

A Resolution Adopting the 1989  
Telluride Hillside Plan

RESOLUTION NO. 1989 8

WHEREAS, the Telluride Planning and Zoning Commission is charged with the duty to make, adopt, and recommend to the Town Council a Master Plan and amendments thereto for the physical development of the Town and outside areas which bear relation to town planning, pursuant to Telluride Municipal Code, section 18.100.100 and C.R.S. 31-23-206; and

WHEREAS, the Planning and Zoning Commission has reviewed and considered proposed amendments to the Telluride Master Plan, amended in 1987 for the public hearings on November 3 & 17, 1988, December 1 & 15, 1988, January 19, 1989, February 2 & 16, 1989, March 2 & 16, 1989, April 20, 1989, May 4, 1989, May 11, 1989, May 18, 1989 and May 25, 1989 for which public notice was properly published; and

WHEREAS, on May 25, 1989, the Planning and Zoning Commission considered, and approved, final revisions to the proposed amendment; and

WHEREAS, the proposed amendments are incorporated in the attached Exhibit A, and which amendments include the following map or descriptive matter and any enlargements thereof which are identified by signature of the Telluride Planning and Zoning Commission Chairman:

Hillside Development Goals, Objectives and Policies  
Map of Telluride Hillside Master Plan (Northeast Hillside Area) dated May 25, 1989

WHEREAS, the Town Council has determined the proposed amendments should be adopted.

NOW THEREFORE BE IT RESOLVED BY THE TELLURIDE TOWN COUNCIL,  
THAT:

1. The amendments to the Telluride Master Plan in the form of the Telluride Hillside Master Plan attached hereto as Exhibit A, and including all maps as set forth above, shall be and are hereby approved and adopted as an amendment to and extension of the Telluride Master Plan.

2. The Chairperson of the Planning and Zoning Commission has recorded this adoption by identifying signature on Exhibit A and on each map or descriptive matter set forth above which constitutes part of the amendments, and has certified to the Telluride Town Council and shall certify to the San Miguel County Board of County Commissioners an attested copy of the amendment and maps as set forth above.

3. The Planning and Zoning Commission recommends to the Telluride Town Council that it adopt the certified amendment to the Telluride Master Plan for the Hillside Area.

4. This Resolution shall become effective on June 21, 1989.

SO RESOLVED BY AFFIRMATIVE VOTE OF A MAJORITY OF THE TOWN COUNCIL on this the 6th day of June, 1989.

TOWN OF TELLURIDE

Approved as to Form:

BY:

Mayor

*Mark R. [Signature]*

Town Attorney

*Stephen B. Johnson*

ATTEST:

Town Clerk

*Mary J. Screech*

Attachments: EXHIBIT A - THE TELLURIDE HILLSIDE MASTER PLAN

1989 TELLURIDE HILLSIDE MASTER PLAN  
GOALS, OBJECTIVES AND POLICIES

6 June 1989

Introductory Statement

The hillside area surrounding Telluride has been identified as an area of significant concern to the community. The area presents limitations for the extension and growth of the community, and the high degree of visibility of the hillsides are an integral part of the Town's visual image.

The 1989 Hillside Master Plan addresses a subarea of the hillside located in the northeast area of Telluride. This area is shown on the attached illustration, titled the Northeast Hillside Master Plan, and shall be termed the "Northeast Hillside Area." It is anticipated that subsequent studies and master plan(s) will be adapted for other hillside areas within or adjacent to the Town.

Although portions of the hillside area have been formerly annexed to the Town and zoned and platted for residential development, there is a recognition that large amounts of the areas presently in the Town and directly along the Town's perimeter cannot be developed under the Town's current development standards. Other areas, however, might accommodate limited residential development if accomplished under certain restrictions and careful control. As a result, further development and growth within the hillside areas will require formal approval according to Town Design Guidelines, the Land Use Code and other regulations. This Master Plan represents a framework for generating coordinated plan(s) for development of each hillside subarea. While some property owners may act individually, and others in concert with one another, the overall approach is to ensure that community values are addressed and that the Town's goals, objectives and policies unique to the hillside area, and to other applicable goals, objectives and policies are achieved.

Hillside development is related to other major section headings in the Master Plan. The Goals and Objectives concerning Preservation of Community; Environmental Preservation; Circulation, Transportation and Parking; Water and Waste Water, and Other Utilities; Parks, Recreation and Open Space; Residential Land Use; and Urban Design should all be consulted for further clarification of issues relating to the hillside areas.

Community concern for hillside development falls into three general headings: (1) technical and functional considerations, (2) aesthetic and visual considerations, and (3) proper

procedural concerns. These considerations and concerns have been addressed in the Goals, Objectives and Policy Statements set forth below.

Goal A: Ensure that any growth and development which occurs in the hillside area preserves and protects the health, safety and welfare of the Town and its residents.

Objective:

1. Protect and preserve critical environmental systems.

Policies:

- a. Existing drainage corridors in hillside areas shall be maintained largely intact and shall continue to be the primary means of draining the hillside area. New development in the Northeast Hillside Area shall not create new impacts to Town drainage facilities unless these impacts are anticipated through a comprehensive drainage plan that places hillside drainage in a larger community context. It shall be the hillside property owners' responsibility to fund any studies that are identified through the drainage plan to make drainage improvements.
- b. Special efforts shall be made in hillside areas to preserve all significant stands or specimens of naturally occurring trees and shrubs.
- c. All disturbed areas shall be promptly and suitably revegetated to prevent and limit soil erosion.
- d. Cut and fill in hillside areas shall be minimized to reduce soil erosion. In extreme cases development standards for roads and structures might be reduced on a limited basis to accomplish this, consistent with safety and public liability concerns.
- e. Based on a series of environmental and physical considerations, hillside areas that are "suitable" and "unsuitable" for residential development are identified as a part of the Master Plan. The designation of "suitable" or "unsuitable" development is based upon an analysis that included evaluation of multiple environmental and

physical factors established following technical review and public discussion. These factors were identified as having a direct influence on the appropriateness of a given area for residential construction and associated improvements. Unsuitable areas were determined to have one or more of the following conditions: (a) slopes in excess of 50 percent; (b) existing drainages; (c) physical condition that would prevent construction of a road of current Town standards in an existing platted right-of-way; and (d) a geohazard other than "rockfall" such as active debris fans, soil creep, and landslide areas as shown on the Town's Geohazard Ordinance. An unsuitable designation means that development is strongly discouraged. Suitability designations may be changed based on site specific information provided at the time of development review. Areas outside the unsuitable category will be permitted to develop according to the objectives, policies and standards contained within this Plan.

**Objective:**

1. Protect the community from environmental hazards.
2. It is the responsibility of the person(s) undertaking new development to address and mitigate environmental hazards that are identified.

**Policies:**

- a. All properties shall be adequately protected from hazards associated with development upon the hillsides above them.
- b. Soil conditions, as they relate to geohazards and construction limitations, shall be addressed for all new development on the hillsides.
- c. Avalanche hazards shall be identified and no new development shall occur within areas of known avalanche hazard.
- d. Rockfall hazards shall be mitigated for all new development on the hillsides.

- e. Site-specific geologic analysis will be required in all development areas to ensure that slope stability hazards are either avoided or mitigated.
- f. All areas intended for public automobile use, including Tomboy Road, shall be paved or treated to reduce dust and air pollution.
- g. All new development in the hillside areas shall be provided with suitable fire and emergency services and facilities at levels comparable to other areas of the Town. The Town will consider various "innovative" or "creative" solutions to provide these services that may differ from approaches that would be considered permissible in other areas of Town.
- h. Construction impacts shall be considered and mitigated as a condition of new development.

Objective:

- 1. New development in the hillside area shall have an integral relationship to the existing Town.

Policies:

- a. Public trail corridors in the hillside area shall be provided.
- b. The Northeast Hillside Area is a part of the Town of Telluride. Although development patterns may differ from those within the currently established Town, it is the desire of the community to ensure that hillside areas are a social extension of the Town and do not develop as an independent enclave. For instance, permanent residents are encouraged and expected to reside in the area. Employee units in the hillside area are a desired method of ensuring that the area is an integrated extension of the existing Town.
- c. The scale and density of residential uses within the hillside area must be compatible with adjacent areas of the existing Town.
- d. New development shall be designed to balance public costs and revenues, and to minimize ongoing public service costs.

Goal B: Protect the aesthetic and visual qualities of the mountain backdrop from degradation by development and growth in the hillside area.

Objective:

1. Define an "edge" for Telluride and restrict development beyond that edge.

Policies:

- a. No new development of any kind shall be permitted above Tomboy Road.
- b. Wherever possible, residential development shall be clustered to (among other things) create a clear distinction between developed areas and undeveloped areas.
- c. In general, a pattern of development is desired that will result in the treatment of individual units in such a way that overall diversity rather than homogeneity results.
- d. New development in the hillside area should provide a clear break with the historic Town to preserve and reinforce the identity of the National Historic Landmark District and the Telluride Historic Landmark District.

Objective:

1. Preserve the beauty and integrity of the natural hillside condition by requiring development to adhere to sensitive and innovative design solutions.

Policies:

- a. The maximum height of buildings should be limited to a plane 31' above and parallel to original grade. All buildings should orient to the natural contours, rather than to the roadway or the existing town grid. Building down the slope is encouraged with roof planes which approximately parallel the natural terrain. Multiple roof planes should be considered on larger residential buildings to reduce their visual impact. As a general rule, a single roof should not cover more than 500-600 square feet of projected floor area. The mass and scale of large residences should be reduced by

breaking the building up into elements comparable in mass and scale to residential buildings in the original Town.

- b. Driveways and short road spurs that meet Town standards are an acceptable and anticipated means of residential access. Primary vehicular access to developable areas of the hillside should be provided by Tomboy Road (to the northern areas) and from Road Hawg Circle (to southeastern areas) in the general locations shown on the Master Plan. All residential development should be concentrated as close to this roadway as possible to reduce overall disruption on the hillside. A funicular may be used to provide access to the central area shown on the Master Plan.
- c. Road maintenance and snow removal responsibilities shall be addressed at the time development review occurs. While the Town's general position is that new development shall pay its own way, the costs and benefits of an overall hillside construction and maintenance program will be considered at the time construction approvals or development reviews are undertaken. An "impact fee" or differential charge shall occur if it is substantiated that maintenance costs are higher in the hillside area.
- d. Each building site may accommodate a maximum volume of 50,000 cubic feet of structure above original grade. A building site will typically be allowed to accommodate a single dwelling unit; however, an additional caretaker's unit up to 800 s.f. in size may be included on any building site without a density penalty. (Detached single family above-ground garages are discouraged, unless these are clustered parking for more than one unit. Caretaker units should be fully incorporated into the main structure, and should not be separate buildings or lofts over a detached garage.) Building sites may be combined to accommodate attached units.
- e. Primary access to the developable areas of the hillside should be limited to a cul-de-sac from Tomboy Road and a cul-de-sac from Road Hawg Circle. A funicular may be used to provide access to the central area.



Short deadending roads, generally less than 100 feet in length off the two primary roads will be considered where consistent with other policies. Such roads, if found appropriate, will be private drives. Such roads should be generally located only to access areas designated suitable for development and will require site-specific engineering studies that will occur at the time of development review. Reduced road standards and special construction techniques may be utilized for roadways in the hillside area to reduce cut and fill conditions. A minimum roadway pavement width of 18 feet with adequate turnouts is recommended where appropriate, as determined based on specific engineering proposals. Pull-out areas should be provided as needed to facilitate traffic movement, with adequate longitudinal sight distances between them. The roadway should be keyed into the cross-slope in such a manner to minimize cut on the uphill sides. A special structural technique, such as reinforced earth or retaining walls, should be utilized on the downhill side to reduce the visual impact of these roadways (utilities should be located clear of the reinforcement strips if reinforced earth is used). Snow removal problems and solutions shall also be addressed and resolved at the time of final road design.

- f. Cost of design and construction of the road system shall be the responsibility of the benefited property owners in the hillside area and shall not be borne by the Town at large.
- g. It is anticipated that phased road construction may be requested by property owners. In general, it shall be the responsibility of the proposing developer to design and construct hillside area roads and utility to standards consistent with this Plan and other Town regulations. The Town will consider use of utility extension reimbursement agreements and local improvement districts as appropriate to help finance infrastructure costs.
- h. Landscape treatments on the hillside shall be compatible with and sympathetic to the prevailing natural conditions. Plant materials native or adaptable to the

existing natural environment shall be used. All areas on the hillside disturbed for construction of roads, buildings or parking areas shall be fully restored and revegetated. The "manicured look" of a typical subdivision is to be discouraged. Irrigated lawn or garden areas should be limited, and should be screened so as to not be visible from the Town or from public roads or trails. While privacy fencing for gardens, decks and patios is permitted, all such fencing should be within 20' of the building. No perimeter fencing of lots shall be permitted. All formal landscaping shall be kept close to the buildings and/or roadways they are meant to screen or soften. Planting large-scale plant materials in large open areas is to be avoided.

- i. A landscape plan is required as a condition of hillside development reviews.
- j. Exterior lighting on the hillside shall be subdued and limited to the maximum degree possible commensurate with safety. All exterior lighting fixtures - whether private or public - shall utilize recessed light sources, shielded fixtures, low intensity lighting, or other features to ensure that light sources will not be visible from the Town or from other areas of the hillside. No non-recessed or mercury vapor overhead lighting shall be permitted. Exterior lights shall generally be placed at ground level or at levels that would be above snow, but below eye level.
- k. Parking shall be covered or enclosed wherever possible. Clustered parking areas for up to 8 cars, serving more than one residential unit, are encouraged. Parking arrangements that rely on off-site parking within reasonable walking distances shall be permitted. The determination of whether planned parking solutions are reasonable shall be made at the time of development review. Where parking is not covered or enclosed, it shall be screened from public view by low walls, earthwork and/or landscaping.

1. Two alternative design approaches are anticipated for the hillside area. Either traditional construction, or underground construction with passive solar design, are expected and are considered appropriate for the hillside area. Special design controls that may be proposed through private developer initiative, will be considered to address unique features of underground construction. For example, measurement of roof area will be different for underground units than for traditional units. These distinctions are acknowledged and will be further addressed as specific building proposals are developed.
- m. The use of natural colors to blend with and preserve the natural image of the hillside is required. Roofs, particularly, should honor the natural colors of the hillside, and the use of vegetated earthen roofs is encouraged. Reflective materials should be minimized, and where used (flashings, roof vents and equipment, building trim) shall be painted to match the buildings.
- n. Large unbroken areas of glass that reflect toward the Town or ski area and are therefore visible are to be avoided. As a general rule, walls of reflective glass are to be avoided and the visibility of nighttime lights from below will be a consideration in determining the amount of transparency allowed.
- o. Utilities shall follow road corridors and shall not cross through unsuitable areas, with the possible exception of sewer lines. Sewer lines shall only cross unsuitable areas through a common designated corridor.

Objective:

1. Maintain the open character of the hillside area.

Policies:

- a. All buildings should be located within suitable areas as shown on the Master Plan. Within these areas, units are encouraged to be clustered on the most developable portions of the hillside, as determined at the time of development review. Buildings may be, and are encouraged to be, as close

together as possible - commensurate with the need for privacy, daylighting, and fire safety.

- b. Wherever possible, consider cutting buildings into the slope to reduce the volume visible above grade.
- c. Building square footage that occurs below natural grade shall not be restricted through measurements of density or floor area because it does not contribute directly to visual appearance.
- d. Open space areas should be maximized and should be consolidated into large, contiguous areas which retain the natural character of the existing hillside.

Goal C: Provide public and private mechanisms which permit development on the hillside to respond to the unique demands set forth elsewhere in these goals, objectives and policies.

Objective:

- 1. The Hillside Master Plan represents the Town's commitment to preserve control of development on the hillside. The Town will work with private land owners in the hillside area to arrive at an overall development plan for new construction within the hillside area.

Policies:

- a. Development will be limited to areas that are found "suitable" as depicted on the Hillside Master Plan. Suitability designations may be changed based on site specific information provided at the time of development review. Underlying zone district density for the hillside area shall be a maximum of one unit per 10,000 square feet.
- b. Maximum density within the hillside area shall be guided by this Master Plan. Where PUD or other processes are used to increase density, a formal review process shall occur. Typically, incentives would be granted through the review process to encourage development that is consistent with the goals and policies contained herein. Examples of features that may

generally be rewarded through density incentives include: clustered development, underground units, covered and clustered parking, smaller units than normally allowed, development plan siting units to meet all applicable environmental concerns addressed in the Master Plan, minimal road lengths, and employee housing.

- c. Areas above and below Tomboy Road will be encouraged to annex to the Town. No new development above Tomboy Road will be permitted in Town and will be strongly discouraged in adjacent County lands.
- d. Annexation proposals involving lands shown in the Master Plan Area, but presently outside the Town, will be approved if consistent with this Plan and other Town annexation policies.
- e. Suitable areas on Forest Service land below Tomboy Road will be considered for limited development if the land is traded to a private party in order to provide additional open space sought in other parts of Town.
- f. Town policies and procedures toward annexations described elsewhere in the adopted Town Master Plan shall apply to annexations in hillside areas. The Town will actively pursue the acquisition and/or protection of open space lands above Tomboy Road as a means of implementing this Plan.
- g. Open areas should be maximized. Generally they will constitute all areas shown as "unsuitable" for development as well as areas within the suitable designations that are identified at the time of Plan review. The provision of common areas and private or public open space is strongly encouraged to occur through dedication, covenants or deeded conservation easements. Public access to the trail system shall be established through dedications at or prior to final development approval.

Objective:

- 1. The Town will cooperate with private land owners to create public-private mechanisms which facilitate the hillside goals, objectives and policies.

Policies:

- a. The Town will cooperate with and/or participate in land trades as may be needed to consolidate open space and/or road ROW as necessary to implement the adopted Hillside Master Plan.
- b. The Town will cooperate in the transfer of development rights that may be necessary to implement the adopted Hillside Master Plan.

Objective:

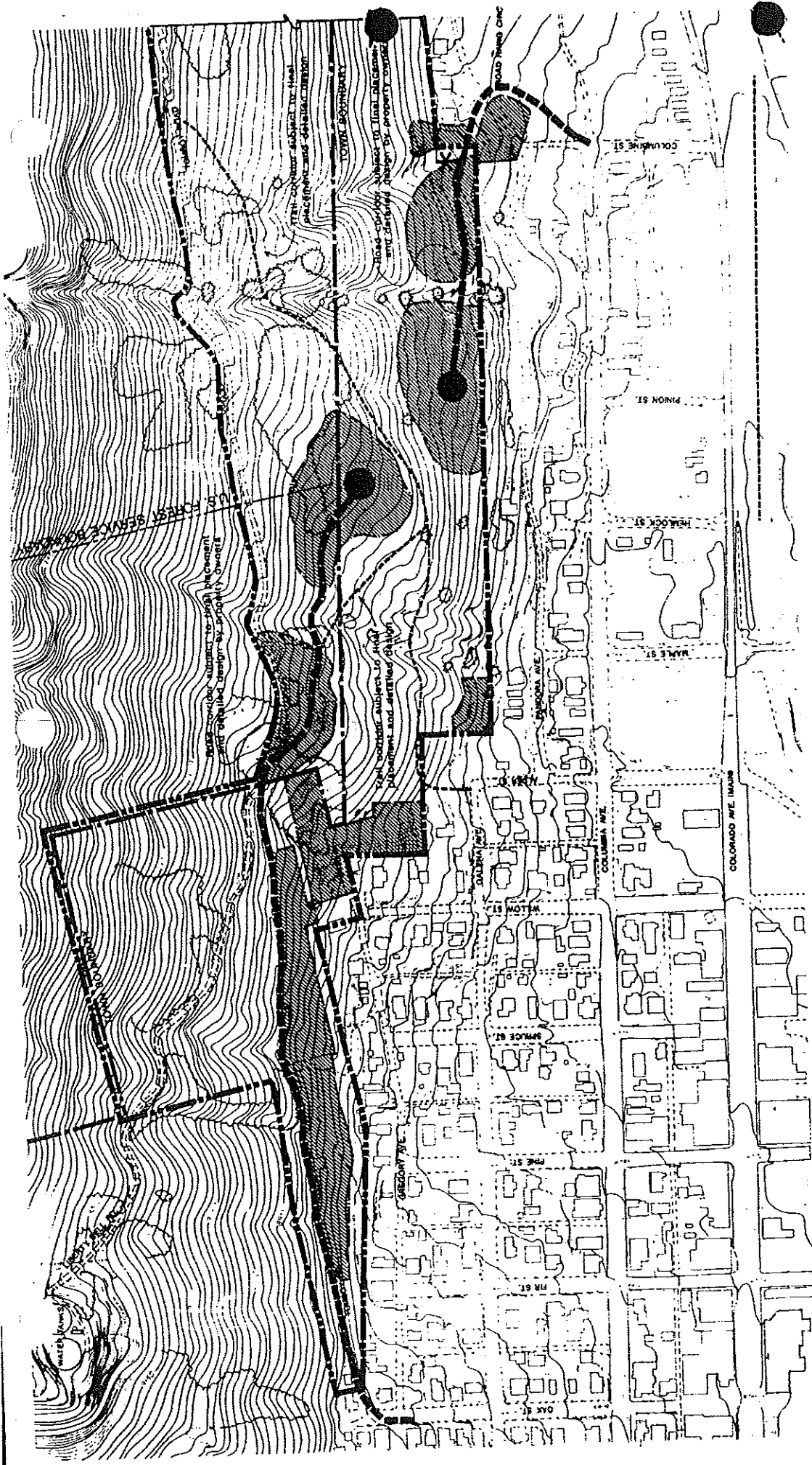
1. The Town will establish a process for implementation of the Hillside Master Plan which recognizes development conditions unique to the hillside area.

Policies:

- a. The Town will interpret, clarify and/or amend its development regulations (LUC, Zoning, Design Guidelines) as they apply in the hillside area as may be necessary to facilitate flexibility in development in accordance with any adopted Hillside Master Plan.
- b. Technical review will be required of all development proposals to ensure that these Technical/Functional and Aesthetic/Visual goals are achieved.
- c. Costs for technical analysis shall be borne by the applicants and shall be performed by qualified professionals.
- d. All development plans for the hillside shall include a landscape plan which identifies the location, extent, type and size of plant materials to be used. The landscape plans shall include plans for erosion control and revegetation. A letter of credit will be required to ensure the proper installation of landscaping and related materials.
- e. Development agreements will be used as a means of establishing joint responsibilities related to development requests. Such agreements will generally be undertaken as a part of Town processes that have typically resulted in agreements including:

annexation, subdivision PUD's and utility service agreements. Development agreements that are not a part of a formal procedure or review will typically not be undertaken by the Town.

Note: The attached map represents the major street plan for the hillside area.



# TELLURIDE HILLSIDE MASTER PLAN



PREPARED FOR: THE TOWN OF TELLURIDE  
TELLURIDE, COLORADO

approved by Town Council  
on June 6, 1989

Geohazard Mitigation  
Emergency Turnaround  
Snow Storage  
Parking



Suitable for development  
See Master Plan text for further description

Unsuitable for development  
See Master Plan for further description

