

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 4, 2022**

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 AM on August 4, 2022.

Attendance

The following Board members were present and acting:

Banks Brown – excused himself from the meeting at 12:35pm, beginning of agenda item #7.
Liz Caton
Scott Bennett
David Craig – Took over for chair when Banks Brown excused himself at 12:35pm.
Greer Garner
Jim Austin (2nd alternate)– via zoom
Adam Miller

The following Board members were absent:

Shane Jordan (1st alternate)
Ellen Kramer

Town Staff in attendance:

Paul Wisor, Town Manager
Michelle Haynes, Planning and Development Services Director and Housing Director
Amy Ward, Senior Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance: Kristyn Shumway, Jonathan Greenspan, Joseph Coleman, Jay Crowell.

Public Attendance via Zoom: Stephanie Fanos, Ankur Patel, Avani Patel, David Jaskel, Katsia Lord, Kristen Decker, Nikoleta's iPhone, Sherri Reeder, Steve Cram, Steven Paletz, Lynn Holbert, Marleina Fallenius, Kim Schooley, Sam Richards,

Item 2. Reading and Approval of Summary of Motions of the July 7, 2022, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Miller** the DRB voted **unanimously** to approve the minutes from the July 7, 2022 Meeting.

Item 3. A recommendation to Town Council regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site Specific Development Plan for Lot 109R, commonly known as the Mountain Village Hotel, from December 8, 2022 to December 8, 2024.

Michelle Haynes: Presented as Staff
Matthew Shear: Presented as Applicant

Public Comment: Kristen Decker, Joseph Coleman

On a **MOTION** by **Miller** and seconded by **Caton** the DRB voted (**6-1, Craige Dissented because the original PUD was passed before the current Comprehensive plan and Community Development Code were created**) to recommend the Town Council approve a third major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of 6 months year, expiring on June 8, 2023.

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family detached condominium on Lot 640DR, Unit 5, 5 Spring Creek Dr., pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff

Peter Lindell: Presented as Applicant

Public Comment: Jay Crowell, Jonathan Greenspan, Lynn Holbert

On a **MOTION** by **Garner** and seconded by **Craige** the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 640DR Unit 5, based on the evidence provided within the Staff Report of record dated July 26, 2022 with the following design variations and specific approvals:

Design Variation:

1) Exterior materials – less than 35% stone (with direction to the applicant to add more stone to the building)

And, with the following conditions:

- 1) Prior to final review, the applicant shall identify garage door materials.
- 2) Prior to final review, the applicant shall provide a landscape plan that shows screening of patio area.
- 3) Prior to final review the applicant shall indicate a fuel source for the fireplace.
- 4) Prior to final review the applicant shall demonstrate driveway grades.
- 5) Prior to final review the applicant shall revise height compliance drawings to include USGS data.
- 6) Prior to final review, the applicant shall provide a lighting plan.
- 7) Prior to building permit, the applicant shall work with the Town Forrester to ensure they are meeting the required fire mitigation.
- 8) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 9) Prior to a certificate of occupancy a GE agreement shall be executed recognizing approved encroachments into the GE.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) A monumented land survey of the ridge height will be provided prior to final planning review to determine the maximum building height.
- 12) Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
- 13) The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - a. Wood that is stained in the approved color(s);
 - b. Any approved metal exterior material;
 - c. Roofing material(s); and
 - d. Any other approved exterior materials
- 14) 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.

15) Applicant shall remove exterior stairs on the east side of home from the plan set before final architecture review.

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family home on Lot AR10, 118 Lawson Point, pursuant to CDC Section 17.4.11

Jessica Garrow, Design Workshop: Presented as Staff

Ken Alexander: Presented as applicants

Public Comment: Written public was provided in the August 4, 2022 Design Review Board meeting packet.

On a **MOTION** by **Craige** and seconded by **Miller** the DRB voted **(6-1, Bennett dissented due to the glass in the garage doors and the GE encroachment)** to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR10, based on the evidence provided within the Staff Report of record dated August 4, 2022, with the following design variations and specific approvals:

Design Variation:

- 1) Free standing address monument waiver
- 2) Use of glass in the garage door
- 3) The use of metal fascia

Specific approval:

- 1) GE encroachment – parking

And, with the following conditions:

- 1) Prior to final review, the applicant shall label the elevations to indicate material choice for all soffit and fascia and provide sample materials.
- 2) Prior to final review, the applicant shall provide a detailed erosion control and revegetation plan.
- 3) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity and fire zone mitigation areas.
- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 5) Prior to final review, the applicant shall provide a Construction Mitigation Plan following the standards of section 17.7.19 of the CDC.
- 6) Prior to final review, the applicant should provide full specification sheets for the proposed exterior lighting fixtures.
- 7) Prior to final review the applicant shall demonstrate driveway grades.
- 8) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 9) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
- 10) The structure shall require a monitored NFPA 72 alarm system.
- 11) 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.

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.

Item 6. LUNCH

Item 7. Review and Recommendation to Town Council of a height variance for heights of 11.75' over allowable and Consideration of a Design Review: Initial Architecture and Site Review for a single family home on Lot 927R2, TBD Sundance Lane, pursuant to CDC Section 17.4.11 and 17.4.16

Callie New, Design Workshop: Presented as Staff

Kris Perpar: Presented as Applicant

Banks Brown excused himself from the August 4, 2022 Design Review Board meeting. David Craige took over as chair.

Public Comment: none

On a motion by **Caton** and seconded by **Bennett** DRB voted **unanimously** to recommend approval to Town Council of a height variance of 11.75' above the allowable per the height restrictions listed in the CDC for portions of a new single-family home located at Lot 927R2, 125 Sundance Lane to Town Council based on the evidence provided in the staff record of memo dated August 4, 2022, and the findings of this meeting.

On a motion by **Caton** and seconded by **Miller** DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family home located at Lot 927R2, 125 Sundance Lane based on the evidence provided in the staff record of memo dated August 4, 2022, and the findings of this meeting.

With the following specific approvals:

- 1) GE Encroachment – retaining walls
- 2) Road right of way encroachment - insubstantial

And, with the following conditions:

- 1) Prior to final review the applicant will obtain approval from Town Council for the proposed height variance.
- 2) Prior to final review the applicant shall revise the material calculations to clarify what portions of retaining wall are included in the stone percentage.
- 3) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with species diversity and fire zone mitigation areas.
- 4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 5) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns addressed in the staff memo dated August 4, 2022.
- 6) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.
- 7) The structure is over 3,600 sq ft and shall require a monitored NFPA 13D sprinkler system.
- 8) The structure shall require a monitored NFPA 72 alarm system.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height.
- 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) Prior to final review the Applicant shall demonstrate landscape buffering between the rear of the house and neighbor.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the August 4, 2022 meeting at 1:25pm.

Prepared and submitted by,

Samuel Quinn-Jacobs and Marleina Fallenius

Planning Technicians