

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, November 1 2018**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Thursday, November 1, 2018 in the Palmyra Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Banks Brown
Keith Brown
David Craige
Liz Caton (Alternate)
Phil Evans
Greer Garner

The following Board members were absent:

Luke Trujillo
Dave Eckman
Jean Vatter (Alternate)

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Sam Starr, Planner

Public in attendance:

Robert Stenhammer
Bill De Alva
Kris Perpar
Joe Solomon
David Ballode

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Reading and Approval of Summaries of Motions for the October 4, 2018 Design Review Board Meeting.

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 6-0 to approve the October 4, 2018 Summary of Motions, with the following corrections:

- 1) The minutes were changed to reflect that Board Alternate Jean Vatter was allowed to vote on all items on the October 4th Agenda.

Consideration of a Final Design Review application for a new single-family home on Lot 649R-8, 8 Boulders Way.

Planner Sam Starr presented the consideration of an Final Design Review application for a new single-family home on lot 649R-8, 8 Boulders Way. Kris Perpar of Shift Architects presented on behalf of the owner.

No public comment was provided.

On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted 6-0 to approve the consideration of a Final Design Review application for a new single-family home on Lot 689R-8, 8 Boulders Way with the following conditions:

- 1) *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. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant provide staff with an updated address plan indicating the placement of the address on the garage, with a reflective number measuring at least 6" in height. This must be completed prior to Issuance of a building permit.*
- 4) *Applicant place all exterior lighting on a controlled dimming mechanism.*

Review and Recommendation to the Town Council regarding amendments to Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures and 17.6 Supplementary Regulations of the Community Development Code.

Planner John Miller presented multiple amendments to the Community Development Code on behalf of the Town of Mountain Village.

No public comment was provided.

On a **Motion** made by Keith Brown and seconded by Greer Garner, the DRB voted 6-0 to recommend approval to Town Council regarding an amendment to CDC Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures, and 17.6 Supplementary Regulations of the Community Development Code. There were no conditions of approval.

Consideration of a minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive (Continued from October 4, 2018).

Director of Planning and Development Services Michelle Haynes presented the consideration of minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive. Bill De Alva and David Ballode presented on behalf of the applicant.

No public comment was provided.

On a **Motion** made by Keith Brown and seconded by Phil Evans, the DRB voted 6-0 to approve the minor revisions application with the following variation:

Bristlecone pine, already planted, less than 8' minimum height and conditions:

1. Consolidate, revoke and/or amend general easement encroachment agreements to include specific approvals for landscape, drainage and/or driveway improvements to the satisfaction of the town attorney. The specific GE encroachment approvals include:

- a. Eastern GE, drainage pipe and 40" of cobble
- b. South GE, flagstone walkway path lighting
- c. 1 course boulder wall – capture in GE agreement
- d. West GE, flagstone patio additional retaining wall
- e. West and South GE, four 8' minimum height bristlecone pines
- f. South GE, irrigation for landscaping

And the following must be **REMOVED** from the GE's:

- a. West GE, three bollard exterior light fixtures on flagstone patio.
- b. East GE, remove driveway asphalt (adjacent to the drain pipe and cobble).

2. Direct staff to amend the existing Compliance Plan to allow for successful execution of the revised landscape plan with achievable and specific timeframes for full completion if the site work cannot occur yet this season.

3. Irrigation requirements shall be met consistent with Table 5-3, Irrigation System Design in the CDC. The PW director approved that road base and seed and straw requirements on town property adjacent to 132 High County noted in the Compliance Plan will be completed after the DRB approved landscape plan site work is completed. Amend the Compliance Plan accordingly.

4. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.

5. The owner or owner's successors in interest shall be responsible for maintaining the Town-approved landscaping plan and for the replacement of any dead or damaged landscaping unless a subsequent, modified landscaping plan is submitted by the owner for review and action by the review authority in accordance with the requirements of the CDC.

6. Reseed mix shall be as follows and straw used to mulch new plantings
Native Grass Seed Mix (General Revegetation)

- Western Yarrow 5%
- Tall Fescue 10%
- Arizona Fescue 5%
- Hard Fescue 5%
- Creeping Red Fescue 10%
- Alpine Bluegrass 15%
- Canada Bluegrass 10%
- Perennial Ryegrass 15%
- Slender Wheatgrass 10%
- Mountain Brome 15%

7. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.

Findings:

The applicant submitted a drainage evaluation integrated with a proposed landscape plan to address the existing drainage on the property.

Other Business

Senior Planner John Miller and Planning and Development Services Director Michelle Haynes discussed comparative lighting standards within San Miguel County, and plans to bring forward code changes to revise the existing lighting language within the Community Development Code.

Adjourn

On a **Motion** made by Greer Garner and seconded by Phil Evans, the Design Review Board voted 6-0 to adjourn the November 1, 2018 meeting of the Mountain Village Design Review Board at 12:10 p.m.

Prepared and Submitted by,

Sam Starr
Planner
Town of Mountain Village