

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY OCTOBER 8, 2020**

Call to Order

Vice Chairman David Craige called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on OCTOBER 8, 2020, held remotely via ZOOM:
<https://us02web.zoom.us/j/85616106288?pwd=K1haeWRrUHJQZzV3L3FsS3dEZEJOZz09>

Attendance

The following Board members were present and acting:

David Craige
Greer Garner
Cath Jett
Liz Caton
Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)

The following Board members were absent:

Banks Brown
David Eckman

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
John Miller, Senior Planner
Amy Ward, Planner
Paul Wisor, Town Attorney

Public in attendance:

Anton Benitez
Bill
Jean Nictakis

APPROVAL OF MINUTES

On a **MOTION** by Jett, **SECONDED** by Garner, the DRB approved the minutes dated September 3, 2020. Scott Bennet abstained because he was absent from the meeting and we otherwise have a quorum of those in attendance voting on the matter.

AGENDA ITEMS FOR CONTINUATION

Staff requested the continuation of Agenda Item #3 and Item #5 to the November 5, 2020, Design Review Board (DRB) meeting. The following items were heard for the purposes of continuation and the Public Hearing was not opened.

On a **MOTION** made by Garner and **SECONDED** by Jett, the DRB voted unanimously to continue DRB Agenda Item #3 and Item #5 to the November 5, 2020 Regular DRB meeting

Item 4. Consideration of a Design Review: Final 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, architect, presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Bennet, the DRB voted unanimously to the Final Architectural and Site Review for a new single-family home located at Lot 630, based on the evidence provided within the Staff Report of record dated September 18, 2020, and with the following specific approval of:

- 1) Earthen Roof; planted with native grasses

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the address monument must be revised to demonstrate dry stack rock arrangement to match the home.
- 2) Prior to the issuance of a building permit, the applicant shall provide an updated lighting plan to be reviewed and approved by staff and a member of the DRB.
- 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 general easement encroachments approved.
- 6) 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.
- 7) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 8) 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

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 716, 167 Adams Ranch Road, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Justin Kilbane, architect, presented as the applicant

Public comment: none

On a **MOTION** by Caton and **SECONDED** by Kramer, the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated September 18, 2020, with the following Design Variations and Specific Approvals:

- 1) Composite Wood Siding;
- 2) Metal Fascia;

3) Retaining wall heights for driveways

And, with the following conditions:

- 1) Prior to submittal for a Final Architectural Review, the applicant shall revise the exterior elevations to demonstrate pre-disturbed and finished grade in relation to the overall height of the home to include exterior elevations and parallel plane analysis.
- 2) Prior to submittal for a Final Architectural Review, the applicant shall either revise the building siting or provide an alternative analysis to demonstrate that the required GE encroachments cannot be addressed through minor modifications to the design of the home and parking area.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional variation in the proposed tree 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, dimmer switch details, and a photometric study of the Lot demonstrating compliance with the CDC lighting standards.
- 7) Prior to the issuance of a building permit, the owner must demonstrate that all necessary approvals related to access through adjacent Open Space lots have been obtained. If the easement and necessary approvals have not been obtained, the owner will be required to submit a revision to the plan according to CDC requirements.
- 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 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.
- 11) 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.
- 12) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 13) 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

Item 7. Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a Health and Wellness Program to occur within a Single Family Home located at Lot 114, 160 Country Club Drive, pursuant to Section 17.4.14

On a **MOTION** made by Jett and **SECONDED** by Garner, the DRB voted unanimously to continue DRB Agenda Item #7 to the November 5, 2020 Regular DRB meeting

ADJOURN

MOTION to adjourn by Kramer seconded by Jett by unanimous consent, the Design Review Board voted to adjourn the October 1, 2020 meeting at 12:10 pm.

Prepared and Submitted by,

Amy Ward
Planner