

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY MARCH 28, 2019**

**Call to Order**

Vice-Chairman Luke Trujillo called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:05 a.m. on Thursday, March 28<sup>th</sup>, 2019 in the Town Hall Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board members were present and acting:**

Phil Evans  
Greer Garner  
Dave Eckman  
Liz Caton (Alternate)  
Luke Trujillo  
Keith Brown

**The following Board members were absent:**

Jean Vatter (Alternate)  
David Craige  
Banks Brown

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
Sam Starr, Planner

**Public in attendance:**

Robert Stenhammer	<a href="mailto:rstenhammer@telski.com">rstenhammer@telski.com</a>
Lea Sisson	<a href="mailto:lea@leasissonarchitects.com">lea@leasissonarchitects.com</a>
Paul Hoskinson	<a href="mailto:phoskinson@cedur.com">phoskinson@cedur.com</a>
Cath Jett	<a href="mailto:cathjett@gmail.com">cathjett@gmail.com</a>
Tim Losa	<a href="mailto:tlosa@zehren.com">tlosa@zehren.com</a>
Steve Margetts	<a href="mailto:gettsbuilt@outlook.com">gettsbuilt@outlook.com</a>
Chris Hawkins	<a href="mailto:chris@alpineplanningllc.com">chris@alpineplanningllc.com</a>

**Reading and Approval of Summary of Motions for the March 7<sup>th</sup>, 2019 Design Review Board Meeting Minutes.**

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 6-0 to approve the March 7<sup>th</sup>, 2019 Summary of Motions.

**Consideration of a Design Review application for CeDUR synthetic roofing, which requires a specific approval from the DRB on lot 601, Unit 34, Knoll Estates, 307 Fairway Drive.**

Planner Sam Starr presented the consideration of specific approval for CeDUR synthetic roofing on Lot 601, Unit 34, 307 Fairway Drive. Paul Hoskinson of CeDUR presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Phil Evans and seconded by David Eckman, the DRB voted 6-0 to approve a specific approval for CeDUR "Live Oak" Color synthetic roofing on Lot 601 Unit 34, Knoll Estates, 307 Fairway Drive, with the following condition:

1. *Applicant must use copper flashing.*

**Consideration of a Design Review: Initial Architectural Site Review Application for a new single-family residence on Lot 165, Unit13, Cortina Land Condominiums, 230 Cortina Drive.**

Planner Sam Starr presented the consideration of an Initial Architectural Site Review application for a new single-family residence on lot 165, Unit 13, Cortina Land Condominiums, 230 Cortina Drive. Architect Lea Sisson presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown and seconded by the DRB voted 6-0 to approve a Final Review Application for a new single-family residence on Lot 165, Unit13, Cortina Land Condominiums, 230 Corina Drive, with 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. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
2. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Owners Applicant will need to adjust the address monument to make the address monument numbers downlit instead of backlit. Numbers will need to be coated with a reflective paint.*
4. *Reconsider lighting plan as proposed to minimize amounts of deck lighting, subject to review of the Design Review Board.*
5. *Drainage needs to be specified in a quantitative sense with input of Colorado Licensed Professional Engineer.*
6. *Provide a cross section of construction schematics for the DRB to have confidence that the engineering will not change the appearance of the building as presented to the DRB.*

**Consideration of a Design Review: Initial Architectural Site Review Application for a Multi-Family Development within the expansion area of Lot 600A consisting of Six (6) Condominium Units; Read and Recommendation of a Resolution to Town Council for a Density Transfer and Rezone from Four (4) Condo Units to Six (6) Condo Units.**

Planner Sam Starr presented the consideration of an Initial Architectural Site Review application for a multi-family development within the expansion area of Lot 600A, Elkstone, consisting of Six (6) Condominium Units; and the reading and recommendation of a Resolution to Town Council for a density transfer and rezone from four (4) condo units to six (6) condo units. Chris Hawkins of Alpine Planning LLC, and Tim Losa of Zehren Architects presented on behalf of the applicant. Board Member Dave Eckman recused himself due to a conflict of interest regarding financial interest.

There was no public comment.

On a **Motion** made by Phil Evans and seconded by Keith Brown, the DRB voted 5-0 to approve 1) Initial Architectural Site Review Application for a Multi-Family development within the expansion area of Lot 600A, Elkstone, and 2) recommend approval to Town Council for a density transfer and rezone from four (4) condominium units to six (6) condominium units, with the following conditions:

1. *Prior to submitting for the Final Review, the Owner shall either (A) obtain Town Council approval for the Rezoning Process and Density Transfer Process development applications; or (B) revise the proposed plans to include only four condominium units.*
2. *Prior to Final Architectural Review, the applicant shall provide staff a cumulative calculation of lot coverage for Lot 600A in its entirety, including existing structures not within the expansion area.*
3. *Prior to Final Architectural Review, the applicant shall provide a total calculation of exterior areas to have snow melt systems, and revise page L1.01 to indicate those areas in the plan set.*
4. *Prior to the Final Architectural Review, the applicant must submit a complete grading and erosion control plan documenting all cuts, fills, stormwater mitigation and drainage plans. The civil plans for the development of the site must be prepared by a Colorado PE.*
5. *Prior to Final Architectural Review, the applicant must provide additional information related to the address monument for the project, including location, illumination methods, heights, and any other requirements that may be applicable for addressing.*
6. *Prior to Final Architectural Review, the applicant shall submit a full wildfire mitigation plan demonstrating all mitigation areas as Zone 1, 2, or 3. In addition, they must provide documentation to planning staff demonstrating a certified forester, arborists, or landscape architect has determined the extent of any thinning work required for forest health.*
7. *Prior to Final Architectural Review, the applicant will be required to update the landscaping plan in order to demonstrate irrigation system design, methods to preserve existing trees which are to remain, along with specific planting schedules for all proposed shrubs and plantings on the site.*
8. *Prior to Final Architectural Review, the applicant must address the HOA parking requirements of no less than one (1) and no more than five (5) spaces reserved for HOA uses.*
9. *Prior to Final Architectural Review, staff is recommending that the applicant provide a full lighting plan including an iso-metric foot-candle study along with full cut sheets for all the proposed lighting fixtures for the site. The iso-metric foot candle study should specifically address light spill into the wetlands / riparian areas of Elk Pond.*
10. *Prior to Final Architectural approval, staff is requesting a full Construction Mitigation Plan that addresses but is not limited to the following items: construction fencing, material stockpiling, construction parking, crane staging, tree protection, storm water mitigation, and project phasing.*

11. *Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.*
12. *Prior to issuance of a CO, the property owner will submit a condominium map or condominium map amendment recognizing the final development.*
13. *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.*
14. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

Condition of a recommendation regarding a density transfer and rezone:

1. *The property owner must demonstrate ownership of the requisite density prior to issuance of a building permit.*

**Discussion Regarding Accessory Structures as found in Chapter 17.3.3 Use Table, 17.3.4 Specific Zone District Requirements, and Chapter 17.8 Definitions, of the Community Development Code.**

Planner Sam Starr presented the work session discussion regarding Accessory Structures as found in Chapter 17.3.3 Use Table, 17.3.4 Specific Zone District Requirements, and Chapter 17.8 Definitions, of the Community Development Code.

No public comment was provided.

**Adjourn**

On a unanimous **Motion** the Design Review Board voted 4-0 to adjourn the March 28<sup>th</sup>, 2019 meeting of the Mountain Village Design Review Board at 2:21 p.m.

Prepared and Submitted by,

Sam Starr, AICP  
Planner  
Town of Mountain Village