

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY, MAY 7, 2015**

Attendance

The following Board/Alternate members were present and acting:

Bill Hoins	Dave Eckman
Phil Evans	Luke Trujillo
Banks Brown	Jean Vatter
David Craige	

The following Board members were absent:

Greer Garner	Keith Brown
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Town Staff in attendance:

Chris Hawkins, Director of Community Development
Savannah Jameson, Planner II
Dave Bangert, Town Forester
Jim Mahoney, Attorney

Public in attendance:

Skyler Bonser	Dylan Henderson
Ron Cheroske	Larry Scanlon
Paul Hoskinson (CeDur)	Robert McLean
Tom Kennedy	

DRB will start a site visit at Hotel Madeline, 568 Mountain Village Blvd., meeting at the Reflection Plaza Ice Rink Area to Review Current Unit Configurations for the Major PUD Amendment Request to Be Heard Under Agenda Item No. 4

Design Review Board Members met at the Hotel Madeline at 10:03 Thursday, May 7, 2015 for the site walk.

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

Call to Order

Chairman, Bill Hoins called the meeting of the Design Review Board to order at 10:48 a.m. on Thursday, May 7, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

Reading and Approval of Summary of Motions of the April 2, 2015 meeting of the Town Council & Design Review Board

On a **Motion** made by Banks Brown and seconded by David Eckman, the DRB voted 7-0 to approve the Summary of Motions from the April 2, 2015 meeting, with changes to item 3 stating "Town Council and the Design Review Board accepted the Town Hall Subarea Task Force recommendations as presented".

Lot 38-50-51R and OS-1-MVB Major PUD amendment to allow for: (A) the combination of a maximum of nine (9) lodge units to be rezoned into five (5) condominiums; (B) five (5) hotel condominiums to be rezoned as lodge units; (C) the combination of seven (7) condominium units

into three (3) condominium units; and (D) a density transfer as needed to accomplish the foregoing

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

Director of Community Development, Chris Hawkins, presented the application for a Major PUD amendment to Lot 38-50-51R and OS-1-MVB, Hotel Madeline. Owner's representative and applicant, Dylan Henderson, presented for the application.

On a **Motion** made by Phil Evans and seconded by David Eckman, the DRB voted 6-0 to approve Major PUD amendment to Lot 38-50-51R and OS-1-MVB, Hotel Madeline with findings contained in the staff memo of record and the following conditions:

1. The PUD agreement will be amended to require density to be transferred from either within the property or from the density bank, with minor PUD amendment development applications in the future to account for unit combinations and density transfers.
2. The PUD agreement will allow for the conversion of lodge and efficiency lodge units only in the Lot 38 Building to condominium units in order to create attractive, functional and higher occupancy units.
3. The PUD agreement will allow for the combination of only the condominium units only on the top floor of the Lot 50-51 Building.
4. The PUD agreement will require the Town to be notified of a proposed unit combination and the associated, required density transfer prior to or concurrent with the required building permits.
5. Unit combinations shall require an amendment to the condo map and declaration prior to the issuance of a certificate of completion for such combinations.
6. The hotel deed restriction shall remain in place for the five (5) efficiency lodge units that are allowed to be converted to lodge units.
7. The length of validity to reconfigure rooms and convert the five (5) efficiency lodge units shall be five (5) years.

Conceptual Worksession Regarding Synthetic Roofing Material in the Mountain Village Part 1

Town Planner II, Savannah Jameson, due to time constraints Ms. Jameson requested DRB hear the first part of this worksession for Synthetic Roofing Material in the Mountain Village.

Westile or concrete tile with similar profile and color should be used for repairs in the Village Center. Philosophically in favor of synthetic roofing materials for new construction, they should be reviewed on a case by case basis to determine their compatibility with the building.

Consideration of a Minor Revisions Application for Lot 355 Requesting a General Easement Encroachment

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

Town Forester/Planner Dave Bangert, presented for the Minor Revisions Application to Lot 355. Owner's representative and applicant, Skyler Bonser, presented for the application.

On a **Motion** made by Banks Brown and seconded by Phil Evans, the DRB voted 6-0 to approve the Minor Revisions Application for Lot 355 with the findings contained in the staff memo of record and the following condition:

1. The owners of Lot 355 shall enter into a Revocable General Easement encroachment agreement with the Town for the landscape berm in the General Easement prior to the issuance of a certificate of occupancy.

Lunch 11:52 a.m.

Consideration of a Design Review Process Development Application for Lot 204 Requesting a General Easement Encroachment

Town Forester/Planner Dave Bangert, presented for the Design Review Process application. Owner's representative and applicant, Larry Scanlon, presented for the application.

On a **Motion** made by Jean Vatter and seconded by Banks Brown, the DRB voted 7-0 to approve the Design Review Application for Lot 204 with the findings contained in the staff memo of record and the following conditions:

1. The new monument cannot have address numbers or illumination.
2. Applicant must seek approval from Town Council for the Road Right of Way encroachments.

Consideration of a Design Review Process Development Application for Lot 1001 and Tract OS-1R1 Roof & Fence Variation

Town Planner II, Savannah Jameson, presented the Design Review Development Application for Lot 1001 and Tract OS-1R1 roof and fence variation. Ron Cheroske presented the material board.

On a **Motion** made by David Eckman and seconded by Phil Evans, the DRB voted 7-0 to approve the Resolution for the Development Application for Lot 1001 and Tract OS-1R1 roof and fence variation with the finding and conditions contained in the resolution.

1. The roof be revised to a 4:12 pitch.
2. To allow the applicant to use synthetic roofing product as a test case for the community.
3. The material pallet be approved as presented due to proximity of existing structures and design set forth in this neighborhood.

Conceptual Worksession Regarding Synthetic Roofing Material in the Mountain Village Part 2

Town Planner II, Savannah Jameson, continued the worksession for Synthetic Roofing Material in the Mountain Village, introducing representative Mr. Paul Hoskinson for the CeDur Roofing Company. Mr. Hoskinson gave a presentation on this product to the DRB.

Major PUD Amendment to extend the length of validity and vested property rights for a site specific development plan for Lot 109R from December 8, 2015 to December 8, 2020

Director of Community Development, Chris Hawkins, presented for the application for a Major PUD Amendment to Lot 109R. Owner's representative and applicant, Tom Kennedy, presented for the application.

On a **Motion** made by Phil Evans and seconded by David Eckman, the DRB voted 7-0 to approve with the findings contained in the staff memo of record and the following conditions:

1. The length of validity for vesting shall be for three (3) years with the Council having the ability to extend to a total of five years after a public meeting held prior to the December 8, 2018.

2. Staff will conduct an analysis of the project against the Community Development Code (CDC) to understand current variations since the PUD was adopted prior to the CDC.

Public Comment: Chris Hawkins received a letter of opposition from Bruce Crown, an owner of a Westermere Unit.

Conceptual Worksession to Discuss a Proposed Rezoning, Density Transfer and Replat for Lots 376R and Lot 387R

Director of Community Development Chris Hawkins, presented the Conceptual Worksession for proposed rezoning, density transfer and replat of Lot 376R and Lot 387R. The DRB was generally in favor of the proposed rezoning and subdivision with the following non-binding comments:

1. Provide a forested buffer to the Marmot Ski Run for development on Tract 387-1.
2. Provide conceptual plan for Tract 387-1 to ensure all uses fit and are not crammed onto the site.
3. Explore covenant or other legal instrument that ties all open space tracts to the single-family lots to ensure they cannot be sold off separately.
4. Explore trailhead parking on the easterly side of the access bridge on Access Tract A1-F26 or other locations in the area for public to access the trail running up the Marmot Ski Run (Old Wagon Road).

Adjourn

With no other business on a Motion made by Phil Evans and seconded David Eckman, the DRB voted 7-0 to adjourn the May 7, 2015 meeting of the Mountain Village Design Review Board at 2:44 p.m.

Respectfully Submitted,

Savannah Jameson
Planner II