

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 10, 2021**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on JUNE 10, 2021, held remotely via ZOOM
<https://us02web.zoom.us/j/87580234046?pwd=VWE2eEhLaStCUk95UVBjTEc5ODhEQT09>

Attendance

The following Board members were present and acting:

Banks Brown
Greer Garner
Cath Jett
Ellen Kramer
Liz Caton
Adam Miller
Shane Jordan (2nd alternate)

The following Board members were absent:

David Craigie
Scott Bennett (1st alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner
Jane Marinoff

Public in attendance:

Peter Scheu 101 Palmyra Drive
Brian Hattendorf
Gigi Gerlach
12144985753
Diane Lipovsky
Susan Conger
Kathleen Jensen
Stephen Betz
Lorrie Denesik
Sam Moody

Item 2. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot AR59, 129 Adams Way, pursuant to CDC Section 17.4.11. Staff is requesting that this item be continued to the July 1, 2021 Regular DRB Meeting.

On a motion by **Garner** and seconded by **Kramer** DRB voted unanimously to continue the item to the July 1, 2021 Regular Meeting..

Item 3. Consideration of a Design Review: Final Architectural Review for a new Single-Family Residence on Lot 226BR, 242 Benchmark Drive, pursuant to CDC section 17.4.11. This item was continued from the 4.22.2021 and 6.3.2021 Regular Meeting.

John Miller presented on behalf of staff
Michael Donohue, Stillwater Architecture, presented as applicant

Public Comment:

Gigi Gerlach would like to see the garage enclosed with four closed bays, would like to request a site review with story poles. Brian Hattendorf moving the driveway as far north as possible would save trees, he would like as many trees as possible saved, would like details on proposed trees for driveway buffer within the access parcel.

On a motion by **Kramer** and seconded by **Garner** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 226BR, 242 Benchmark Drive, based on the evidence provided within the Staff Report of record dated June 1, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variation

- 1) *Exterior Wall Materials – Stone Percentage (not recommended by staff)*
- 2) *Road and Driveway Standards*

Design Review Board Specific Approvals:

- 1) *General Easement Encroachment - Irrigation*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise material calculations to increase the stone percentage to 35% minimum.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise plans so that any area of fenestration within the stone façade shall be recessed and the recessed detail provided. Other proposed materials shall be updated to include specific details on the chimney cap, stone type, stain type, etc.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall provide area calculations for snowmelt.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping and fire mitigation plan based on the comments within this report.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall revise the location of the address monument so that it is within the RROW rather than Lot 226AR, or otherwise provide documentation that the access easement permits the construction of an address monument.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a revised lighting plan, to include locations, fixture types, and cut sheets, as well as a photometric study of the home.
- 7) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 8) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 9) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 10) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

12) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

- a. The stone, setting pattern, and any grouting with the minimum size of four feet (4') by four feet (4');
- b. Wood that is stained in the approved color(s);
- c. Any approved metal exterior material;
- d. Roofing material(s); and
- e. Any other approved exterior materials.

13) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

14) The driveway as proposed will be staked for a site visit.

Item 4. Consideration of a Design Review: Final Architecture Review for a new single family residence on Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11 This item was continued from the 3.4.2021 Regular Meeting.

John Miller presented as staff

Chris Hawkins, Alpine Planning, presented as applicant with Kim - RSA

Public comment: No additional comment since the November 2020 meeting

On a motion by **Kramer** and seconded by **Miller** DRB voted Jett opposed due to lighting plan to approve the Final Architecture Review for a Class 3 Residential Addition located at Lot 424, 121 Touchdown Drive, based on the evidence provided within the Staff Memo of record dated May 26, 2021, with the following specific approval:

- 1) Board form concrete

And, with the following conditions:

- 1) Prior to issuance of a Building Permit, the applicant shall revise their CMP to include stormwater and erosion control devices on the downhill sides of the area of disturbance.
- 2) Prior to issuance of a Building Permit, the applicant shall revise their lighting plan for approval by staff and a member of the DRB, to demonstrate that the noncompliant lighting fixtures have been revised to meet the current lighting requirements of the CDC.
- 3) Prior to the issuance of a building permit, the applicant shall revise the landscaping plan per the comments within this staff memo of record. This plan shall be reviewed by the Town Forester for compliance with the CDC, and the Town Forester will be required to issue a tree removal permit for any trees to be removed as part of the approved landscaping plan.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to the submittal for Building Permit, the applicant shall verify cumulative square footage of all areas of external snowmelt with the Building Department–

if applicable.

6) The applicant shall revegetate any disturbed areas of the General Easement to its pre-disturbed condition prior to the finalization of the Building Permit.

7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.

9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');

b. Wood that is stained in the approved color(s);

c. Any approved metal exterior material;

d. Roofing material(s); and

e. Any other approved exterior materials

10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

11) Add a railing on the lower deck.

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff

Ron Bercovitz, Bercovitz Design presented as applicant

Public Comment: One email comment was received prior to the meeting and shared with DRB members.

On a motion by **Garner** and seconded by **Caton** DRB voted unanimously (ellen was absent for the vote) to approve the Initial Architectural and Site Review for a new single-family home located at Lot 214A, based on the evidence provided within the Staff Report of record dated June 2, 2021, with the following design variations and specific approvals:

Design variations:

1) Tandem Parking

2) Exterior material – Hardie Board

DRB Specific Approval:

1) GE encroachment for hammerhead, hardscaping and grading

And, with the following conditions:

1) Prior to final review, the applicant shall modify the landscaping plan to remove all new plantings from the eastern GE, to increase variety of species and to clarify what species of shrub is to be planted .

2) Prior to final review, the applicant shall revise the proposed exterior materials to meet the 35% minimum requirement and to provide an alternative fascia material.

3) Prior to final review, the applicant shall revise the construction mitigation plan to

extend the construction fencing around the perimeter of the project and add information regarding excavation amounts to be removed and/or a stockpiling plan.

4) Prior to final review, the applicant shall revise the lighting plan to provide specifications for the proposed recess lighting and the address monument and shall provide a photometric study.

5) Prior to final review, the applicant will revise the address monument to meet all specifications of the CDC.

6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

8) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:

a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');

b. Wood that is stained in the approved color(s);

c. Any approved metal exterior material;

d. Roofing material(s); and

e. Any other approved exterior materials

9) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a Single-Family detached condominium at Lot AR52R, 123 Adams Way, pursuant to CDC section 17.4.11

Amy Ward presented on behalf of staff

Peter Lundeen, Fuse Architects, presented as applicant

Public Comment: None

On a motion by **Caton** and seconded by **Jett** DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Unit AR-52R Timber Ridge, based on the evidence provided within the Staff Report of record dated May 31, 2021, with the following specific approvals:

DRB Specific Approval:

1) GE encroachment for grading

And, with the following conditions:

1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species.

2) Prior to final review, the applicant shall revise the construction mitigation plan to include tree protection and material stockpile storage areas and/or removal plan.

3) Prior to final review, the applicant will give additional lighting specifications that verify that all fixtures meet the lighting requirements of the CDC and shall provide

a photometric study.

- 4) Prior to final review, the applicant will revise the monument location to be better seen from either direction and will specify monument materials.
- 5) Prior to final review, the applicant shall revise the drainage plan to include details about the swale to the east of the home.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 9) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 10) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 7. Consideration of a Design Review: Initial Architecture Review for a new Single-Family home on Lot 510, 131 Russell Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Joe Kelleher, Kelleher Contracting, presented as applicant with CTF and David Ballode and Craig Spring (lighting)

Public Comment: One email comment was received and provided to DRB members prior to the meeting. Gordon Jensen discussed groundwater and the drainage area that is a running creek for a portion of the year. He supports the stepped retaining wall encroaching in the GE versus a higher retaining wall. The stepped foundation as peoposed is visually obtrusive, would like to see stone veneer. Thinks the CMP parking as proposed is aggressive. Would like recessed steplighting on exterior stairs.

On a motion by **Caton** and seconded by **Kramer** DRB voted to approve the Initial Architectural and Site Review for a new single-family home located at Lot 510, 131 Russell Drive, based on the evidence provided within the Staff Report of record dated May 26, 2021, with the following and Specific Approvals:

Design Review Board Specific Approvals:

1. *GE Encroachments*
2. *Parking Waiver*

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the exterior elevations to remove all exposed concrete such as the foundation elements and the deck footers. These concrete elements must be faced or receive DRB specific approval for board form.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan and the Wildfire Mitigation per the comments from this memo of record and submit to the Town Forester for review.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional details related to the proposed stone, wood siding, and rear patio paver stones.
- 5) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 6) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 7) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement and Road Right of Way Encroachment Agreement, as applicable, with the Town of Mountain Village for any encroachments approved.
- 8) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 9) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 10) Prior to the Building Division conducting the required framing inspection, a fourfoot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
 - a. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - b. Wood that is stained in the approved color(s);
 - c. Any approved metal exterior material;
 - d. Roofing material(s); and
 - e. Any other approved exterior materials
- 11) It is incumbent upon an owner to understand whether above grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 12) lighting
- 13) landscaping

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the June 10, 2021 meeting at 1:24 pm.

Prepared and Submitted by,

Amy Ward
Planner