

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 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 10:04 AM on MARCH 4, 2021, held remotely via ZOOM:
<https://us02web.zoom.us/j/85849135361?pwd=NzZaY0Z6M2I4VHR2aHZuOEpnNbG0rQT09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Greer Garner
David Craige
Liz Caton

Ellen Kramer (1nd alternate)
Scott Bennett (2nd alternate)

The following Board members were absent:

David Eckman
Cath Jett
Adam Miller

Town Staff in attendance:

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

Public in attendance:

Lorrie Denesik
Paul Ricks
Nelson Sharp
David Ballode
Miguel Angel Quintero

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted unanimously to approve the minutes from the February 4, 2021 Regular Meeting and the February 11, 2021 Special Meeting.

Item 3. Interview New Applicants for Design Review Board open seats with recommendation to Town Council

Michelle Haynes presented on behalf of staff
Steven Seltz, Jim Austin, and Shane Jordan presented as new applicants. Kendra Wilcox, an applicant was not in attendance.

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to move Kramer to the seat vacated by David Eckman, to reappoint Garner and Caton to their seats, to move Bennett to 1st alternate, and to nominate Shane Jordan as 2nd alternate.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single-Family residence on Lot 165, Unit 6, 160 Cortina Drive, pursuant to CDC section 17.4.11.

On a **MOTION** by **Craige** and seconded by **Bennett** the DRB voted unanimously to table the Final Architecture Review for a new single-family detached condominium located at Lot 165, Unit 6.

Item 5. Consideration of a Design Review: Final Architectural Review for a new Single-Family residence on Lot 424, 121 Touchdown Drive, pursuant to CDC section 17.4.11.

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted unanimously to continue the Final Architecture Review for a class 3 addition to an existing single-family residence located at Lot 424, 121 Touchdown Drive, to the May 6, 2021 Design Review Board meeting.

Item 6. Consideration of a Design Review: Final Architecture 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.

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted unanimously to continue the Final Architectural Review for a new single-family residence on Lot 161D-1, Unit 17, to the March 25, 2021 Design Review Board meeting.

Item 7. Consideration of a Design Review: Final Architecture Review for a new Single-Family Residence on Lot BC513E, 104 Lawson Overlook, pursuant to CDC section 17.4.11.

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

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot BC513E, based on the evidence provided within the Staff Report of record dated February 19, 2021, with the following Design Variations and Specific Approvals:

Design Review Board Design Variations:
Road and Driveway Standards

Design Review Board Specific Approvals:
General Easement Encroachments
Tandem Parking

And, with the following conditions:

- 1) The use of mirrored glass is prohibited per the Ridgeline Lot provisions of the CDC.

- 2) 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.
- 3) Prior to the issuance of a building permit, the applicant shall provide final design and lighting details for the address monument.
- 4) 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.
- 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 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.
- 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 (consistent with CDC Section 17.3.12.C.)
- 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 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. Consideration of a Design Review: Initial Architectural 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 presented as applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 729R-5, based on the evidence provided within the Staff Report of record dated February 23, 2021, with the following Design Variations and Specific Approvals:

Design Variations:

- 1) Driveway Grade over 8%;

Design Board Specific Approvals:

- 1) Metal Fascia;
- 2) Parking in the General Easement;
- 3) Board form concrete;
- 4) Architectural lighting at the front entry and garage

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant will resubmit a landscape plan to staff demonstrating that the species and overall plant sizes meet the requirements of the CDC.
- 2) Prior to the issuance of a building permit, the applicant will revise the lighting plan for review by staff and one DRB member with all lighting fixtures compliant with the CDC Lighting Regulations.
- 3) Prior to the issuance of a building permit, a new wetlands delineation is required.
- 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) 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.
- 6) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to pre-construction standards.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) 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 9. Consideration of a Design Review: Initial Architecture and Site Review for a new Detached Condominium Residence on Lot 161D-1, Unit 19, 1 La Sal Lane (The Ridge), pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Steve Morton presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted 6-1 (Kramer opposed as she wants the applicant to step the retaining wall down at the autocourt) to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 19, based

on the evidence provided within the Staff Memo of record dated February 22, 2021, with the following design variations:

- 1) Road and Driveway Standards
- 2) Retaining wall not to exceed 8' in height

And, with the following conditions:

- 1) Prior to submittal for Final Architectural Review, the applicant will revise the civil engineering plan set to include driveway widths and retaining wall locations/heights as well as finished slope calculations.
- 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 10. Recess

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Detached Condominium Residence on Lot 167R-3, 162 San Joaquin Rd, Unit 3, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Kristine Perpar, Architect, presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium

located at Lot 167, Unit 3, based on the evidence provided within the Staff Report of record dated February 23, 2021, with the following variation:

- 1) Tandem Parking

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan to include additional tree plants to increase variety of species on the Unit.
- 2) Prior to final review, the applicant shall include a lighting specification for the address monument that complies with the CDC lighting standards, and shall revise the monument design to clarify the depth of such lighting fixture within the monument.
- 3) Prior to final review, the applicant will provide driveway dimensions that verify compliance with CDC regulations for driveway standards and turn-arounds.
- 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) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to pre-construction standards; and if construction on Unit 4 has not commenced, any disturbance on that site will be brought back to pre-construction standards as well.
- 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 GE.
- 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 12. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Residence on Lot 434, 142 Touchdown Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Chris Hawkins presented as applicant

Public Comment: Mr. Nelson Sharp, a neighbor made comments about the highest part of the home being too close to the road.

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 434, 142 Touchdown Drive, based on the evidence provided within the Staff Report of record dated February 22, 2021, with the following and Specific Approvals:

Design Review Board Specific Approvals:

- 1) *Board Form Concrete*
- 2) *GE Encroachments, including parking*
- 3) *Metal Fascia*

And, with the following conditions:

- 2) Prior to submittal for a Final Architectural Review, the applicant shall provide written sign off from Public Works for the removal of the portion of Highlands Way.
- 3) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation details, and the Wildfire Mitigation plans to either remove coniferous species from Zone 1 or include within the dripline of the home.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate all areas of exterior snowmelt.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall provide design and location details for the address monument, to include lighting details.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated landscaping plan providing additional irrigation details.
- 7) 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.
- 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
- 14) Remove the fireplace from the GE.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the March 4, 2021 meeting at 2:48 pm.

Prepared and Submitted by,

Amy Ward
Planner