

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY DECEMBER 3, 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 10:03 AM on DECEMBER 3, 2020, held remotely via ZOOM:
<https://us02web.zoom.us/j/85468198603?pwd=eGRzdEQ0eE4rYlVlbnZGwXUXdzYjBHZz09>

Attendance

The following Board members were present and acting:

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

The following Board members were absent:

David Eckman

Town Staff in attendance:

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

Public in attendance:

Drew Goss
Estee Portnoy
David Petty
Shane Jordan
Adam de Alva
Dustin
Kathy Chia
Jonas Lee
David Ballode
Jennifer Bridwell
Trevor Martin

APPROVAL OF MINUTES

On a **MOTION** by Jett **SECONDED** by Garner, the DRB approved the minutes dated November 5, 2020.

Correction - Garner misspelled on last page

AGENDA ITEM FOR CONTINUATION

Staff requested the continuation of Agenda Item #3, regarding a density transfer and rezone located at Lot 60RA, 650 Mountain Village Blvd, La Chamonix, Unit C from an efficiency lodge zoning designation

to a lodge zoning designation, to the January 7, 2021, 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 to the January 7, 2021 Regular DRB meeting

Item 4. Consideration of a Design Review: Initial Architecture Review for a new single-family residence on Lots 517 & 518 (518R) 146 Russell Drive, pursuant to CDC Section 17.4.11

Amy Ward presented on behalf of staff

Steven Kahle, architect, and Kata Petty, owner, presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Caton the DRB voted unanimously to e to approve the Initial Architectural and Site Review for a new single-family home located at Lots 517 & 518(518R), based on the evidence provided within the Staff Report of record dated November 20, 2020, with the following Design Variations and Specific Approvals:

- 1) Metal Fascia;

And, with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall provide a fire mitigation plan, showing that there are no prohibited combustibles in Zone 1 per the forestry provisions of the CDC.
- 2) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated 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.
- 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 5. Consideration of a Design Review: : Initial Architecture and Site Review for a new Single-Family residence on Lot 725, 131 Adams Ranch Road, pursuant to CDC section 17.4.11

John Miller presented on behalf of staff

Edwin Lindell, architect, presented as the applicant

Public comment: none

On a **MOTION** by Craige and **SECONDED** by Garner, the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 725, based on the evidence provided within the Staff Report of record dated September 18, 2020, with the following Design Variations and Specific Approvals:

- 1) Exterior Building Materials – Reduced Stone Allowance;
- 2) Metal Fascia;

And, with the following conditions:

- 1) 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.
- 2) Prior to submittal for Final Architectural Review, the applicant shall revise the site plan to specifically document the setbacks of the home to the property lines.
- 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 per staff comments in this report.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall revise the lighting plan per the comments in this report.
- 7) 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.
- 8) 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.
- 9) Prior to issuance of a CO, the property owner will enter into a Road Right of Way and General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the road right of way and general easement encroachments approved.
- 10) 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.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) 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

Item 6. Discussion regarding a Conceptual work session for Lot 434, 142 Touchdown Drive, to develop a new SingleFamily residence, pursuant to CDC sections 17.4.6 and 17.4.11.

John Miller presented on behalf of staff

Chris Hawkins, Tommy Hein, architects, presented as the applicants

The applicant, staff and board discussed the item. General direction was provided by the board.

Item 7. Consideration of a Design Review: Specific Approval of a Minor Revision to allow for the use of Board Form Concrete on Lot 640BR, 304 Adams Ranch Road #1, pursuant to CDC section 17.4.11 and 17.5.6.

John Miller presented on behalf of staff
Ken Alexander, presented as the applicant

Public comment: none

On a **MOTION** made by Craige and **SECONDED** by Jett, the DRB voted unanimously to grant specific approval of the minor revision to the originally approved DRB design for Lot 640BR-1, to allow for the use of board form concrete for the rear retaining wall based on the evidence provided within the Staff Report of record dated November 22, 2020, and the proposed design provided by the applicant at the Public Hearing on December 3, 2020, with the following conditions:

- 1) The board forms to be used will provide at least ¼" spacing between boards.
- 2) The proposed change will require additional building department review prior to construction.

ADJOURN

MOTION to adjourn by Bennet seconded by Jett by unanimous consent, the Design Review Board voted to adjourn the November 5, 2020 meeting at 1:31 pm.

Prepared and Submitted by,

Amy Ward
Planner