

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY NOVEMBER 5, 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 NOVEMBER 5, 2020, held remotely via ZOOM:

<https://us02web.zoom.us/j/81182917825?pwd=YjZHVHdmbFJXZDluNlILWHZyU01QZz09>

Attendance

The following Board members were present and acting:

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

No Board members were absent.

Town Staff in attendance:

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

Public in attendance:

Drew Goss
Tommy Hein
Mike Balsler
Patrick Latcham
Carly Latcham
Katherine Petty
David Ballode
John Wagner

APPROVAL OF MINUTES

On a **MOTION** by Greer **SECONDED** by Jett, the DRB approved the minutes dated October 1, 2020.

APPROVAL OF DRB SCHEDULE 2021

The DRB approved the DRB schedule as presented for 2021

AGENDA ITEM FOR CONTINUATION

Staff requested the continuation of Agenda Item #4 to the December 3, 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 Craige and **SECONDED** by Jett, the DRB voted unanimously to continue DRB Agenda Item #4 to the December 3, 2020 Regular DRB meeting

Item 5. A recommendation to Town Council regarding a Conditional Use Permit to allow for driveway access over an estimated 800 square foot portion of OSP 20 for Lot 716 driveway consistent with Table 3-1: Town of Mountain Village Use Schedule.

Michelle Haynes presented on behalf of staff

Justin Kilbane, architect, presented as the applicant

Public comment: none

On a **MOTION** by Kramer and **SECONDED** by Garner, the DRB voted unanimously to *recommend approval to the Town Council for a Conditional Use Permit for Lot 716 to allow for driveway access and a driveway over an estimated 800 square foot portion of OSP 20 consistent with Table 3-1: Town of Mountain Village Use Schedule found in the Community Development Code with the findings as stated in the staff memo of record and the following conditions:*

- 1) *The Resolution and Easement Agreement will be recorded concurrently and before a building permit is issued for the property.*
- 2) *Any disturbance or grading within the OSP 20 property for the purposes of home construction will require TSG approval.*
- 3) *The CUP remain valid so long as the driveway use remain and consistent with the easement agreement terms.*

Item 6. Consideration of a Design Review: Final Architecture 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 Final Architecture Review for a new single-family home located at Lot 716, based on the evidence provided within the Staff Report of record dated October 24, 2020, with the following Design Variations and Specific Approvals:

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

And, with the following conditions:

- 1) Prior to submittal for a building permit, the applicant shall revise the address monuments height and specific lighting to meet CDC requirements.
- 2) Prior to the submittal for a building permit, the applicant shall provide a revised landscaping plan removing the limber pine and blue spruce from Zone 1.
- 3) 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 and legally executed (conditional use permit resolution and associated easement agreement). 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.
- 4) 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.
- 5) 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.

- 6) 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 by the DRB.
- 7) 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.
- 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 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
- 10) Provide an updated Construction Mitigation Plan
- 11) Reduce the quantity of lights in the outdoor living space and driveway and present to staff for review

Item 7. Consideration of a Design Review: Final Architecture Review for a Class 3 Residential Addition, Lot 424, 121 Touchdown Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Chris Hawkins, architect, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Caton, the DRB voted unanimously to continue the Final Architecture Review for a Class 3 Residential Addition to the January 7 DRB Meeting. DRB members request more information and or revisions of the following:

- 1) Revision of lighting plan on existing building to abide by all CDC regulations
- 2) Represent a more grounded element to the addition
- 3) Reduce pier heights
- 4) More detailed drawings including all proposed materials and pertinent dimensions
- 5) Sample of painted board form concrete and pier finish
- 6) More congruency in the design between the existing building and proposed addition

Item 8. Review and Recommendation to the Design Review Board regarding a Density Transfer and Rezone located at Lots 517 and 518, 146 Russell Dr., to transfer one single-family unit of density into the density bank.

Amy Ward presented on behalf of staff

David Petty, owner, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Eckman, the DRB voted unanimously to recommend to Town Council, an Ordinance regarding the Density Transfer and Rezone application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 517 and 518 and transfer 1 single-family density unit (4-person equivalent density) to the density bank based on the evidence provided within the Staff Report of record dated October 26, 2020, and with the following conditions:

- 1) Prior to the recordation of the associated ordinance approving the Density Transfer and Rezone, the owner must obtain Town Council approval of the Class 5 Minor Subdivision.
- 2) The owner of record of density in the density bank, shall be 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.
- 3) The final location and design of any buildings, grading, landscaping, parking areas, and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC.

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

Item 9. 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. This item was continued from 10.01.2020. The applicant has withdrawn this application.

Item 10. A recommendation to Town Council regarding a Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site-Specific Development Plan for Lot 109R from December 8, 2020 to December 8, 2022

Michelle Haynes presented on behalf of staff
Tom Kennedy presented as the applicant

On a **MOTION** made by Garner and **SECONDED** by Jett, the DRB voted unanimously to recommend the Town Council approve a Second major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of two years, expiring on December 8, 2022.

ADJOURN

MOTION to adjourn by Brown seconded by all, by unanimous consent, the Design Review Board voted to adjourn the November 5, 2020 meeting at 12:32 pm.

Prepared and Submitted by,

Amy Ward
Planner