

**SUMMARY OF MOTIONS
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY SEPTEMBER 5th, 2019**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00 a.m. on Thursday, September 5th, 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:

Greer Garner
Keith Brown
David Craige
Banks Brown
Adam Miller (1st alternate)

The following Board members were absent:

Cath Jett
Ellen Kramer (2nd alternate)
Dave Eckman

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Sam Starr, Planner

Public in attendance:

Robert Stenhammer rstenhammer@telski.com

Reading and Approval of Summary of Motions for the August 1, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the August 1st, 2019 Summary of Motions, with the following changes:

1. The “public in attendance” section was corrected to reflect that Bonnie Beamer was in attendance. Her name was incorrectly stated as Ronnie Beamer in the initial minutes draft.

Reading and Approval of Summary of Motions for the August 8, 2019 Design Review Board Meeting Minutes.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the August 8th, 2019 Summary of Motions.

Consideration of a Design Review: Initial Architectural Site Review Application for a new single-family residence on Lot BC105, 114 Lawson Overlook.

Planner Sam Starr presented the consideration of a Design Review: Initial Architectural Site Review application for a new single-family residence on Lot BC105, 114 Lawson Overlook. Jack Wesson of Jack Wesson Architects presented on behalf of the owner.

There was no public comment.

On a **Motion** made by David Craige and seconded by Liz Caton the DRB voted 6-0, to approve a Design Review: Initial Architectural Site Review Application for a new single-family home located on Lot BC105, 114 Lawson Overlook, 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 additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
3. *Consistent with town building codes, unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
4. *Applicant shall revise his landscaping plan prior to Final Review, to indicate that no coniferous species will be planted in zone one of the wildfire mitigation zones.*
5. *Prior to Final Review, the applicant shall demonstrate that the parking requirements may be met with the current garage configuration.*
6. *Applicant shall submit an exterior lighting plan prepared by a licensed professional that includes bulb information, an isometric foot-candle diagram, and dimmer/lighting management system information.*
7. *Applicant shall provide an address identification sign plan prior to Final Review.*
8. *Applicant shall revise the construction mitigation plan prior to Final Review to include construction fencing around the entirety of the site and outside of the General Easement except for areas that are already devoid of vegetation and otherwise disturbed such as the proposed driveway area.*
9. *Per the comments of Fire Chief Jim Boeckel, applicant shall provide for a fire sprinkling system.*

Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured.

Senior Planner John Miller presented the Review and Recommendation to Town Council: A Resolution approving a proposed major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured. Dave Bulson of Foley and Associates, Inc. presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz Caton the DRB voted 6-0 to recommend approval to town council regarding a major subdivision application for Lot 388R, 130 Snowfield Drive, to formally plat the property as currently configured, with the following conditions:

1. Applicant shall maintain access for public use of existing trail easements in their current location on Lot 388, as shown in provided exhibits.
2. The Applicant will submit appropriate fees to staff for recordation with the San Miguel County Assessor's office within six months of approval.
3. Staff will review the final proposed plat document to verify consistency with CDC Sections 17.4.13.N. Plat Standards, and CDC Section.
3. Plat Notes and Certifications, and provide redline comments to the applicant prior to execution of the final mylar.
4. Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation.

Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road.

Senior Planner John Miller presented the consideration of a Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road. Ken Alexander of the Architects Collaborative presented on his own behalf.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz Caton, the DRB voted 6-0 to approve the Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-1, 304 Adams Ranch Road, with the following conditions:

1. Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.
2. Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.
3. Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman.
4. Prior to submittal of Building Permit, the applicant shall revise the submitted Construction Mitigation Plan to remove construction parking and material storage areas from Lot 640BR's General Easement - in conformance with the requirements of the CDC.
5. Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.
6. Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, subject to planning staff input and cooperation.
7. 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.
8. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
9. Prior to issuance of a CO the property owner will enter in to a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements within the General Easement.
10. 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.

11. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

Consideration of a Design Review: Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road.

Senior Planner John Miller presented the consideration of a Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road. Ken Alexander of the Architects Collaborative presented on his own behalf.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Liz David Craige, the DRB voted 6-0 to approve the Final Architecture and Site Review Application for a new single-family residence on Lot 640BR-4, 304 Adams Ranch Road, with the following conditions:

1. *Prior to submittal for building permit, the applicant shall demonstrate to staff that the address monument numbering and lighting meets the criteria of the CDC, including verifying any associated luminaire is fully shielded, downlit, and any numbering is coated with reflective coating.*
2. *Prior to submittal for building permit, the applicant shall revise the lighting plan to demonstrate that all wall mounted sconce fixtures are no higher than 7 feet above the adjacent grade.*
3. *Prior to submittal for building permit, the applicant shall provide to staff all details related to the construction of all rear patio retaining walls to be reviewed jointly by Staff and DRB Chairman*
4. *Prior to issuance of Certificate of Occupancy, the applicant shall verify that all disturbed areas within the project are revegetated with a native seed mix per the CDC. Any areas of the General Easement that are disturbed during construction must be returned to their original pre-disturbed condition.*
5. *Prior to submittal of Building Permit, the applicant shall revise their landscaping plan for the project, subject to planning staff input and cooperation.*
6. *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.*
7. *Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.*
8. *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.*
9. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

A Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process

Planning and Development Services Director Michelle Haynes presented Review and Recommendation to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to

include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process.

Board Member Keith Brown recused himself from this matter on account of a conflict of interest.

There was no public comment.

On a Motion made by Greer Garner, and seconded by Liz Caton, the Design Review Board voted 6-0 to recommend approval to Town Council regarding Community Development Code (CDC) amendments to clarify zoning designation definitions including but not limited to efficiency lodge, hotel efficiency and hotel zoning designations; to include the definition of short term accommodations at CDC Chapter 17.8 Definitions; and to amend the density transfer and rezone section of the CDC to add criteria to rezone and density transfer applications when rezoning from efficiency lodge, hotel or hotel efficiency to lodge zoning designations at CDC Section 17.4.9 Rezoning Process as presented in the DRB memo as an exhibit, with the following findings:

1. *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council*
2. *That the proposed CDC amendments provide clarity and do not otherwise substantially change the intention of the town's zoning designations, person equivalents, Density Limitations or use.*

Adjourn

On a **Motion** made by Greer Garner and seconded by Liz Caton, the Design Review Board voted 6-0 to adjourn the September 5th, 2019 meeting of the Mountain Village Design Review Board at 1:33 p.m.

Prepared and Submitted by,

Sam Starr, AICP
Planner
Town of Mountain Village