

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY OCTOBER 6, 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 10:04 a.m. on Thursday October 6, 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)  
Keith Brown  
Greer Garner  
Banks Brown  
Liz Caton (Alternate)

**The following Board members were absent:**

Dave Craige  
Phil Evans  
Luke Trujillo  
Jean Vatter (Alternate)

**Town Staff in attendance:**

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

**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	
Kristine Perpar	<a href="mailto:kristine@shift-architects.com">kristine@shift-architects.com</a>
Ben Reser	<a href="mailto:Benjamin.reser@equityestatesfund.com">Benjamin.reser@equityestatesfund.com</a>
Herb McHarg	<a href="mailto:hmcharg@telluridelaw.net">hmcharg@telluridelaw.net</a>
Doug Tueller	
Chris Hawkins	

**Reading and Approval of Summary of Motions of the September 1, 2016 Design Review Board Meeting and the September 15, 2016 Special Design Review Board Meeting.**

On a **Motion** made by Banks Brown and seconded by Greer Garner, the DRB voted 5-0 to approve the Summary of Motions from the September 1, 2016 Design Review Board Meeting with the following change:

**Lot 630, 144 Double Eagle Drive, condition 6. should read:** 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.

On a **Motion** made by Greer Garner and seconded by Keith Brown, the DRB voted 5-0 to approve the Summary of Motions from the September 15, 2016 Special Design Review Board Meeting.

**Consideration of a Design Review application for a new single family home on Lot 5, 137 Vischer Drive (Continued from the August 4, and September 1, 2016 DRB meetings).**

Dave Bangert presented the conceptual design for a proposed single family home located on Lot 5, 137 Vischer Drive. Jack Wesson, Jack Wesson Architects, presented on behalf of the owner to address the following concerns from the previous meetings.

1. Reduce the glazing area;
2. The roof forms do not appear as a whole and effort should be made to emphasize the shed or gables as the dominant form;
3. Provide material board.

On a **Motion** made by Banks Brown and seconded by Greer Garner, the DRB voted 5-0 to approve the conceptual design for a proposed single family home located on Lot 5, 137 Vischer Drive with the following conditions:

1. Prior to CO the owners of Lot 5 will enter into a General Easement encroachment agreement with the Town for the address monument and retaining wall in the western GE.
2. A survey of the footers will be provided prior to pouring concrete to determine that there are no encroachments into the GE.
3. A ridge height survey will be provided during the framing inspection to determine the building height is in compliance.
4. 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.
5. 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.

**Consideration of a Design Review application for a 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona.**

Dave Bangert presented the Design Review application for a 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona. Kristine Perpar, Shift Architects presented on behalf of the owner.

On a **Motion** made by Keith Brown and seconded by Banks Brown, the DRB voted 5-0 to approve the 554 square foot addition to create an accessory dwelling unit on Lot 805R, 133 Arizona with the following conditions:

1. The owners of Lot 805R will enter in to a General Easement encroachment agreement with the Town for the previously approved improvements in the General Easement and Road Right of Way.
2. The owners of Lot 805R will comply with Section 17.6.1.A. Fire Mitigation and Forestry Management.

Glen Van Nimwegen requested DRB hear the Update on Town Hall Subarea Planning Process next which is on the agenda at item 8.

**Update on Town Hall Subarea Planning Process**

Glen Van Nimwegen gave a presentation of the three day planning process that recently concluded the first three days of October. This is the beginning of the process to amend the Town Hall chapter of the comprehensive design. The three day process resulted in over 130 comments about what could change in the subarea stated in various themes. The next public workshop will occur in January.

**Consider a recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321. The address of the property is 409 Benchmark Drive.**

Glen Van Nimwegen presented the Design Review application for Consideration and recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321, 409 Benchmark Drive. Herbert McHarg, 100th Meridian Law Group presented on behalf of the owner.

On a Motion made by Banks Brown and seconded by Liz Caton, the DRB voted 5-0 to approve application and the recommendation to the Town Council regarding the proposed rezoning of Lot 320 to transfer one density unit (four person equivalent density) to the Density Bank and incorporate the lot into Lots 319 and 321, at 409 Benchmark Drive

Banks Brown left the meeting at 12:50pm

**Consider a recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD. The address of the property is 117 Sunny Ridge Place**

Glen Van Nimwegen presented the Design Review application for Consideration and recommendation to Consider a recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD. The address of the property is 117 Sunny Ridge Place. Chris Hawkins, Alpine Planning, LLC, presented on behalf of the owner.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted.3-1, with Keith Brown opposing the motion, the DRB voted to approve the application and the recommendation to the Town Council regarding (1) a major amendment to the See Forever Planned Unit Development to convert the proposed restaurant and related space, known as COM-1 per the See Forever Village at the Peaks subdivision plat recorded at Reception Number 379984, to residential condominium; (2) Rezoning of approximately 500 square feet of Town owned open space, Parcel OS-3J that is located directly below the deck of Unit A101 of the See Forever condominium plat from Full Use Active Open Space to Village Center; and (3) Rezone and transfer of a condominium unit of density (3 person equivalent) to the See Forever PUD, with the following conditions:

1. The applicant shall prior to the Public Hearing address the technical and legal issues between the HOA and the Applicant regarding incorporation of the garden level restaurant and the COM-1 space into the Condominium Community. Staff can continue the Public Hearing date if it does not feel this condition has been met.
2. Town Council shall consider the appropriate allocation of the remaining parking spaces.
3. The Town Council should consider these additional considerations:
  - a. Open access to the existing observation decks.
  - b. Is it the right public benefit? Calculate original public benefit and divide by square footage and apply to this new space (4,000 square feet).

**Other Business.**

Glen Van Nimwegen introduced Sam Starr, Planner, the newest addition to the staff of Planning and Development Services.

On a **Motion** made by Greer Garner and seconded by Keith Brown, the DRB voted **4-0** to adjourn the, October 6, 2016 meeting of the Mountain Village Design Review Board at 1:35 p.m.

Respectfully Submitted,

Glen Van Nimwegen  
Director