

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD MEETING
THURSDAY MARCH 31, 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 May 5, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Liz Caton
Cath Jett
Greer Garner
Scott Bennett (1st alternate)
Shane Jordan (2nd alternate)
Adam Miller
Ellen Kramer – Left after Item Number 12.

The following Board members were absent:

David Craige

Town Staff in attendance:

Paul Wisor, Town Manager
David McConaughy, Town Attorney
Michelle Haynes, Planning and Development Services Director, Housing Director
John Miller, Principal Planner
Amy Ward, Senior Planner
Samuel Quinn-Jacobs, Planning Technician
Finn Kjome, Public Works Director

Public Attendance:

- Charles Lynch
- Joe Coleman
- Cameron Kelly
- Patrick Lathem
- Anton Benitez
- Richard Thorpe
- Emory Smith
- Mike Lynch

Public Attendance Via Zoom:

- Adam Raiffe
- Allison Miller SEH
- Amber Adil
- Andrew Butler
- Bohdan Iwanetz
- Erik Carlson
- Jean Nictakis
- Julia Caulfied (KOTO)
- Julieta Ginevra
- Linda Brown
- markb@centresky.com
- Matthew Hintermeister
- Robert Connor
- Robert Stenhammer
- Tobin Brown
- Virginia Howard
- Lee Shea Betten
- Patrick Willis
- Sherri Reeder
- Tori Aidala
- WL "Perch" Nelson
- Susie Shaefer
- Michael McQueen
- Michelle Robson
- Andrew Rostek
- Faisal Adil
- Heather Hoffman
- Alan Kadin
- Amarillis Moran
- Jonette Bronson
- Stephanie Fanos
- Zoe Dohnal
- Lauren Kirn
- Kim Schooley
- Jonathan Greenspan
- Michael OConnor

Item 2. Reading and Approval of the March 31, 2022 Regular Design Review Board Meeting Minutes.

Samuel Quinn-Jacobs: Presented as Staff

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted **unanimously** to approve the minutes from the March 31, 2022 Meeting.

Item 3. Reading and Approval of the April 21, 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 April 21, 2022 Meeting.

Item 4. Interview New Applicants for Design Review Board open seats with recommendation to Town Council

John Miller: Presented as Staff

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Bennett** DRB voted **unanimously** to recommend its incumbent members, to be appointed by Town Council.

Item 5. A recommendation to Town Council regarding a Major PUD amendment to Lot 109R, formerly named the Mountain Village Hotel PUD, TBD Mountain Village Boulevard, to consider amendments to the existing PUD for a mixed-use hotel/resort development including plaza, commercial, hotel and residential uses with a height up to 96'-8" maximum height.

Michelle Haynes and Amy Ward: Presented as Staff

Matthew Sheer, Katsia Lord, Ankur Patel: Presented as Applicants

Public Comment:

- Public comments via mail/email were provided in the May 5, 2022 Design Review Board Meeting Packet
- Joe Coleman
- Patrick Latham
- Chad Horning
- Cameron Kelly
- Jolana Vankova
- Anton Benitez
- Robert Connor
- Joe Solomon
- Don Morgan
- David Foster

On a motion by **Kramer** and seconded by **Bennett** voted (7-1, Miller objected due to the continued meeting date and his belief that the project should not be continued) to *continue the Review and Recommendation to Town Council of a Major Planned Unit Development Amendment to the Lot 109R Planned Unit Development, commonly called the Mountain Village Hotel PUD, by Tiara Telluride, LLC., to May 31, 2022 based on the evidence provided within the*

Staff Report of record dated April 26, 2022 with findings and conditions as outlined in the staff memo of record.

Item 6. Lunch

Item 7. Consideration of a Design Review: Final Architecture Review for a new Single-Family Detached Condominium on Lot 649R-11, 11 Boulders Way, pursuant to CDC Section 17.4.11

John Miller: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment:

- Anton Benitez
- Richard Thorpe

On a motion by **Garner** and seconded by **Jett** DRB voted **unanimously** to approve the Final Architecture Review for a new single-family home located at Lot 649-R, Unit 11, based on the evidence provided within the Staff Report of record dated April 21, 2022, with the following specific approvals:

DRB Specific Approval:

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

And, with the following conditions:

- 1) Prior to the issuance of the building permit, the applicant shall provide garage door finish details per the CDC requirements.
- 2) Prior to the issuance of the 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) 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) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 5) 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.
- 6) 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
- 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 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 8. Consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 344R, 111 Rocky Rd., pursuant to CDC Section 17.4.11.

Amy Ward: Presented as Staff

David Baker, TSB Architecture: Presented as Applicant

Public Comment:

- Public comments via mail/email were provided in the May 5, 2022 Design Review Board Meeting Packet
- Mike McQueen

On a motion by **Kramer** and seconded by **Jett** DRB voted **unanimously** to approve the Final Architectural Review for a new single-family home located at Lot 344R, based on the evidence provided within the Staff Report of record dated April 21, 2022, with the following design variations and specific approvals:

Design Variations:

- 1) Road and Driveway standards – retaining walls over 5'
- 2) Sign regulations – address monument exceeds allowable height.

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall and grading
- 2) Accessory building for trash

And, with the following conditions:

- 1) Prior to building permit, the applicant shall provide revised landscaping plans that address the comments of this memo for staff review.
- 2) Prior to building permit, the fire mitigation plan will be additionally reviewed by Town staff and revisions will be made if deemed necessary.
- 3) Prior to building permit, the applicant will revise the utility plan to leave a 15' buffer around all wetland areas.

- 4) Prior to building permit the construction mitigation plan will be revised per the comments of this memo and provided to staff for review.
- 5) Prior to building permit, the applicant shall revise the lighting plan to indicate that fixtures X and Y will be placed on a capped dimmer system to meet all CDC requirements for lumen output.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 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 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.
- 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 Detached Condominium with an attached ADU on Lot 649R-10, 10 Boulders Way, pursuant to CDC Section 17.4.11

John Miller: Presented as Staff

Kristine Perpar: Presented as Applicants

Public Comment: None

On a motion by **Miller** and seconded by **Bennett** DRB voted unanimously to approve the Final Architecture Review for a new single-family home located at Lot 649-R, Unit 10, based on the

evidence provided within the Staff Report of record dated March 21, 2022, with the following specific approvals:

DRB Specific Approval:

- 1) Setback Encroachment
- 2) Metal Fascia
- 3) Tandem Parking

And, with the following conditions:

- 1) Prior to the issuance of the building permit, the applicant shall provide garage door finish details per the CDC requirements.
- 2) Prior to the issuance of a building permit, the applicant shall revise the utility plans to provide existing locations of utilities along with connection and disturbance locations. Additionally, 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) 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) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 5) 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.
- 6) 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
- 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 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.
- 8) Prior to submittal for a building permit, the applicant shall revise the plans to include appropriate snow fencing and ice retainage over the accessory dwelling.

Item 10. Consideration of a Design Review: Final Architecture Review for a new Single-Family home with an attached ADU on Lot 503, TBD Russell Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Edwin Lindell, ETL Architects: Presented as Applicant

Public Comment:

- Public comments via mail/email were provided in the May 5, 2022 Design Review Board Meeting Packet
- Mike Lynch provided public comment in person
- Jonette Bronson provided public comment via zoom

On a motion by **Garner** and seconded by **Caton** DRB voted **(7-1, Jett Dissented due to the two curb cuts and ADU)** to approve the Final Architectural Review for a new single-family home with attached ADU located at Lot 503, based on the evidence provided within the Staff Report of record dated April 19, 2022, with the following specific approvals and design variations:

DRB Specific Approval:

- 1) GE Encroachments – Retaining wall
- 2) Road Right of way encroachment (insubstantial) – Retaining wall
- 3) Road and Driveway Standards - (2) Curb cuts

Design variations:

- 1) Landscaping – diversity of species

And, with the following conditions:

- 1) Prior to building permit, the applicant shall submit a revised address monument design for both the Russell Drive address and the alternate access at Lone Fir Lane per the comments of the Police Chief and Fire Marshall, and to otherwise meet the requirements of the CDC, including address number heights.
- 2) Prior to building permit the applicant shall provide proof of an access agreement with TSG for the sewer accesses.
- 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 Certificate of Occupancy the applicant will enter into a revocable Encroachment Agreement with the Town for any approved encroachments in the road right of way. This includes any encroachments that already exist on the property as well as any new encroachments.

- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
- 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) 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
- 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 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.
- 10) A use agreement will be created between the town and the applicant regarding a snow-truck turn-around.

Item 11 Consideration of a Design Review: Final Architecture Review for a new Single Family Detached Condominium on Lot 167-5, 162 San Joaquin, Unit 5, pursuant to CDC Section 17.4.11.

John Miller: Presented as Staff

Kristine Perpar: Presented as Applicant

Public Comment: None

On a motion by **Caton** and seconded by **Jett** DRB voted **unanimously** to approve the Final Architectural and Site Review for a new detached condominium located at Lot 167, Unit 5, based on the evidence provided within the Staff Report of record dated April 25, 2022, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards

DRB Specific Approval:

- 1) GE encroachments
- 2) Tandem Parking

And, with the following conditions:

- 1) Prior to the issuance of a Building Permit, the applicant shall provide a Town Right-of-Way revegetation plan and erosion control plan for any areas of town ROW to be disturbed as part of the project.
- 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 issuance of CO, all disturbances in the GE caused by construction will be re-graded and re-vegetated to its pre-disturbed condition.
- 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 shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
- 6) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 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.
- 9) Prior to the issuance of a building permit, the applicant shall revise the lighting around the hot tub area to include step lights, to be reviewed and approved by Staff.

Item 12. Discussion regarding a Conceptual Work Session for Lot 644, to develop new multi-family employee condominiums, pursuant to CDC Sections 17.4.6 and 17.4.11

John Miller: Presented as Staff

Mike Foster Triumph LLC, Paul Wisor and Michelle Haynes: Presented as Applicants

Item 13. Design Review Board Review and Recommendation to Town Council Regarding Amending the Municipal Code and Community Development Code; Creation of Chapter 2.18: Public Art Commission, and Amending Sections 17.5 and 17.8, concerning the creation of a Public Arts Commission

John Miller: Presented as Staff

Public Comment: None

On a motion by **Jett** and seconded by **Miller** DRB voted **unanimously** to recommend to Town Council the approval of a Public Arts Commission based on the evidence provided within the Staff Report of record dated April 25, 2022.

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the May 5, 2022 meeting at 5:04

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician