

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JUNE 2, 2016**

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 10:05 a.m. on Thursday June 2, 2016 in the Third Floor Conference Room, Fire House at 411 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board/Alternate members were present and acting:

Dave Eckman (Chair)
Dave Craige
Phil Evans
Jean Vatter

The following Board members were absent:

Banks Brown
Keith Brown
Greer Garner
Luke Trujillo

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Town Forester/Planner
Colleen Henderson, Planner II
Jane Marinoff, Administrative

Public in attendance:

Lea Sisson	Architect (Lot 912R)
Finn Kjome	Public Works Director
Bubba Gentry	Owner Lot 913 (128 Victoria Drive)
Alex Martin	
Bill Hoins	Box 260
Matt Mitchell	High Mark Development (Lot AR-32)
John Horn	Agent (Lot AR-32)
Emily Brafford	Applicant (Lot AR-32)
Garrett Brafford	Applicant (Lot AR-32)
Anton Benitez	TMVOA
Carlotta Horn	Lot AR-32
Tom Conyers	Lot AR-27
Anton Benitez	Telluride Mountain Village Owners Association

Reading and Approval of Summary of Motions of the May 5, 2016 Design Review Board Meeting.

Phil Evans stated that the votes were incorrect on the following items: Signage Lot 53A & OS-3U should read DRB voted 6-1, and on Roofing Repairs to Lot 61CD should read DRB voted 6-0. Also under Roofing Repairs to Lot 61CD the DRB condition should be added to the motion that there are two (2) secondary shed roofs and to save the old concrete tiles for inventory. On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted **4-0** to approve the Summary of Motions from the May 5, 2016 meeting with changes.

Consideration of a Design Review Application for a Single Family Home on Lot 912R (132 Victoria Drive).

Colleen Henderson presented an overview of the proposed project which included a single family home and accessory dwelling unit (ADU) on Lot 912R. Lea Sisson (Architect) presented on behalf of the applicant and referred to a 3D model on her computer. Glen Van Nimwegen added information about the existing Declaration of Ski Trail Easement Agreement (Rec. No. 436160) involving Lots 912R, 913R, 1004-AR and 1004-BR and staff's recommended condition for the applicant to provide documentation to the Town of Mountain Village that all beneficiaries of the private ski trail easement have consented to relocating the private ski trail easement prior to issuance of a building permit.

On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted **4-0** to approve the project with conditions 1 through 6 as recommended by staff and new conditions 7 through 9 as stated below:

1. Prior to the submittal of construction plans for a building permit, the applicant shall provide to the Town of Mountain Village documentation that all beneficiaries of the private ski trail easement have consented to relocating the private ski trail easement to the southern 16' GE on Lot 912R through recordation with San Miguel County.
2. The developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into any easements/setbacks prior to the Building Division conducting the required footing or foundation inspection, as applicable.
3. Prior to the Building Division conducting the required framing inspection, the applicant shall conduct a monumented land survey prepared by a Colorado public land surveyor to establish the maximum building height, including but not limited to natural grade, finished grade and the building height measurement points (in USGS datum).
4. The applicant shall submit a Utility Plan prepared by a Colorado licensed professional engineer to Town staff for review and approval prior to the issuance of a building permit.
5. The applicant shall submit revised architectural plans indicating the main residential structure be equipped with an approved fire sprinkler system meeting the International Fire Code (CDC Section 17.7.18).
6. All representations of the applicant/agent, whether within the submittal or at the DRB hearing, are conditions of this approval.
7. If the driveway must be moved because the applicant and the other beneficiaries of the ski trail easement do not agree to move the easement, then the revised plans must be reviewed and approved by the staff and DRB Chairman. Appropriate safety measures (railing) shall be incorporated into the driveway where adjacent to the ski access.
8. The final exterior lighting plan, including the address monument shall be reviewed and approved by staff and Board Member Craige.
9. There shall be further review, and approval of the grading of the transition between the hammerhead and the entrance driveway by staff and Board Chair.

Consideration of a Design Review Application for a Single Family Home on Lot AR-27 (124 Singletree Way).

Dave Bangert presented an overview of the proposed project which included a single family home on Lot AR-27. Tom Conyers presented on behalf of the applicant. On a Motion made by David Craige and seconded by Jean Vatter, the DRB voted **4-0** to approve the project with the following conditions:

1. 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.
2. Prior to issuance of a building permit the applicant will revise the lighting plan to remove lights within

- 5' of hot tub and change L1's to L2's.
- 3. Prior to CO applicant will revise irrigation plan to cover entire revegetation area.
- 4. Prior to CO applicant will revise landscaping plan to screen the south side of the garage area.
- 5. Prior to CO the owners of Lot AR-27 will enter into a General Easement encroachment agreement with the Town for the address monument in the wester GE.
- 6. A survey of the footers will be provided prior to pouring concrete to determine the no encroachments into the GE.
- 7. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
- 8. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Consideration of a Design Review Application for a Single Family Home on Lot AR-32 (123 Singletree Way).

Colleen Henderson presented an overview of the proposed project which included a single family home on Lot AR-32. Garrett Brafford presented the project representing himself as the owner and referred to revisions to the plans. On a Motion made by Phil Evans and seconded by David Craige, that the Board make the finding that it supports the proposal for less than 35% stone in this case due to the flat site and the addition of stacked stone walls in the landscape. The DRB voted **4-0** to approve the project subject to conditions 1 through 10 as recommended by staff and new conditions 11 through 15 as follows:

- 1. The developer shall submit a monumented land survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into any easements/setbacks prior to the Building Division conducting the required footing or foundation inspection, as applicable.
- 2. The corrugated metal roof and siding accent shall be treated to produce rusting prior to the issuance of a certificate of occupancy (C.O.).
- 3. Prior to the issuance of a development permit, the applicants shall submit revised plans to Town staff for review and approval that indicate the type, materials, and treatment for the casement windows and doors indicated on the window schedule (Exhibit FA-33) and shown on the architectural elevations (Exhibit FA-5).
- 4. Prior to the issuance of a development permit, the applicants shall submit a revised landscape/irrigation plan indicating the location of backflow preventers, interior and exterior drain valves, and a master control valve as required by CDC Section 17.5.9(C)(4).
- 5. Prior to the issuance of a development permit, the applicants shall submit a revised landscape/irrigation plan listing the Spring snow crabapple trees to be a minimum of 3-inch caliper diameter at breast height (dbh) and the Bristlecone pine tree to be a minimum of 8 to 12 feet in height as required by CDC Section 17.5.9.
- 6. The proposed address identification numbers attached to the garage shall comply with the size, contrast, illumination and maintenance requirements set forth in the CDC.
- 7. Prior to the issuance of a development permit, the applicants shall field verify all public and private utilities.
- 8. Prior to issuance of a development permit, the applicants shall seek the approval of the Mountain Village Town Council for temporary construction staging and parking in the Singletree Way RROW and

- enter into a license agreement.
9. All representations of the applicants/agent, whether within the submittal or at the DRB hearing, are conditions of this approval.
 10. 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 building permit fees, use tax and any other outstanding fees owed to the Town.
 11. The applicant shall submit revised elevations/architectural floor plans (Exhibit FA-5) and a revised window/door schedule (Exhibit FA-33) to staff reducing the size and moving the front window south of the entry door on the east elevation to accommodate an interior staircase.
 12. The applicant shall submit revised elevations/architectural floor plans (Exhibit FA-5) to staff deleting the cedar shakes below the gable roofs on the east and west elevations and replace the material with vertical wood siding.
 13. Prior to the issuance of a development permit, the applicants shall submit revised elevations to staff deleting the vertical stone columns on the garage on the west elevation and replacing the material with wood trim.
 14. The applicants shall submit revised elevations to staff adding more stone to the east elevation to raise the height of the stone material to the bottom of the windows and wrap it around to the north elevation to the utility case.
 15. The applicant shall submit a revised grading/drainage plan (Exhibit FA-3) to staff indicating a stepped stone retaining wall on the north and south side of the driveway as required by CDC Section 17.5.7.

Strategy for Roof Replacement in the Village Core

Anton Benitez told the Board that he had been approached by several building owners in the core about developing a strategy to receive approval to replace roofs. The current manufacturer is no longer in business that makes the mandated tile. Anton recommended the subject be put on the Council agenda in July.

Department Update

Glen Van Nimwegen presented the staff report on other projects that are being undertaken by the Department.

Other Business.

Glen Van Nimwegen reminded Board members about the July 21, 2016 Joint Town Council meeting with the Design Review Board and will find out the time of the meeting (8:30 am-3:30pm). Glen also mentioned an additional candidate applied to fill the vacant DRB "alternate" seat. Phil Evans added that "alternate" members have the opportunity to vote quite often due to travel schedules and vacations. It was the consensus of the board members present to delay the joint meeting with Town Council due to members being out of town.

On a **Motion** made by Phil Evans and seconded by David Craige, the DRB voted **4-0** to adjourn the June 2, 2016 meeting of the Mountain Village Design Review Board at 1:58 p.m.

Respectfully Submitted,

Glen Van Nimwegen
Director