

MOUNTAIN VILLAGE COMPREHENSIVE PLAN

TASK FORCE MEETING MINUTES

May 3, 2010
Town Hall – 3-7 pm

1 **Attendance**

2 **Task Force Members**

3 *Present:* John Horn, Dave Schillaci, Marti Davis, Andrew Karow, Hillary Mescall, Nelson Sharpe

4 *Present Via Telephone:* Chris Laukenmann, Kevin Conner, Scott Brown

5 *Absent:* Dijana Pagano, Brenda Van Der Mije, Tom Kennedy

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7 **Advisory Task Force Members**

8 *Present:* None

9 *Present Via Telephone:* Dave Riley

10 *Absent:* Greer Garner, Cath Jett

11

12 **Others Present**

13 Chris Hawkins, Community Development Director, Becky Mossige, Planner, John Olson, Planner Bruce
14 Meighen, AECOM (via telephone), Melissa Sherburne, AECOM (via telephone), Nancy Locke, AECOM
15 (via telephone), Nichole Zangara, Communications Manager, Greg Sparks, Town Manager, John
16 Burchmore, Gordon Richard

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18 ***CALL TO ORDER***

19 1. The meeting of the Comprehensive Plan Task Force was called to order May 3, 2010 by the
20 Chairman John Horn at 3:00 p.m.

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22 ***APPROVAL OF MARCH 15, 2010 MEETING MINUTES***

23 2. On a **Motion** made by Nelson Sharpe and seconded by Andrew Karow, the Task Force voted 9-0,
24 to accept the Minutes of the April 19, 2010, with corrections.

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26 ***TASK FORCE MEMBER COMMENTS***

27 3. None

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29 ***PUBLIC COMMENT PERIOD***

30 4. None

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32 ***ADMINISTRATIVE MATTERS***

33 5. None

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35 ***OLD BUSINESS***

36 6. None

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38 ***NEW BUSINESS***

39 7. Presentation and Discussion of Draft Land Use Policies

40 a) Chris Hawkins explained the purpose of the meeting to the Task Force.

41 b) Melissa Sherburne explained that the discussion will need to tie in with the Vision
42 Statements.

- 43 c) John Horn explained how he would like to see future memos from Staff formatted.
- 44 d) Chris Hawkins asked for comments on page 1. Andrew Karow asked where he can look
- 45 at Table 1.1 that is referenced. Chris Hawkins explained that Table 1.1 is to be inserted
- 46 at a later date.
- 47 e) Marti Davis asked if the Vision Statements can be revised at this point. Chris Hawkins
- 48 answered that the Vision Statements can be tweaked, added to and subtracted from.
- 49 f) John Horn asked if there were comments on the policies for principle 1 of Chris Hawkins
- 50 memo. Nelson Sharpe said that he liked how Dan Garner had added the word spirit to
- 51 the second policy. Andrew Karow said that he liked all of Dan Garner's changes and
- 52 that that the Task Force should just accept them into the document. John Horn said that
- 53 'deny' is a strong word and that he does not want to tie a future Town Councils hands
- 54 with policies that are not flexible. Nelson Sharpe said that he would like to avoid using
- 55 negative words and to only use negative words when there are no other options.
- 56 Andrew Karow agreed with Nelson Sharpe. Marti Davis said that she thinks the words
- 57 'general conformance' allows for flexibility. David Schillaci said that most people on
- 58 the Task Force want the document to have some teeth but to also have some flexibility.
- 59 Scott Brown said that he agrees, but that rather than focusing on individual words during
- 60 this meeting the Task Force should focus on the concepts. He said that the words can be
- 61 worked on later. Chris Hawkins agreed with Scott Brown and said that the document is
- 62 not to the point where it is final law. Kevin Conner agreed and added that the Task
- 63 Force cannot tell Town Council what to do. He said that he was surprised to see
- 64 reference to how Town Council will use this document. Scott Brown asked what the
- 65 difference is between the Task Force document and the one that Town Council adopts.
- 66 He explained that this document sounds like it has already been adopted by Town
- 67 Council. Chris Hawkins explained that the document is drafted like it was adopted.
- 68 David Schillaci said that there are areas of this document that should not be easily
- 69 changed by the Town Council. Chris Laukenmann said that he thinks the document
- 70 needs to have some teeth. Chris Hawkins gave Summit County as an example of a place
- 71 with a Master Plan that is difficult to change. He said any change to the document needs
- 72 to go through a Master Plan amendment process. John Horn suggested moving on to
- 73 policy 3. Chris Laukenmann said he thinks it is a recipe for disaster. Nelson Sharpe
- 74 said that he has no problem with it. He said that he does not think everyone is on the
- 75 same page and that he sees the policies as place holders at this point. He said that the
- 76 policies will get more massaging down the road by Town Council and legal consultants.
- 77 He said that Chris Hawkins should clarify the purpose of the discussion. Chris Hawkins
- 78 said Chris Laukenmann wants a harder development plan. He said that the question is
- 79 how to implement the plan. He said Nelson Sharpe was right and the purpose of the
- 80 meeting is to get the discussion started. John Horn said the question is what we are
- 81 trying to accomplish today. He asked if the Task Force was being asked for details or
- 82 for general consensus. Chris Laukenmann said that some areas are general and some are
- 83 specific. He said that it is hard to hold this document up with that level of specificity.
- 84 He suggested making it more general but with teeth. Chris Hawkins said that sub areas
- 85 will have a very specific implementation in the plan. He said the 89 lots are a great
- 86 example of how much detail the plan should get into. Chris Laukenmann said that a list
- 87 of all the lots in Mountain Village will need to be gone through. Chris Hawkins said
- 88 that there will be a list. David Schillaci said that the document needs to be clear for
- 89 developers and that it does not have to be so specific. Bruce Meighen said that the plan
- 90 can have general policies and have people refer to the subarea plans for specifics. He
- 91 said another option is to have specific policies, or a third option to have a specific build
- 92 out program. Dave Riley said that he thinks certainty from the plan is important. He

93 said that principles and policies should be very positive and that the details on the maps
94 could drill in the certainties. Chris Hawkins explained that policy 4a is an action policy
95 and that he was trying to give the Task Force a flavor of action policies. Andrew Karow
96 suggested creating a map and then saying that development will comply with the map.
97 Dave Riley said TSG is looking for certainty of a vibrant Village Core.

98 g) David Schillaci asked if the Comprehensive Plan trumps zoning or if zoning trumps the
99 Comprehensive Plan. Chris Hawkins said that there was a court case once where the
100 Master Plan trumped zoning. David Schillaci asked if this plan will essentially rezone
101 the land in Mountain Village. Chris Hawkins said no, but that it will dictate land
102 patterns.

103 h) John Horn asked if the plan was advisory or mandatory. Chris Hawkins said what he has
104 heard so far is that the Task Force would like a mandatory plan. John Horn said that he
105 would like the plan to be mandatory as far as rezoning goes but advisory for what is
106 already zoned. He said that he likes the plan for the 89 lots, but that he is not
107 comfortable telling private property owners that they have to rezone their lots before
108 they can be developed. Chris Hawkins said that without mandating it there is no
109 certainty. Kevin Conner suggested that the Task Force should get the Town Council's
110 input on whether they want the plan to be advisory or mandatory. Bruce Meighen said
111 that there can be areas that are flexible without drastically changing the plan. Chris
112 Hawkins said the owner of the 89 lots is open to new ideas. He said that not requiring
113 the changes could result in a loss of density. **The Task Force determined that the
114 subject of advisory verses mandatory needed to be put on a future agenda for
115 discussion.** Andrew Karow said it was his understanding that the Task Force make a
116 recommendation to Town Council and that Town Council will adopt a plan. He said the
117 next step once adopted is to work on amendments to the LUO. Chris Hawkins said yes
118 that is the order, but that the mandatory verses advisory will fit into the amendments.
119 Andrew Karow asked if there will be a requirement at the DRB level to check
120 compliance with the Comprehensive Plan. Chris Hawkins said the ideal situation for
121 that will not be during site plan review. Andrew Karow asked if someone owns a lot
122 zoned Single Family and the Task Force shows the lot with 200 units of density what
123 happen when the owner applies to build a single family residence; does the application
124 get denied. Dave Riley said that this issue was raised awhile ago. He said he is only
125 comfortable with up zoning TSG lots because there will be certainty. He said making
126 assumptions that the 89 lots will be up zoned does not mean it will happen. He said
127 TSG will need to have guarantees that the plan will come out as it is planned. He said
128 the plan is going in the right direction as far as organization of the document goes. John
129 Horn said that TSG will need to decide if it accepts the plan with 80% certainty and that
130 it's possible that 20% may not happen; he said that TSG will need to decide if the plan
131 will get dropped if it does not get a 100% guarantee.

132 i) *Dave Riley left the meeting at 4:07 p.m.*

133 j) Chris Hawkins introduced principle 2 to the Task Force and asked for comments on the
134 policies 1 through 6 that went with it. Chris explained that the hearts will be the focus
135 of the development activities. John Horn said that instead of calling the areas 'hearts'
136 they should be called 'development activity areas'.

137 k) Chris Hawkins asked Melissa Sherburne if the ¼ mile walking distance of new
138 accommodations from the community center was an industry standard. Melissa
139 Sherburne answered yes, but that it can be flexible.

140 l) John Horn asked if hot beds were included in the Meadows. Chris Hawkins said that the
141 hot beds need to be in key areas. John Horn said that the Task Force needs to make
142 these decisions. He said that he does not want to see hot beds in the Meadows.

- 143 m) Hillary Mescall asked about affordable housing in the Town Hall Plaza area. Chris
144 Hawkins said that the site has been more civic in nature. David Schillaci said that it
145 needs to be flexible, so that we can put hot beds in Town Hall Plaza if appropriate.
- 146 n) Chris Hawkins asked about Big Billies and the possibility of redeveloping it and
147 converting it to free market units. He said that because it is at a base area it is strange
148 for it to be affordable housing. John Horn said that it is not eligible to be converted to
149 free market and has long tax credits on it; he added unless someone buys it out and pays
150 the penalties to convert it. Andrew Karow said there is potential of selling it to a
151 developer. Scott Brown said he would challenge that because development can flop and
152 he would rather not lose employee housing just because it is in a great location.
- 153 o) Marti Davis said looking at it from a general perspective, each of the hearts have been
154 identified with separate identities. She said the Meadows are full time residents, Village
155 Center is for visitors and the Town Hall Plaza is civic.
- 156 p) David Schillaci said everyone he has talked to in the Meadows is against redeveloping
157 Big Billies. He said the group has been grappling with housing questions like where to
158 put it and it would be foolish to get rid of housing that exists. He suggested keeping Big
159 Billies and finding more housing opportunities to continue adding to the housing pool.
- 160 q) Marti Davis said people in the Meadows would use public transportation to reach the
161 economic areas and that they do not want economic development there.
- 162 r) Nelson Sharpe said the community is not big enough for two village centers. He said
163 that the focus should be filling up the one that already exists.
- 164 s) Marti Davis said Big Billies should be allowed economic opportunities because of its
165 location at the base of the Meadows run.
- 166 t) Greg Sparks said the Meadows is isolated and that it would be better if pedestrian trails
167 were put in to connect the Meadows to the Village Center and Town Hall year round.
- 168 u) Hillary Mescall said the Meadows should be for the full time locals and that to her a
169 daycare there would make sense.
- 170 v) John Horn said the Gorrano and TSG maintenance areas need to be defined and included.
171 Chris Hawkins agreed with John Horn. He said the list should be five areas; Village
172 Center, Town Hall Plaza, Meadows, Gorrano, and the TSG maintenance area. John
173 Horn added the TSG maintenance area needs to be described as huge and that the Task
174 Force should not limit themselves. Chris Hawkins explained that environmental reasons
175 and difficulties limit slope development and that Mountain Village should have a
176 recommendation about development on slopes. Chris Hawkins said his main concern in
177 that area is steep slopes. John Horn asked Chris Hawkins for an example showing that
178 steep slopes do not work for development. Chris Hawkins said Tomboy in Telluride is
179 an example of development on slopes that are in excess of 30%. He said it is expensive
180 to build on slopes that steep. He added that the ability to develop on steep slopes comes
181 down to geotechnical analysis. He said Mountain Village should try to avoid two things
182 with new development; he said do not add water and do not do excessive cuts. Marti
183 Davis said you can build anything with enough money, but that the TSG maintenance
184 area is being discussed for affordable housing. John Horn asked Chris Hawkins to find
185 some local examples of slope development to compare to. Andrew Karow asked for the
186 data on Element 52 in Telluride. Chris Hawkins said the slope where Element 52 is was
187 not too bad. Chris said he would provide examples during the subarea plans discussion.
- 188 w) John Burchmore explained he was the representative for the owners of a couple Single
189 Family Residential lots that are adjacent to the Village Center. He explained that the
190 lots are located at the end of Yellow Brick Road; he said the owners wanted to know
191 what the potential of the lots being rezoned to commercial was. John Burchmore
192 explained that combining the lots equals about 8 acres and that there are no slope issues

193 in the location. He said he would like the Task Force to keep these lots in mind for
194 potential expansion of the Village Core. John Horn said he thinks the lots present a
195 great opportunity to expand the Village Core. Andrew Karow agreed, and added that he
196 thinks this is a good test case to look at the policies. He said the Task Force needs to be
197 careful of how things in the document are worded. He said the document needs to
198 incorporate words in the plan that allow for opportunities like incorporating those lots
199 into the Village Center. Nancy Locke said the lots should definitely be included in the
200 analysis. Chris Hawkins asked John Burchmore if his clients would be willing to pay
201 for any additional analysis that might be needed.

202 x) Chris Hawkins explained that Principle 3 deals with sustainability. Scott Brown said
203 policy 1 under principle 3 refers to the ‘highest levels’ and that for the kind of houses
204 Mountain Village builds, that does not work. He said instead it should say ‘high level’.
205 He then asked Chris Hawkins about the Green Building Code that is referenced. Chris
206 Hawkins explained that what that means is that the Town will revisit the Green Building
207 Code, which has already been adopted, to keep up as technologies change. He
208 suggested it be revisited every 3 years when the Building Code is reviewed.

209 y) Andrew Karow said the use of adjectives should be minimal. He said the adjectives are
210 not defined and that if Mountain Village is going to have green building standards it
211 should be clearly defined; especially knowing that it adds cost to the projects. Scott
212 Brown said he would be very careful because building needs to remain flexible.
213 Andrew Karow said that everyone will also need to understand that green building will
214 drive up the cost of everything, including affordable housing. He said he would like to
215 see the Town take the lead, because the homeowners should not be expected to do it
216 without the Town doing it. Chris Hawkins said it could be worded to say ‘should’
217 instead of ‘will’. He said he wants to stay away from calling out specific programs like
218 LEEDS because he does not want to limit the options; he wants to keep it open to other
219 high standards that may come out. Andrew Karow said that using a program like
220 LEEDS would keep the Town from making up its own standards. Chris Hawkins said
221 that a local green building code could mix several standards to make it adapt to high
222 alpine building. He said that is why he wants to keep the flexibility and not get locked
223 into a specific program or standard.

224 z) Scott Brown said he would rather see a committee of people from the industry to create
225 standards for Mountain Village; he said that experts from the industry are more reliable
226 for creating standards than the Task Force is, because of the limited knowledge.

227 aa) Marti Davis said the Task Force needs to be more forward thinking; she said someday
228 green building will become more affordable. She said she does not want to dilute this
229 section so much that it is meaningless. She added she would like to hold people to a
230 high standard. Marti Davis said that the Design Regulations should make solar panels
231 more acceptable.

232 bb) Andrew Karow said the Town needs to do it first. He said that all Town entities should
233 be recycling and limiting water and electrical use. John Horn said he agrees with
234 Andrew Karow and that he would like it added to the governance portion of the plan.

235 cc) John Horn asked Chris Hawkins what else he wanted to accomplish during the meeting.
236 Chris Hawkins said that he was hoping to look at the open space and get some feedback
237 on areas of use; he said he would also like to get into the classifications of open space.

238 dd) Gordon Richard said he was present because Dan Garner requested he be just in case
239 possible locations for a medical center came up. Chris Hawkins said that he is trying to
240 create policies to get the medical center in Mountain Village. Gordon Richard said the
241 Medical Board would like to get the land secured now, because even though the lease in
242 Telluride runs through 2032 they would like to be proactive on finding their next

243 location. John Horn suggested to Gordon Richard that he write up a one page summary
244 for the Task Force that explains what they are looking for in terms of the location.
245 Andrew Karow said a medical center would be a good fit in Town Hall Plaza, which is
246 the civic pod. Gordon Richard said the neat thing about the medical center being in
247 Mountain Village is the access to the ski runs.

248 ee) Chris Hawkins introduced Principal 4. He explained the open space requirements are in
249 the PUD agreement with the County; he said the first policy is based on the PUD. He
250 then explained the new open space classifications and passed around a handout with
251 potential land use classifications for discussion.

252 ff) The Task Force determined that instead of ‘community hearts’ they would like it to read
253 ‘community centers’. John Horn pointed out that there are three community centers but
254 five development areas. Chris Hawkins explained how the areas in Mountain Village fit
255 into the classifications. He then discussed potential development in the center Heritage
256 Plaza. Chris Hawkins explained the open space classification map. He gave an example
257 of OSP18A at the entry of the town, and said that it is currently Active Open Space but
258 the new classification could be Developable Open Space. He asked the Task Force if
259 they were generally okay with the classifications. Marti Davis asked what Full Use
260 Active Open Space means. She said there is an extensive list of allowed uses in the
261 LUO for Active Open Space and asked how detailed the Task Force needs to get. Chris
262 Hawkins said it is good to have a list and add at the end of the list ‘similar things
263 allowed by the town’. He recommended being specific on the open space classifications
264 because of the passion behind it. Scott Brown said he likes the idea of breaking the
265 open space into categories. Chris Hawkins asked the Task Force, as a general rule of
266 thumb, if they liked the classifications. Nichole Zangara asked if some areas will have
267 several classifications. She gave an example of Town Hall Plaza and if there would be
268 public facilities overlapping on the plazas. Chris Hawkins said the Task Force needs to
269 be careful with some areas because the plan needs to be future thinking. He added that
270 he does not want to have overlapping uses.

271 gg) Nichole Zangara asked that the first reference to the Village Center be Mountain Village
272 Center and after that just Village Center. Andrew Karow said everyone calls it the
273 Village Core. Nichole Zangara explained it is legally named the Village Center. Chris
274 Hawkins said there could be a policy that says it should be changed by to the Village
275 Core.

276 hh) John Horn said he does not want to have too many open space classifications, but also
277 does not want a one size fits all either. He suggested the classifications include in the
278 title what is allowed. He gave examples; Open Space Recreation, Open Space
279 Affordable Housing, etc. Chris Hawkins suggested calling Open Space that is for
280 development ‘Development Reserve Open Space’. Marti Davis said that would be
281 helpful for her when looking at a map because it will show her where and what can be
282 developed on open space. Chris Hawkins suggested other titles like ‘Ski Resort Open
283 Space’ and ‘Limited Use Open Space’. John Horn said the golf course should be called
284 ‘Golf Course Open Space’ just in case it is ever sold.

285 ii) Andrew Karow said open space to him means no development. He said the words open
286 space should be gone altogether if development of any kind is allowed. He said that
287 using ‘Open Space’ is misleading to the public. David Schillaci suggested giving it a
288 different title, but including in the definition that it is open space. Andrew Karow
289 agreed. Marti Davis also agreed and added that non-developable Active Open Space
290 should just be rezoned to Passive Open Space. Nelson Sharpe said he agreed with
291 Andrew Karow and that if it says open space people will assume no development.

- 292 jj) Chris Hawkins said he would re-work the classifications based on the discussion. David
293 Schillaci said that he liked the direction that it is headed. He added that he liked John
294 Horn's idea of including what can happen in the title; i.e. Affordable Housing Open
295 Space.
296 kk) Chris Hawkins summarized the classifications discussed; Ski Resort Open Space,
297 Resource Conservation Open Space, Affordable Housing Reserve Open Space, etc.
298 ll) Marti Davis said she is struggling with the 'Full Use Active Open Space' and that she
299 would like sub-classifications for Full Use Active Open Space.
300 mm) Chris Hawkins said he would email the Task Force with the new classifications.
301 He said with the blessing of the Task Force he will re-draft the map. He said the Task
302 Force should email him comments with any red flag areas.
303 nn) John Horn said he wants the recreation center, medical center, etc. to have specific
304 places where they can go. Chris Hawkins said that policy needs to be considered with
305 the recreation center so that a rezoning is not required. He said 'Public Facilities Open
306 Space' could be the classification.
307 oo) Chris Hawkins asked Melissa Sherburne if the EPS Model and Traffic Analysis were
308 still on schedule. Melissa Sherburne answered yes and said that 1 ½ hours for each
309 should be set aside during the meeting for discussion.
310 pp) Chris Hawkins said a special meeting will need to be scheduled in June to stay on track.
311 qq) Chris Hawkins asked Melissa Sherburne to overlay the maps on each other so they can
312 both be looked at simultaneously.

313

314 ***OTHER BUSINESS***

315 8. None

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317 ***ADJOURNMENT***

318 On a **Motion** made by Andrew Karow and seconded by Nelson Sharpe, the Task Force voted 9-0 to
319 adjourn the May 3, 2010 meeting of the Mountain Village Comprehensive Plan Task Force at 6:50 p.m.
320 Minutes submitted by Secretary: Rebecca Mossige