

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
FEBRUARY 6, 2025, 10:00 AM**

**Call to Order**

Chair **Brown** called the meeting of the Design Review Board DRB of the Town of Mountain Village to order at 10:02 a.m. on February 6, 2025.

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Liz Newton  
Ellen Kramer  
Scott Bennett  
Greer Garner  
Adam Miller  
David Eckman  
Jim Austin (via Zoom)

**The following Board members were absent:**

David Craige

**Town Staff in attendance:**

Amy Ward – Community Development Director  
Drew Nelson – Housing Director  
Claire Perez – Planner II (via Zoom)  
Erin Howe – Planning Technician

**Public Attendance:**

Craig Spring  
Greg Simpson  
Elizabeth Burke Simpson  
Chris Myers  
Mary Beth Mueller  
Patrick D  
Brian Wallin

Kristen Clothier  
Chris Hawkins  
Teri Steinberg

**Public Attendance via Zoom:**

David McConaughy  
Mariah  
Don Gurney  
Craig Spring  
Erik G  
Brian Wallin  
Steve Morton  
Jim Jennings  
Nico Warden  
Michael Saftler  
Warden Assistant  
Paul Sangha Creative  
Greg Pope  
Gregg

**Item 2. Reading and Approval of Summary of Motions of the January 9, 2024, Design Review Board Meeting.**

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to **approve** the summary of motions of the January 9, 2025, Design Review Board meeting minutes.

**Item 3. Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.16.**

Drew Nelson: Presented as Staff

Chris Hawkins, Teri Steinberg, Don Gurney, and Craig Spring: Presented as Applicants

Public Comment: Elizabeth Burke Simpson, Chris Myers, Mary Beth Mueller, Brian Wallin, Greg Simpson, and Kristen Clothier

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **table** the Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.16., based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of the meeting.

**Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln\*, pursuant to CDC Section 17.4.11.**

Drew Nelson: Presented as Staff

Chris Hawkins, Teri Steinberg, Don Gurney, and Craig Spring: Presented as Applicants  
Public Comment: Elizabeth Burke Simpson, Chris Myers, Mary Beth Mueller, Brian Wallin, Greg Simpson, and Kristen Clothier

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **table** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of the meeting.

**The Design Review Board took a 10-minute break, reconvening at 12:26pm.**

**Item 5. Consideration of a Design Review: Final Architecture Review for a new single-family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln\*, pursuant to CDC Section 17.4.11.** This item was previously noticed for this date, but the Initial Architecture and Site Review was Continued to this meeting. This item will not be reviewed at today's hearing.

On a MOTION by **Bennett** and seconded by **Kramer** the DRB voted **unanimously** to **table** the Consideration of a Design Review: Final Architecture Review for a new-single family home at Lot 161A-R2 Unit 1, TBD Raccoon Ln\*, pursuant to CDC Section 17.4.11., based on the findings of this meeting.

**Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4-8 Unit 8, TBD Raccoon Ln\*, pursuant to CDC Section 17.4.11.** This item was continued to this meeting. The applicant is requesting a continuation to the March 6, 2025 hearing. This item will not be reviewed at today's hearing.

Claire Perez: Presented as Staff

Chris Hawkins: Presented as Applicant

Public Comment: None

On a **MOTION** by **Newton** and seconded by **Bennett** the DRB voted **unanimously** to **continue** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4-8 Unit 8, TBD Raccoon Ln\*, pursuant to CDC Section 17.4.11., to the **March 6, 2025** Design Review Board meeting, based on the evidence provided in the staff memo of record dated January 27, 2025, and the findings of the meeting.

**Item 7. Review and Recommendation to Town Council Regarding an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 And 1005R.**

Amy Ward: Presented as Staff and Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Newton** the DRB voted **unanimously** to **approve** the Review and Recommendation to Town Council Regarding an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 and 1005R, based on the evidence provided in the staff memo of record dated January 27, 2025, and the findings of the meeting.

**Item 8. Worksession regarding potential changes to the lighting regulations.**

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to **continue** the Worksession regarding potential changes to the lighting regulations to the **March 6, 2025** Design Review Board Meeting.

**Item 9. Adjourn**

The DRB voted **unanimously** to adjourn the February 6, 2025 Design Review Board Meeting at 12:41 PM.

Prepared and submitted by,

Erin Howe, Planning Technician