

**DESIGN REVIEW BOARD MINUTES  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY FEBRUARY 4, 2021**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 AM on FEBRUARY 4, 2021, held remotely via ZOOM:  
<https://us02web.zoom.us/j/81006771769?pwd=Y3lJUjc3Ym43dU1yRU1KMGIUdm1SZz09>

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
David Craige  
Greer Garner  
Cath Jett  
David Craige  
David Eckman  
Liz Caton  
Ellen Kramer (1<sup>nd</sup> alternate)

**The following Board members were absent:**

Scott Bennett (2<sup>nd</sup> alternate)  
Adam Miller

**Town Staff in attendance:**

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

**Public in attendance:**

Lorrie Denesik  
Ricky Denesik  
Charles Harris  
Dan Caton

**APPROVAL OF MINUTES**

On a **MOTION** by Garner **SECONDED** by Kramer, the DRB approved the minutes from the Special Meeting dated December 17, 2020 and the the regular meeting minutes dated January 7, 2021.

**Item 3. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot BC513E, 104 Lawson Overlook, pursuant to CDC section 17.4.11. This Item was continued from 01.07.2021.**

John Miller presented on behalf of staff  
Jack Wesson, architect, presented as applicant

Public Comment: None

On a **MOTION** by Craig and **SECONDED** by Garner the DRB voted unanimously to to approve the Initial Architectural and Site Review for a new single-family home located at Lot BC513E, based on the evidence provided within the Staff Memo of record dated January 22, 2021, with the following Design Variations and Specific Approvals:

1. Design Review Board Design Variations: Parking Regulations
2. Design Review Board Specific Approvals: Parking in the General Easement Road and Driveway Standards

And, with the following conditions:

1. 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 as well as any slopes over 30%.
2. Prior to submittal for Final Architectural Review, the applicant will revise the civil engineering plan set to driveway widths and retaining wall locations/heights to determine the full extent of encroachments into the GE.
3. Areas disturbed within the General Easement utilized during construction shall be returned to the pre-disturbed condition before the project's issuance of a certificate of occupancy.
4. Prior to submittal for the Final Architectural Review, two exterior parking spaces must be demonstrated on the site to meet the parking requirements.
5. 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.
6. 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.
7. 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.
8. 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 (consistent with CDC Section 17.3.12.C.)
9. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
10. 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
11. All areas of glazing to be specified as non-reflective material.

**Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11. Concurrent review and recommendation to Town Council regarding a variance request for Building Height and Average Building Height pursuant to CDC section 17.4.16.**

John Miller presented on behalf of staff

Jamie Dugaard and Sara D'Agostino presented as the applicant

Public comment: One letter was received from the Lodges on Sundance HOA and was included in the packet

On a **MOTION** by Craige and **SECONDED** by Jett the DRB voted unanimously to continue the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 6, to the regular DRB meeting March 4, 2021 based on the evidence provided within the Staff Memo of record dated January 22, 2021.

On a **MOTION** by Craige and **SECONDED** by Jett the previous motion was withdrawn and it was moved to continue the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 6, and the recommendation to council regarding a height variance to a special meeting on at 10 am, Thursday March 11.

**Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family residence on Lot 729R-5, 91 Pennington Place, pursuant to CDC section 17.4.11.**

Amy Ward presented on behalf of staff

Peter Lundeen, architect, presented as the applicant

Public comment: 1 public comment was included in DRB packet and 4 public comments were shared via email before the meeting

On a **MOTION** by Garner and **SECONDED** by Caton, the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 729R-5, based on the evidence provided within the Staff Report of record dated January 22, 2021, with the following Design Variations and Specific Approvals:

1. Metal Fascia;
2. Parking in the General Easement
3. Driveway Grade over 8%

And, with the following conditions:

1. Prior to the submittal for a Final Architectural Review, the applicant shall provide a landscape plan and a fire mitigation plan.
2. Prior to the submittal for a Final Architectural Review, the applicant shall provide an exterior 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 submittal for a Final Architectural Review, the applicant shall provide a construction mitigation plan.
4. Prior to the submittal for a Final Architectural Review, the applicant shall update the materials board with specific finish choices.
5. Prior to the submittal for a Final Architectural Review, the applicant shall update window and door specifications to include finish and profile, and shall call out a recess depth for all doors and windows set into stone siding.
6. Prior to the submittal for a Final Architectural Review, the applicant shall revise the address monument to include integrated lighting.
7. Prior to the submittal for a Final Architectural Review, the applicant shall revise the retaining walls on the south side of the autocourt to meet all CDC guidelines.
8. Prior to the issuance of a building permit, a new wetlands delineation is required.
9. 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.

10. Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the west of the home, or submit a revised utility plan to the public works director that provides access from Pennington Place.
11. 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.
12. 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.
13. 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.
14. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
15. 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. RECESS from 1:20 pm to 1:42 pm

David Craige takes over as chair, Banks Brown left the meeting partway through Item 7

**Item 7. Consideration of a Design Review: Initial Architecture and Site Review for a new Detached Condominium Residence on Lot 161D-1, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.**

John Miller presented on behalf of staff

Chris Hawkins, architect, and Sarah Tiedeken, and Chandler ? presented as the applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Eckman the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 17, based on the evidence provided within the Staff Memo of record dated January 23, 2021, with the following design variations:

1. Cementious panel material;

And, the following conditions:

1. Prior to submittal for Final Architectural Review, the applicant will revise the civil engineering plan set to driveway widths and retaining wall locations/heights.
2. Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details and any civil revisions for shallow utilities associated with the monument.
3. Prior to the submittal for a Final Architectural Review, the applicant shall revise the lighting plan per the comments in this report.
4. Prior to the submittal for a Final Architectural Review, the applicant shall revise the landscaping plan per the comments in this report.

5. 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.
6. 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.
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 common open-space.
9. 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 8. A review and recommendation to Town Council regarding a Rezone and Density Transfer to rezone Blue Mesa Lodge (Lot 42B), Unit 23A from one (1) Efficiency Lodge zoning designation unit to one (1) Lodge zoning designation unit pursuant to CDC Sections 17.4.9 and 17.4.10**

John Miller presented on behalf of staff  
Keith Brown presents as applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Kramer the DRB voted seven in favor one opposed (Eckman- for reason of disagreeing with the interpretation of a wall) to recommend the Town Council approve the rezone and density transfer application for Lot 42B, Blue Mesa Lodge Unit 23-A to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions; These recommendations are based on the following findings and conditions as noted in the staff report of record dated January 20, 2021:

Findings:

1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.
2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall meets the definition of creating two rooms consistent with the definition of a lodge zoning designation unit.
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 23-A as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit. 6

3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 23-A from efficiency lodge to lodge unit.
4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording the associated ordinance rezoning Unit 23-A from efficiency lodge to lodge unit.

This motion is based on the evidence and testimony provided at a public hearing held on February 4, 2021, with notice of such hearing as required by the Community Development Code.

**Item 9. A review and recommendation to Town Council regarding a Rezone and Density Transfer to rezone Blue Mesa Lodge (Lot 42B), Unit 23B from one (1) Efficiency Lodge zoning designation unit to one (1) Lodge zoning designation unit pursuant to CDC Sections 17.4.9 and 17.4.10**

John Miller presented on behalf of staff

Keith Brown presented as applicant

Public comment: none

On a **MOTION** by Garner and **SECONDED** by Jett the DRB voted 7-1 (Eckman) opposes to recommend the Town Council approve the rezone and density transfer application for Lot 42B, Blue Mesa Lodge Unit 23-B to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions.

Findings:

1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.
2. At the time the modifications to the unit, including the installation of the partition wall as shown, are complete, the applicant will meet the required definition of a Lodge Unit per the CDC. A 2/3 partition wall is adequate to interpret that the unit consists of two rooms, comporting with the definition of a lodge zoning designation unit.
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 23-B as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 23-B from efficiency lodge to lodge unit.
4. The applicant shall obtain a building permit and complete the proposed modifications prior to recording the associated ordinance rezoning Unit 23-B from efficiency lodge to lodge unit.

This motion is based on the evidence and testimony provided at a public hearing held on February 4, 2021, with notice of such hearing as required by the Community Development Code.

**Item 10. 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 pursuant to CDC Sections 17.4.9 and 17.4.10. This item was continued from 3.26.2020, 5.7.2020, 6.4.2020, 7.2.2020, 8.6.2020, 9.3.2020, 10.1.2020, 11.5.2020, 12.3.2020.**

John Miller presented on behalf of staff

Nicole Pieterse presented as applicant

Public comment: none

On a **MOTION** by Eckman and **SECONDED** by Jett the DRB voted unanimously to recommend the Town Council approve the rezone and density transfer application for Lot 60RA, La Chamonix Unit C to rezone the subject unit from one (1) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated January 25, 2021, and with the following findings:

Findings:

1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation. 5
2. La Chamonix is not identified in the Comprehensive Plan for redevelopment.

Conditions:

1. The applicant should work with the La Chamonix HOA to update the declarations to recognize Unit C as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Lot 60RA Unit C from efficiency lodge to lodge unit.

This motion is based on the evidence and testimony provided at a public hearing held on February 4, 2020 with notice of such hearing as required by the Community Development Code.

**Item 11. Discussion of List of Design Review Board Members whose terms are up in April 2021 and request for letters of interest/resumes.**

**ADJOURN**

**MOTION** to adjourn by unanimous consent, the Design Review Board voted to adjourn the February 4, 2021 meeting at 3:07 pm.

Prepared and Submitted by,

Amy Ward  
Planner