

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY FEBRUARY 3, 2022**

Call to Order

Chair Banks Brown called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on FEBRUARY 3, 2022.

Attendance

The following Board members were present and acting:

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

The following Board members were absent:

Cath Jett

Town Staff in attendance:

Michelle Haynes, Planning & Development Services Director
Amy Ward, Planner
Samuel Quinn-Jacobs, Planning Technician

Public Attendance:

Craig Spring
Mike Lynch

Item 2. Reading and Approval of the January 6, 2022 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Kramer** and seconded by **Caton** the DRB voted **unanimously** to approve the minutes from the January 6, 2022 Meeting.

Item 3. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 8, 180 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Bennett** DRB voted (6-1, Kramer dissented due to materials) to approve the Final Architectural and Site Review for a new single-family detached condominium located at Lot 165, Unit 8, based on the evidence provided within the Staff Report of record dated December 6, 2021, with the following specific approvals:

DRB Specific Approval:

- 1) Materials – Cementous siding
- 2) GE Encroachments – Retaining wall, landscape grading and Fire Access Stairs
- 3) Architectural Lighting

And, with the following conditions:

- 1) Prior to building permit the applicant should provide a lighting specification for the house numerals and revise the detail to indicate that the numerals will have a reflective surface for staff review.
- 2) Prior to building permit the applicant should work with the Town Forester to review the existing fire mitigation plan and see if there is a path to keep any of the existing trees for screening purposes.
- 3) Prior to building permit the applicant should provide a supplemental parking plan to the Town for construction parking.
- 4) A revised monument detail should be provided to staff for approval prior to the C.O. of the first property to be completed on this shared access.
- 5) Prior to Certificate of Occupancy, the applicant shall amend the condo map to accurately reflect the current driveway easement benefitting Units 6, 7 and 8.
- 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 of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 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) Prior to the Building Division conducting the required framing inspection, a four-foot (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) 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.

11) Prior to building permit the applicant will provide a revised lighting plan showing that the lighting on the garage has been put on a dimmer system that will capped the output at 80%.

Item 4. Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 165, Unit 9, 190 Cortina Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Caton** voted (5-2, Kramer and Jordan dissented due to materials and grounding) to approve the Final Architectural Review for a new single-family detached condominium located at Lot 165, Unit 9, based on the evidence provided within the Staff Report of record dated January 25, 2022, with the following design variations and specific approvals:

Design Variation:

- 1) Road and Driveway Standards – Retaining wall over 4'

DRB Specific Approval:

- 1) Materials – metal fascia, faux wood fiber cement siding, metal soffit
- 2) GE encroachments - retaining wall, landscape grading
- 3) Architectural Lighting

And, with the following conditions:

- 1) Prior to building permit, the applicant shall provide a specification for soffit material for staff review.
- 2) Prior to building permit, the applicant shall provide a construction parking supplement for staff review.
- 3) Prior to building permit, the applicant shall provide proof that the driveway easement for the benefit of Unit 10 has been removed.
- 4) Prior to building permit the applicant will work with the Town Forrester to review the fire mitigation plan to determine if any existing trees between properties could be kept intact, otherwise the applicant will provide a revised landscape plan showing the addition of some deciduous trees between properties for screening.

- 6) Prior to Certificate of Occupancy the applicant shall record a condo map amendment that shows the revised access for Units 9 and 10.
- 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 of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the Setback.
- 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) Prior to the Building Division conducting the required framing inspection, a four-foot (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) Prior to building permit the applicant will provide a revised lighting plan showing that the lighting on the garage has been put on a dimmer system that will capped the output at 80%.

Item 5. Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 177, 113 Highlands Way, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Dylan Combes on behalf of Steven Jallad: Presented as Applicant

Public Comment:

Mike Lynch

On a motion by **Caton** and seconded by **Garner** DRB voted (7-1, Craig dissented due to incomplete lighting submittal) to approve the Final Architectural Review for a new single-family home located at Lot 177, based on the evidence provided within the Staff Report of record dated January 26, 2022 with the following specific approvals:

DRB Specific Approval:

- 1) GE encroachment – gazebo
- 2) Landscaping – diversity of species

And, with the following conditions:

- 1) Prior to building permit the applicant shall provide a revised lighting plan for review by staff and one DRB member with photometric study.
- 2) Prior to building permit the applicant shall have the property inspected by a certified wetland specialist to determine that there aren't any wetland concerns on the property.
- 3) 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.
- 4) Prior to Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the general easement. This includes any encroachments that already exist on the property as well as any new encroachments.
- 5) Prior to the Building Division conducting the required framing inspection, a four-foot (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
- 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 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 600BR-11R, 22 Trails Edge Lane, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a motion by **Craig** and seconded by **Kramer** DRB voted **unanimously** to continue the Initial Architectural and Site Review for a new single-family home located at Lot 600BR-11R to the March 3, 2022 Design Review Board Meeting

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new Single Family Detached Condominium on Lot 161D1, Unit 22, 4 La Salle Lane, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Steve Morton: Presented as Applicant

Public Comment: None

On a motion by **Craige** and seconded by **Kramer** DRB voted unanimously to approve the Initial Architectural and Site Review for a new single-family detached condominium located at Lot 161D-1 Unit 22, based on the evidence provided within the Staff Memo of record dated January 24, 2022, with the following specific approvals and DRB Specific Approvals:

Design Variations:

1. Landscaping – diversity of species

DRB Specific Approvals:

1. Metal Fascia
2. Landscaping in the GCE
3. Architectural Lighting (if approved)

And, with the following conditions:

- 1) Prior to submittal for Final Architectural Review, the applicant will revise the construction mitigation plan to include perimeter fencing.
- 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.
- 3) Prior to Final Review the applicant should provide documentation regarding the parking reservation agreement with 161-CR.
- 4) Prior to issuance of a building permit the applicant must provide the town with an executed copy of the Addendum to Reservation and Escrow Agreement for parking.
- 5) Prior to the issuance of a building permit the applicant shall finalize the minor subdivision process altering the Unit 22 location on the condominium map, and record a new condo map with San Miguel County.
- 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 four-foot (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) 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 9. Consideration of a Design Review: Final Architecture Review for a new Single Family Home on Lot 138, 100 Granite Ridge, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Narcis Tudor: Presented as applicant

Public Comment: None

On a motion by **Garner** and seconded by **Kramer** DRB voted unanimously to approve the Final Architectural Review for a new single-family home located at Lot 138, based on the evidence provided within the Staff Report of record dated January 26, 2022, with the following design variations and DRB specific approvals:

Design Variations:

- 1) Landscaping – diversity of species

DRB Specific approvals:

- 1) Metal fascia

And, with the following conditions:

- 1) Prior to building permit the applicant will provide a revised lighting plan for staff and one DRB member to review.
- 2) Prior to a building permit the applicant will record the plat showing the vacation of the western GE with the County.
- 3) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
- 4) 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.

5) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.

6) 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.

7) Prior to the Building Division conducting the required framing inspection, a four-foot (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

8) 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 Home on Lot AR613-C1, 101 Lawson Point, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Kristine Perpar: Presented as applicant

Public Comment: None

On a motion by **Kramer** and seconded by **Garner** DRB voted **unanimously** to continue the Initial Architectural and Site Review for a new single-family home located at Lot AR 613-C1, to the March 3, 2022 Design Review Board Meeting.

Item 11. General Easement Overview

Michelle Haynes Presented as Staff

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the February 3, 2022 meeting at 3:37pm.

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician