

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 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 10:01 AM on AUGUST 6, 2020, held remotely via ZOOM:

<https://us02web.zoom.us/j/86728772361?pwd=Ukh6TGlvSkhickphbC9CaE1nSmZkQT09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Greer Garner
Cath Jett
Adam Miller
Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)
David Eckman
Liz Caton

The following Board members were absent:

None

Town Staff in attendance:

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

Public in attendance:

Ginni Racosky
Mike Hardy
Michael Racosky
Harvie Branscomb
KC Branscomb

APPROVAL OF MINUTES

Jett **MOTIONED** to approve the minutes dated June 4, 2020 with edits sent via email incorporated.

SECONDED by Miller

Unanimous Vote

Miller **MOTIONED** to approve the minutes dated July 2, 2020 with the correct of one mistrial edit of the vote noting 8-2 rather than 6-2.

SECONDED by Jett

Unanimous Vote

AGENDA ITEMS FOR CONTINUATION

Staff requested the continuation of Agenda Items 6, 7 and 8 to the September 3, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public

Hearing was not opened.

Item 6. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at **Lot 648AR**, 313 Adams Ranch Road, to rezone and convert three (3) units or 3,264 square feet of commercial space into four (4) Employee Apartments.

Item 7. Review and Recommendation to Town Council regarding a Density Transfer and Rezone located at Lot 60RA, 650 Mountain Village Blvd #C, to rezone La Chamonix Unit C from one (1) Efficiency Lodge Zoning Designation to one (1) Lodge Zoning Designation.

Item 8. A review and recommendation to Town Council regarding a rezone and density transfer application to rezone Columbia Place Condominiums (Lot 37) Units 5-12 from a Hotel Efficiency Lodge zoning designation to Lodge zoning designation. Concurrent review and recommendation to Town Council regarding a variance for parking requirements for 6 of the 8 units.

On a **MOTION** made by David Craige and **SECONDED** by Ellen Kramer, the DRB voted unanimously to continue DRB Agenda Items 6,7 and 8 to the September 3, 2020 Regular DRB meeting

Item 4. Consideration of a Design Review: Final Architectural Review Application for a new single-family residence on Lot AR-2, 113 Lawson Point, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Narcis Tudor, architect, presented as the applicant (10:30am)

Public comment: none

On a **MOTION** by Craige and **SECONDED** by Jett, the DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 601-2, based on the evidence provided within the Staff Report of record dated June 17, 2020, and with the following conditions:

- 1) Prior to the submittal/issuance of a building permit, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 2) Prior to the submittal/issuance of a building permit, the applicant shall revise their lighting plan with CDC compliant fixtures and shall provide staff a photometric study of the Lot.
- 3) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 4) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber, or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
- 5) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the proposed roof overhang elements and retaining walls located within the General Easement.
- 6) 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 includes allowance for parking in the GE.
- 7) 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
- 8) The applicant will provide a materials board to present as part of the final architectural review hearing.
- 9) The applicant will assure that the stormwater generated from the property is captured in the ditch and that the ditch is adequate for the flows prior to issuance of a building permit

Editorial note: the parking in the GE and the address marker placed on the house are specific DRB approvals granted by this application consistent with the staff memo findings.

The DRB took a 4 minute break at 11:06 am

Caton left the meeting at 11:30 am.

Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11

John Miller presented on behalf of staff

Narcis Tudor presented as the applicant

Public comment: Two comments were received via email in opposition to the project and provided to the DRB via email. Virtual comments during the zoom meeting were provided by the following members of the public: Harvie Branscomb, KC Branscomb, Mike Hardy.

On a **MOTION** by Jett and **SECONDED** by Garner the DRB voted to **CONTINUE** the Initial Architectural and Site Review for a new single-family home located at Lot 630, Double Eagle Drive, pursuant to CDC Section 17.4.11 based on the evidence provided within the Staff Report of record dated July 23, 2020 to the September 3, 2020 regular DRB meeting with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall revise the Building Height Diagram to demonstrate both Maximum Height and Average Maximum Height per the notes provided within this staff memo.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide exterior material calculations for the home to demonstrate compliance with the CDC. This shall include details on guttering, snow fences, and soffits / fascia.
- 3) Prior to the submittal for a Final Architectural Review, the applicant shall revise their parking plans to demonstrate the ability to provide exterior parking on Lot 630.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall revise the proposed address monument lighting to be down lit.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the planting species.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide a detailed lighting plan to include specific fixture cut sheets and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 7) Prior to the submittal for a Final Architectural Review, the applicant shall revise plans to demonstrate that the fireplaces are natural gas burning.
- 8) Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.
- 9) Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either non-combustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.

- 10) Prior to the submittal for a Final Architectural Review, the applicant shall revise the plans to demonstrate areas of snowmelt – if applicable.
- 11) Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.
- 12) 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.
- 13) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 14) 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:
 - f. The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - g. Wood that is stained in the approved color(s);
 - h. Any approved metal exterior material;
 - i. Roofing material(s); and
 - j. Any other approved exterior materials

ADJOURN

On a **MOTION** made by Miller, and **SECONDED** by Kramer, the Design Review Board voted unanimously to adjourn the August 6, 2020 meeting at 12:44pm.

Prepared and Submitted by,

Michelle Haynes
Planning and Development Services Director