

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY NOVEMBER 7, 2019**

Call to Order

Vice Chairman David Craige called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:00AM on November 7th, 2019 in the Town Hall Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Cath Jett
Keith Brown
David Craige
Adam Miller (1st alternate)
Banks Brown
Dave Eckman
Liz Caton
Greer Garner

The following Board members were absent:

Ellen Kramer (2nd alternate)

Town Staff in attendance:

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

Public in attendance:

Chris Hawkins	chris@alpineplanningllc.com
Robert Stenhammer	rstenhammer@telski.com
David Ballode	dballode@msn.com
Mike Kettell	mike@scottsdale.com
Stratton Andrews	stratton@drewettworks.com
Lynn Kiklevich	lynn.kiklevich@fairmont.com
Rick Houston	Rick.Houston@fairmont.com
Marcy Pickering	marcy@peakpropertytelluride.com
Amy Sickels	office@peakpropertytelluride.com
James Lucarelli	jim@tellurideaffiliates.com
David MacKown	carlabouthelluier@gmail.com
Elaine Demas	elaine@telluridefoundation.org
Judy Kohin	judy@ahhaa.org

Reading and Approval of Minutes of the October 3rd and October 16th, 2019 Design Review Board Meeting

On a **Motion** made by Keith Brown and Seconded by Cath Jett, the Design Review Board voted 7-0 to approve the October 3rd and October 16th, 2019 Summaries of Motions.

Consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way.

Planner Sam Starr presented the Consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way.

There was no public comment.

On a **Motion** made by Cath Jett and seconded by Liz Caton the DRB voted 7-0, to **continue** the consideration of a Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way to the December 5th, 2019 Design Review Board Meeting.

A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and; Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11.

Planner John Miller presented the A review and recommendation to Town Council Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12, and; Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. Chris Hawkins of Alpine Planning, LLC presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by David Eckman, the DRB voted 7-0 to recommend approval to Town Council regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (formerly referred to as the Rosewood PUD and now known as La Montage) including but not limited to, a density transfer and rezone in accordance with CDC Sections 17.3.8 and 17.4.12,, with the following specific approvals, findings and conditions:

1. *Prior to issuance of a CO the property owner will enter into a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development.*
2. *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.*
3. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*

4. *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.*

On a **Motion** made by David Craige, and seconded by Cath Jett, the DRB voted 7-0 to **continue** the Consideration of a concurrent Design Review Application for 18 condominium units associated with the above referenced Major PUD Amendment and associated amenity space on Lot 152R pursuant to CDC Section 17.4.11. to the December 5th, 2019 regular Design Review Board Meeting.

A Review and Recommendation to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard

Planner Sam Starr presented the Review and Recommendation to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard. Marcy Pickering of Peaks Property Management presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Keith Brown, and seconded by Greer Garner, the DRB voted 7-0 to recommend approval to Town Council regarding a Conditional Use Permit for a Real Estate Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard, with the following findings and conditions:

Findings:

1. *The Design Review Board finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

1. *The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.*
2. *Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.*

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Planning and Development Services Director Michelle Haynes, presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Jim Lucarelli presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by David Eckman, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 30A and 30B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Planner Sam Starr presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Keith Brown represented himself in this matter.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by Liz Caton, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 41A from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41A one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.

A Review and Recommendation to Town Council regarding a Conditional Use Permit for a Public Art Installation on Lot OSP-49

Planner Sam Starr presented the Review and Recommendation to Town Council regarding a Conditional Use Permit for a public art installation on lot OSP-49. Elaine Demas of the Telluride Foundation presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Greer Garner, the DRB voted 5-2, with David Craige and Keith Brown voting against, to recommend approval to Town Council regarding a Conditional Use Permit for a public art installation on OSP-49, with the following findings and conditions:

Findings:

1. *The Design Review Board finds that the applicants submittal requires Review of the Design Review Board for Conditional Use Permit approval*
2. *The Design Review Board finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

1. *Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.*
2. *Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the We are in this together installation with existing utilities to determine there will not be any damage to the infrastructure nearby.*
3. *Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.*
4. *The art installation shall only be visible and lit during the gondola hours of operation.*
5. *The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.*
6. *The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or annual review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the bi-annual review may be elevated to the Town Council. The applicant shall in writing inform Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.*
7. *Staff has the authority to suspend operations if it is determined that the applicant or operator has failed to meet the conditions of approval.*
8. *The applicant shall, as needed, revegetate the site of the art display to a natural undisturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.*
9. *The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.*

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Planner Sam Starr presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Keith Brown represented himself in this matter.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the

following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 33A and 33B as one renumbered Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 21A and 21B as one renumbered Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41B from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 41B from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit. Dave MacKown presented on his own behalf.

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Craige, and seconded by Cath Jett, the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41B as one Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from one efficiency lodge units to one lodge unit*

A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from one (1) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit..

K. Brown recused himself due to a conflict of interest.

There was no public comment.

On a **Motion** made by David Eckman, and seconded by Cath Jett, the DRB voted 7-0, to **continue** a review and recommendation to Town Council of a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 21C from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit until the December 5th 2019 regular Design Review Board Meeting.

A review and recommendation to Town Council regarding a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units.

Senior Planner John Miller presented the review and recommendation to Town Council regarding a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units. Jeff Proteau and Blake Builder of Telluride Ski and Golf, LLC presented on behalf of the applicant.

K. Brown recused himself due to a conflict of interest.

There was no public comment

On a **Motion** made by Greer Garner, and seconded by David Craige , the DRB voted 7-0, recommend approval to Town Council of a rezone and density transfer application at Lot 640A, 306 Adams Ranch Road to increase employee apartment density by 12 units from 30 to 42 units, with the following conditions:

1. *All parking required by the CDC shall be provided by Mountain View Apartments. Parking shall be constructed on-site prior to the issuance of a final building permit and shall be subject to the applicable Design Review Process.*

2. The applicant will work with the town to preserve park space and/or access to the open space area.

3. The owner of Lot 640A shall be required to submit a Design Review Process Application to the DRB for design approval consistent with the representation on massing, scale, and siting as presented and approved in the rezoning and density transfer.

4. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.

5. The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.

Adjourn

On a unanimous **Motion**, the Design Review Board voted 7-0 to adjourn the November 7th, 2019 meeting of the Mountain Village Design Review Board at 2:50 P.M.

Prepared and Submitted by,



Sam Starr, AICP
Planner

Town of Mountain Village