

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 25, 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 10:01 AM on MARCH 25, 2021, held remotely via ZOOM:1
<https://us02web.zoom.us/j/81457882279?pwd=a0VTaWN2ek9zNmJxZDdtNGluaGh1Zz09>

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Liz Caton
Cath Jett
Adam Miller
David Eckman
Cath Jett

Ellen Kramer (1nd alternate)

The following Board members were absent:

Greer Garner

Scott Bennett (2nd alternate)

Town Staff in attendance:

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

Public in attendance:

Sandy Gilbert
Whitney Rosenfeld
Karen Matusinec
Stefanie Solomon
Anton Benitez
JJ Ossola
Sandy Gilbert
Luke Trujillo
Trevor Martin
Brendan Hamlet

On a **MOTION** by **Craige** and seconded by **Miller** the DRB voted unanimously to approve the minutes from the March 4, 2021 Meeting.

Item 3. Comprehensive Plan Amendment Process Introductions and Update

Michelle Haynes presented on behalf of staff

Jay Renkins and Elly Brophy presented on behalf of MIG.

This item was for informational purposes and no action was taken.

Item 4. Consideration of a Design Review: Initial Architectural and Site 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 **Jett** DRB voted unanimously to table the consideration of a Final Architectural Design Review for a new Single-Family detached condominium residence on Lot 165, Unit 6, 160 Cortina Drive.

Item 5. 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** DRB voted unanimously to continue the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 17 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 19, 8 Tunnel Lane (The Ridge), pursuant to CDC section 17.4.11.

On a motion by **Craige** and seconded by **Kramer** DRB voted unanimously to continue, the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 19 to the May 6, 2021 Design Review Board meeting.

Item 7. Consideration of a Design Review: Final Architectural 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, with Tommy Hein, Diane Lipovsky, Kim – RSA and David Ballode

Public Comment: No additional comments

On a **MOTION** by **Kramer** and seconded by **Jett** the DRB voted unanimously to to approve the Final Architecture 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 March 15, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

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

And, with the following conditions:

- 1) Prior to submittal for building permit, the applicant shall obtain approval from the Town Forester for the landscaping plan and the Wildfire Mitigation plans.
- 2) Prior to submittal for building permit, the applicant shall revise the civil drawings to provide grade details for the motor court, demonstrating it complies with driveway

standards.

3) Prior to submittal for building permit, the applicant shall revise the lighting plan fixtures BX to include a limit and XD1 per staff approval, and shall obtain approval from Town Staff and a Member of the DRB.

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 and/or ROW Encroachment Agreement, as applicable, with the Town of Mountain Village for the 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.

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

10) Prior to the issuance of a building permit, the applicant shall work with Public Works to detail the removal of part of Highlands Way.

11) Prior to the issuance of a building permit, the applicant shall provide a plan showing additional snowmelt details to Town Staff.

Item 8. Consideration of a Design Review: Initial Architectural and Site Review for a new Detached Condominium 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 the applicant, with David Ballode

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Caton** the DRB voted unanimously to approve the Final Architecture Review for a new detached condominium located at Lot 167, Unit 3, based on the evidence provided within the Staff Report of record dated March 16, 2021, with the following design variations:

- 1) Tandem Parking
- 2) Road and driveway standards

And, with the following specific approvals:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to modify the landscaping plan to include additional Zone 1 approved species of shrubs and perennials.
- 2) Prior to the issuance of a building permit, the applicant shall work with staff and the Town Forester to revise the fire mitigation plan to meet the requirements of the CDC.
- 3) Prior to the issuance of a building permit, the applicant shall work with staff to revise the lighting specification for the address monument so that it complies with the CDC lighting standards.
- 4) Prior to the issuance of a building permit, the applicant will work with staff to verify the access road dimensions, and compare them to the already approved access tract within the condo map.
- 5) Prior to the issuance of a building permit, the applicant will provide staff with proposed slope grade in the newly graded area on the west side to verify compliance with CDC regulations for grading and drainage.
- 6) 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.
- 7) Prior to issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition. If construction on Unit 4 has not commenced within 1 year from the issuance of the CO for Unit 3, any disturbance on that Unit 4 will be required to be brought back to its pre-disturbed condition. A development agreement may be required to assure that the work is completed.
- 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) 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. Recess

The meeting was reconvened at 11:57 a.m.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Residence on Lot 165, Unit 10, 200 Cortina Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Jim Kehoe, Architect, presented as 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 detached condominium located at Lots 165, Unit 10 based on the evidence provided within the Staff Report of record dated March 12, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

- 1) *GE Encroachments*
- 2) *Earthen Roof*

And with the following conditions:

- 1) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes.
- 2) Prior to the submittal for a Final Architectural Review, the applicant will revise the grading and drainage plan to demonstrate the final slopes.
- 3) Prior to the submittal for a Final Architectural Review, the applicant will revise the parking plan to remove exterior spaces.
- 4) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan and photometric study that shows that all exterior fixtures are in compliance with the CDC lighting standards.
- 5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.
- 6) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking.
- 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) 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 11. Consideration of a Design Review: Initial Architectural and Site Review for a new Single-Family Residence on Lot 165-21, 155 Cortina Drive, pursuant to CDC section 17.4.11.

Amy Ward presented on behalf of staff
Jim Kehoe, Architect, presented as applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Eckman** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 21 based on the evidence provided within the Staff Report of record dated March 11, 2021 with the following design variations and specific approvals:

Design Variations:

1) Road and Driveway Standards

Specific Approvals:

1) Earthen Roof utilizing planting trays

2) Setback encroachments

And, with the following conditions:

1) Prior to the submittal for a Final Architectural Review, the applicant shall move the corner of the garage in such a way as to eliminate the need for subsurface footer encroachments.

2) Prior to the submittal for a Final Architectural Review, the applicant shall update the landscape plan to include irrigation notes and revisions per the Foresters Referral Comments

3) Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated lighting plan that shows that all exterior fixtures are in compliance with the CDC lighting standards; this includes replacing proposed pathway lighting with full cut-off fixtures, providing more detail on LED strip lighting to illustrate full compliance, and providing a photometric study.

4) Prior to the submittal for a Final Architectural Review, the applicant shall revise the address monument design to be in compliance with the CDC regulations.

5) Prior to the submittal for a Final Architectural Review, the applicant shall revise the fire mitigation plan to be in compliance with the forestry provisions within the CDC regulations.

6) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional driveway details to illustrate compliance with road and driveway standards.

7) Prior to the submittal for a Final Architectural Review, the applicant shall revise the construction mitigation plan to include parking and revise the limits of construction area to better reflect the reality of the need for additional space outside of the building envelope.

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) 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 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

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the March 4, 2021 meeting at 1:34 pm.

Prepared and Submitted by,

Amy Ward
Planner