

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, MAY 4, 2017**

Agenda Item 2

Call to Order

Chairman Dave Eckman called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday, May 4, 2017 in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman
Banks Brown
Keith Brown
Luke Trujillo
Dave Craige
Greer Garner

The following Board members were absent:

Phil Evans
Jean Vatter (Alternate)
Liz Caton (Alternate)

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Senior Planner/Forester
Sam Starr, Planner
Randy Kee, Building Official

Public in attendance:

Jack Wesson	jwesson@me.com
Russ Montgomery	Russm@prosetconstruction.com
Scott Butler	scott@gravityplayevents.com
Anton Benitez	TMVOA
Doug Tueller	
Douglas Tooley	
Pam Pettee	

Swearing in of Design Review Board Members appointed by Town Council at the March 16, 2017 Council Meeting

Deputy Town Clerk Susan Johnson swore in Dave Eckman and Greer Garner.
Phil Evans, Jean Vatter and Liz Caton who were not in attendance will be sworn in at a later date.

Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair

On a Motion by Luke Trujillo and seconded by Greer Garner, the DRB voted **5-0** to elect Banks Brown as Chairman

On a Motion by Keith Brown and seconded by Banks Brown, the DRB voted **5-0** to elect Luke Trujillo as Vice

Chair

On a Motion by Luke Trujillo and seconded by Banks Brown, the DRB voted **5-0** to elect David Craig as Temporary Chair.

Reading and Approval of Summary of Motions of the March 30, 2017 Design Review Board Regular Meeting

On a **Motion** made by Greer Garner and seconded by Luke Trujillo, the DRB voted 6-0 to approve the Summary of Motions from the March 30, 2017 Design Review Board Meeting.

Consideration of a Design Review Process Application for new construction of a single family home on Lot 600BR-3. TBD Trails Edge

Board Member David Eckman recused himself from this item due to a conflict of interest.

Dave Bangert presented the Design Review Application for a proposed new construction of a single family home on Lot 600BR-3. TBD Trails Edge. Jack Wesson from Jack Wesson Architect presented on behalf of the owner.

On a **Motion** made by Greer Garner and seconded by Luke Trujillo the DRB voted 6-0 to approve a Design Review Process Development Application proposed new single family home on Lot 600BR-3. TBD Trails Edge Drive, with the following conditions:

1. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the eight foot setbacks.
2. The residence shall have a monitored fire sprinkler system; and the numbers on the address monument shall be coated or outlined with material to cause them to be reflective.
3. 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.
4. The steel for the roofing and garage doors shall have pre-patina prior to installation.

Consideration of a Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U

Sam Starr requested consideration by DRB of the Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U.

On a **Motion** made by David Craige and seconded by David Eckman the DRB voted 6-0 to approve the Conditional Use Permit Application for renewal of a ropes course on Lot OS-3U, with the following conditions:

1. The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.
2. The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.
3. In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.
4. The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.
5. Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.
6. The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.

7. This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.

Work Session to Review Process to Amend Roof Material Standards for the Village Core Buildings

Glen Van Nimwegen opened the work session outlining the issues regarding roofing materials in the Village Center.

Chairman Banks Brown left the meeting due to another commitment at 12:05 p.m.
Vice Chair Luke Trujillo resumed the meeting.

Review for recommendation to Town Council of the following actions proposed for the Village Court

Apartments, 415 Mountain Village Boulevard:

Glen Van Nimwegen presented the proposed recommendation for the Board to make to Town Council regarding the following applications for Village Court Apartments, 415 Mountain Village Boulevard:

1. Rezoning of Lot 1005R, zoned Multi-Family and Full Use Active Open Space, to transfer 22 units of Employee Apartment or Condominium density (66 person equivalent) to the 2.8 acre parcel; and
2. Rezoning of Lot 1001R, zoned Multi-Family and Full Use Active Open Space, to transfer 48 units of Employee Apartment or Condominium density (144 person equivalent) to the 8.4 acre parcel; and
3. Approval of a Conditional Use Permit for 48 Employee Apartment or Condominium units on Lot 1001R; and
4. Approval of alternative parking requirements.

Mr. Van Nimwegen stated that because the proposal implements a portion of the draft Town Hall Subarea Plan, staff brought the request to the Planning Committee in charge of that effort. The Committee recommended keeping units as shown in the draft plan, but include restrictions to reduce the impact on an adjoining neighbor. Mr. Van Nimwegen stated staff had analyzed the existing parking demand at VCA during a busy week when occupancy was above 90% and found the true demand for parking to be no more than one space per unit. Therefore staff was recommending the parking ratio be reduced from 1.5 to one space per unit.

Public Comment:

Douglas Tooley said he was a 3 year resident in Mountain Village and presented DRB with some alternate ideas, dorm style facilities, and turning Mountain Munchkins' childcare facility into a recreation center.

Doug Tueller Attorney at Law representing the neighboring landowner Mr. Steve Evans of Lot 1002 A&B stated his applicant is against having the units proposed for the location of the existing shop and storage units. He stated his client's home is at the same elevation as the proposed buildings and his peace and quiet would be interrupted by the activity from the new living units. He stated his client is in agreement with an early staff proposal to move some of the units to another part of the site.

On a **Motion** made by David Eckman and seconded by Greer Garner the DRB voted 4-1, with Keith Brown abstaining from the vote, to approve making a recommendation to Town Council for the Rezone/Density Transfer for Village Court Apartments, 415 Mountain Village Boulevard, with the following conditions as amended from staff's recommendation:

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:

- a. ~~The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and~~
 - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
 - c. Parking shall be provided at a minimum ratio of one (1) space per ~~unit~~ BEDROOM on-site or in the adjacent parking garage, BUT NO GREATER THAN 1.5 SPACES PER UNIT. IF A LESSER STANDARD IS DESIRED, IT MUST BE JUSTIFIED BY AN ANALYSIS BY A TRAFFIC ENGINEER.
2. The proposed density shall not exceed ~~292~~ 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.
 3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional ~~70~~ 60 units.

DELETE THE 14 UNITS SHOWN AT THE SHOP; DELETE THE 8 TOWNHOMES PROPOSED AT THE SITE OF EXISTING STORAGE UNITS ("O" ON CONCEPTUAL PLAN) AND ADD 12 UNITS TO THE CLUSTER OF UNITS AT THE NORTHEAST CORNER OF SITE. THE NET RESULT WILL BE A TOTAL OF 60 ADDITIONAL UNITS

Review for recommendation to Town Council Amendments to the Community Development Code to Adopt the 2017 National Electric Code and move Chapter 17.7 Building Regulations to a new Chapter of the Municipal Code

Glen Van Nimwegen and Building Official Randy Kee requested that DRB approve a recommendation to Town Council for Amendments to the Community Development Code to adopt the 2017 National Electric Code and move Chapter 17.7 Building Regulations to a new Chapter of the Municipal Code.

On a **Motion** made by Greer Garner and seconded by David Craige the DRB voted 5-0, to approve making a recommendation to Town Council for Amendments to the Community Development Code to adopt the 2017 National Electric Code.

Other Business

Mr. Van Nimwegen thanked the Board for all of their hard work and support of staff.

On a **Motion** made by David Eckman and seconded by Greer Garner the DRB voted 5-0 to adjourn the May 4, 2017 meeting of the Mountain Village Design Review Board at 1:40 p.m.

Respectfully Submitted,



Jane Marinoff
Administrative Assistant