

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY SEPTEMBER 1, 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 10:01 a.m. on Thursday September 1, 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)  
Jean Vatter (Alternate)

**The following Board members were absent:**

None

**Town Staff in attendance:**

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

**Public in attendance:**

Jack Wesson	<a href="mailto:jwesson@me.com">jwesson@me.com</a>
Adam Brick	<a href="mailto:Adam.brick@gmail.com">Adam.brick@gmail.com</a>
Russ Montgomery	
Sean Hakes	<a href="mailto:sh@wildcatterinv.com">sh@wildcatterinv.com</a>
Narcis Tudor	<a href="mailto:info@narcistudor.com">info@narcistudor.com</a>
David Ballode	
Brandy Johnson	<a href="mailto:brandy@narcistudor.com">brandy@narcistudor.com</a>
Kristine Perpar	<a href="mailto:kristine@shift-architects.com">kristine@shift-architects.com</a>
Doug Geissler	<a href="mailto:cobra81435@gmail.com">cobra81435@gmail.com</a>
Trevor James	

**Reading and Approval of Summary of Motions of the August 4, 2016 Design Review Board Meeting.**

On a **Motion** made by Banks Brown and seconded by Phil Evans, the DRB voted **7-0** to approve the Summary of Motions from the August 4, 2016 DRB Meeting with the following minor changes:

1. In the Motion for Lot 181 needs to reflect a 6-1 vote with Dave Eckman opposing the vote.
2. For Lot 165 worksession delete the wording "that allows" from the verbiage.

**Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from the August 4, 2016 DRB meeting).**

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 5, 137 Vischer Drive. Jack Wesson presented on behalf of the owner. The Board discussed the following concerns/issues with the design:

1. Reduce glazing
2. Modify roof forms to reflect topography
3. Exterior materials that emphasize mining vernacular
4. Light fixture modifications

On a **Motion** made by David Craige and seconded by Banks Brown, the DRB voted **6-1**, with Keith Brown opposing the motion, DRB voted to continue this application to the next regular Design Review Board Meeting on October 6, 2016.

**Consideration of a Design Review application for a new single family home on Lot 165R, Unit 12 of the Cortina Land Condominiums, 220 Cortina Drive.**

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 presented an overview of the architectural design and answered questions from Board members. The Board discussed the following issues/concerns:

On a **Motion** made by Phil Evan and seconded by Keith Brown, the DRB voted **6-1**, with Dave Eckman opposing the motion, DRB voted to approve the application for a single family home on Lot 165R, Unit 12 Cortina Condominiums subject to the following conditions:

1. Driveway to be a minimum of sixteen feet wide including shoulders, if required by Telluride Fire District.
2. The residence shall have a monitored fire sprinkler system.
3. If an address monument is to be used plans must be approved by Telluride Fire District.
4. 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.
5. 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.
6. Any area of external snow melt over 1,000 square feet shall be offset by renewable energy systems or other methods as defined in the Mountain Village Smart Building Program.
7. All exterior light fixtures shall be LED; garage light shall be full cutoff.
8. Aspen trees shall have a three inch caliper diameter at breast height (dbh).
9. There shall be illuminated and reflective street numbers on entry wall.

**Consideration of a Design Review application for a new single family home on Lot 630, 144 Double Eagle Drive.**

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 630, 144 Double Eagle Drive Narcis Tudor from Narcis Tudor Architects presented on behalf of the owner.

On a **Motion** made by Phil Evan and seconded by Luke Trujillo, the DRB voted **7-0**, to approve the application for a single family home on Lot 630, 144 Double Eagle Drive subject to the following conditions:

1. Prior to CO the owners of Lot 630 will enter into a General Easement encroachment agreement with the Town for the address monument and retaining wall in the western GE.
2. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
3. 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.
4. 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.
5. Prior to issuance of a building permit the applicant will submit an irrigation plan that is in compliance with the irrigation regulations.
6. The Board finds the architect's use of narrow wood siding and stone is an accurate expression of the goal of the architect and his client and is supportable by the Town's goal of moving design forward.
7. Remove wall lights on green roof. Final lighting plan to be reviewed by Staff and Chair, or Chair's designee (David Craige).

**Work Session to Review the Design Regulations.**

Glen Van Nimwegen and the Design Review Board reviewed suggested and potential changes to the Design Regulations. It was agreed to have a second work session in mid-October.

**Consideration of a Design Review application for a new single family home on Lot 166AR2-5, 4 Stonegate Drive.**

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 166AR2-5, 4 Stonegate Drive Kristine Perpar from Shift Architects presented on behalf of the owner.

On a **Motion** made by David Craige and seconded by Greer Garner, the DRB voted **7-0**, to approve the application for a new single family home on Lot 166AR2-5, 4 Stonegate Drive subject to 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.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.
3. The utility easement will have legal review with the Town of Mountain Village.
4. That the proposed sconce be changed out to a Hinkley 1320BK LED.

**Consideration of a Minor Revisions application to allow a dry well in the General Easement on Lot 305.**

Dave Bangert presented for consideration a Minor Revision Application to allow a dry well in the General Easement on Lot 305.

On a **Motion** made by Phil Evan and seconded by David Craige, the DRB voted **7-0**, to approve the Minor Revision application by Ranta Construction/Fuse Architects allow for a dry well in the northern General Easement as proposed in the drainage plans with the condition that the owner of Lot 305 enter in to a General Easement encroachment agreement with the Town of Mountain Village.

**Other Business.**

Reminder of the Special Meeting and Site Visit to 127 Rocky Road taking place on September 15, 2016

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted **7-0** to adjourn the, September 1, 2016 meeting of the Mountain Village Design Review Board at 3:30 p.m.

Respectfully Submitted,

Glen Van Nimwegen  
Director