

**TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 8, 2019 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	45	Starr	Public Hearing Quasi-Judicial	Consideration of a Design Review Process Application for a design variation to 17.3.4F(2), Single Family Accessory Uses, to allow a fence in the front yard on Lot 102, 710 Mountain Village Boulevard (continued from the August 1, regular DRB meeting)
3.	10:45				Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

DATE: July 22, 2019
TO: Design Review Board
FROM: Sam Starr, Planner
FOR: DRB Public Hearing on August 1st, 2019
RE: Consideration of a Design Review Process Application for a design variation to 17.3.4F(2), Single Family Accessory Uses, to allow a fence in the front yard on Lot 102, 710 Mountain Village Boulevard.

PROJECT GEOGRAPHY

Legal Description: Lot 102, Telluride Mountain Village Filing 1, according to Plat Book 1 Page 476.
Address: 710 Mountain Village Boulevard
Applicant/Agent: Landscapes by Lance
Owner: Cloud 9 Investments, a Texas LLC.
Zoning: Single-Family
Existing Use: Single-Family
Lot Size: .59 Acres
Adjacent Land Uses:

- **North:** Single-Family
- **South:** Single-Family
- **East:** Single-Family
- **West:** Single-Family

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Proposed Fencing Location
- Exhibit C: Fence Sample Photo
- Exhibit D: Public Comment



Figure 1: Vicinity Map

BACKGROUND

Lot 102 is bounded by Mountain Village Boulevard on both the eastern and western portions of their property. Applicants are seeking to place a fence and vegetative screening on the east portion of their lot for safety and trespassing prevention purposes. Staff has determined that the east portion of their lot is the front yard evidenced by the driveway and primary building entrance. The Community Development Code (CDC) is clear that all homes within the Single-Family Zone District should place all accessory structures and uses in the rear yard to the extent practicable. Accordingly, staff has elevated this to Design Review Board level review to allow the DRB to deliberate on the specific approval sought by the applicant and homeowner.

RELEVANT CODE SECTIONS

17.3.4 SPECIFIC ZONE DISTRICT REQUIREMENTS

(***)

Single Family Zone District Accessory Buildings or Structures.

Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, gazebos, art, ski tramways approved pursuant to the Conditional Use Permit Process, outdoor kitchens, play equipment, fire pits, tennis courts and typical court fencing, ice skating rinks approved pursuant to the Conditional Use Permit Process, fenced dog areas, and similar uses. Storage buildings are expressly prohibited, except the DRB may approve a trash and recycling bin storage building at the end of a driveway longer than 100 feet provided such is designed in accordance with the Design Regulations.

- a. All accessory buildings or structures shall be located in the rear yard to the extent practical.
- b. Accessory buildings or structures shall not exceed 500 sq. ft. in size or floor area, as applicable.
- c. Design requirements applicable to accessory dwelling units are in the Single-Family zone district.
- d. Buffering is provided for high activity level buildings or structures, such as hot tubs, swimming pools and tennis courts to mitigate the adverse visual and noise impacts.

Staff Note: The specific variation requests the accessory structure (fence) be placed in the front yard.

17.5.9 LANDSCAPING REGULATIONS

(***)

Walls, Fences and Gates

- a. Walls, fences and gates shall only be used to enclose private spaces, garden areas, dog areas, planting beds or service areas.
 - i. Dog areas shall not be readily visible from a public right-of-way or other public way and shall be proportional to the lot and the home.
- b. Fences or walls shall not be permitted to specifically define lot boundaries.
- c. Fences, walls and gates that restrict deer and elk migration are prohibited.
- d. Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme, and shall require the specific approval of the review authority. To the extent practical, walls shall be constructed to match the exterior material of the adjacent building.
 - i. Beyond fifteen feet (15') from the dwelling, the wall or fence shall be

- constructed so as to not be readily visible, and disappear into the natural landscaping.
- e. Temporary fencing may be used to protect planting beds or gardens from wildlife provided such fencing is not visible from a public way.
 - f. Guardrails required for roads, private access, etc. are also subject to the review authority approval consistent with the town design theme.
 - g. Gates, courtyards and staircases may be used to link buildings and landscape, to create semi-private spaces as transitions into private residences and to create semi-private spaces as compliments to the primary pedestrian streets.
 - h. Gates are not allowed to close driveway or access tract entrances.

Staff Note: The fence does not define the property boundary, does enclose a dog and private area, meet the town design theme and require specific approval.

17.5.4 TOWN DESIGN THEME

A. The town design theme is directed at establishing a strong image and sense of place for the community within its mountain setting.

B. Mountain Village is located in a fragile, high-alpine environment that contains forests, streams, wetlands and mountainous topography. The natural physical features and setting of the town shall inform the design of our buildings to promote harmony between people and nature that respects and blends with its surroundings and is integrated into the landscape.

C. Architecture and landscaping within the town shall be respectful and responsive to the tradition of alpine design and shall reflect sturdy building forms common to alpine regions.

D. Architectural expression shall be a blend of influences that visually tie the town to mountain buildings typically found in high alpine environments.

E. Architecture within the town will continue to evolve and create a unique mountain vernacular architecture that is influenced by international and regional historical alpine precedents. The Town encourages new compatible design interpretations that embrace nature, recall the past, interpret our current time, and move us into the future while respecting the design context of the neighborhood surrounding a site.

F. The key characteristics of the town design theme are:

1. Building siting that is sensitive to the building location, access, views, solar gain, tree preservation, and visual impacts to the existing design context of surrounding neighborhood development.
2. Massing that is simple in form and steps with the natural topography.
3. Grounded bases that are designed to withstand alpine snow conditions.
4. Structure that is expressive of its function to shelter from high snow loads.
5. Materials that are natural and sustainable in stone, wood, and metal.
6. Colors that blend with nature.

The Design Regulations set forth herein are intended to achieve these defining characteristics.

Staff Note: The proposed fencing is comprised of material that is often seen throughout Mountain Village.

ANALYSIS

The applicant is proposing a rusted steel fence, which would meet the Town Design Theme regulations and reflect an alpine design. However, the siting of the home and lot make this application a unique land use application; The Design Review Board will need to weigh in on the

appropriateness of the fence location, encroachment into the General Easements, and purpose of the fence.

STAFF RECOMMENDATION

The DRB can approve, continue, deny or modify the owner's request regarding a design variation to 17.3.4F(2), Single Family Accessory Uses, to allow a fence and screening in the front yard on Lot 102, 710 Mountain Village Boulevard. If the Design review Board approves this application, below is a draft recommended motion for consideration:

"I move to approve the application by Landscapes by Lance for a design variation to 17.3.4F(2), Single Family Accessory Uses, to allow a fence and screening in the front yard on Lot 102, 710 Mountain Village Boulevard with the findings contained in the staff memo presented at the August 1st, 2019 DRB meeting, and the following conditions:

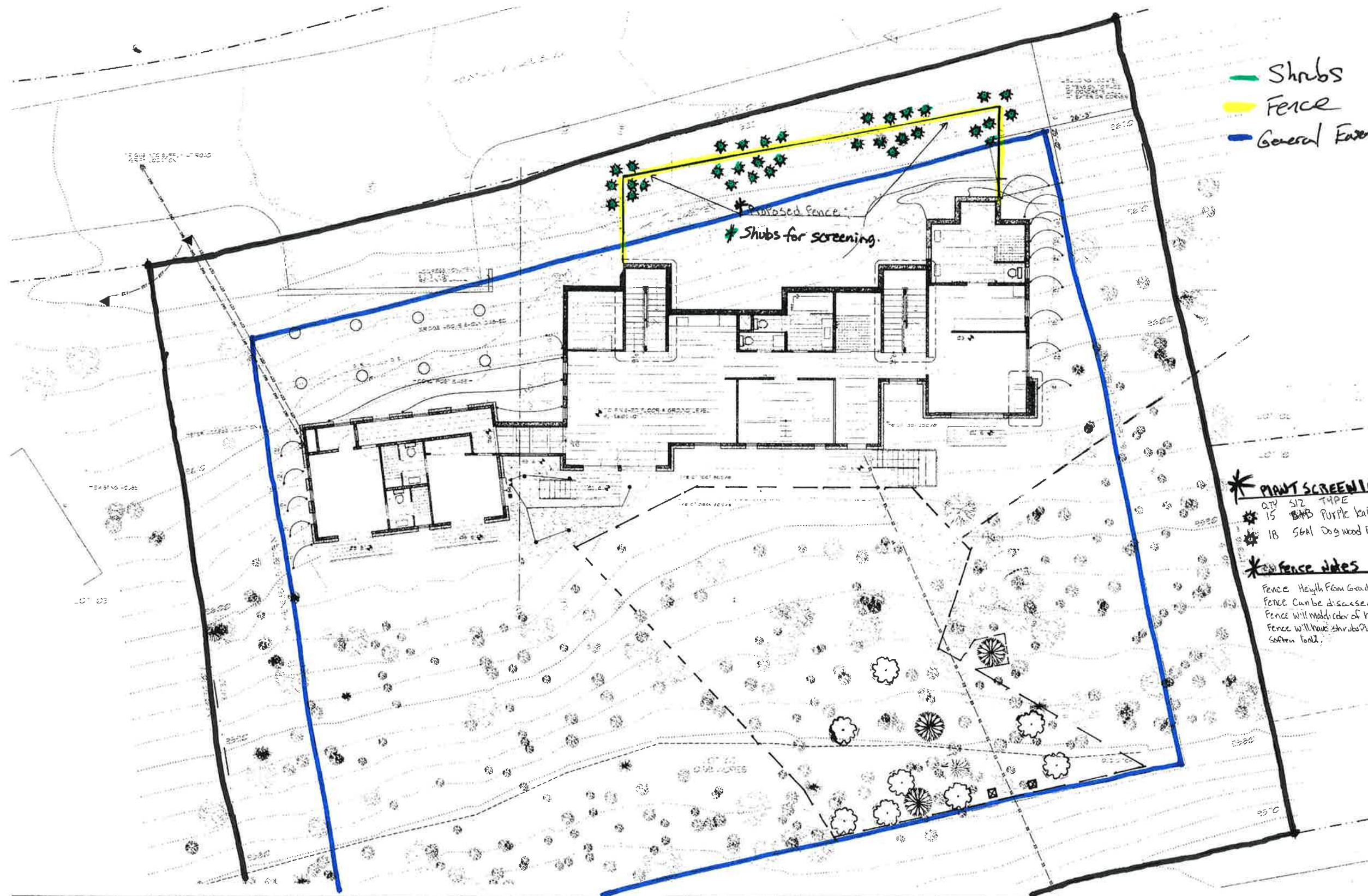
- 1) Applicant will enter into a revocable General Easement Agreement with the Town of Mountain Village for all landscaping elements located in the Town owned General Easements prior to issuance of a development permit.*

Hello!

We are requesting that the fence that was previously approved by Dave Bangert before he left be re-approved and built as submitted by Landscapes by Lance.

We have asked for the fence because of safety concerns on multiple fronts and for peace of mind. We have two dogs and a small son and their safety and security is our number one priority. The way that the front of our home is situated it is below street level and therefore our patio, where we are requesting the fence, is as well. However that is not apparent or always seen from the road and has caused an immense amount of trespassing and anguish for us. The patio area is very easily accessible from multiple locations on the street and makes that area of our home extremely vulnerable and unsafe. We have almost daily videos of unleashed dogs running through our yard as well as video and a police report of an attempted break in from some people being able to jump down into the area from the street. Traffic also causes a concern as people driving are more often than not rushing around a blind corner and then speeding back down past our house and not looking for residents. We are constantly waiting at our door to see if we can hear the traffic before being able to let our dogs outside and are concerned for our son when he will want to play outside freely. All of this really should not play such a factor in our daily lives with where we live but unfortunately it does. It also increases greatly during the summer and fall months, as does the foot traffic, which living off of Ridge Trail we are used to this and enjoy the considerate individuals. However, like most everyone we also enjoy having our patio doors open but as we have no way to stop anything from coming into the area it is not safe and very stressful. We should not have to live in this constant state of distress that something or someone will come into our home or property and feel that having tried multiple other options for years unsuccessfully, we have no way to remedy this other than to install a fence. There is plenty of open space surrounding our house that poses no threat or concern for dogs or people that wish to roam. Our only goal with this is to be able to be in our home and have access to and enjoy our patio safely and peacefully.

We are happy to provide any videos or other information needed and appreciate your re-approval and time spent on this matter for our family's safety and security at our home.



— Shrubs
— Fence
— General Exterior

REVISIONS	

PLANT SCHEDULE	
	EXISTING TREES
	TREES TO BE REMOVED
	TREES TO BE PLANTED
	TREES TO BE PLANTED AND MAINTAINED
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)
	TREES TO BE PLANTED AND MAINTAINED (SEE NOTES)

IRRIGATION LEGEND	
	IRRIGATION MAINLINE
	IRRIGATION SUBMAINLINE
	IRRIGATION VALVE
	IRRIGATION HEAD
	SPRINKLER CONTROLLER
	IRRIGATION SOIL MOISTURE SENSOR
	IRRIGATION SOIL MOISTURE SENSOR (SEE NOTES)

IRRIGATION USE CHART			
TREE SIZE OF PLANT	QTY	PRICE	TOTAL
1" - 4"	100	0.44	44.00
5" - 8"	100	1.30	130.00
9" - 12"	100	4.00	400.00
TOTAL			574.00

PLANT SCREENING
 QTY SIZE TYPE
 15 18" Purple leaf Plum
 18 56" Dogwood Redwing

Fence Notes
 Fence Height From Grade 44"
 Fence Can be disassembled
 Fence will match color of home
 Fence will have shrubs planted to screen tool.

NOTE:
 CONTRACTOR TO VERIFY ALL PLANTING LOCATIONS AND DEPTHS TO BE AS SHOWN ON THIS PLAN. CONTRACTOR TO VERIFY ALL PLANTING LOCATIONS AND DEPTHS TO BE AS SHOWN ON THIS PLAN. CONTRACTOR TO VERIFY ALL PLANTING LOCATIONS AND DEPTHS TO BE AS SHOWN ON THIS PLAN.

UTILITY NOTES
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REVEGETATION NOTES

- SUBSOIL SURFACE SHALL BE TILLED TO A 6" DEPTH IN NON-PLANT AREAS.
- TORNSHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED.
- PREPARATION OF SEEDS AND MULCHING SHALL BE DONE WITH CARE AFTER TORNSHALL IS APPLIED TO MAXIMIZE GERMINATION AND SEED VITALITY.
- SEEDS SHALL BE SOWN IN ROWS AND FOLLOWED BY DRY MULCHING STRIP OR MULCH SHALL BE APPLIED TO COVER SEEDS AT A RATE OF 5 TONS PER ACRE FOR MULCH AND 1 TON PER ACRE FOR STRIP.
- WATERING SHALL BE DONE AT 20 DAYS PER ACRE.
- FOR STEEP SLOPES 3' OR GREATER USE EXPOSED OR ENDORSEMENT CONTROL BLANKET DOUBLE Sided.
- SEEDS SHALL BE SOWN IN ROWS OR APPLIED OVER SEEDS AT A RATE OF 5 TONS PER ACRE FOR MULCH AND 1 TON PER ACRE FOR STRIP.
- NOVOSOL SHALL BE APPLIED TO THE REVEGETATION AREAS.

PLANT	QTY	PRICE	TOTAL
WESTERN RED CEDAR	100	1.30	130.00
DOGWOOD	100	4.00	400.00
DOGWOOD	100	4.00	400.00
DOGWOOD	100	4.00	400.00
DOGWOOD	100	4.00	400.00
DOGWOOD	100	4.00	400.00
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DOGWOOD	100	4.00	400.00
DOGWOOD	100	4.00	400.00

GENERAL LANDSCAPING NOTES

- PROTECT ALL EXISTING TREES AND VEGETATION ON SITE WITH BARRIERS AND CONSTRUCTION FENCING.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL PLANTING LOCATIONS AND DEPTHS TO BE AS SHOWN ON THIS PLAN.
- ALL TREE PLANTING LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO PLANTING.
- ALL TREE PLANTING SHALL BE BACKFILLED WITH TORNSHALL AND MULCHING SHALL BE DONE AS SHOWN ON THIS PLAN.
- ALL TREE PLANTING SHALL BE DONE WITH CARE AND SHALL BE DONE WITH CARE AND SHALL BE DONE WITH CARE.
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UTILITY PLAN
SCALE 1/8" = 1'-0"

20

Proposed
 Perimeter Dog
 Fence

Lot 102
 710 Mtn.
 Village Blvd
 Kelly

LANDSCAPES BY *Lance*



Sam Starr

From: Fred Kittler <fkittler@firelakecapital.com>
Sent: Tuesday, July 23, 2019 2:03 PM
To: Sam Starr
Cc: gail kittler
Subject: Lot 102/710 Mtn. Village Blvd. DRB review

Dear Mr. Starr,

I am writing in support of my next door neighbor, who wishes to place a fence and shrubs on his property and within the general easement. Although I did not find any link to his plans at the web link provided, I\we have found that his property improvements have always been very well done, he has done a great deal to preserve the character of Mountain Village, and we support this as a tasteful improvement to the area.

Best regards

Fred and Gail Kittler
702 Mtn. Village Blvd.

Fred Kittler
(650) 796-9969