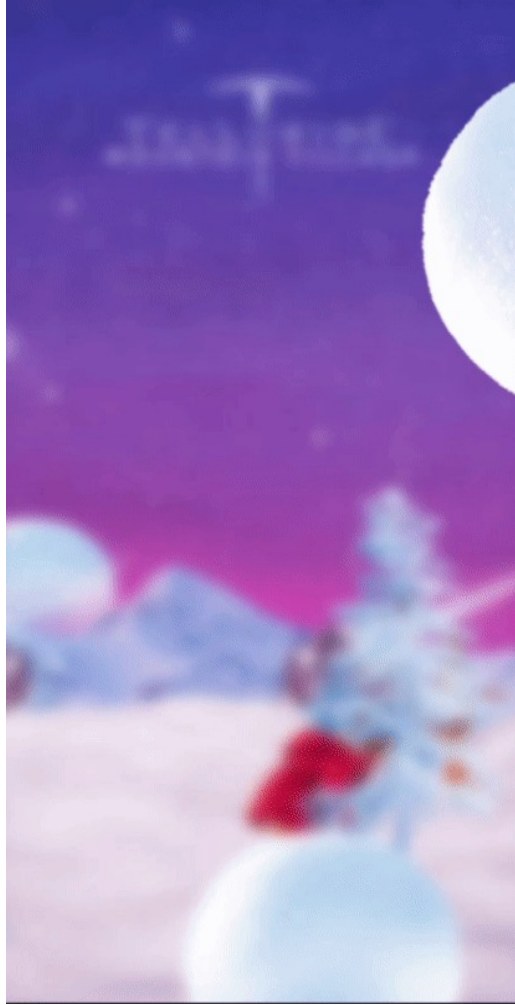
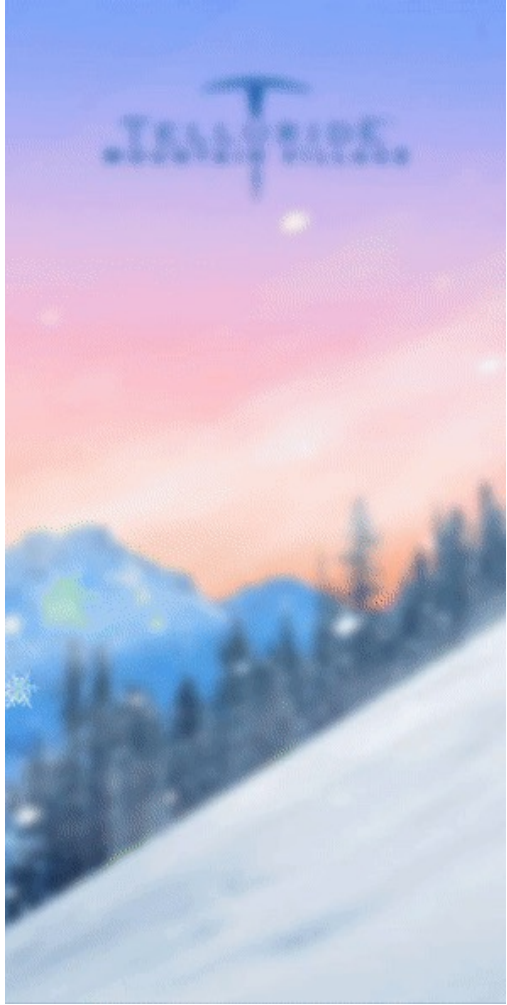
# AFAR



- Full Page in Epic Trips issue (October)
- Highest average HHI in travel media.
- 84% of AFAR's audience are currently planning their next trip.



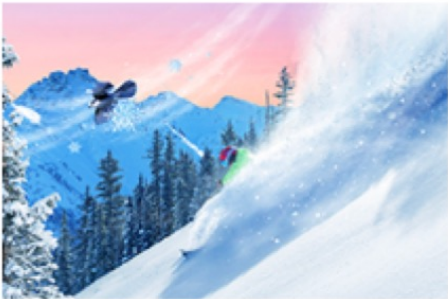
# Winter Marketing: Digital



# Winter Campaign: Ski Endemic

## The Powder is Calling

Ski season has officially begun in Telluride/Mountain Village, with recent storms dropping plenty of fresh snow on the mountain and more on the way. If you're dreaming of powder turns, [now is the time to book your trip and find lodging deals](#) for what is setting up to be an exceptional winter.



Telluride Daily Snow Report is made available by the Colorado Flights Alliance and the Telluride Tourism Board.

Powered by OpenSnow



[Read this post at OpenSnow](#)



By Joel Gratz, Founding Meteorologist  
3 hours ago  
December 3, 2024 7:22am MST

## Sunshine through Saturday, then snow is likely early next week

Sunny skies and comfortable temperatures will continue through the week, then it's likely that we'll see a refresh of snow on or around Monday, December 9.

Sponsored by Visit Telluride



Turn into  
paradise

## The Slopes Are Ready

Ski season has officially begun in Telluride/Mountain Village, as recent storms dropped plenty of fresh snow on the mountain—and even more is on the way. If you're dreaming of hitting the slopes, now's the time to [book your trip](#) and find lodging deals for what's setting up to be a fantastic winter.

[Hit The Slopes](#)



# Winter Campaign: Regional Social







## OVERALL MEDIA PERFORMANCE

**\$520,149.13**  
Gross Budget

**43,941,692**  
Impressions

**150,073**  
Clicks

**0.34%**  
CTR

**88%**  
VCR

**227,296**  
Site Conversions

**1,664**  
Attributable  
Trips

**\$5MM**  
Estimated  
Campaign  
Impact



KH

## DATAFY IMPACT SUMMARY

**\$5MM**

Total Campaign Impact

**\$9.61**

Gross Campaign ROAS

**3.78x**

More likely to visit the  
destination after seeing our ads

**\$3.7MM**

in Incremental Impact

**1,664**

Attributable Trips

# SUMMER MARKETING







855.739.4267 • TELLURIDE.COM

# DRIFT INTO Paradise



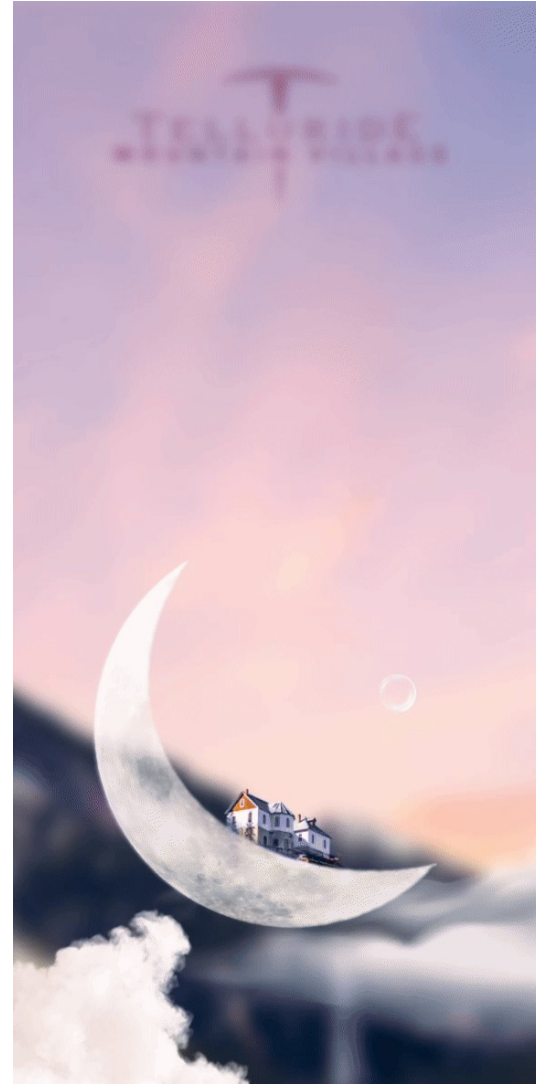


# Summer Marketing Campaign: National





# Summer Marketing Campaign: National





# Summer Marketing: Mountain Village Regional



Visit Telluride  
Sponsored · 🌐

...

Ride the gondola to Mountain Village, where boutiques, restaurants and awe-inspiring vistas await.



[TELLURIDE.COM](#)  
**Discover Mountain Village**  
Beyond It All

[Learn more](#)

 Like     Comment     Share



Visit Telluride  
Sponsored · 🌐

...


Catch the classics under an open sky in Mountain Village. Every Saturday, all summer long.



[TELLURIDE.COM](#)  
**Movies Under the Stars**  
Beyond It All

[Learn more](#)


 Like     Comment     Share



Visit Telluride  
Sponsored · 🌐

...

Feed your taste for the extraordinary at Market on the Plaza. Shop from local artisans every Wednesday in Mountain Village.



[TELLURIDE.COM](#)  
**Market on the Plaza**  
Beyond It All

[Learn more](#)

 Like     Comment     Share

# INTERNATIONAL & PR







## International Efforts

Governor Polis proclaimed April 23, 2025 as Colorado-Mexico Friendship Day with an event at the Capitol.

United Airlines announced nonstop service from Denver to Mexico City starting this winter.

The TTB received a Colorado Tourism Office (CTO) \$75K Marketing Matching Grant for a digital marketing campaign and exclusive events in Mexico City to promote the winter 2025-2026 season.



## International & PR Efforts

### Recent

CTO Global Winter Safari  
International Agent FAM  
SKI Magazine  
Sno'n'Ski Mega FAM  
MTS Pre-FAM  
MTS International Dinner

### Upcoming

Australian Mission & Ski Expo – May 14 – 24  
IPW Chicago – June 14 – 18  
Exclusive Telluride/Mountain Village Mexico Mission –  
September

VOGUE

TRAVEL

A Guide to Telluride, Colorado—America’s Most Beautiful Mountain Town

BY ELISE TAYLOR  
January 27, 2025



Madeline Hotel

The hi At the base of Mountain Village is the Madeline Hotel, the five-star, Michelin-keyed Auberge resort that’s perfect for those wanting to enjoy a full-service ski holiday. The rooms are decorated in an alpine-modern style (thinl with crisp linen white sheets) whereas thei just the place to get a hot toddy and cheers

Lumière with Inspirato

Lumière, at the base of chair four in Mountain Village, also earned a prestigious “Michelin Key” destination—making it another fantastic option for those seeking luxury lodging. Like Element 52, it is a residence hotel: there are eighteen homes with ski-in, ski-out homes that range from one to five bedrooms. All come with a 24/7 concierge service.

Forbes

Your Guide To Luxury Skiing In Telluride

Here’s how you can properly enjoy this Colorado mountain retreat’s slopes, culinary offerings, accommodations, unbelievable scenery and more.

TRAVEL+ LEISURE

This Colorado Luxury Hotel Has a New Private Ski Club in the Rocky Mountains — and It Has Heli-skiing, Access to First Tracks, and Other Alpine Adventures

Madeline Hotel & Residences, Auberge Resorts Collection announced Crest Club, an on-site private membership community for skiers.

# TRAVEL TRENDS & LODGING METRICS





## Glass Half Empty:

- 52% of American travelers expect an economic recession in the next 6 months (10 point increase)
- 80% of U.S. consumers say their travel behavior will change as a result of recent financial news.
- Slight drop in travel intentions over the next 12 months (-4%)

## Glass Half Full:

- Air travel is holding steady.
- Although U.S. inbound international arrivals are down, Denver is about flat YOY.
- With the potential decline in international outbound travel, domestic travel may increase.
- Destinations with higher HHI demos are expected to be more insulated from a forecasted tourism decline.

Sources: MMGY, Future Partners, Tourism Economics





FINANCE

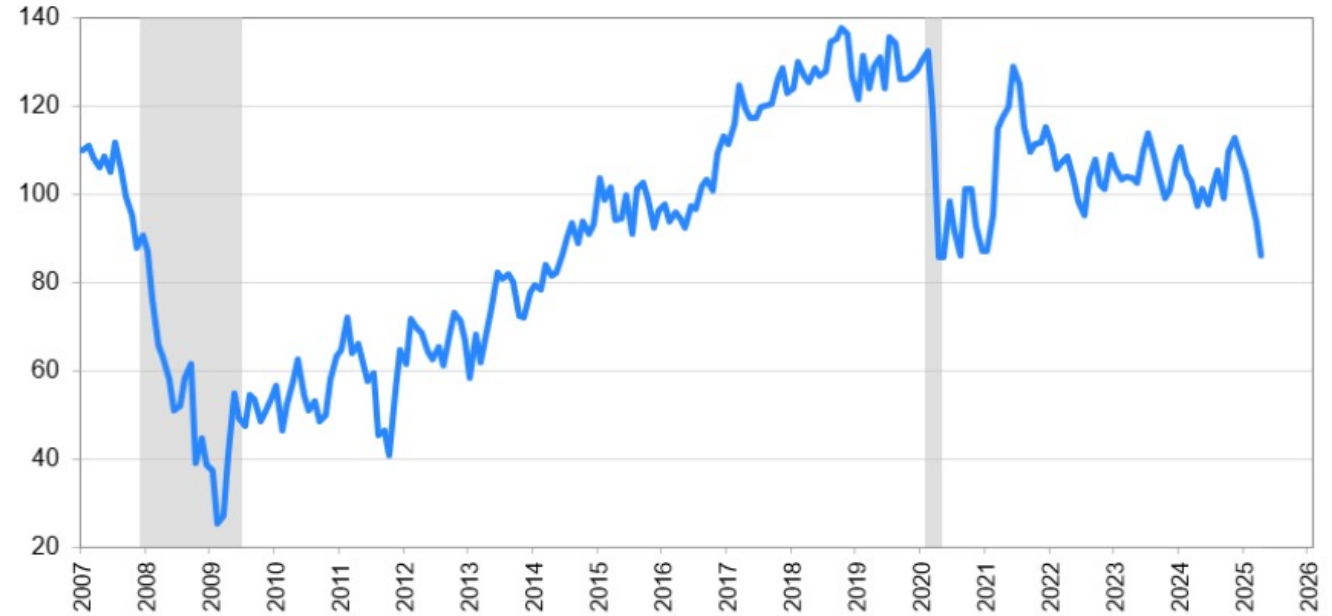
## Wealthy consumers upped their spending last quarter, while the rest of America is cutting back

PUBLISHED MON, APR 28 2025-12:31 PM EDT | UPDATED MON, APR 28 2025-12:42 PM EDT

- Lower-income earners are reining in their transactions to focus on essentials, while the wealthy continue to spend freely on perks including dining out and luxury travel, according to first-quarter results from U.S. credit card lenders.

## Consumer Confidence Index®

Index, 1985 = 100



\*Shaded areas represent periods of recession.  
Sources: The Conference Board; NBER  
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Sources: CNBC, The Conference Board

# Lodging Metrics: Winter Actuals



## Destination

ADR ⓘ			Adjusted Paid & Owner Occupancy ⓘ			Adjusted RevPAR ⓘ			Adjusted Paid Occupancy % ⓘ		
\$850	▼1%	\$855	52.5%	▼1%	52.8%	\$389	▼0%	\$390	45.8%	▲0%	45.7%
primary		compare	primary		compare	primary		compare	primary		compare

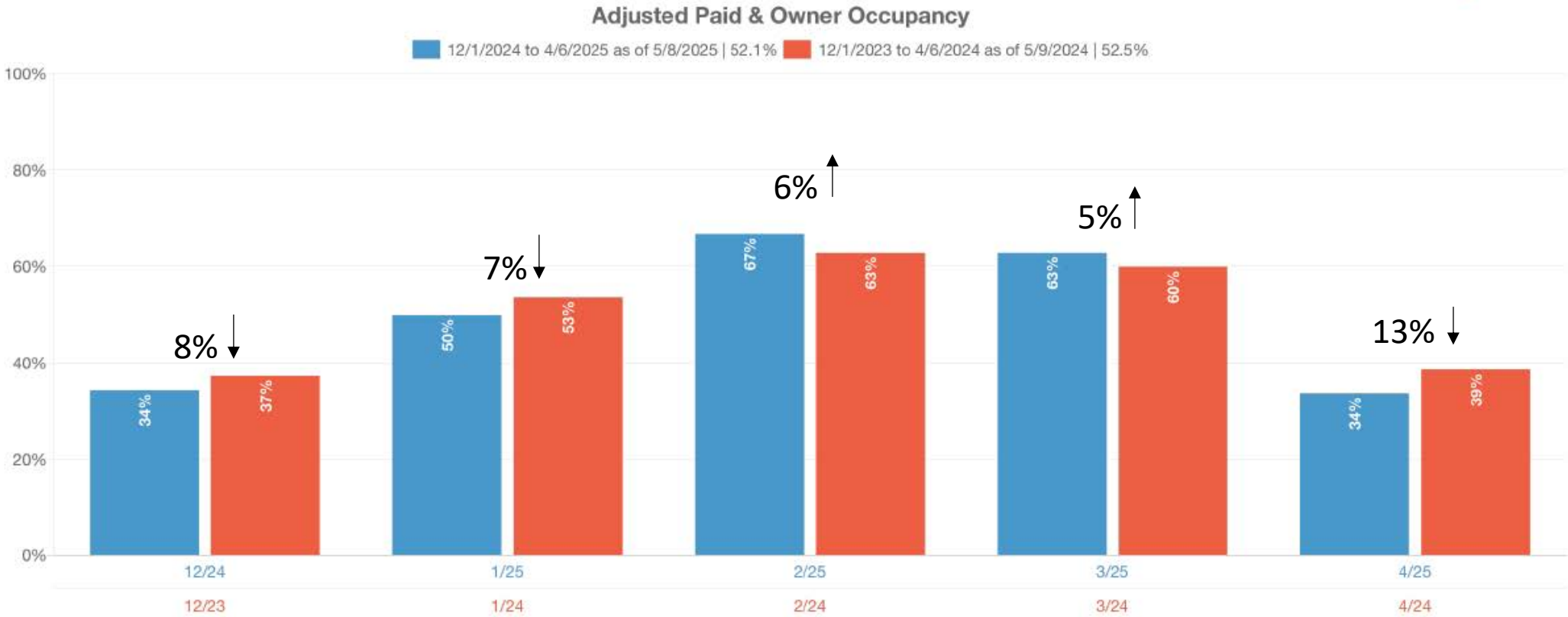
## Mountain Village

ADR ⓘ			Adjusted RevPAR ⓘ		
\$1.1k	▲1%	\$1k	\$466	▲1%	\$463
primary		compare	primary		compare
Adjusted Paid & Owner Occupancy ⓘ			Adjusted Paid Occupancy % ⓘ		
52.1%	▼1%	52.5%	42.1%	▼0%	42.3%
primary		compare	primary		compare

## Telluride

ADR ⓘ			Adjusted RevPAR ⓘ		
\$700	▼1%	\$710	\$341	▼1%	\$344
primary		compare	primary		compare
Adjusted Paid & Owner Occupancy ⓘ			Adjusted Paid Occupancy % ⓘ		
53.1%	▼0%	53.2%	48.8%	▲1%	48.5%
primary		compare	primary		compare

# Lodging Metrics: Mountain Village Winter Monthly Actuals



Copyright Key Data, LLC 2025  
Created: 5/8/25 13:05 PM  
Data Source: VR (Direct)  
Market(s): Mountain Village  
Filter(s): none

# Lodging Metrics: Summer Pace



## Destination

ADR ⓘ			Adjusted Paid & Owner Occupancy ⓘ			Adjusted RevPAR ⓘ			Adjusted Paid Occupancy % ⓘ		
\$558	▼4%	\$579	33.0%	▲4%	31.6%	\$131	▲2%	\$128	23.4%	▲6%	22.2%
primary		compare	primary		compare	primary		compare	primary		compare

## Mountain Village

ADR ⓘ			Adjusted RevPAR ⓘ		
\$678	▼2%	\$689	\$116	▲1%	\$115
primary		compare	primary		compare
Adjusted Paid & Owner Occupancy ⓘ			Adjusted Paid Occupancy % ⓘ		
32.8%	▲7%	30.5%	17.1%	▲3%	16.7%
primary		compare	primary		compare

## Telluride

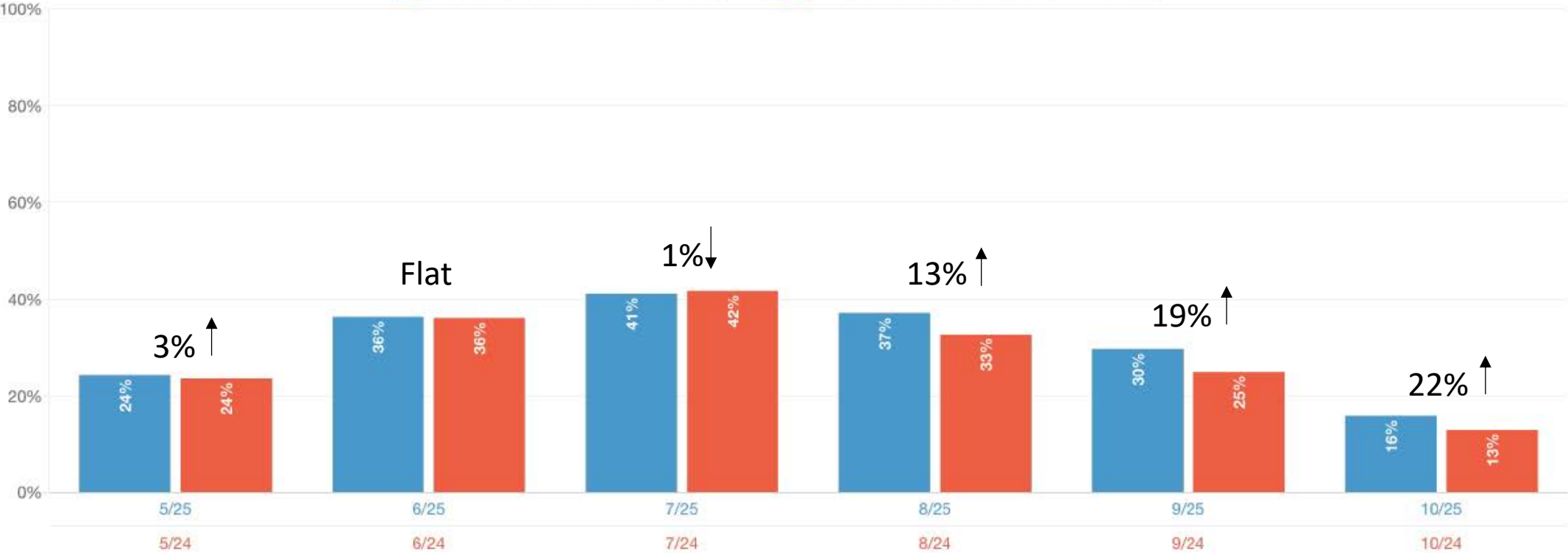
ADR ⓘ			Adjusted RevPAR ⓘ		
\$506	▼5%	\$530	\$139	▲0%	\$139
primary		compare	primary		compare
Adjusted Paid & Owner Occupancy ⓘ			Adjusted Paid Occupancy % ⓘ		
33.0%	▲2%	32.5%	27.4%	▲5%	26.2%
primary		compare	primary		compare

# Lodging Metrics: Mountain Village Summer Monthly Pace



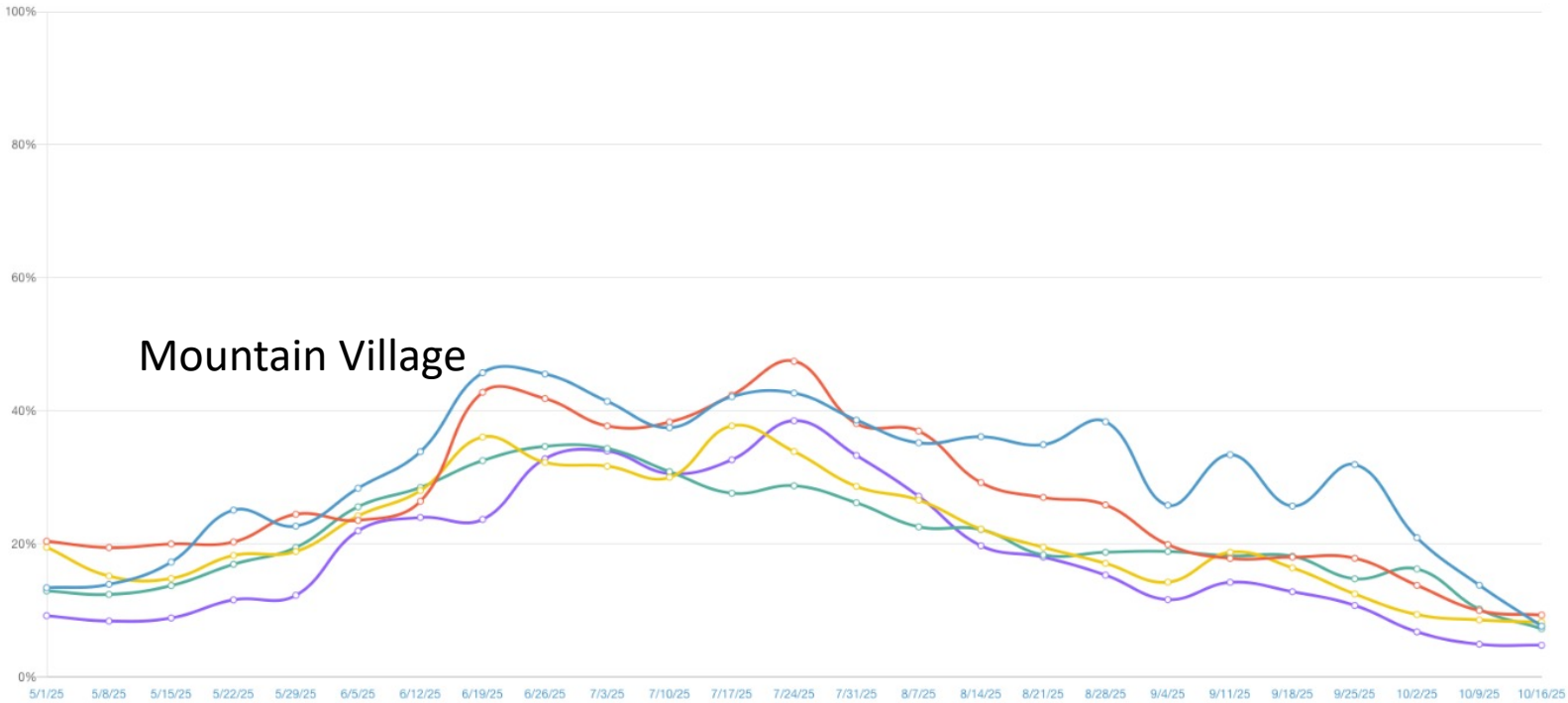
Adjusted Paid & Owner Occupancy

5/22/2025 to 10/19/2025 as of 5/8/2025 | 32.8%    5/22/2024 to 10/19/2024 as of 5/9/2024 | 30.5%



Copyright Key Data, LLC 2025  
Created: 5/8/25 11:05 AM  
Data Source: VR (Direct)  
Market(s): Mountain Village  
Filter(s): none

# Lodging Metrics: Mountain Village vs. Other Mountain Destinations



## Summer 2024 Occupancies

Mountain Village (blue) total occupancy pace = 33%

Second highest destination occupancy at 27% for summer

Source: Key Data

Thank you!