

**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

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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, then 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