

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY DECEMBER 5, 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 10:02AM on December 5<sup>th</sup>, 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:**

Keith Brown  
David Craige  
Adam Miller (1<sup>st</sup> alternate)  
Dave Eckman  
Liz Caton  
Greer Garner

**The following Board members were absent:**

Ellen Kramer (2<sup>nd</sup> alternate)  
Cath Jett  
Banks Brown

**Town Staff in attendance:**

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

**Public in attendance:**

Robert Stenhammer	<a href="mailto:rstenhammer@telski.com">rstenhammer@telski.com</a>
David Ballode	<a href="mailto:dballode@msn.com">dballode@msn.com</a>
Winston Kelly	<a href="mailto:winstonkelly@gmail.com">winstonkelly@gmail.com</a>
Keith Brown	<a href="mailto:keithtelluride@gmail.com">keithtelluride@gmail.com</a>
Tommy Hein	<a href="mailto:tommy@tommyhein.com">tommy@tommyhein.com</a>
Susan Conger-Austin	<a href="mailto:conger@iit.edu">conger@iit.edu</a>
Jim Austin	<a href="mailto:austin60610@yahoo.com">austin60610@yahoo.com</a>
Shannon Murphy	<a href="mailto:shannon@shannonmurphy.net">shannon@shannonmurphy.net</a>

**Review and approval of the 2020 Design Review Board Meeting Schedule.**

On a **Motion** made by Dave Eckman and Seconded by Liz Caton, the Design Review Board voted 6-0 to approve the 2020 Design Review Board meeting schedule.

**Reading and Approval of Minutes of the November 7<sup>th</sup>, 2019 Design Review Board Meeting**

On a **Motion** made by Greer Garner and Seconded by Dave Eckman, the Design Review Board voted 6-0 to approve the November 7<sup>th</sup>, 2019 meeting minutes.

**A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation, and concurrent review and recommendation to town council regarding a Variance for parking requirements (continued from 11-7-19).**

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 an Efficiency Lodge Zoning Designation to Lodge Zoning Designation, and concurrent review and recommendation to town council regarding a variance for parking requirements. Tom Scranton represented himself in this matter, but did not provide a presentation.

There was no public comment.

On a **Motion** made by Greer Garner and seconded by Adam Miller the DRB voted 6-0, to recommend approval to town council regarding a **rezone and density transfer application** to rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation, with the following conditions:

1. *The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-C as one Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
3. *The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 21-C from efficiency lodge to lodge unit.*
4. *Staff shall establish minimum criteria for room separation and wall requirements relative to zoning designations. Prior to the second reading – the portion of the wall must be a minimum of 50% of the volume of the total opening.*

On a **Second Motion** made by Greer Garner and seconded by Liz Caton, the board voted 3-3, with David Eckman, David Craige, and Ellen Kramer, dissenting, to recommend approval to town council regarding a **Variance for parking requirements**. As the board vote was evenly split, this matter will be **continued** to the 1.9.20 Design Review Board Meeting.

**Consideration of a Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 137, 102 Granite Ridge.**

Senior Planner John Miller presented the consideration of a Design review: Initial Architecture and Site Review Application for a new single-family residence on Lot 137, 102 Granite Ridge. Architect Tommy Hein of Tommy Hein Architects presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Greer Garner, and seconded by Dave Eckman, the DRB voted 6-0 to approve the Design Review: Initial Architecture and Site Review Application for a new single-family residence on Lot 137, 102 Granite Ridge with the following conditions:

1. *The applicants will provide a full lighting plan per the CDC requirements.*
2. *The applicants will revise their landscaping plans to include a full irrigation system and the associated requirements.*

3. *The applicants will revise plans to address required CDC parking of 2 enclosed spaces and 2 exterior spaces.*
4. *The applicants will revise the proposed driveway access to meet the standards of the CDC for driveline and shoulder width.*
5. *The address monument's location shall be revised, and its height limited to a maximum of 6'-0" above adjacent grade.*
6. *The applicants shall revise the proposed plans to include all areas of exterior snowmelt.*
7. *The applicants shall revise their plans to include a Fire Mitigation plan documenting the requirements of the CDC including but not limited to Fire Protection Zones, tree removal, and tree planting.*
8. *The applicants shall revise their plans to include a construction mitigation plan documenting the requirements of the CDC.*
9. *Prior to issuance of a CO, the property owner will enter into an access agreement with Telluride Ski and Golf for ski access from Lot 137 to ski resort owned properties.*
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.*
12. *Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:*
  - a. *The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');*
  - b. *Wood that is stained in the approved color(s);*
  - c. *Any approved metal exterior material;*
  - d. *Roofing material(s); and*
  - e. *Any other approved exterior materials*

**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. Architect Susan Conger presented on her own behalf

There was no public comment.

On a **Motion** made by Liz Caton, and seconded by Adam Miller, the DRB voted 5-1, with Board Member Dave Eckman voting against, to approve the Design Review: Final Review Application for a new single-family residence on Lot AR-53R2, 125 Adams Way, 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. *Prior to Final Review, Applicant shall provide a revised address identification sign schematic to demonstrate that the numbers be no less than 54" from the grade of the address monument.*

4. Prior to the Building Division conducting the required framing inspection, a four foot (4') by eight-foot (8') materials board will be erected on site consistent with the review authority approval to show:
  - b. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
  - b. Wood that is stained in the approved color(s);
  - c. Any approved metal exterior material;
  - d. Roofing material(s); and
  - e. Any other approved exterior materials

**Consideration of a Design Review Application for a design variation to allow for a privacy gate along the driveway on Lot OS-1, 127 Rocky Road.**

Planner Sam Starr presented the consideration of a Design Review Application for a design variation to allow for a privacy gate along the driveway on Lot OS-1, 127 Rocky Road. Shannon Murphy of Shannon Murphy Landscape Architects presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Liz Caton, and seconded by Greer Garner, the DRB voted 6-0 to approve the Design Review Application for a design variation to allow for a privacy gate along the driveway on Lot OS-1, 127 Rocky Road. There were no conditions associated with this motion.

**A Review and Recommendation to Town Council regarding a rezone and density transfer, and variance application to rezone Blue Mesa Lodge (Lot 42B), Units 22A, 22B, and 22C from three (3) 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, and variance application to rezone Blue Mesa Lodge (Lot 42B), Units 22A, 22B, and 22C from three (3) Efficiency Lodge Zoning Designation units to one (1) Lodge Zoning Designation Unit. Keith Brown presented on behalf of the applicant.

There was no public comment.

On a **Motion** made by Dave Eckman, and seconded by Adam Miller, the DRB voted 6-0 to recommend approval of a rezone and density transfer, and variance application to rezone Blue Mesa Lodge (Lot 42B), Units 22A, 22B, and 22C from three (3) Efficiency Lodge Zoning Designation units to one (1) Lodge Zoning Designation Unit, with the following conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 22A, 22B, and 22C as one renumbered lodge unit and cross-reference the approval of a Variance Resolution to the definition of a lodge zoning designation.*
2. *The Lot list shall be updated to reflect the rezone from three efficiency lodge units to one lodge unit.*

**A Review and Recommendation to Town Council regarding a rezone and density transfer to rezone Belvedere Units 2 and 3 from two (2) Condominium Zoning Designation units to one (1) Condominium Zoning Designation unit.**

On a **Motion** made by Liz Caton, and seconded by Adam Miller, the DRB voted 6-0 to **continue** the review and recommendation to Town Council regarding a rezone and density transfer to rezone Belvedere Units 2 and 3 from two (2) Condominium Zoning Designation units to one (1) Condominium Zoning Designation unit to the January 9<sup>th</sup>, 2020 Design Review Board Meeting.

**A review and recommendation to Town Council regarding a Community Development Code (CDC) amendment to the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design.**

Planning and Development Services Director Michelle Haynes presented the review and recommendation to Town Council regarding a Community Development Code (CDC) amendment to the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design.

There was no public comment.

On a **Motion** made by Greer Garner, and seconded by Ellen Kramer, the DRB voted 6-0, recommend approval to Town Council of a Community Development Code (CDC) amendment to the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design, with the following finding:

1. *Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council.*

**A Worksession discussion regarding the CDC prohibition of Architectural Lighting at CDC Section 17.5.12.C Prohibited Lighting.**

Planning and Development Services Director Michelle Haynes presented the worksession discussion regarding the CDC prohibition of Architectural Lighting at CDC Section 17.5.12.C Prohibited Lighting.

There was no public comment.

The DRB provided general consensus to move forward with considering removing the prohibition regarding architectural lighting. Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision.

**Adjourn**

On a **Motion made by Liz Caton and seconded by Greer Garner**, the Design Review Board voted 6-0 to adjourn the December 5<sup>th</sup>, 2019 meeting of the Mountain Village Design Review Board at 3:00 P.M.

Prepared and Submitted by,

Sam Starr, AICP  
Planner  
Town of Mountain Village