

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY AUGUST 5, 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 10:04AM on August 5, 2021

Attendance

The following Board members were present and acting:

Greer Garner
Liz Caton
Banks Brown
Adam Miller
Ellen Kramer
David Craige

Cath Jett arrived at 10:16pm

The following Board members were absent:

Scott Bennett 1st Alternate
Shane Jordan 2nd Alternate

Town Staff in attendance:

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

Public in attendance:

Ramiel Kenoun
Frank Hensen
Ruth Hensen
Peter Lundeen
Ron Bercovitz
David Ballode
Ken Alexander
Anton Benitez
Ascenzo DiGiacomo
Isabella James
Bohdan Iwanetz
Joe Solomon
Jonathan Greenspan
Timothy Losa Sephanie Fanos
Sue Berg
Susan Alaia
Louis Alaia
Chris Hawkins

Item 2. Reading and Approval of the July 1, 2021, Regular Design Review Board Meeting Minutes.

Caton asks that the address listed in Item 8 be corrected to read 87 Pennington Place.

On a **MOTION** by **Caton** and seconded by **Miller** DRB voted unanimously to approve the July 2, 2021 Regular DRB Meeting Minutes as amended.

Item 3. Consideration of a Design Review: Initial Architecture and Site Review for a Multi-Family Development on Lot 6151-CR, Unit 7, TBD Lawson Overlook, consisting of (3) Detached Condominium Units, Concurrent Review and Recommendation to Town Council for a variance request for Building Height pursuant to CDC section 17.4.16. Staff is requesting that both of these items be tabled.

On a **MOTION** by **Caton** and seconded by **Garner** DRB voted unanimously to table the Consideration of a Design Review: Initial Architecture and Site Review for a Multi-Family Development on Lot 6151-CR, Unit 7, TBD Lawson Overlook, consisting of (3) Detached Condominium Units, and the Concurrent Review and Recommendation to Town Council for a variance request for Building Height pursuant to CDC section 17.4.16.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot AR-52R, 123 Adams Way, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff

Peter Lundeen, Fuse Architecture, presented as applicant

Public comment: None

On a **MOTION** by **Kramer** and seconded by **Jett** DRB voted unanimously to approve the Final Architectural Review for a new detached condominium located at Unit AR-52R Timber Ridge, based on the evidence provided within the Staff Report of record dated July 21, 2021, with the following design variations and specific approvals:

Design Variation:

- 1) Lighting – fixture with excessive lumen capacity to be capped by dimmer system

DRB Specific Approval:

- 1) GE encroachment for grading

And, with the following conditions:

- 1) 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.
- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) 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 5. Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 151R-2, 223 Country Club Drive, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff
Lea Sisson, of Lea Sisson Architects presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Kramer**, DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 151R-2, based on the evidence provided within the Staff Report of record dated July 20, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

1. Tandem Parking or Parking Waiver
2. Parking in the General Easement
3. Metal Fascia

Design Review Board Design Variation:

1. Road and Driveway Standards
2. Landscaping

And, with the following conditions:

- 1) Prior to the submittal for Building Permit, the applicant shall revise the construction mitigation plan per the comments of this memo.
- 2) ~~Prior to the submittal for a Final Architectural Review, the applicant shall provide an updated construction mitigation plan addressing the concerns of this report.~~
- 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) Prior to the issuance of a building permit, the applicant shall obtain an easement from TSG to access the sewer line to the south of the home.
- 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) 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.
- 7) 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.
- 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 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

Item 6. Conceptual work session for Lot 165, Units 8 and 9, Cortina Drive, to develop new Single-Family detached condominium residences, pursuant to CDC sections 17.4.11.

John Miller presented on behalf of staff
 Ramiel Kenoun, Space Architects and Planners, presented as applicant

As a work session this was not opened up for Public Comment.

Specific feedback was given to the applicant, no action was taken.

Item 7. Consideration of a Design Review: Final Architecture Review for a new Single-Family Home on Lot 214A, 209 Benchmark Drive, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff
 Ron Bercovitz, Bercovitz Architects presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and second by **Jett** DRB voted unanimously to to approve the Final Architectural Review for a new single-family home located at Lot 214A, based on the evidence provided within the Staff Report of record dated July 22, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Exterior wall materials – Hardie Trim Fascia
- 2) Tandem Parking
- 3) Landscaping – Diversity of Species

DRB Specific Approval:

- 1) GE encroachment for hammerhead, hardscaping and grading

And, with the following conditions:

- 1) Prior to building permit, the applicant shall revise the lighting plan to replace the recessed can fixture with one that meets the CDC regulations, and provide a detail for the LED at the address monument, for staff review.
- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) 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.

Adding conditions 6 & 7

- 6) Before building permit applicant shall provide an amended lighting plan for staff review
- 7) Before building permit applicant shall provide an amended landscaping plan for staff review that adds additional plantings between the GE and the driveway to screen the hammerhead.

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Home 166AR2-2, 1 Stonegate Drive, pursuant to CDC Section 17.4.11. This item was continued from the July 1, 2021 regular DRB meeting

Amy Ward presented on behalf of staff
 Nick Moskwa, TKP Architects, presented as applicant with David Ballode

Public Comment: None

On a **MOTION** by **Garner** and second by **Jett** DRB voted 6-1 (Jett opposes due to a non-complete application, wall detail and stone calculations) to approve the Initial Architectural and Site Review for a new single-family home located at Lot 166AR2-2, based on the evidence provided within the Staff Report of record dated June 20, 2021, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards

DRB Specific Approval:

- 1) Tandem Parking
- 2) Metal Fascia
- 3) ~~Board form Concrete (address monument)~~
- 4) GE encroachment – Grading, below grade soil nailing, retaining walls.

And, with the following conditions:

- 1) Prior to final review, the applicant shall modify the landscaping plan per the comments from this meeting in regard to diversity of species and the proposed landscaping boulders.
- 2) Prior to final review, the applicant shall revise the proposed exterior materials calculations to clarify the location of the included retaining wall.
- 3) Prior to final review the applicant shall provide a tree survey of the site and a fire mitigation plan.
- 4) Prior to issuance of a building permit the applicant shall provide written authorization from the owners of OSP-51RA for additional driveway encroachments, soil nailing and the extension of the driveway retaining wall.
- 5) Prior to issuance of a building permit the owner shall receive consent to the building permit application from the Town and the owners of OSP-51RA for the installation of the subterranean soil nails beneath Stonegate Drive and on OSP-51RA property.
- 6) Prior to issuance of a certificate of occupancy the owner shall enter into a nonrevocable easement agreement for the subterranean soil nails with both the Town

and the owners of OSP-51RA.

7) A non-revocable general easement encroachment agreement will be executed prior to issuance of a certificate of occupancy for any encroachments approved by the DRB.

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) 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 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 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.

12) Before final review the applicant should amend the plan set to assure the civil drawings align with the architectural drawings

Item 9. Working Lunch.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot AR59, 129 Adams Way, pursuant to CDC Section 17.4.11. This item was continued from the July 1, 2021 regular DRB meeting

Amy Ward presented on behalf of staff

Ken Alexander, Architects Collaborative, presented as applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Miller** the DRB voted unanimously to approve the Initial Architectural and Site Review for a new detached condominium located at Lot AR-59R, based on the evidence provided within the Staff Report of record dated July 21, 2021, with the following design variations and specific approvals:

Design Variation:

1) Window and door material

DRB Specific Approval:

1) GE encroachment for hammerhead and grading

And, with the following conditions:

1) 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.

- 2) 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.
- 3) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 4) 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
- 5) 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 11. Review and Recommendation to Town Council regarding a Conditional Use Permit to allow for a trash enclosure on a Portion of OS-1-R1, Town Hall Subarea, 455 Mountain Village Blvd pursuant to CDC Section 17.4.14, Concurrent consideration of a Design Review Application for a design variation to 17.5.6, Exterior Wall Materials, allowing a reduced stone percentage on the trash enclosure on Lot 1003R-1, 1003R-2A and OS-1-R1.

Michelle Haynes and John Miller presented on behalf of staff
Anton Benitez, Mountain Village Condominium Owners Association (MVCOA), presented as applicant

Public Comment:Jonathan Greenspan

On a **MOTION** by **Miller** and seconded by **Caton** DRB voted 6-1 (jett opposed due to no recycling) to recommend a motion of approval to Town Council regarding a proposed Conditional Use Permit for a trash enclosure located on portion of active open space with the following conditions:

- 1) A variance from the tramway board must be approved for the location of the trash enclosure within a perimeter of the ski lift and airspace prior to issuance of a building permit.
- 2) Provide a detailed trash and delivery plan for the market assuring that the primary deliveries and pickups will continue to occur from the loading dock and not create any nuisance or hazard by forcing deliveries to the front of the store.
- 3) Associated use, location and cost sharing agreements will be executed to the satisfaction of the respective parties.
- 4) Assure that the trash enclosure will be modified or relocated should the town develop Land Unit 1, the Village Station Condominiums in the future and written into the use agreement.
- 5) The CUP remains valid for a ten-year period at which time it can be reapplied for. Staff reserves the right to revisit the trash and delivery plan which would be complaint driven, and on an as needed basis.
- 6) The Town Council can periodically review the terms of the CUP with the owner to address issues or concerns with the intent that delivery and trash management continue to be mitigated. The Town reserves the right to impose additional conditions to mitigate impacts at the Town Council's sole and absolute discretion and/or the ability to revoke or suspend this CUP upon a violation of any conditions.
- 7) Update the associated agreements to contemplate town use in addition to MVCOA use.
- 8) Mitigation and avoidance of wetlands is a requirement of approval consistent with town regulations.

On a **MOTION** by **Garner** and seconded by **Miller** DRB voted unanimously to approve the application for a design variation to CDC Section 17.5.6.E: Exterior Wall Materials, to allow zero stone material percentage on Lots 1003R-1, 1003R-2A, and OS-1R-1, 455 Mountain Village Boulevard with the following findings:

Findings:

1) The Design Review Board finds that the proposed application meets the criteria for a design variation approval as outlined in CDC Section 17.4.11(E)(5)(i-vi) based on the evidence provided within the Staff Report of record dated July 26, 2021.

And the additional condition:

- 1) The applicant will come back with a single shed roof design for staff review.

Item 12. Consideration of a Design Review: Initial Architectural and Site Review for a new single-family home on Lot 729R-7, 87 Pennington Place, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Tim Barstad (for Karen Keating), TKP Architects presented as applicant with Matthew Shear

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Caton** the DRB voted unanimously to approve the Initial Architecture and Site Review for a new single-family home located at Lot 729R-7, based on the evidence provided within the Staff Report of record dated July 24, 2021, with the following Specific Approvals and Design Variations:

Design Review Board Specific Approvals:

- 1) Metal Fascia
- 2) General Easement Encroachments
- 3) Board Form Concrete
- 4) Tandem Parking

Design Review Board Design Variation:

- 1) Road and Driveway Standards

And, with the following conditions:

- 1) As part of the Building Permit submittal, the applicant shall update the landscape plan and fire mitigation plan to remove flammable mulch products from Zone 1.
- 2) As part of the Building Permit submittal, the applicant shall revise the exterior lighting plan to include remove the landscaping bollards from the Lot in their entirety.
- 3) As part of the Building Permit submittal, the applicant shall revise the construction mitigation plan to include additional silt fencing along Pennington Place, as well as include additional on-street parking requests.
- 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) 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) 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.

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 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) The applicant shall amend the lighting plan to replace the (2) 2500 lumen fixtures with fixtures that are code compliant, and to remove all proposed bollards.

Item 13. Consideration of a Design Review: Final Architecture Review for a Multi-Family Development at Lot 30, 98 Aspen Ridge, consisting of Sixteen (16) Condominium Units and two (2) Employee Condominiums, pursuant to CDC Section 17.4.11.

John Miller presented on behalf of staff

Timothy Losa of Zehren and Associates, presented as applicant with Stephanie Fanos

Public Comment: Bohdan Iwanetz

On a **MOTION** by **Jett** and seconded by **Caton** the DRB voted 5-2 to continue to the October 7, 2021 regular DRB meeting the Final Architectural Review for a new multi-family condominium located at Lot 30, 98 Aspen Ridge (Miller feels they have met the guidelines for approval, Brown feels the applicant was addressing councils request for an additional employee housing and this put them in a difficult position to meet parking requirements).

Item 14. Consideration of a Design Review: Final Architecture Review for a new Multi Family Condominium Development on Lot 600A, Elkstone Expansion, pursuant to CDC Section 17.4.11.

Amy Ward presented on behalf of staff

Chris Hawkins of Alpine Planning, presented as applicant

Public Comment: None

On a **MOTION** by **Jett** and seconded by **Kramer** DRB voted unanimously to to approve the Final Architecture Review Application for a Multi-Family Development located within the expansion area of Lot 600A, consisting of a total of six (6) new condominium units based on the evidence provided within the Staff Report of record dated July 27, 2021, and with the following specific approvals and conditions:

DRB specific approvals:

- 1) GE encroachment – subterranean soil nailing

And, with the following conditions:

- 1) The applicant will bring the disturbed area between the proposed development and Elkstone 21 building back to its original pre-disturbed condition to include additional small diameter tree plantings and native seed planting. These plantings

shall not include any coniferous tree species and are required to be entirely deciduous.

2) The southeast corner of the Expansion Area will be preserved by the developer in its current state as shown on the Town approved grading plan including the existing Elkstone 21 retaining wall and the four (4) conifers and aspens above the wall. If grading or tree removal is proposed in this area, it will only be out of engineering necessity as provided for in a letter and revised grading plan that are stamped and signed by a Colorado licensed Professional Engineer. A 14-day courtesy notice of any grading in the southeast corner of the Expansion Area for engineering necessity shall be provided by email to the owners at Elkstone 21. Special attention will be given to the southeast corner of the development.

3) Prior to Building permit, the construction mitigation plan will be revised to align the construction fencing with the limits of disturbance shown on the grading plan to protect areas that will not be graded consistent with the overall grading plan.

4) If the four (4) conifers and aspens of special concern above the wall on the southeast corner are within the limits of disturbance, they will be separately fenced/protected.

5) If the (4) conifers and aspens of special concern above the wall on the southeast corner are removed for cause, they will be replaced with trees of like species and size.

6) Prior to issuance of a building permit, the applicant will create a "construction best practices protocol" to avoid potential bacterial contamination in the stormwater system for staff review. The applicant agrees to provide a follow up 2 years after the completion of construction to verify that no contamination has occurred, and otherwise address any bad odors or potential contamination issues by employing a mitigation strategy immediately upon being notified of any potential odor problems.

7) Prior to issuance of a building permit, the applicant shall present a revised lighting plan that replaces fixture A and B with an alternate compliant fixture for staff review.

8) Prior to issuance of a CO the property owner will enter into a General Easement Encroachment Agreement with the Town of Mountain Village for the subterranean soil nail encroachments to the south of the development if soil nailing is needed in the GE.

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.

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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) 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 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

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.

Item 16. Review and Recommendation to Town Council regarding amendments to the Community Development Code consistent with the Town of Mountain Village Community Housing Initiatives; specifically, amendments to reintroduce duplex development within an overlay district in the single family zone district, modifications to the definition of Accessory Dwelling Unit (ADU), removing Mother-in-law suite and clarifying that an ADU is allowed within detached condominium development and other conforming amendments.

On a **MOTION** by **Jett** and seconded by **Miller** the DRB voted unanimously to recommend approval to Town Council, an Ordinance and Resolution regarding the CDC amendments supporting the Community Housing Initiatives found in the attached exhibit A. CDC redline amendments and exhibit B. draft Town Council resolution. To also direct staff to update the Official Zoning Map to include the duplex overlay generally shown as exhibit C.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the August 5, 2021 meeting at 6:06 pm.

Prepared and Submitted by,

Amy Ward
Planner