

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, FEBRUARY 5, 2015**

Call to Order

Chairman, Bill Hoins, called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:04 a.m. on Thursday, February 5, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Attendance

The following Board/Alternate members were present and acting:

| | |
|-----------------|---------------|
| Bill Hoins | Banks Brown |
| Dave Eckman | Greer Garner |
| Phil Evans | Keith Brown |
| Kristine Perpar | Luke Trujillo |
| Daniel Zemke | |

The following Board members were absent:

None

Town Staff in attendance:

Chris Hawkins, Director of Community Development
Dave Bangert, Town Forester
Jane Marinoff, Administrative Assistant

Public in attendance:

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|-----------------|--------------------|
| Ron Bercovitz | Dottie Durrschmidt |
| Laura Calhan | Courtney Kizer |
| Dough Miller | Stacy M Lake |
| TD Smith | Mike Fitzhugh |
| Jen Mann | Tommy Hein |
| Stephanie Fanos | Joe Solomon |

Reading and Approval of Summary of Motions of the January 8, 2015 Design Review Board Meeting

On a **Motion** made by Banks Brown and seconded by Kristine Perpar, the DRB voted 7-0 to approve the Summary of Motions from the January 8, 2015 meeting.

Subdivision, Rezone, Density Transfer, and Conditional Use Permit on Lot 640A and Tract OSP-35A. Hearing date not needed due to recommendation of approval at the January 8, 2015 Design Review Board Meeting. Next Hearing shall be at Town Council on February 19, 2015.

Director of Community Development, Chris Hawkins stated that this item was put on the agenda for the record and no action was required.

Consideration of a Design Review Process Development Application for an addition on an existing single-family residence on Lot 250A – Continued from and the January 8, 2015 DRB meeting

David Eckman recused himself due to a conflict of interest for this agenda item.

Director of Community Development, Chris Hawkins, presented for the Design Review Process application. Owner's representative and applicant, Ron Bercovitz, presented for the application.

Upon review and discussions, on a **Motion** by Kristine Perpar and seconded by Banks Brown the DRB voted 7-0, to approve a resolution approving the Design Review Process application on Lot 250A, with the following conditions:

1. Prior to issuing a development permit, the Applicant shall revise the building elevations to include details on the design of the entry and garage doors consistent with CDC Section 17.5.6(H)(1).
2. Prior to issuing a development permit, the Applicant shall submit revised plans to show: (A) the required 5" minimum window recess for stone walls; and (B) the proposed treatment and materials for the window trim and frames.
3. Prior to issuing a development permit, the proposed exterior color will be clearly marked on the plan set.
4. Prior to issuing a development permit, the landscaping plan shall be revised to address the detailed list of needed revisions outlined in the staff memo of record dated January 29, 2015.
5. Prior to issuing a development permit, the lighting plan shall be revised to specify an LED bulb for the Type A fixture and the associated specifications; and also specify the LED bulb temperature for the Type B and Type C fixtures.
6. The development shall comply with the following required surveys and inspections as set forth in CDC Section 17.5.5(J):
 - A. As required by CDC section 17.3.14, 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 the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.
 - B. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board shall be erected on site consistent with the review authority approval to show:
 - i. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - ii. Wood that is stained in the approved color(s);
 - iii. Any approved metal exterior material;
 - iv. Roofing material(s); and
 - v. Any other approved exterior materials

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.
 - C. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
 - D. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
7. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

No public comment.

Consideration of Design Review Process application for a two car garage extension with a design variation request to allow for a secondary roof with a 2/12 pitch, landscaping upgrade, driveway and deck repair to an existing single-family residence on Lot AR16

Bill Hoins recused himself due to a conflict of interest. Dave Eckman was the acting Chairman for this agenda item

Town Forester, Dave Bangert presented for the Design Review Process application. Owner's representative and applicant, Courtney Kizer, presented for the application.

Upon review and discussions, on a **Motion** by Kristine Perpar and seconded by Keith Brown the DRB voted 7-0, to approve a Design Review Process application on Lot AR16 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. Any new snow melted area in addition to existing will be offset by a Town approved renewable energy method.
3. The applicant shall submit a monumented land survey of the footers prior to pouring any concrete to ensure no easement encroachments will occur.
4. After landscape completion applicant will supply an Improvement Location Certificate from a licensed surveyor showing all improvements and encroachments into the General Easement.
5. Owners of Lot AR16 will enter into a revocable encroachment agreement with the Town of Mountain Village for any new or prior encroachments into the General Easement.

No public comment.

Consideration of Design Review Process application for a privacy gate along the driveway to an existing single-family residence on Lot 1166

Director of Community Development, Chris Hawkins, presented for the Design Review Process application. Owner's representative and applicant, TD Smith, presented for the application.

Upon review and discussions, on a **Motion** by Greer Garner and seconded by Kristine Perpar the DRB voted 7-0, to approve a resolution approving a Design Review Process application on Lot 1166, with the following conditions and additional finding:

Conditions

1. Prior to issuing a development permit, the plans shall be revised to show a vehicular turnaround designed to meet the requirements of the CDC located prior to the gate; and a Knox Box that allows for the gate to be opened by Town Public Works and the Telluride Fire Protection District.
2. Prior to the issuance of a certificate of completion, the property owner shall enter into a revocable encroachment agreement for the gate, with a monumented land survey prepared showing the exact location of the gate relative to the general easement.
3. The Town Fire Mitigation Regulations shall be met on Lot 1166 if the cost of the gate exceeds the threshold for requiring mitigation.
4. The applicant shall add a vehicle turnaround prior to the gate, with the location and design reviewed and approved by Planning Division staff based on a goal to ensure the turnaround is in a location where the gate becomes visible to motorists.

5. The address monument shall have a "Private Driveway" sign added.
6. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

Additional Finding:

1. The variation for the gate is approved based on the unique site considerations for Lot 1166, including, without limitation: (1) the gate is not readily visible from surrounding public ways; (2) visual impacts are minimized and mitigated; and (3) motorists are driving up a private driveway because they think it is a road.

No public comment.

Director of Community Development, Chris Hawkins requested the Design Review Board consider hearing item number 9 - Community Development Code next, thereby moving item number 7. Lunch, to number 9 on the agenda.

Consideration of a recommendation to the Town Council for amendments to the Community Development Code (CDC) at (A) Section 17.2.12 to allow the conditional use permit process to establish the allowed height for freestanding antennas; (B) Section 17.4.9(E)(2)-(3) to correct an omission, and not require a concurrent replat with rezoning; (C) Section 17.4.14(F)(3) to revise the criteria for allowing ski lifts on private lots; (D) Chapter 17.8 to amend the definition of a site specific development plan; (E) Section 17.6.9 to meet or exceed San Miguel County open burning regulations; and (F) miscellaneous amendments to the CDC to accomplish the foregoing.

Director of Community Development, Chris Hawkins, requested consideration of a recommendation to the Town Council for amendments to the Community Development Code (CDC)

Upon review and discussions, on a **Motion** by David Eckman and seconded by Kristine Perpar the DRB voted 7-0, to approve the recommendation to the Town Council to approve the proposed amendments to the Community Development Code (CDC) with the removal of the amendment to Section 17.8 as requested by Planning Division staff.

Public Comment:

Mr. Joe Solomon addressed the board, stating that for the record he was opposed to the language within the CDC regarding vehicular regulations.

Consideration of a Design Review Process application for a new single-family residence and an accessory dwelling unit on Lot 407R

Director of Community Development, Chris Hawkins, presented for the Design Review Process application. Owner's representative and applicant, Tommy Hein, presented for the application.

Banks Brown leaving the meeting at 12:05 p.m.

Upon review and discussions, on a **Motion** by Greer Garner and seconded by Kristine Perpar the DRB voted 6-1 to approve a resolution approving a Design Review Process application on Lot 407R with the following conditions:

1. Prior to the issuance of a certificate of occupancy: (A) a monumented land survey shall be provided to ensure no general easement encroachments of the roof dripline or other planned

site improvements that are in close proximity to the general easement; and (B) a general easement encroachment agreement for the step wall and address monument.

2. The proposed ski-out trail is contingent upon the Town Council approving the proposed skier access through the general easement on Lots 404, 227A and 227B. The Town Council will need to review and act on the proposed ski-out path as a class 5 development application prior to the issuance of a development permit.
3. Prior to issuing a development permit, the building elevations shall be revised to include details on the design of the entry and garage doors consistent with CDC Section 17.5.6(H)(1).
4. Prior to issuing a development permit, the Applicant shall submit revised plans to show: (A) the required 5" minimum window recess for stone walls; and (B) the proposed treatment and materials for the window trim and frames.
5. Prior to issuing a development permit, the site plan shall be revised to show the required snow storage plan, with storage areas equal to a minimum of 25% of the paved areas.
6. Prior to issuing a development permit, the landscaping plan shall be revised to address the detailed list of needed revisions outlined in the staff memo of record dated January 29, 2015.
7. Prior to issuing a development permit, the plans shall be revised to: (A) remove the construction mitigation plan note regarding construction on Sundays; and (B) add the following note to the fire mitigation plan: "The trees to be removed for fire mitigation will be marked in the field by the Town Forester, and the zones shown hereon do not bind the Town in the application of the Fire Mitigation Regulations".
8. The development shall comply with the following required surveys and inspections as set forth in CDC Section 17.5.5(J):
 - A. As required by CDC section 17.3.14, 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 the general easement setback prior to the Building Division conducting the required footing or foundation inspection as applicable.
 - B. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight foot (8') materials board shall be erected on site consistent with the review authority approval to show:
 - vi. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - vii. Wood that is stained in the approved color(s);
 - viii. Any approved metal exterior material;
 - ix. Roofing material(s); and
 - x. Any other approved exterior materials

This materials board shall remain on the site in a readily visible location until the project receives a certificate of occupancy or a temporary certificate of occupancy.

 - C. Prior to or concurrent with the Building Division conducting the foundation and framing inspections, the Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
 - D. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
 - E. Prior to the Building Division conducting the required footing or foundation inspection for an accessory dwelling unit, a monumented land survey prepared by a Colorado public land surveyor to ensure that an accessory dwelling unit will contain the maximum

floor area as approved by the review authority. Such a survey may also be required by the review authority for any other land use that has a maximum or minimum size established by the CDC a PUD or by a development agreement with the Town.

9. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

DRB member Phil Evans was opposed due to the large amount of accent materials.

Public Comment:

Stephanie Fanos addressed the board, stating she and the owner wanted to be notified when the Town Forester, Dave Bangert had completed marking the trees for fire mitigation on Lot 407R. Mr. Bangert said he would notify Ms. Fanos.

Lunch 12:25 pm - 12:35 pm

Luke Trujillo leaving the meeting at 12:35.

Dave Eckman leaving the meeting at 12:40.

DRB Member Appointments: Recommendation to the Town Council for filling members' seats whose term will expire.

Director of Community Development, Chris Hawkins, requested that DRB Member Appointments be heard at the March 5, 2015 Design Review Board meeting at 10:00am located at 455 Mountain Village Blvd.

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

Adjourn

Director of Community Development, Chris Hawkins, requested that Annual Elections be heard at the March 5, 2015 Design Review Board meeting at 10:00am located at 455 Mountain Village Blvd.

Other Business:

Director of Community Development, Chris Hawkins Request joint meeting between DRB and Town Council for Thursday March 26th and April 23rd - Consecutive Worksession for the Lofts and Medical Center – approximately 1 hr. for each date.

With no other business on a Motion made by Kristine Perpar and seconded Greer Garner, the DRB voted 6-0 to adjourn the February 5, 2015 meeting of the Mountain Village Design Review Board at 1:10 p.m.

Respectfully Submitted,



Chris Hawkins, AICP

Director of Community Development