

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 4, 2016**

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 August 4, 2016 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 (Chair)
Dave Craige
Phil Evans
Keith Brown
Greer Garner
Luke Trujillo
Banks Brown
Liz Caton (Alternate)

The following Board members were absent:

Jean Vatter (Alternate)

Town Staff in attendance:

Glen Van Nimwegen, Director of Planning and Development Services
Dave Bangert, Senior Planner/Forester

Public in attendance:

Adam Birck	adam.birck@gmail.com
Jack Wesson	jwesson@me.com
J Delves	
Shane Jordan	shane@santearchitects.com
Peter Sante	peter@santearchitects.com
John Orfield	jorfield@bokapowell.com
Sean Hakes	sh@wildcatterinv.com
Ken Grodberg	ken@grodbergrealestate.com
Andrew Griffith	griffitharchitecture@gmail.com

Reading and Approval of Summary of Motions of the July 7, 2016 Design Review Board Meeting.

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted **7-0** to approve the Summary of Motions from the July 7, 2016 meeting.

Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from July 7, 2016 DRB Meeting due to insufficient notice).

Dave Bangert presented the conceptual design for a proposed single family home located at 137 Vischer Drive. Jack Wesson presented on behalf of the owner. The Board discussed the following concerns/issues with the design: fabricate the chimney in stone; there appears to be an excess of glazing on the front façade; the roof forms do not appear as a whole and effort should be made to emphasize the shed or gables as the dominant form; and no materials board was provided.

On a **Motion** made by Phil Evans and seconded by David Craig, the DRB voted **7-0** to continue this item to the September 1, 2016 Design Review Board Meeting.

Consideration of a Design Review application for a new single family home on Lot 181, 118 Highlands Way (Continued from July 7, 2016 DRB Meeting).

Glen Van Nimwegen presented an overview of the proposed project for a single family home on Lot 181, 118 Highlands Way, Peter Sante and Shane Jordan, Sante Architects presented on behalf of the owners.

On a **Motion** made by Keith Brown and seconded by Banks Brown, the DRB voted 6-1, with Dave Eckman opposing the motion, to approve the application for a single family home on Lot 181, 118 Highlands Way, with the findings that the approval was granted because:

- It is carefully located on the infill site to preserve existing specimen trees and avoid major grading;
- Glass expanses are on ground level to embrace nature;
- It is a good neighbor by staying below the shoulders of the much more massive scale of the neighboring structures;
- The low profile of the home does not lend itself to many of the elements used to ground a taller structure such as stone buttresses, heavy steel and wood columns and brackets;
- The scale of the home, preservation of trees and the supplementing landscape buffers the home from the neighbors; and
- The neighborhood does include other modern design interpretations.

Approval is subject to the following conditions:

1. Approval of a general easement encroachment for the address monument prior to issuance of a certificate of occupancy.
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. The applicant 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.
4. Prior to the issuance of a development 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.
5. Adjust exterior lighting plan to provide light in southwest corner of terrace.

Conceptual Work Session application for a proposed new single-family home on Lot 165R, Unit 12 of The Cortina Land Condominiums.

Glen Van Nimwegen presented the conceptual design for a proposed single family home located on Lot 165R, Unit 12 Cortina Condominiums. Sean Hakes, Wildcatter Investments and John Orfield BOKA Powell presented an overview of the architectural design and answered questions from Board members. The Board discussed the following issues/concerns: the chimney should not be considered at the front of the home; principal view for the site is of Palmyra; address potential of ice damming and shedding over front entrance; concern with two curb cuts is with limited amount of landscaping adjacent to the street; roof forms create a cohesive design; and protect wood sided wall adjacent to shed roof over main entrance.

Liz Caton left the meeting at 1 p.m.

Consideration of a Conceptual Work Session application for a proposed new single family home on Lot GH-11, 111 Cabins Lane.

Luke Trujillo recused himself due to a conflict of interest for this agenda item.

Dave Bangert presented the conceptual design for a proposed single family home located at 111 Cabins Lane. Luke Trujillo, AIA and Andrew Griffith, Griffith Architecture presented on behalf of the owner. Mr. Trujillo presented the design which exceeds the height requirements. The Board discussed reasons for recommending approval of a variance, principally that meeting the code will not provide a better design for the owners or neighborhood.

Other Business.

Glen Van Nimwegen stated that Town Council has requested a joint meeting with the Design Review Board on August 18, 2016. Board members asked Glen to arrange for the joint worksession to start about 2 p.m. on the Town Council agenda.

Glen Van Nimwegen asked the Board if they would be willing to have a Special Design Review Meeting and Site Visit for Lot 387R, 127 Rocky Road on September 15, 2016 at 10 a.m. The Board agreed to hold the special meeting on the suggested date and time. The Board will meet in the Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435, for approximately 30 minutes and then go out for the site visit.

On a **Motion** made by Banks Brown and seconded by Luke Trujillo, the DRB voted **7-0** to adjourn the August 4, 2016 meeting of the Mountain Village Design Review Board at 1:55 p.m.

Respectfully Submitted,

Glen Van Nimwegen

Glen Van Nimwegen
Director

Digitally signed by Glen Van Nimwegen
DN: cn=Glen Van Nimwegen, o=Town of Mountain Village,
ou=Planning and Development Services,
email=gvannimwegen@mntnvillage.org, c=US
Date: 2016.10.13 14:24:51 -06'00'