

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY JANUARY 9, 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 10:02 AM on January 9, 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
Cath Jett
Adam Miller (1st alternate)
Ellen Kramer (2nd alternate)

The following Board members were absent:

David Craige

Town Staff in attendance:

John Miller, Senior Planner
Sam Starr, Planner

Public in attendance:

Jim Carlson

Carlsoncustoms@gmail.com

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

Ellen Kramer requested to modify the minutes to reflect she was in attendance at the December 5th meeting.

On a **Motion** made by Greer Garner and Seconded by Cath Jett, the DRB voted 7-0 to approve the modified December 5, 2019, DRB Meeting Minutes.

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

Planner Sam Starr presented the review and recommendation to the Town Council regarding a rezone and density transfer application to rezone Belvedere from an Efficiency Lodge Designation to a Lodging Designation. Jim Carlson of Carlson Customs represented the applicant and provided an additional brief presentation for the project.

There was no additional public comment.

The DRB requested that a condition be added that the existing two parking spaces are required to remain with the reconfigured unit.

On a **Motion** made by Liz Caton and seconded by Ellen Kramer, the DRB voted 6-1 to recommend approval to Town Council, a density transfer and rezone for Belevedere Units 2 and 3, to combine the two units and rezone the two Condominium Zoning Designation Units to One Condominium Zoning Designation with the following Findings and Conditions:

Findings:

1. *The applicant has the requisite required density of 3 person equivalents to execute a rezone from condominium to condominium zoning designation.*
2. *The applicant has met or exceeded the parking requirement of 1 parking space.*
3. *The application meets the criteria for decision as detailed within this staff memo of record.*

Conditions:

1. *The applicant shall submit a condominium map amendment and associated declarations, to the Town for review and approval showing the Units 2 and 3 as one renumbered Condominium Unit prior to issuance of a certificate of occupancy to combine the units*
2. *The lot list shall be updated to reflect the rezone from 2 Condominium units to one Condominium unit.*
3. *The applicant intends to hold the excess density in the density bank.*
 - a. *The town will issue a density bank certificate*
 - b. *The owner is 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.*
4. *The approved ordinance and density certificate must be submitted as part of the owner's building permit application prior to work commencing.*

The dissenting member stated reasons for opposition being the loss of density within the Village Center.

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.

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 February 6, 2020, regular Design Review Board Meeting.

A review and recommendation to Town Council regarding an amendment to the Community Development Code (CDC), Section 17.5.12: Lighting Regulations, to allow for architectural and landscape lighting pursuant to a Design Variation

Senior Planner John Miller 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.

The DRB requested that references to the allowance of landscape lighting be removed and for staff to maintain that prohibition.

On a **Motion** made by Greer Garner, and seconded by Adam Miller, the DRB voted 7-0, recommend approval to Town Council Town Council, an amendment to the Community Development Code (CDC), Section 17.5.12: Lighting Regulations, to allow for architectural lighting pursuant to a Design Variation with the following findings:

Findings:

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

Adjourn

On a **Motion** made by Cath Jett, and seconded by Greer Garner, the Design Review Board voted 7-0 to adjourn the January 9, 2020 meeting of the Mountain Village Design Review Board at 11:39 AM.

Prepared and Submitted by,

John Miller
Senior Planner; Town of Mountain Village