

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MAY 6, 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 10:03 AM on MAY 6, 2021, held remotely via ZOOM

<https://us02web.zoom.us/j/89671543295?pwd=Sjg3bUdVSWdvWkpEbFc3VTdHV3JlSdz09>

Attendance

The following Board members were present and acting:

Banks Brown
Liz Caton
Adam Miller
Greer Garner
David Craigie
Cath Jett
Ellen Kramer
Scott Bennett (1st alternate)
Shane Jordan (2nd alternate)

The following Board members were absent:

Town Staff in attendance:

John Miller, Senior Planner
Amy Ward, Planner
Paul Wisor, Attorney

Public in attendance:

Alexis Cassidy
Sandy Gilbert
Thomas West
Bohdan Iwanetz
4809489200
Jgard
Yvette Rauff
Peter Zehnder
Sue Berg
Grayson Wafford
John Tarbox, attorney for Thomas West Aspen Ridge 27
Mark Gray
Tyler Gibbs
Marc Alaia
Peak Property
Ken Alexander
Joseph Solomon
Egilbert
Paul Dahlke
9707285440

Item 2. Reading and Approval of the April 22, 2021 Special Design Review Board Meeting Minutes.

Correction - Item 3 Greer Garner is temp chair not Liz Caton

On a **MOTION** by **Jett** and seconded by **Kramer** the DRB voted unanimously to approve the minutes from the April 22, 2021 Meeting.

Item 3. Consideration of a Design Review: Final Architecture and Site Review for a new Detached Condominium residence on Lot 161-D, Unit 17, 8 Tunnel Lane (The Ridge), pursuant to CDC Section 17.4.11. This item has been requested to be tabled by the applicant.

On a motion by **Kramer** and seconded by **Jett** DRB voted unanimously to table the consideration of a Final Architectural Design Review for a new Single-Family residence on Lot 161D-1, Unit 17.

Item 4. 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. This item was continued from the 11.5.2020, 1.7.2021 and 3.4.2021 public hearing. Staff is requesting that this item be continued to the June 10, 2021 Special Meeting.

On a motion by **Craige** and seconded by **Garner** DRB voted unanimously to continue, the consideration of a Final Architectural Design Review for a class 3 addition to an existing Single-Family residence on Lot 424, 121 Touchdown Drive to the June 10, 2021 Design Review Board meeting.

Item 5. Consideration of a Design Review: Final 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 This item was continued from the 3.25.2021 public hearing.

John Miller presented on behalf of staff
Steve Morton, Morton Architects, presented as applicant , with Craig Spring lighting designer

Public Comment: None

On a motion by **Garner** and seconded by **Miller** DRB voted 6-1 (Kramer opposed due to the 8' retaining wall) to approve the Final Architecture 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 April 26, 2021, with the following Design Variations;

1) Road and Driveway Standards

And, with the following conditions:

2) Prior to issuance of a building permit, the applicant shall revise the address monument so that the lowest portion of the numbering is a minimum of 54" in height.

3) Prior to the issuance of a building permit, the applicant shall revise the lighting plan per the comments in this report and obtain approval from Town Staff and a member of the DRB.

4) Prior to the issuance of a building permit, the applicant shall receive approval from

the Town Forester for the proposed landscaping plan, in order to verify it meets all requirements of the CDC.

5) Prior to issuance of a building permit, the applicant shall revise the construction mitigation plan to include construction fencing for all areas of the site to be disturbed.

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) 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) 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.

9) 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.

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) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 325, 430 Benchmark Drive, pursuant to CDC Section 17.4.11.

Amy Ward, presented on behalf of staff

Chris Hawkins, Alpine Planning, presented as applicant with Chris Dauwe and Grayson Wafford

David Craig recuses himself for conflict of interest

Public Comment: None

On a motion by **Caton** and seconded by **Garner** DRB voted unanimously (Craig abstains) to approve the Initial Architecture and Site Review for a new single-family home located at Lot 325, based on the evidence provided within the Staff Report of record dated April 27, 2021, with the following design variations and specific approvals:

Design Review Board Design variations:

1) Lighting

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) Board Form Concrete

And, with the following conditions:

- 1) Prior to final review, applicant shall call out all fireplaces and indicate their fuel source.
- 2) Prior to final review, the applicant shall revise the address monument to ensure compliance with all regulations of the CDC.
- 3) Prior to final review, the applicant shall provide dimmer switch specifications to be used with the non-compliant AX light fixture and shall provide a photometric study.
- 4) Prior to final review the applicant shall provide a parallel plane analysis to further illustrate height compliance.
- 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) Prior to issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 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
- 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
- 12) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 13) Prior to final review, applicant shall revise the grading and drainage plan to indicate all finished slopes

Item 7. Consideration of a Design Review: Initial Architectural and Site Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums; Concurrent Review and Recommendation to Town Council for a Density Transfer and Rezone to increase the condominium density on the site from nine, (9), Condominium Units and two (2), employee condominiums to sixteen (16) Condominiums units and three (3) employee condominiums.

John Miller presented on behalf of staff
Timothy Losa of Zehren and Associates (Applicant), acting on behalf of Avventura, LLC (Owner) with Stephanie Fanos and Dr. Louis Alaia

Public Comment:

Bo Iwanetz
Yvette Rauff
Ken Alexander
Joseph Solomon
Thomas West
John Tarbox
Peter Zehnder
Larissa Iwanetz

On a motion by **Jett** and seconded by **Caton** DRB voted unanimously to continue the Initial Architectural and Site Review for a new multi-family condominium located at Lot 30, 98 Aspen Ridge, to the July 1, 2021 DRB Meeting.

Item 8. Recess.

The meeting reconvened at 12:32 p.m.

Item 9.

Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family home on Lot 628-H, 116 Double Eagle Way, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff
Michael Carrier, Alpenglow Design, presented as the applicant

Public Comment: No additional comments

On a motion by **Garner** and seconded by **Jett** DRB to approve the Initial Architecture and Site Review for a new single-family home located at Lot 628-H, based on the evidence provided within the Staff Report of record dated April 26, 2021, with the following design variations and specific approvals:

Design variations:

1) Road and Driveway Standards

DRB Specific Approval:

1) GE Encroachment for Parking

And, with the following conditions:

1) Prior to final review the applicant shall provide an updated existing conditions survey that provides all of the information required on the design review application.

2) Prior to final review, the applicant shall revise the parking to remove it entirely from

the road right of way and assure consistency between the civil drawings and the site plan.

- 3) Prior to final review, the applicant shall revise the address monument to ensure compliance with all regulations of the CDC.
- 4) Prior to final review, the applicant shall revise the lighting plan to demonstrate that all fixtures meet the lighting requirements of the CDC and shall provide a photometric study.
- 5) Prior to final review, applicant shall revise the roof plan to include snow fencing.
- 6) Prior to final review the applicant shall revise the drawings to clearly demonstrate average height compliance and provide a parallel plane analysis to further illustrate height compliance.
- 7) Prior to final review, the applicant shall provide finish slopes on the grading plan.
- 8) Prior to final review, the applicant shall revise exterior materials to replace areas of wood siding where it meets the grade with a more durable material option.
- 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 issuance of a CO, a GE encroachment agreement will be entered into with the town to capture all GE encroachments.
- 11) Prior to issuance of a CO, a road right of way encroachment agreement will be entered into with the town to capture all road right of way encroachments.
- 12) 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
- 13) 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.
- 14) 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.
- 15) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 16) 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
- 17) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Detached Condominium residence on Lot 165, Unit 7, 170 Cortina Drive, pursuant to CDC section 17.4.11.

John Miller presented on behalf of staff
Jamie Daugaard, of Centre Sky Architecture presented as applicant with Lauren Mitro

Public Comment: No public comment

On a **MOTION** by **Jett** and seconded by **Kramer** the DRB voted unanimously to to approve the Initial Architectural and Site Review for a new detached condominium located at Lots 165, Unit 7 based on the evidence provided within the Staff Report of record dated April 27, 2021, with the following Specific Approvals:

Design Review Board Specific Approvals:

1) Setback Encroachments as documented within this Memo.

And with the following conditions:

- 1) Prior to the Final Architecture Review, the applicant shall provide details on the garage door materials.
- 2) Prior to the Final Architecture Review, the applicant shall demonstrate all exterior areas of snowmelt.
- 3) Prior to the Final Architecture Review, the applicant shall demonstrate that all pedestrian areas and decks are shielded from snow with roof fencing.
- 4) Prior to the Final Architecture Review, the applicant shall update the Civil Grading Plans as documented in this memo, to include a profile view of driveway grade.
- 5) Prior to the Final Architecture Review, the applicant shall update the proposed address monument as documented in this memo.
- 6) Prior to the Final Architecture Review, the applicant shall coordinate with the Town Forester on the Landscaping and Fire Mitigation Plan.
- 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) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way, general easement, or setback, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (Fire Department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.
- 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

Item 11. Consideration of a Design Review: Initial Architecture and Site Review for a new Single-Family Home on Lot 163RC, 105 Prospect Creek, pursuant to CDC Section 17.4.11

John Miller presented on behalf of staff
Jake Wright, Turkel Designs with Paul Dahlke

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family home located at Lot 163RC, 105 Prospect Creek Drive, based on the evidence provided within the Staff Report of record dated April 27, 2021, with the following and Design Variations and Specific Approvals:

Design Review Board Design Variations:

17.5.6: Building Design: Roof Material pending samples

Design Review Board Specific Approvals:

GE Encroachment – Landscaping

And, with the following conditions:

- 1) Prior to submittal for Final Architectural Review, the applicant shall revise pages A3-10 to A3-40 so that the parallel plane analysis demonstrates both existing and finished grade projections for the 35-foot height allowance.
- 3) Prior to submittal for Final Architectural Review, the applicant shall revise the Civil Grading plan so that the finished grade is more clearly identified, and in a way that also demonstrates final slope and positive drainage away from the home.
- 4) Prior to submittal for a Final Architectural Review, the applicant shall provide a full door and garage door schedule.
- 5) Prior to submittal for a Final Architectural Review, the applicant shall demonstrate areas of the proposed snowmelt.
- 6) Prior to submittal for a Final Architectural Review, the applicant shall revise the landscaping plan to include irrigation location details to determine the extent of the GE encroachments. Additionally, the applicant shall revise the landscaping plan based on referral comments from the Town Forester.
- 7) Prior to submittal for a Final Architectural Review, the applicant shall revise the address monument design and lighting plan so that the address monument numbering is down lit per the requirements of the CDC.
- 8) Prior to the submittal for a Final Architectural Review, the applicant shall provide additional lighting plan details such as a photometric study.
- 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) 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.
- 11) 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.

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) It is incumbent upon an owner to understand whether above-grade utilities and town infrastructure (fire hydrants, electric utility boxes) whether placed in the right of way or general easement, are placed in an area that may encumber access to their lot. Relocation of such above-grade infrastructure appurtenances will occur at the owner's sole expense and in coordination with the appropriate entity (fire department, SMPA, Town of Mountain Village) so that the relocated position is satisfactory.

14) 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 May 6, 2021 meeting at 4:18 pm.

Prepared and Submitted by,

Amy Ward
Planner