

**TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 5, 2020 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Miller	Action	Reading and Approval of Summary of Motions from the February 6, 2020, Design Review Board Meeting
3.	10:05	30	Haynes	Action/ Recommendation	Interview New Applicants for Design Review Board open seats with recommendation to Town Council
4.	10:35	30	Haynes	Informational	Community Development Code (CDC) Land Use Primer
5.	11:05	60	Miller	Public Hearing; Legislative	Review and Recommendation to the Town Council regarding amendments to Title 17, Community Development Code to provide Housekeeping Clean-up Amendments
6.	12:05				Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: cd@mtnvillage.org. We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY FEBRUARY 6, 2020**

Call to Order

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:05 AM on February 6, 2020, in the Town Hall Conference Room at 455 Mountain Village Boulevard Mountain Village, CO 81435.

Attendance

The following Board members were present and acting:

Banks Brown
Dave Eckman
Liz Caton
Greer Garner
Ellen Kramer (2nd alternate)

The following Board members were absent:

David Craige
Adam Miller (1st alternate)
Cath Jett

Town Staff in attendance:

Michelle Haynes, Planning and Development Services Director
John Miller, Senior Planner

Public in attendance:

Keith Brown
Robert Stenhammer
Kim Quint
Drew Goss
Mike Balsler
Thomas Scruton

Keithtelluride@gmail.com

kquint@robertsingerlighting.com

drewgoss@tommyhein.com

Mike@tommyhein.com

Scrutonize@gmail.com

Reading and Approval of Minutes from the December 5, 2019, DRB Meeting

On a **Motion** made by Ellen Kramer and Seconded by Greer Garner, the DRB voted 5-0 to approve the January 9, 2020, DRB Meeting Minutes.

A review and recommendation to Town Council regarding a Rezone and Density Transfer to rezone Blue Mesa Lodge (Lot 42B), Unit 20B from one (1) Efficiency Lodge zoning designation unit to one (1) Lodge zoning designation unit pursuant to CDC Sections 17.4.9 and 17.4.10

Senior Planner John Miller presented the review and recommendation to the Town Council regarding a rezone and density transfer application to rezone Lot 42B, Blue Mesa Lodge Unit 20B from an Efficiency Lodge Designation to a Lodging Designation. Keith Brown represented the applicant and provided an additional brief presentation for the project.

There was no additional public comment.

On a **Motion** made by Greer Garner and seconded by Ellen Kramer, the DRB voted 5-0 to recommend

approval to Town Council, a density transfer and rezone for Blue Mesa Lodge, Unit 20B, to rezone from one efficiency lodge zoning designation to one lodge zone designation with the following Findings and Conditions:

Findings:

1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.
2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 20-B 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 20-B from efficiency lodge to lodge unit.
4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording

Consideration of a Design Review: Final Architectural Review of a new Single-Family residence on Lot 137, 102 Granite Ridge, pursuant to CDC Section 17.4.11

Senior Planner John Miller presented the Consideration of a Design Review: Final Review Application for a new single-family residence on Lot 137, 102 Granite Ridge.

Tommy Hein and Chris Hawkins presented on behalf of the property owner.

There was no public comment.

On a **Motion** made by Greer Garner, and seconded by David Eckman, the DRB voted 5-0, to **approve** the consideration of a Design Review: Final Review Application for a new single-family residence on Lot 137, 102 Granite Ridge, with all requested design variations and specific approvals – and with the following conditions:

1. The applicants will modify the lighting plan per the CDC requirements and obtain approval from Town Staff and a DRB representative, prior to the issuance of a building permit.
2. The applicants will modify the landscaping plan and obtain planning staff approval, prior to issuance of a building permit.
3. The applicants will revise engineering plans to demonstrate retaining wall height throughout the site.
4. The applicants shall revise their construction mitigation plan for planning approval prior to the issuance of a building permit.
5. 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.
6. The property owner will enter into a revocable easement agreement with the Town for all encroachments into the General Easement approved by the DRB.

7. The property owner will enter into a revocable easement agreement with the Town for the address monument located within Town ROW. The agreement shall be executed and recorded prior to the issuance of a building permit.
8. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
9. Prior to the Building Division conducting the required framing inspection, a fourfoot (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

At 12:51PM, Ellen Kramer left the meeting.

A review and recommendation to Town Council regarding a variance for parking regulations on Lot 42B (Blue Mesa Lodge), Unit 21C, pursuant to CDC Sections 17.4.16 and 17.5.8

Senior Planner John Miller presented the review and recommendation to the Town Council regarding a variance for parking regulations on Lot 42B, Blue Mesa Lodge Unit 21C, to allow for a reduction in the 0.5 parking spaces required by the CDC.

Keith Brown provided public comment in support of the proposed variance request.

On a **Motion** made by Greer Garner, and seconded by Liz Caton, the DRB voted 3-1 to recommend approval to Town Council, a variance to parking regulations on Lot 42B, Blue Mesa Lodge Unit 20B, to allow for deviations to the 0.5 parking spaces required by the CDC, with the following Findings:

Findings:

1. *If the Town Council determines the variance request meets the requirements of the CDC, then the parking requirement for Unit 21-C will be met.*
1. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

The vote in opposition was based on the stated reason that the request does not meet the criteria for a variance outlined in the Staff Memo of record dated January 22, 2020.

Community Development Code (CDC) Land Use Primer

Agenda Item 7 was unanimously continued to the March 5, 2020 DRB meeting.

Adjourn

On a **Motion** made by Liz Caton and seconded by Greer Garner, the Design Review Board voted 4-0 to adjourn the February 6, 2020 meeting of the Mountain Village Design Review Board at 1:42PM.

Prepared and Submitted by,

John Miller
Senior Planner; Town of Mountain Village

Jane Marinoff

From: Spencer davis <codydavis82@me.com>
Sent: Friday, January 17, 2020 9:51 AM
To: Jane Marinoff
Subject: DRB

Hi, I'm interested in the DRB seat. I have owned and operated the Rusty Rhino cafe for 4 years. Providing that service has allowed me a unique experience with guests and residents alike. I would like to get into the operations of the town and contribute any information or ideas that I have or that I feel could be helpful in creating a better full time economy in Mountain Village. Thanks.

Sent from my iPhone

02/01/2020

Attn: Jane Marinoff

RE: Upcoming DRB vacancy

Dear Ms. Marinoff. Chairman, and current Board Members.

I would like to express my desire to once again be considered for the upcoming vacancy on the DRB. I reside in Mountain Village and as a General Contractor with over 25 years of experience in the Telluride region including several custom homes in the Mountain village, I truly believe that my knowledge of mountain construction and design expertise will greatly enhance the board.

I have no interest in replacing current Board members whose terms are expiring and wish to return. I only seek the vacant seat.

Thank you for your consideration. I'm happy to provide additional information and my resume if you desire.

Sincerely,

Bill Hoins

BILL HOINS

A Licensed General Contractor with over 35 years of experience in the building of custom homes, historical renovation and project management.

SUMMARY OF QUALIFICATIONS

- Member of the Community Advisory Committee for the Telluride Hospital District.
- Served as Chairman on the Mountain Village Design Review Board.
- Member of the Colorado Green Building Association
- 21 years as Owner/ President of Hoins Construction Inc.
- 18 months as Project Manager for Owen Development.
- Five years as Vice President, General Contractor and Project Manager for McLean Maddock.
- Extensive master carpentry experience.
- Exceptional work ethic and strong integrity.
- Extremely likeable and highly respected by subcontractors.
- Excellent rapport with area building officials

PROFESSIONAL HISTORY

HOINS CONSTRUCTION, Telluride, Colorado
PRESIDENT

1999-Present

- Cabins on the Creek (Town of Telluride)
- Boyd Residence (Town of Telluride)
- Sweet Residence (Mountain Village)
- Hill Residence (Town of Telluride)
- Viking 301 (Town of Telluride)
- Corcoran Residence (Town of Telluride)
- Mills Residence (Mountain Village)
- Austin Residence (Town of Telluride)
- Seiner Residence (Mountain Village)
- Telluride Chalet (Mountain Village)
- Flores Residence (Mountain Village)
- 560 West Columbia (Town of Telluride)
- Gray Residence (Town of Telluride, Winner-Restoration of the year 2011)
- Olk Remodel (Mountain Village)
- Hynden Residence (Mountain Village)
- Sisson / Lundeen Residence (Town of Telluride)
- Gentry Residence (Mountain Village)
- Byrom Residence (River Valley)
- Carlson Residence (Town of Telluride)
- Fusting Residence (Town of Telluride)
- 11 Stonegate (Mountain Village)

- Schaefer Residence (Mountain Village)
- 211 South Oak (Town of Telluride)
- Stajic Residence (Ski Ranches)
- Dix Residence (Specie Mesa)
- O'Neill Residence (Town of Telluride)
- Owen Residence (Mountain Village)
- Lange Residence (Mountain Village)
- Cheroske Residence (Fall Creek)

MCLEAN MADDOCK, Telluride Mountain Village, Colorado 1994-1999

LEAD CARPENTER/SITE SUPERVISOR

PROJECT MANAGER

PROJECT PLANNER/VICE PRESIDENT

- Traditional and log, high-end custom homes.
- Lodges on Sundance log town home project.

MOUNTAIN VILLAGE CONSTRUCTION, Telluride, Colorado 1992-1994

LEAD CARPENTER/SITE SUPERVISOR

- Large Commercial.
- High end custom homes.

NORTH SHORE CONSTRUCTION, St. Croix, U.S.V.I. 1989-1992

PARTNER/PROJECT PLANNER

- Reconstruction of over 30 hurricane destroyed homes and businesses.

BERTANI BUILDERS, Long Island, New York 1988-1989

LEAD CARPENTER

- Specialized in high-end custom homes.

SORENSEN CARPENTRY, Long Island, New York 1984-1988

CARPENTER

- Specialized in New England style historical restoration and new construction.

15 February 2020

Mountain Village Town Council

455 Mountain Village Boulevard, Suite A, Mountain Village, CO 81435

411 Mountain Village Boulevard, Mountain Village, CO 81435

Re: Design Review Board Opportunity

Dear Town Council Members,

It is with great enthusiasm that I submit my application to become a Design Review Board Member for the Town of Mountain Village.

I am a Colorado State licensed architect, who owns a condominium in Mountain Village and was recently appointed as a board member of our condominium's HOA. As a part time resident, I would like to become more involved in the community. I believe that serving on the Design Review Board presents an opportunity to share my experience in Architecture and Urban Planning to the benefit of Mountain Village.

As an architect, I have worked with many reputable design firms and am currently a Principal at Arquitectonica International Corporation. To supplement my architectural background, I am currently pursuing my Master of Urban Planning (MUP) degree at the University of Southern California, Sol Price School of Public Policy. I expect to complete the graduate degree program in December of this year.

I enjoy collaborating in a team environment, am confident in all phases of design and construction and am well versed in managing multiple stakeholders. I am very interested in participating as a member of your board and becoming a regular and meaningful part of the Mountain Village Community.

Best Regards,



Michael O'Boyle, AIA, LEED^{AP} oboyle.mpo@gmail.com m. 310.804.2471

323 Adams Ranch Road, Unit 1a, Mountain Village, Colorado 81435

3353 Redwood Avenue, Los Angeles, California 90066

Michael Patrick O'Boyle, AIA, LEED^{AP}

3353 Redwood Avenue
Los Angeles, California 90066
oboyle.mpo@gmail.com
m. 310.804.2471

Architectural Registrations

State of California C35792
State of Colorado 00405660
State of Pennsylvania 403892
State of Washington 8614

**Arquitectonica International Corporation
Principal, Los Angeles Office Director
March 2012 - Present**

Los Angeles, California

5th and Hill Ultra Luxury Condominium & Hotel

Location: Pershing Square, Los Angeles, California
Role: Project Director, Principal in Charge
Project Status: Schematic Design

San Jose Block 3 - Office Tower

Location: Plaza de Cesar Chavez, San Jose, California
Role: Project Director, Principal in Charge
Project Status: Design Development

the Hamptons Redevelopment - Rental Community

Location: Cupertino, California
Role: Project Director, Principal in Charge
Project Status: Entitlements

San Jose Block 8 - Luxury Condominium Tower

Location: San Jose, California
Role: Project Director, Principal in Charge
Project Status: Schematic Design

Ka'ka-ako Gardens - Luxury Condominium

Location: Honolulu, Hawaii
Role: Project Director
Project Status: Schematic Design / Hold

San Jose - WeWork Corporate Office Tower

Location: Julian Street, San Jose, California
Role: Project Director, Principal in Charge
Project Status: Schematic Design

25 Mason Street - Residential Rental Tower

Location: Tenderloin, San Francisco, California
Role: Project Director, Principal in Charge
Project Status: Entitlements

655 Folsom - Luxury Condominium Tower

Location: SOMA, San Francisco, California
Role: Project Director, Principal in Charge
Project Status: Schematic Design

Trinity Plaza Urban Community - Phase 3 & Phase 4

Location: Civic Center, San Francisco, California
Role: Project Director
Project Status: P4 20% Construction, P3 Complete 2017

2100 Market Street - Residential Rental Building

Location: Lower Haight, San Francisco, California
Role: Project Director, Principal in Charge
Project Status: 90% Construction

Pathline Park - Office Campus Master Plan

Location: Sunnyvale, California
Role: Project Director, Principal in Charge
Project Status: 40% Construction

33 Tehama - Residential Rental Tower

Location: SOMA, San Francisco, California
Role: Project Director
Project Status: Complete 2018

Lumina - Ultra Luxury Condominium Tower

Location: SOMA, San Francisco, California
Role: Project Director
Project Status: Complete 2016

Linea - Luxury Condominium Building

Location: Lower Haight, San Francisco, California
Role: Project Director
Project Status: Complete 2014

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State of Washington 8614

Gehry Partners, LLP**Associate****November 2003 - February 2012**

Los Angeles, California

Dr. Chau Chak Wing Building

Location: University of Technology, Sydney, Australia
Role: Senior Technical Detailer, Brick Cladding
Project Status: Complete - November 2014

the Guggenheim Museum

Location: Abu Dhabi, United Arab Emirates
Role: Senior Technical Detailer - Metal Cladding RFP
Job Captain - Construction Documents
Project Status: Construction Documents

Museo Puente de Vida, Bio-Museo

Location: Amador Causeway, Panama City, Panama
Role: Project Architect - Construction Administration
Project Status: Complete - October 2014

Ohr-O'Keefe Museum of Art

Location: Biloxi, Mississippi
Role: Project Architect - Construction Administration
Project Status: Complete - August 2011

Cleveland Clinic | Lou Ruvo Center for Brain Health

Location: Las Vegas, Nevada
Role: Project Team - Construction Documents
Senior Technical Detailer - Metal Cladding RFP
Project Status: Complete - April 2010

The Peter B. Lewis Science Library

Location: Princeton University, Princeton, New Jersey
Role: Project Architect - Construction Administration
Project Team - Construction Documents
Project Status: Complete - November 2008

Richard Meier & Partners, LLP**February 2001 - November 2003**

New York, New York

Art & Architecture Building

Location: Yale University, New Haven, Connecticut
Role: Project Team - Schematic Design
Project Team - Programming & PreDesign

165 Charles Street - Luxury Rental Tower

Location: New York, New York
Role: Project Architect - Interiors Construction Documents
Project Team - Shell & Core Construction Documents
Project Status: Complete - 2005

Viking Range Corporation Research & Testing Facility

Location: Starkville, Mississippi
Role: Project Team
Project Status: Construction Documents

Hope Ranch Residence

Location: Santa Barbara, California
Role: Project Architect
Project Status: Design Development

Hotel Gran Salone - Cosmit Milano 2002

Location: Milano, Italy
Role: Designer / Collaboration with Poliform

66 Leonard Street, a Jean Georges Restaurant

Location: New York, New York
Role: Project Team
Project Status: Complete - 2002

Benton Residence

Location: Katonah, New York
Role: Project Team
Project Status: Schematic Design thru Construction Documents

Michael Patrick O'Boyle, AIA, LEED^{AP}

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m. 310.804.2471

Architectural Registrations

State of California C35792
State of Colorado 00405660
State of Pennsylvania 403892
State of Washington 8614

Bohlin Cywinski Jackson**June 1998 - January 2001**

Wilkes-Barre, Pennsylvania
Seattle, Washington

the Seattle City Hall

Location: Seattle, Washington
Role: Project Team
Project Status: Complete - 2015

Farmer House

Location: Eugene, Oregon
Role: Designer
Project Status: Schematic Design thru Design Development

Pixar Animation Studios

Location: Emeryville, California
Role: Project Team
Project Status: Complete - 2001

Woodside House | Steve Jobs

Location: Woodside, California
Role: Designer
Project Status: Complete - 2007

Oak Crest Residence

Location: Glen Echo, Virginia
Role: Project Team - Construction Documents
Project Status: Schematic Design thru Design Development

Harrisburg Parking Authority | River Street Garage

Location: Harrisburg, Pennsylvania
Role: Project Team
Project Status: Complete - 2001

Linard Residence

Location: Blue Mountain, Pennsylvania
Role: Visualization Team Leader
Project Status: Complete - 2000

LD Astorino & Associates**May 1996 - May 1998**

Pittsburgh, Pennsylvania

Recreation Hall Building Renovation

Location: Penn State University, University Park, Pennsylvania
Role: Intern - 3D Visualization
Status: Complete - 1997

Louis E. Lasch Football Training Facility

Location: Penn State University, University Park, Pennsylvania
Role: Intern - Schematic Design
Project Status: Complete - 2000

Chapel of the Holy Spirit

Location: The Vatican City, Italy
Role: Intern - 3D Visualization | Marketing
Project Status: Complete 1995

Education**The Pennsylvania State University**

Bachelor of Architecture / Business Minor 05/98
Sede di Roma - Palazzo Doria, Rome; Studio Exchange

The Edinburgh School of Design

International Design Studio 08/94
Heriot-Watt University - Edinburgh, Scotland; Non-Credit Studio

Affiliations

American Institute of Architects
National Council of Architectural Registration Boards
Leadership in Energy and Environmental Design
San Francisco Bay Area Planning and Research - Member
Urban Land Institute - Member
Central City Association of Los Angeles - Member
Registered Architect in CA, CO, PA, WA

Technology

Adobe Creative Suite, Autodesk Revit, AutoCad, BlueBeam
Deltek Vision, Digital Project, MicroSoft Office, Sketchup, Rhino

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State of Pennsylvania 403892
State of Washington 8614

Publications**Arquitectonica**

Arquitectonica Monograph; Recognition - Principal
Rizzoli Publishers; Publish Date: 2019

GA Document / Number 114

Gehry Partners, LLP - Lou Ruvo Center for Brain Health
Periodical; Issue No. 114

Frank O. Gehry from 1997

Skira Publications
Skira Publications; Publish Date: 2009

GA Document / Number 106

Gehry Partners, LLP - Princeton University Lewis Library
Periodical; Issue No. 106

Richard Meier Architect / Volume 4

Richard Meier & Partners Monograph; Recognition - Collaborator
Rizzoli Publishers; Publish Date: 2004

Richard Meier / Electa's Modern Masters

Richard Meier & Partners Monograph; Recognition - Collaborator
Phaidon Press; Publish Date: 2003

Richard Meier & Partners - Complete Works

Richard Meier & Partners Monograph; Recognition - Collaborator
Taschen; Publish Date: 2013

Bohlin Cywinski Jackson / 12 Houses

Bohlin Cywinski Jackson - Residential Monograph - Collaborator
Rizzoli; Publish Date: 2005

Global Architecture International 2004

Gehry Partners, LLP - Peter B. Lewis Library - Collaborator
Periodical; Issue No.79; Pages 33-38

Interior Design / Number 6

Richard Meier & Partners, LLP - Gran Hotel Milano - Designer
Periodical; Issue no. 6; Pages 186-190

GA Houses / Project 2002

Richard Meier & Partners, LLP - Katonah House - Collaborator
Periodical; Issue No. 70; Pages 127-129

Cosmit | Grand Hotel Salone

Richard Meier & Partners, LLP - Paris Room - Designer
Event Publication; Pages 10-14 / 31

GA Houses / Project 1999

Bohlin Cywinski Jackson - Blue Mountain House - Collaborator
Periodical; Issue No. 59; Pages 38-39

Bohlin Cywinski Jackson / The Nature of Circumstance

Bohlin Cywinski Jackson Monograph; Recognition - Collaborator
Rizzoli; Publish Date: 2010

Arquitectonica International Corporation
March 2012 - Present

Davidson Plaza Office Complex

Location: San Jose, California
Role: Design Principal, Project Director
Net Area: 970,000 sf
Construction Cost: n/a
Project Status: Schematic Design, Entitlements

Responsibilities:

Collaborate with Owner in developing programmatic guidelines, consistent with zoning and budget constraints for the project

Manage team of Designers / Architects in preparation of initial zoning / site analysis package

Work with the Design Team to prepare initial design concept and develop drawings and illustrations for concept design deliverable

Meet regularly with Owner, Governing Agencies and Community Use Groups to present proposed design solution(s)

Meet regularly with the Design Team to track progress of Schematic Design drawings and guide progress towards a coordinated deliverable

Attend periodic MEP / Structural coordination meetings



285 South Market Office Tower

Location: San Jose, California
Role: Design Principal, Project Director
Net Area: 1,050,000 sf
Construction Cost: \$370,000,000
Project Status: Design Development, Schematic Design, Entitlements

Responsibilities:

Collaborate with Owner in developing programmatic guidelines, consistent with zoning and budget constraints for the project

Manage team of Designers / Architects in preparation of initial zoning / site analysis package

Work with the Design Team to prepare initial design concept and develop drawings and illustrations for concept design deliverable

Meet regularly with Owner, Governing Agencies and Community Use Groups to present proposed design solution(s)

Meet regularly with the Design Team to track progress of Design Development drawings and guide progress towards a coordinated deliverable

Attend periodic MEP / Structural and design coordination meetings

Regular Communication with Owner, Contractor & Design Consultants to monitor design progress and pre-construction cost analysis.



Arquitectonica International Corporation
March 2012 - Present

33 Tehama Luxury Rental Tower

Location: San Francisco, California
Role: Project Director
Net Area: 1,050,000 sf
Construction Cost: \$370,000,000
Project Status: Construction Completion Sept 2018

Responsibilities:

Collaborate with Owner in developing programmatic guidelines, consistent with zoning and budget constraints for the project

Manage team of Designers / Architects in preparation of initial zoning / site analysis package

Meet regularly with Owner, Governing Agencies and Community Use Groups to present proposed design solution(s)

Meet regularly with the Design Team and provide oversight towards drawing production, permitting and project delivery.

Attend periodic MEP / Structural and design coordination meetings

Regular Communication with Owner, Contractor & Design Consultants to monitor design progress and pre-construction cost analysis during the design phase of the project

Meet regularly with in house Construction Administration team to ensure best practices throughout the construction phase of the project



Sunset Boulevard Mixed Use Tower

Location: West Hollywood, California
Role: Design Principal
Net Area: 360,000 sf
Construction Cost: Not Available
Project Status: Competition

Responsibilities:

Lead in house marketing and business development teams in preparation of Stage 1 Qualifications submission package

Work with the Design Team to prepare initial design concept and develop drawings and illustrations for concept Stage 2 submission package

Prepare design narrative and presentation materials for Stage 2 interview

Work with the Design Team to prepare design modifications and additional illustrations for Stage 3 final interview



Arquitectonica International Corporation
March 2012 - Present

Lumina Ultra-Luxury Condominium

Location: San Francisco, California
Role: Project Director
Net Area: 1,460,000 sf
Construction Cost: \$620,000,000
Project Status: Construction Completion May 2016

Responsibilities:

Collaborate with Owner in developing programmatic guidelines, consistent with zoning and budget constraints for the project

Manage team of Designers / Architects in preparation of initial zoning / site analysis package
Meet regularly with Owner, Governing Agencies and Community Use Groups to present proposed design solution(s)

Meet regularly with the Design Team and provide oversight towards drawing production, permitting and project delivery.

Attend periodic MEP / Structural and design coordination meetings

Regular Communication with Owner, Contractor & Design Consultants to monitor design progress and pre-construction cost analysis during the design phase of the project

Meet regularly with in house Construction Administration team to ensure best practices throughout the construction phase of the project



5th and Hill Mixed Use Tower

Location: Los Angeles, California
Role: Project Director
Net Area: 360,000 sf
Construction Cost: \$258,000,000
Project Status: Schematic Design, Entitlements

Responsibilities:

Collaborate with Owner in developing programmatic guidelines, consistent with zoning and budget constraints for the project

Manage team of Designers / Architects in preparation of initial zoning / site analysis package

Work with the Design Team to prepare initial design concept and develop drawings and illustrations for concept design deliverable

Meet regularly with Owner, Governing Agencies and Community Use Groups to present proposed design solution(s)

Meet with Los Angeles Urban Design Studio to regularly communicate design direction and progress

Meet regularly with the Design Team to track progress of Schematic Design drawings and guide progress towards a coordinated deliverable

Attend periodic MEP / Structural coordination meetings



Gehry Partners, LLP
November 2003 - February 2012

The Guggenheim Museum

Location: Abu Dhabi, United Arab Emirates
Role: Senior Technical Detailer - Metal Cladding RFP
Job Captain - Construction Documents
Net Area: 42,000 sm
Construction Cost: n/a
Project Status: Projection June 2012

Responsibilities:

Leading a team of Architects in the Development of Technical Details, Specifications and General Requirements for a Design Build Metal Cladding RFP

Managing a team of Architects in the Development of Interior Wall Systems and Partition Types, Finishes and Fixtures

Coordination of MEP / Structural / Acoustic Consultants



Museo Puento de Vida, Bio-Museo

Location: Amador Causeway, Amador, Panama
Role: Project Architect - Construction Administration
Gross Area: 4,100 sm
Cost Estimate: \$31,950,000
Project Status: Completion December 2011

Responsibilities:

Regular Site Visits and Field Observation to Monitor Construction Progress and Maintain the Quality Assurance Guidelines Established by the General Requirements of the Contract Documents

Preparation of Field Observation Reports to Record Status of Construction and to Identify Actionable Items that are not Compliant with the Contract Requirements

Review and Formal Response to Contractor Requests for Interpretation, Submittal Shop Drawings, Product Submittals, Deviation Requests and Non-Compliance Reports

Preparation of Construction Change Directives and Revision Tracking

Evaluation of Contractor Change Order Requests and Determination of Contractor Entitlement

Regular Communication with Owner, Contractor & Design Consultants to Ensure Project Delivery

Coordination of Exhibits Design and Exhibits Design Fabricator to Ensure Proper Integration of the Exhibits within the Building Envelope



Gehry Partners, LLP
November 2003 - February 2012

Ohr-O'Keefe Museum of Art

Location: Biloxi, Mississippi
Role: Project Architect - Construction Administration
Net Area: 25,000 sf
Construction Cost: \$40,000,000
Project Status: Phase I - Complete - November 2010
Phase II - Bidding & Negotiation

Responsibilities:

Regular Site Visits and Field Observation to Monitor Construction Progress and Maintain the Quality Assurance Guidelines Established by the General Requirements of the Contract Documents

Preparation of Field Observation Reports to Record Status of Construction and to Identify Actionable Items that are not Compliant with the Contract Requirements

Review and Formal Response to Contractor Requests for Interpretation, Submittal Shop Drawings, Product Submittals, Deviation Requests and Non-Compliance Reports

Regular Communication with Owner, Contractor & Executive Architect to Ensure Project Delivery

Coordination of Exhibits Design and Exhibits Design Fabricator to Ensure Proper Integration of the Exhibits within the Building Envelope

Coordination of Environmental Graphics, Signage and Way Finding Design

Design and Documentation of Donor Recognition Components, Including Custom Bench Designs, Donor Paver Patterning and Plaza Markers



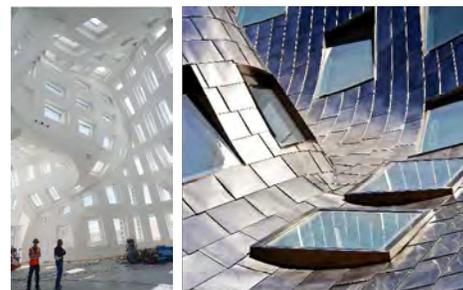
Cleveland Clinic | Lou Ruvo Center for Brain Health

Location: Las Vegas, Nevada
Role: Project Team - Construction Documents
Senior Technical Detailer - Metal Cladding RFP
Gross Area: 62,000 sf
Construction Cost: \$100,000,000
Project Status: Completion April 2010

Responsibilities:

Development of Technical Details, Specifications and General Requirements for a Design Build Metal Cladding RFP

Design and Documentation of Gift Shop Casework, Coordination and Integration into existing building infrastructure



Gehry Partners, LLP
November 2003 - February 2012

The Peter B. Lewis Science Library

Location: Princeton University, Princeton, New Jersey
Role: Project Architect - Construction Administration
Project Team - Construction Documents
Net Area: 89,000 sf
Construction Cost: \$64,000,000
Project Status: Completion November 2008

Responsibilities:

Regular Site Visits and Field Observation to Monitor Construction Progress and Maintain the Quality Assurance Guidelines Established by the General Requirements of the Contract Documents

Preparation of Field Observation Reports to Record Status of Construction and to Identify Actionable Items that are not Compliant with the Contract Requirements

Review and Formal Response to Contractor Requests for Interpretation, Submittal Shop Drawings, Product Submittals, Deviation Requests and Non-Compliance Reports

Preparation of Construction Change Directives and Revision Tracking

Evaluation of Contractor Change Order Requests and Determination of Contractor Entitlement

Regular Communication with Owner, Contractor & Design Consultants to Ensure Project Delivery

Coordination of Environmental Graphics, Signage and Way Finding Design

Coordination of Furniture, Fixtures & Equipment Design and Integration into Building



Richard Meier & Partners
February 2001 - November 2003

The Charles Street Apartments

Role: Project Team-Core/Shell
Project Architect - Interiors
Location: New York, New York
Gross Area: 76,400 sf
Cost Estimate: \$34,750,000
Status: Construction Documents
Construction: October 2003



**Yale University -
The History of Art & Arts Library**

Role: Project Team-Schematic Design
Code Analysis / Program Document
Location: New Haven, Connecticut
Gross Area: 66,800 sf
Cost Estimate: \$42,575,000
Status: Design Development
Construction: January 2005



**Viking Range Corporation -
Research & Testing Facility**

Role: Project Team-Schematic Design
Through Construction Documents
Location: Starkeville, Mississippi
Gross Area: 36,900 sf
Cost Estimate: \$11,680,000
Status: Bid Phase
Construction: September 2003



Santa Barbara House

Role: Project Architect-Pre-Schematic
Through Design Development
Location: Santa Barbara, California
Gross Area: Main House 13,850 sf
Guest House 3,500 sf
Garage/Study 3,500 sf
Cost Estimate: \$13,570,000
Status: Design Development / May 2002
Construction: Pending



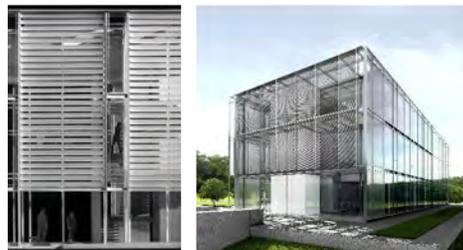
**Hotel Gran Salone -
Cosmit Milano 2002**

Role: Designer / Collaboration with Poliform
Location: Milano, Italy
Gross Area: 30.00 sm
Cost Estimate: N/A - Poliform to Fabricate
Status: Complete / March 2002
Construction: Complete



New York House

Role: Project Team-Schematic Design
Through Construction Documents
Location: Katonah, New York
Gross Area: Main House 12,500 sf
Guest House 6,500 sf
Care Taker 3,500 sf
Cost Estimate: \$31,600,000
Status: Bid Phase / November 2001
Construction: Pending



66 Leonard Street

Role: Project Team - Construction Documents
Existing Conditions / Computer Renderings
Location: New York, New York
Gross Area: 12,250 sf
Cost: \$3,700,000
Status: Complete / January 2003
Construction: Complete



Bohlin Cywinski Jackson
June 1998 - January 2001

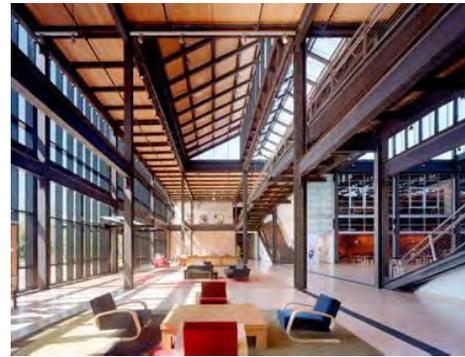
**The City of Seattle -
Seattle Civic Center - City Hall**

Role: Project Team-Schematic Design
Through Construction Documents
Location: Seattle, Washington
Gross Area: 180,000 sf
Cost Estimate: \$72,000,000
Status: Complete / August 2003
Construction: Complete



Pixar Animation Studios

Role: Project Team-Construction Administration
Location: Emeryville, California
Gross Area: 218,000 sf
Cost: \$64,500,000
Status: Complete / October 2000
Construction: Complete



L.D. Astorino & Associates
May 1996 - May 1998

**Penn State University -
Rec Hall Building Renovation**

Role: Intern - Schematic Design
Location: University Park, Pennsylvania
Gross Area: 40,000 sf
Cost: \$1,200,000
Status: Complete / 1999
Construction: Complete



**Penn State University -
Louis E. Lasch Football Building**

Role: Intern - Schematic Design
Location: University Park, Pennsylvania
Gross Area: 90,000 sf
Status: Complete / 2001
Construction: Complete



Chapel of the Holy Spirit

Role: Intern - Construction Documents
Location: The Vatican City, Italy
Gross Area: 3,300 sf
Status: Complete / 1997
Construction: Complete



Jane Marinoff

From: sbennett@telluridecolorado.net
Sent: Monday, February 17, 2020 4:18 PM
To: Jane Marinoff
Subject: Mountain Village DRB

Follow Up Flag: Follow up
Flag Status: Flagged

Jane,

Please accept this email as a letter of intent and resume in becoming a member of Mountain Village Design Review Board. I am interested in serving on the Mountain Village Design Review Board. I have lived in Telluride for 52 years and am a 4th generation Telluride native. I have been involved in construction, development and real estate sales since the mid-eighties when Mountain Village started. I served on the Aldasoro DRB for 8 years. I recently retired from the Telluride Fire Department after 23 years of service, the last 5 as Chief. I have a background in design and graduated from Fort Lewis college with an Art major and Engineering minor. I will promote the design regulations to uphold the property values and review applications on the merit of each project with the consideration of neighboring property interests as well.

Thank You for your consideration,

Scott Bennett
Broker Associate
Telluride Real Estate Brokers
(970) 728-6667 Office
(970) 729-1666 Cell
sbennett@telluridecolorado.net
www.telluriderealestatebrokers.com
Retired Chief, Telluride Volunteer Fire Department
2017 Community Realtor of the Year
2005 Community Realtor of the Year

Jane Marinoff

From: Michelle Haynes
Sent: Saturday, February 22, 2020 8:57 AM
To: Jane Marinoff
Subject: Fwd: Design Review Board seat

Sent from my iPhone

Begin forwarded message:

From: yvette rauff <yvette.rauff@gmail.com>
Date: February 22, 2020 at 8:55:39 AM MST
To: Michelle Haynes <MHaynes@mtnvillage.org>
Subject: Design Review Board seat

Hello Michelle,

I am interested in being considered for the open seat on the Mountain Village Design Review Board.

This is my ninth winter in Mountain Village, I have been a home owner here since 2013, and last year became a full time resident.

My plan is that Mountain Village will be my forever home. I am looking for a role in which I can contribute to help keep Mountain Village the charming mountain community that it is (which makes it a great place to live!), and help guard against it being developed into a small city (with the often accompanying problems of too much traffic and pavement, overcrowding, light pollution and strained infrastructure).

I feel strongly that great communities just don't magically happen but rather evolve because of the hard work and commitment of the "everyday" people in the community.

As far as my work background:

My first career was as a veterinarian. I practiced for twenty years with various roles: First as a US Peace Corps volunteer, then as a large and small animal practitioner, then strictly a companion animal doctor, then ultimately specializing in geriatric animals and acting as a grief and pet loss counselor.

My second career was in the software industry and spanned 25 years. I worked on the business side of running a global company - working my way up to the Chief Operating Officer then developing and stepping into the role of Chief Culture Officer before separating from the company last year.

Although I may not have a background in architecture or construction, I am eager and willing, and I believe, capable, to learn whatever is necessary to be a productive member of the team.

Thank you for your consideration.

Sincerely,
Yvette Rauff

Sample DRB Interview Questions

1. What interests you about serving on the DRB?
2. Are you familiar with the TMV DRB and the review process?
3. Do you have any experience serving on a similar board?
4. What qualities do you feel are important for a DRB member to possess?
5. What important qualities do you believe you will bring to the DRB?
6. Do you see yourself having potential conflicts of interest?
7. Are you able to commit the necessary time to the DRB?



To: Design Review Board (DRB)

From: John Miller, Senior Planner

For: March 5, 2020 DRB Meeting

Date: February 18, 2020

Re: CDC Housekeeping Amendments

PART I. Introduction

This staff memo has been prepared in an effort to improve the Community Development Code in areas identified as “housekeeping amendments”. These are generally technical amendments identified by staff as needed to improve the zoning/development code administration. The proposals included in this staff report would amend *Title 17: Community Development Code (CDC)*, to increase consistency, clarify requirements, and ease certain restrictions. Each change proposed is not significant enough to be its own long-range planning action and therefore, they have been grouped to allow efficient use of the Design Review Board and Town Council’s time.

This report addresses the following topics and includes a detailed discussion of each in Part II:

1. Amend Section 17.3.11 to better clarify building height measurement calculations.
2. Create Section 17.3.22: Right-of-Way and Town-owned Access Tract Standards
3. Amend Section 17.4.3 to correct typos and inconsistencies.
4. Amend Section 17.4.9 to correct Rezone Limitation inconsistencies.
5. Amend Section 17.5.6 to modify provisions for roofing materials to align with new standards
6. Amend Section 17.5.9 to allow for the issuance of a CO prior to completion of landscaping in certain cases.

PART II. Text Amendment Discussion

The following discussion considers each of the proposals in detail and identifies the relevant sections of the CDC.

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(***) = Portion of existing code removed (skipping to another code section to reduce report length)

1. Amend Section 17.3.11 to better clarify building height measurement calculations.

Chapter 17.3 ZONING AND LAND USE REGULATIONS

(***)

17.3.11: BUILDING HEIGHT

A. General

The Town requires a Building Height and an Average Building Height calculation.

The building height requirements of this section shall apply unless other building heights are specified in an approved PUD development agreement or on a recorded plat.

B. Method for Measuring the Building Height.

The Building Height calculation shall be measured vertically at a right angle to the horizon line from any point on a proposed or existing roof or eave from the highest point on the rooftop, roof ridge, parapet, or topmost portion of the structure (including but not limited to the roofing membrane) to the natural grade or finished grade, whichever is more restrictive, located directly below said point of within two feet of the foundation wall directly below the highest point of the structure. ~~roof or eaves.~~

1. If the existing pre-construction grade has been disturbed prior to development, the Director of Community Development may accept an estimation of pre-development topography prepared by a registered land surveyor or civil engineer. The Director may require additional historical documentation, technical studies, reports or other information to establish the natural grade.
2. If the Planning Division determines that there are minor irregularities in the natural grade, these areas shall not be used in determining compliance with the building height limitation set forth herein, and the surrounding typical natural grade shall be used.
3. Window wells and similar building appurtenances installed below grade that extend out five (5) feet or less (as measured from the outside of retaining wall) shall not be counted as the finished grade for the purposes of calculating building height if such features do not add to the perceived height of a building.

C. Method for Measuring the Maximum Average Building Height.

1. The Maximum Average Building Height calculation shall be measured from the natural grade or the finished grade, whichever is more restrictive, to a the point on the roof plane midway between the eave and ridge the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure. An average building height calculation is produced for each of the four (4) architectural elevations. The four (4) height calculations are then averaged to derive the Average Building Height.
2. On complex buildings with multiple heights and/or buildings with multiple heights on sloping sites, the maximum average building height calculation shall be determined by taking the average of heights at equal intervals around the perimeter of a building. Those intervals shall be no more than twenty (20) feet. When multiple roofs occur within any interval, the height for that interval shall be measured from the finished grade or natural grade (whichever is most restrictive) to the highest point on the rooftop, roof ridge, parapet or topmost portion of the structure ~~a point on the highest primary roof midway between the eave and the ridge.~~ For purposes of determining the maximum average height on complex buildings, a roof shall have a horizontal projection of at least ten (10) feet. This definition does not intend to allow strategies to circumvent the intention of the maximum average height limitation through such relationships as high-rise structures surrounded by low secondary roofs.

2. Create Section 17.3.22: Right-of-Way and Town-owned Access Tract Standards

Chapter 17.3 ZONING AND LAND USE REGULATIONS

(***)

17.3.22 Right of Way and Town-Owned Access Tract Encroachment Agreement Requirements.

1. For any new development on a privately owned lot that includes ancillary and associated improvements proposed to be located on or projecting into and/or over right-of-way or Town-owned access tracts, the review authority shall first review, and if approved, require the lot owner to enter into a Revocable Encroachment Agreement with the Town that includes indemnification for the Town from liability that may arise from such encroachments.
2. The Planning Division shall be responsible for referring development applications with ancillary or associated improvement encroachments into the right-of-way or Town-owned access tracts to the Town Public Works Department and Fire Department, as applicable. If it is determined by Town staff that the encroachment is insubstantial, then the Planning Division shall finalize the Revocable Encroachment Agreement with the applicant. If the encroachments are determined to be substantial by Town Staff, the Lot owner shall request approval from Town Council, as a Class 5 application, to allow the encroachments to be approved and for the Lot owner to enter into a Revocable Encroachment Agreement with the Town.
3. The encroachment agreement shall be in form and manner set forth by the Town and shall be recorded in the San Miguel County Clerk and Recorder's Office at the applicant's expense.

4. The encroachment agreement shall be executed and recorded prior to the issuance of any building permit or development permit.
5. In the event the encroachment is pre-existing absent an encroachment agreement, the Town will follow the same procedure outlined in 17.3.22.(2) above.

3. Amend Section 17.4.3 to correct typos and inconsistencies.

Chapter 17.4 DEVELOPMENT REVIEW PROCEDURES

(***)

17.4.3 DEVELOPMENT REVIEW PROCEDURES

(***)

G. Step 7: Schedule Review Authority Public Hearing

(***)

1. Class 3, 4 and 5 Applications

- a. A public hearing shall be scheduled with the review authority in accordance with this section if the Planning Division determines that a class 3, 4 or 5 development application has met the following public hearing threshold requirements:

(***)

- iv. For Class 3 applications, an Initial Architecture and Site Review hearing has been scheduled prior to the scheduled date for the Final Review public hearing.-

(***)

K. Step 11: Review Authority Action on a Development Application

1. Class 1 or Class 2 Applications.

(***)

- b. The Planning Division's action on class 1 or 2 development applications shall be based on a finding of compliance with the specific requirements of this CDC for the type of development application under review and shall be for approval, conditional approval or denial.

2. Class 3 Applications. The following options are available to the review authority when acting on class 3 development applications:

(***)

- b. Final Review. After the DRB approves the Initial Architecture and Site Review application a public hearing shall be held on a subsequent agenda. The DRB shall have the following options for action:
 - i. Approval. The DRB shall approve a proposed Class 3 development application if it determines that it meets the applicable requirements and criteria of the CDC.
 - a. The DRB's ~~recommendation~~ of approval of a class 3 development application shall be made by motion, approved by a majority vote of the DRB and recorded in the DRB summary of motions.

4. Amend Section 17.4.9 to correct Rezone Limitation inconsistencies.

Chapter 17.4 DEVELOPMENT REVIEW PROCEDURES

(***)

17.4.9.D.6: Rezoning Limitations

(***)

- j. Commercial and industrial density and/or zoning designations shall not be rezoned or converted to any other density ~~since such a~~ unless the change would increase does not result in an increase to the overall Density Limitation.

5. Amend Section 17.5.6 to modify provisions for roofing materials to align with new standards

Chapter 17.5 DESIGN REGULATIONS

(***)

17.5.6.C.3: Roof Material

(***)

- c. Permitted roof material outside the Village Center include:
 - i. Metal roof material limited to the following: rusted, black or gray standing seam, bonderized or corrugated metal (not reflective);
(a) Rusted metal shall be pre-treated to produce rusting prior to placement on the roof and prior to issuance of a certificate of occupancy.
 - ii. Zinc;
 - iii. Minimum 1/2" slate; and
 - iv. Copper;
 - (a) Copper shall only be considered when it is proposed with a brown patina finish.
 - (b) The brown patina finish shall be completed prior to issuing a certificate of occupancy.
 - v. Synthetic roofing material that accurately emulate~~s~~ wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
 - (a) Synthetic roofing material shall be:
 - (i) Durable;
 - (ii) High strength, both material and shape;
 - (iii) Low absorption or permeability
 - (iv) High freeze/thaw damage resistance;
 - (v) Color throughout the tile (not surface applied); and high quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
- d. The following roofing material outside of the Village Center shall be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
 - i. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).
 - ii. Earthen / Landscaped Green Roofs
- e. Village Center roofing material will require a class 3 development application and building specific design review. The following roof materials shall be approved by the DRB if the DRB finds the roofing

material is consistent with the town design theme and applicable Design Regulations:

- i. Burnt sienna concrete tile.
 - ii. Earth tones compatible with burnt sienna concrete tile in color and texture.
 - iii. Brown patina copper
 - iv. ~~Standing seam or bonderized metal (dark grey or black) (not rusted)~~ Metal roof material limited to the following: black or gray standing seam, bonderized (not reflective);
 - v. Zinc
 - vi. Solar roof tiles so long as they are contextually compatible in design, color, theme and durability (non-reflective).
 - vii. Some variation of roof material color is permissible by specific DRB approval as long as it is contextually compatible in design, color, theme and durability.
- f. Modification to roof materials on dormers and secondary roof forms in the Village Center may be reviewed as a class 1 development application.
- i. Permitted roof materials are listed in e.i-vii above.
 - ii. ~~b~~Bevel edged corrugated (not rusted) metal may be approved so long as it is contextually compatible in design, color, theme and durability.
- g. The following requirements are applicable to all roofing:
- i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
 - ii. ~~Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.~~
- h. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of roof areas that are 25% or less of the total roof surface area.
- i. Roof flashing, Gutters Downspouts and Similar Hardware:
- i. In the Village Center, all exposed metal flashing, gutters, downspouts and other roof hardware shall be copper except when structural requirements dictate the use of stronger materials such as for snow fences. The DRB may grant specific approval to allow for metal flashing, gutters, downspouts and other roof hardware as long as its contextually compatible in design, color, theme, material and durability as the approved roofing materials.
 - ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.
 - iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked-on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

6. Amend Sections 17.4.11 and 17.5.9 to allow for the issuance of a CO prior to completion of landscaping in certain cases.

Chapter 17.4 DEVELOPMENT REVIEW PROCEDURES

(***)

17.4.11: Design Review Process

(***)

E. General Standards:

(***)

6. DRB Compliance Inspection. No owner, lessee or their agent or assignee shall apply for a certificate of occupancy (CO), temporary certificate of occupancy (TCO), final building approval or other similar occupancy approvals from the Building Division unless the applicant has received final inspections for compliance conducted by the Planning Division staff, and staff has signed the Building Division inspection card.
 - a. In the event that paving and/or landscaping cannot be constructed without unreasonable delay, a ~~TCO~~ **CO** may be issued, if the applicant complies with the landscape completion policy in the Design Regulations

Chapter 17.5 DESIGN REGULATIONS

(***)

17.5.9 Landscaping Regulations

(***)

D. General Landscaping Design Requirements

(***)

6. Landscape Completion Policy
 - a. For all development, no certificate of occupancy shall be issued for a project until the landscape and paving are completed in accordance with the approved plans and all construction debris, equipment, material, trailers, fencing and any other construction related items are removed from the site to the satisfaction of the Planning Division.
 - b. ~~A temporary certificate of occupancy (“TCO”)~~ **The Community Development Director, at their sole discretion, may direct the Building Division to issue a Certificate of Occupancy** ~~may be issued~~ for a project conditioned upon:
 - i. All grading, landscaping and paving in the approved landscape plan being completed on or before the next occurring October 1st or such other date approved by the Town, that follows the issuance of such TCO;
 - ii. All other conditions for issuance of a TCO have been met as determined by the Planning and Building Divisions; and
 - iii. A site being cleaned to the satisfaction of the Planning and Building ~~D~~ivisions.
 - c. If the grading, landscaping and paving have not been completed before the next occurring October 1st, or such other time period approved by the town, ~~the Building Division has the right to revoke the TCO.~~ **The owner will be in non-compliance with this CDC and subject to the enforcement provisions contained herein.**
 - d. The following requirements shall be met for single-family development ~~prior to the issuance of a TCO~~ **requesting the issuance of the CO without the completion of landscaping or paving:**

- i. The developer has executed the Town provided development agreement on the property that stipulates ~~stipulated~~ the TCO will be ~~revoked if the required improvements are not~~ shall be completed by a date certain, along with acknowledgment from the owner that the Town may levy a daily fine of \$5,000 per day for each day the improvements continue to be incomplete if they are not completed by the date stipulated in the development agreement. The Community Development Director may require developer provided a cash financial guarantee deposited with the Town in an amount equal to 1 ½ times the amount of the contract price for completion of landscaping and paving.
- ii. The developer has provided such other information as the Planning Division may reasonably require
- e. The following requirements shall be met for multi-family, mixed use, commercial or other non-single-family development prior to the issuance of a TCO:
 - i. The developer has provided a signed contract between the contractor and the developer or lot owner for the installation of the landscape and paving in accordance with the approved plans. The contract shall provide a start date and a completion date for the landscaping and paving and shall reference that all work is to be completed in accordance with the approved plans;
 - ii. The developer has provided a cash financial guarantee deposited with the Town in an amount equal to 1 ½ times the amount of the contract price for completion of landscaping and paving;
 - iii. The developer has provided an executed improvements agreement;
 - iv. The developer has provided such other information as the Planning Division may reasonably require; and
 - v. No TCO shall be issued until the required contracts, financial guarantee, improvements agreements and other required information have been received, reviewed and approved by the Planning Division with the finding that the contract prices generally reflect typical construction prices in the area.

Proposed Motion:

Staff recommends the DRB provide a recommendation of approval to the Town Council with the following proposed motion:

I move to recommend approval to the Town Council regarding an amendment to the Community Development Code (CDC), Chapters 17.3: Zoning and Land Use Regulations, 17.4: Development Review Procedures, and 17.5: Design Regulations; with the following finding:

1. *Consistent with the CDC Section 17.1.17, the CDC amendment was initiated by the Town Council and the Director of the Community Development Department.*

This motion is based on the evidence and testimony provided at a public hearing held on March 5, 2020, with notice of such hearing as required by the Community Development Code.

LAND USE PRIMER



Jim Mahoney, Attorney

Michelle Haynes, Planning & Development Services Director

Mountain Village Town Council

August 14, 2017 revised 1.28.2020



PURPOSE

- The purpose of the Land Use primer is to provide a general overview of land use matters reviewed by the Town of Mountain Village.

AGENDA

◦ Land Use Governing Documents

I. Comprehensive Plan

- 1) Comprehensive Plan Conformance
- 2) Future Land Use Map

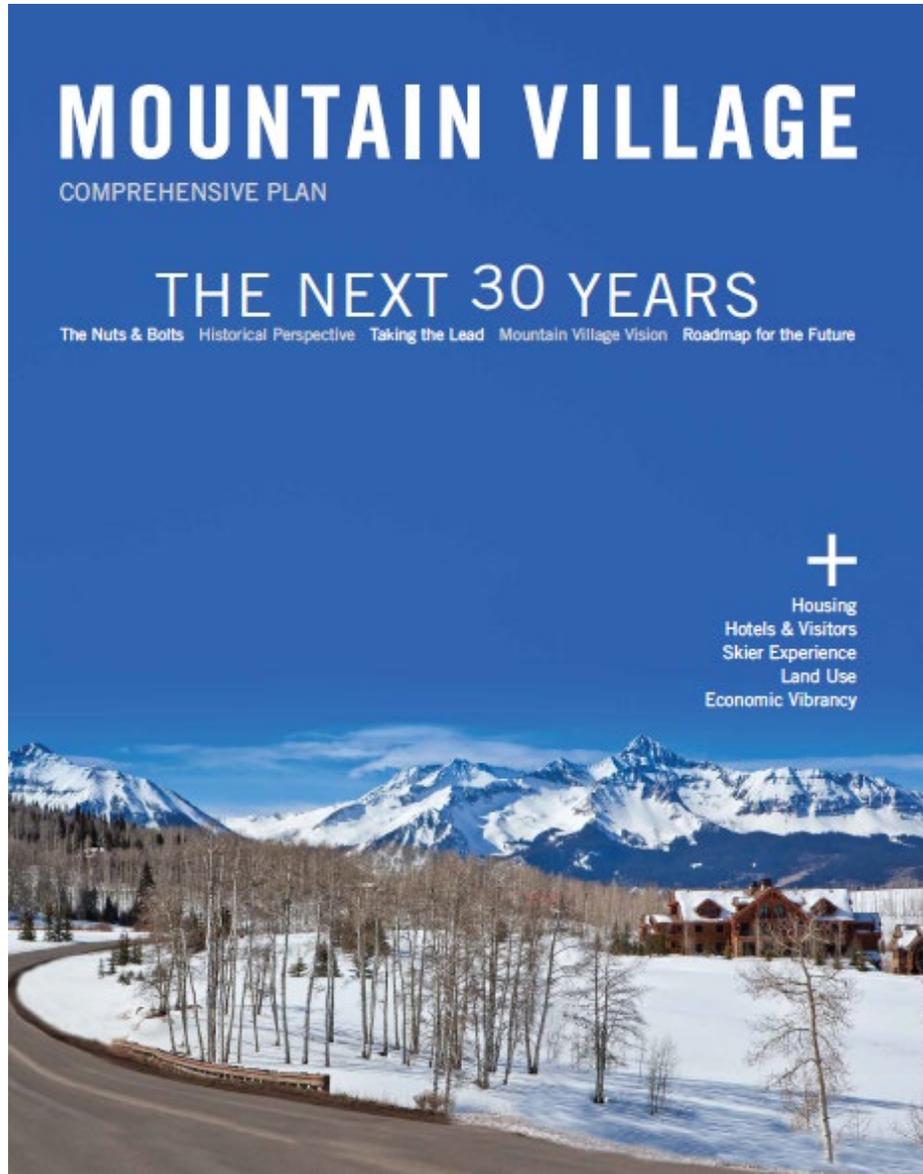
I. Community Development Code (CDC)

- 1) Types of Applications
- 2) Levels of Review
- 3) Zone Districts
- 4) Zoning Designations
- 5) Density Limitations
- 6) Density Bank
- 7) Rezoning Applications
- 8) Other Resources

II. Questions



COMPREHENSIVE PLAN



Adopted in 2011

Amended in:

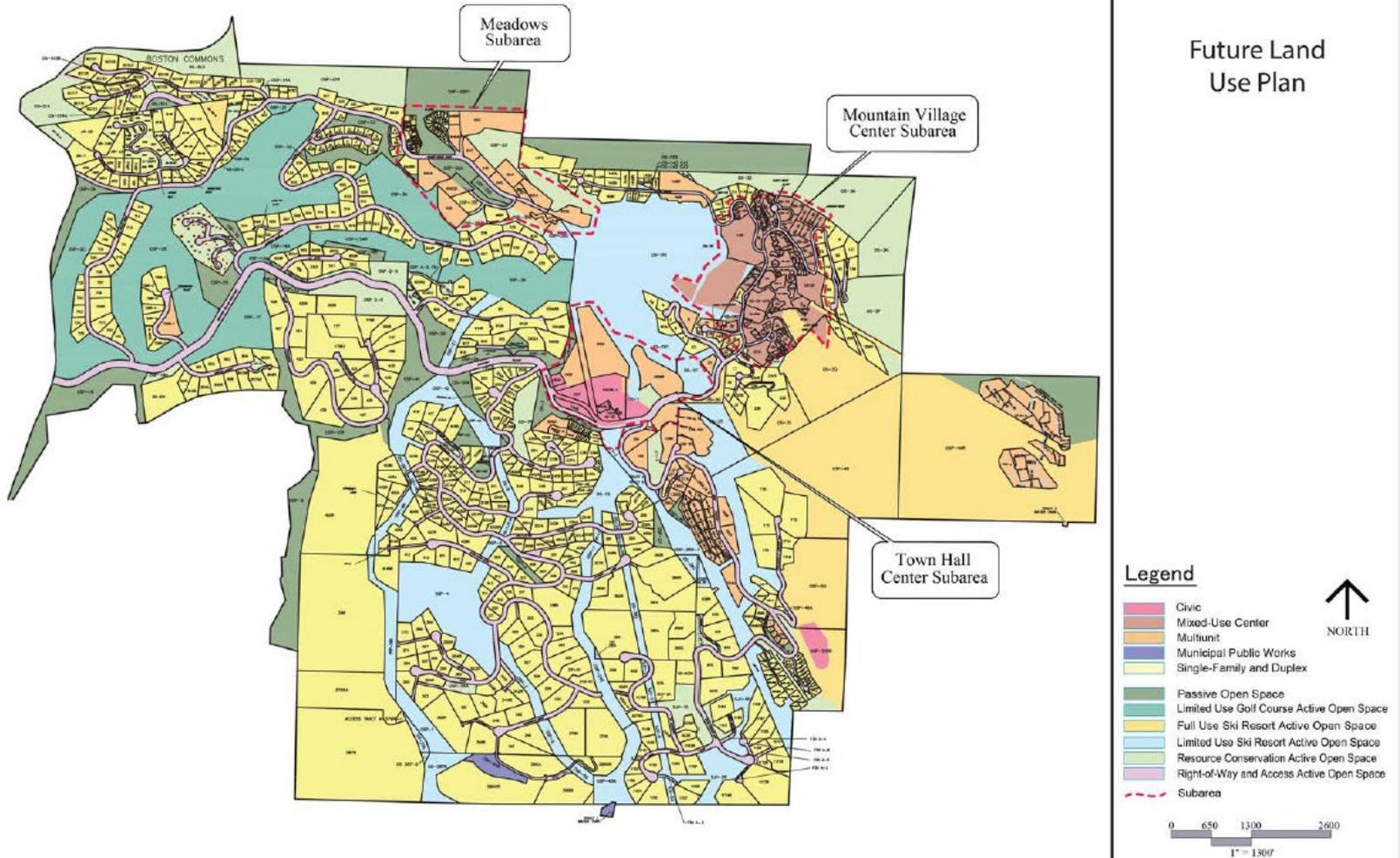
- 2014
- 2017
- 2018

COMPREHENSIVE PLAN

- Required by Colorado Statute
- Advisory Document to guide future land development planning
- Encourage Public Participation
- Framework for accomplishing community aspirations and intentions
- Often requires study of projected population growth, housing or economics



FUTURE LAND USE MAP



COMPREHENSIVE PLAN

- General Conformance
- Amendment
- How often is it updated?



COMMUNITY DEVELOPMENT CODE (CDC)

Comprehensive Plan Conformance

General Conformance is required with the following types of land use applications:

- Rezone
- Subdivision
- Density transfer
- Planned Unit Development (“PUD”)
- PUD amendment process
- Off-premise parking applications
- Wetland disturbance
- Steep slopes



COMMUNITY DEVELOPMENT CODE (CDC)

Types of land use applications

Six “Classes” of applications:

1. Determination of no effect
2. Class 1 – Minor applications (Minor revisions not affecting design, minor grading, renewals, etc...)
3. Class 2 – Minor applications with minor modifications to approved designs
4. Class 3 – Major design applications (new homes, substantial remodels, etc...)
5. Class 4 – Major Development Applications (rezone, major subdivision) – Two Step Process
6. Class 5 – Major Development Applications – One Step Process (Minor subdivision)

COMMUNITY DEVELOPMENT CODE (CDC)



Levels of Review Authority

- Determination of No Effect – staff review and no fee
- Class 1 – staff review and approval
- Class 2 – staff and DRB Chairperson review and approval
- Class 3 – DRB noticed public hearing for review and approval
- Class 4 – Noticed public hearing for DRB – makes recommendation to Town Council who makes final determination (rezoning, density transfer, major subdivision, conditional use and PUD are most common).
- Class 5 – Town Council hearing and approval without DRB Review
- Work Session – Can be for any type of application. Usually used prior to a major application being submitted to receive feedback and non-binding direction

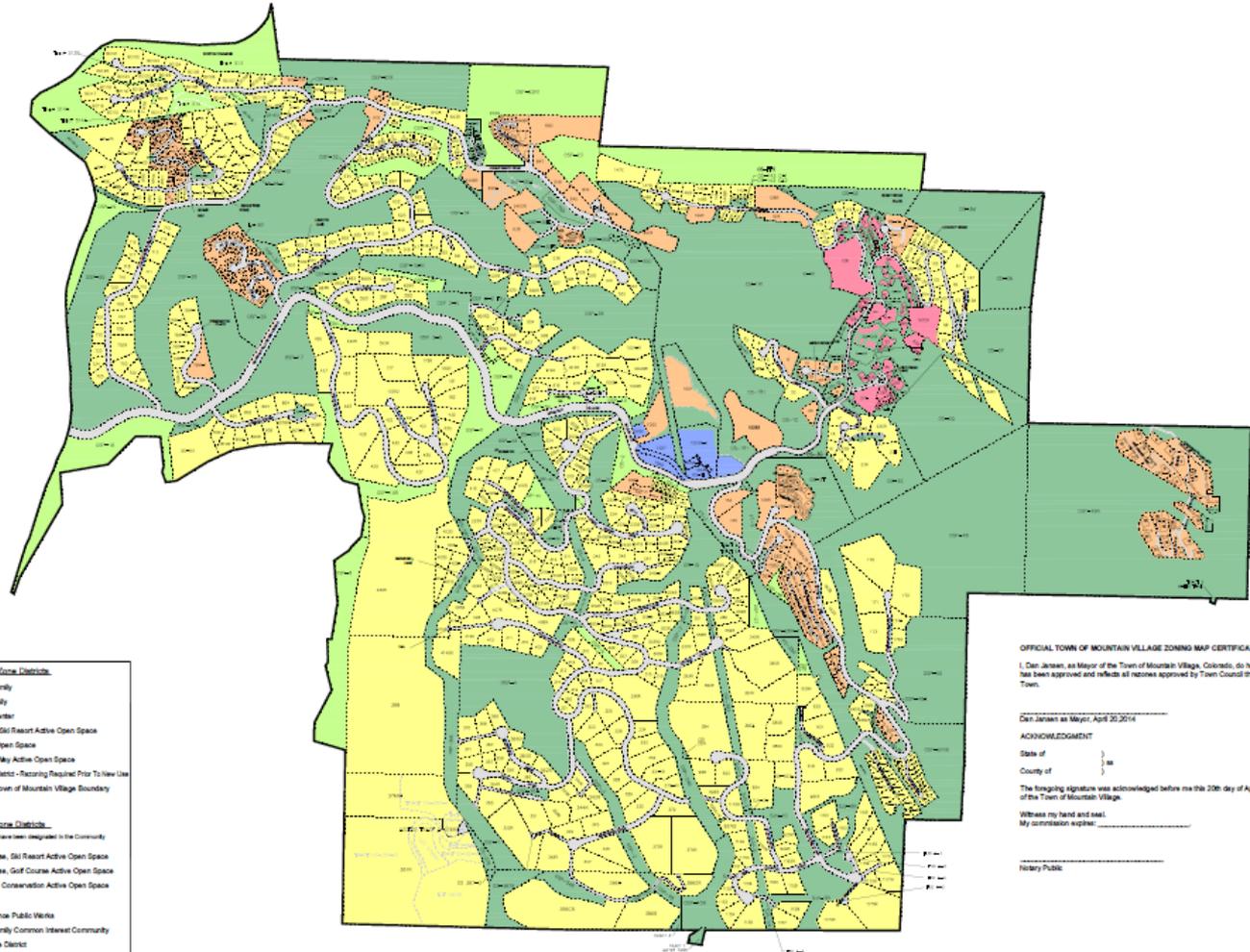
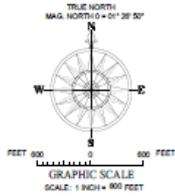
COMMUNITY DEVELOPMENT CODE (CDC)

Zone Districts

- Single-Family
- Multi-Family
- Village Center
- Active Open Space
- Passive Open Space



ZONE DISTRICT MAP



Legend

Current Zone Districts

- Single-Family
- Multi-Family
- Village Center
- Full Use, Ski Resort Active Open Space
- Passive Open Space
- Right-of-Way Active Open Space
- No Zone District - Rezoning Required Prior To New Use
- Current Town of Mountain Village Boundary

Future Zone Districts

The following are future zone districts that have been designated in the Community Development Code (CDC):

- Limited Use, Ski Resort Active Open Space
- Limited Use, Golf Course Active Open Space
- Resource Conservation Active Open Space
- Civic
- Maintenance Public Works
- Single-Family Common Interest Community
- PUD Zone District

All of the date of this zoning map, no lots are zoned in any of the foregoing future zone district classifications.

OFFICIAL TOWN OF MOUNTAIN VILLAGE ZONING MAP CERTIFICATE

I, Dan Jensen, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Official Zoning Map has been approved and reflects all rezones approved by Town Council through the rezoning process within the Town.

 Dan Jensen as Mayor, April 20, 2014

ACKNOWLEDGMENT

State of _____
 County of _____

The foregoing signature was acknowledged before me this 20th day of April, 2014 A.D. by Dan Jensen as Mayor of the Town of Mountain Village.

Witness my hand and seal.
 My commission expires: _____

 Notary Public

COMMUNITY DEVELOPMENT CODE (CDC)

Zoning Designations

Zoning Designations are another more specific zoning classification unique to the Mountain Village because of our density limitation set forth by the settlement agreement with the County when we became our own government.

Each lot within the town has one or more zoning designations that establish the permitted uses and density for the lot. Zoning designations and densities are assigned to all lots in the Mountain Village and can be modified only through a density transfer and rezone application.



ZONING DESIGNATION EXAMPLE

Zoning = Multi-Family Zone District



Zoning Designations =
7 condominiums
2 lodge units
2 workforce apartments

COMMUNITY DEVELOPMENT CODE (CDC)

Density Limitations

The total density allowed within the original Planned Unit Development boundary (platted or banked) is 8,027 person equivalent (Density Limitation)

Not limited by the density limitation

- Commercial
- Workforce housing

All 8,027 person equivalent was platted within the Mountain Village municipal boundary with an ability to move the density around with town approval, within the boundary of the town.



DENSITY BANK

The density bank was created for the purpose of preserving undeveloped density for future development.

When density is transferred to the density bank it is unassigned to a lot but retains the zoning designation (and person equivalent) from the original lot to which it was assigned unless it is rezoned through the density transfer and rezone process.

The density in the density bank is considered a property interest for the purposes of TMVOA dues.

Density can also be transferred from one lot to another through a density transfer

DENSITY TRANSFER

- Density can be transferred from the density bank to a lot or from a lot to another lot by way of a density transfer and rezone application.

COMMUNITY DEVELOPMENT CODE (CDC)

For more information about residential and accommodations zoning designations visit the town's website at the following link:

<https://townofmountainvillage.com/business/planning/condominium-zoning-designations/>

For more information about zoning designation types and the town and county settlement agreement visit the Town Council packet at the following link on page 353 of 416 at the following link:

https://townofmountainvillage.com/site/assets/files/27170/august_15-2019_town_council_meeting_packet.pdf

Questions?



