

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
THURSDAY MAY 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 31, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Greer Garner
Scott Bennett – via zoom
Shane Jordan (1st alternate) – via zoom

The following Board members were absent:

Liz Caton
Ellen Kramer
Adam Miller
David Craige

Town Staff in attendance:

Paul Wisor, Town Manager
David McConaughy, Town Attorney
Michelle Haynes, Planning and Development Services Director, Housing Director
Amy Ward, Senior Planner
Samuel Quinn-Jacobs, Planning Technician
Kim Schooley, Town Clerk

Public Attendance:

Tom Thorpe, Karen Kirby, Winston Kelly, Adam Mitchell, Joe Coleman, David Ballode, Joe Solemon

Public Attendance via Zoom:

Allison Miller, Amy McPheeters, BJ, Brandi Rice, Brian O’Neill, Ed Healy, Elinoff, Jackie Kadrin, Jeff Kirby, John D., Justin Criado, Matthew Noe, Rob Connor, Sofia Bolio Hernandez, Sreeder, Stacy Lake, Stephanie Fanos, TMVOA, Tueller & Gibbs, Adam Raiffe, Yvette Rauff, Bohdan Iwanetz, Jean Nicktakis, Erik Carlson, Jeff Kirby, Cary Savage, Andrew Rostek, Rob Ekstrom

Item 2. Swearing In of Appointed Members for the Mountain Village Design Review Board

Kim Schooley: Presented as Staff

Banks Brown and Scott Bennett were sworn into the Design Review Board of the Town of Mountain Village

On a motion by **Greer** and seconded by **Bennett** the Design Review Board voted **unanimously** to appoint Banks Brown as the interim Chair of the Design Review Board of Mountain Village.

Item 3. 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 *continued from the May 5, 2022 Design Review Board Meeting*

Michelle Haynes and Amy Ward: Presented as Staff

Matthew Sheer, Katsia Lord, Ankur Patel and David Ballode: Presented as Applicants

Public Comment:

- Public comments via mail/email were provided in the May 31, 2022 Special Design Review Board Meeting Packet
- Joe Solomon
- Joseph Coleman
- Tami Richardson
- Tom Thorpe
- Karen Kirby
- Winston Kelly
- Erik Carlson
- Rob Connor
- Cameron Kelly
- Stacy Lake
- Don Morgan
- Elinoff

On a motion by **Garner** and seconded by **Jordan** the Design Review Board Voted (3-1, Bennett dissented due to his concerns about the building height) to recommend approval 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., based on the evidence provided within the Staff Report of record dated May 23, 2022, with the following findings, variances, design variations and DRB specific approvals as outlined in the staff report of record:

Findings:

1. The DRB required 1 parking spaces per dormitory unit.
2. That the fire lane must be used only for emergency vehicles, or authorized maintenance vehicles and is not otherwise expressly prohibited to be used for pedestrians.
3. The DRB recommendation is limited to design review however general consensus on broader Town Council related topics can be summarized and provided for Council

consideration. Town Council will provide the final determination as to the Major PUD Amendment via the public hearing process.

4. The application meets the General Standards at 17.5.15.A.5 as it relates to site furniture and fixtures, that plaza uses shall be placed so as to not obstruct or impede fire access routes, pedestrian ways, general building ingress and egress or pedestrian flow through the plaza areas so long as the conditions are addressed as cited below.
5. The application meets the PUD Criteria for Decision found at CDC Section 17.4.12.E
6. The application is consistent with Design Review Process Criteria for Decision at CDC Section 17.4.11.D.

Variation to Chapter 17.3.2 Building Height Limits:

1. Building heights - with a max height up to 96' 8" and an average height up to 82.46'
The DRB encourages Town Council to consider something less than the maximum height of 96' 8" and an average height up to 82.46'

Design Variations:

1. Roof Form
2. Wall material – not meeting the required 25% stucco
3. Glazing – uninterrupted areas of glass that exceed 16 s.f.
4. Decks and Balconies – long continuous bands
5. Commercial, Ground Level and Plaza Area Design Regulations –
 - a. Storefront Design *per outcome of DRB discussion
 - b. Color Selection
 - c. To allow for ski locker private use on a Primary Pedestrian Route
6. Parking Area Design Standards – Aisle Width

DRB Specific Approval:

1. Materials – TPO membrane roof, metal fascia and soffit
2. Solar roof tiles in the Village Center
3. Road and Driveway Standards – (2) Curb cuts

And, with the following conditions:

1. Revise the height compliance drawings to address the issues discussed in the staff memo of record.
2. Revise the proposed sidewalk along Mountain Village Boulevard to show a continuous connection including the section at the See Forever tunnel.
3. Revise the parking plan to show that the required employee parking determined by DRB for the dormitories is being met.
4. Revise the parking plan to indicate the locations of any EV installed, EV Ready and EV Capable parking spaces, with the goal of providing as many as is feasible.
5. Revise the garage sections to show structure of building and utilities to the point where staff can understand the stack of structure, utilities (as applicable) and vehicular clearance.
6. Revise the unloading area to meet the minimum dimensional requirements per the CDC including containing delivery trucks entirely within the building.

7. Further detail the vehicular access plan. Investigate the possibility of one-way traffic in the trash area-garage access area. Further demonstrate that access will be available to the project loading dock, the project garage and the Shirana garage when trash removal is being undertaken at the Town trash building. Develop a delivery management plan that contemplates where a delivery truck will wait if the loading dock is occupied. Demonstrate that the current public bus turn-around area will still be available.
8. Revise the snow melt plan to include the area to the south of the trash building as well as the sidewalk from the Shirana stairs.
9. Provide some detail as to how they could potentially avoid bird/glass impacts.
10. Provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels.
11. Provide an updated roof plan showing all anticipated rooftop vents and equipment once the final programming is in place.
12. Revise rooftop snowmelt plan to indicate all water will be routed to the stormwater drains.
13. Provide an enlarged detail of the main entrance at the porte cochere area.
14. Provide a drainage study with storm water run-off calculations and/or update the original study as applicable.
15. Provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.
16. Revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having special events and allowing for better access to the plazas for maintenance and EMS services with a 16' minimum path. The applicant shall also include a materials board and specifications for all plaza furniture and hardscape material. Irrigation details and calculations are also required.
17. Investigate engineering anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.
18. Provide details regarding the proposed fixed planters within the building balconies, including technical details of the planters/green roofs, proposed plantings and irrigation details and calculations.
19. Propose pavement striping or another method of indicating potential pedestrian crossing in front of Shirana garage entrance.
20. Provide a detail of the opening to the pedestrian access through the building and demonstrate any proposed architectural features that define this opening and make it visually appealing.
21. Verify the public access via the porte cochere to the plaza through the building and identify the legal instrument that will recognize the public access.
22. Create a trash management plan indicating amount of recycling/trash generated and number of anticipated pickups per week.
23. Provide an interim trash management plan for those users of the Town trash building.
24. Revise the Town trash building plans to provide the equivalent space for trash and storage as the current building, to provide roll-up doors for access, to demonstrate all proposed materials, and to show venting for the boilers (unless those are moved to another location).
25. Remove additional boiler location as proposed on town open space.
26. Provide locations for electrical transformer/s, switch box and gas substation per the comments of this memo and referral comments and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.
27. Provide electrical load calculation for SMPA so that the number and locations of transformers can be better identified.
28. Revise the access plans to show compliance with dimensional requirements for driveways.

29. Revise plans to show removable bollards at the fire lane access.
30. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
31. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.
32. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
33. 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.
34. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks or across property lines.
35. 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.
36. 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
37. 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.
38. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.
39. The applicant will provide renderings from different parts of Mountain Village for the board to review such as the top of the Chondola, Heritage Plaza and Upper Mountain Village Boulevard.
40. The applicant will continue to break up the balcony areas as they demonstrated and provide specific drawings of this for the DRB

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the May 31, 2022 meeting at 2:20pm

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician