

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
SPECIAL DESIGN REVIEW BOARD MEETING
TUESDAY MAY 17, 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 4:30 pm on May 17, 2022.

Attendance

The following Board members were present and acting:

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

The following Board members were absent:

Adam Miller

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

Public Attendance:

Kirsten Murray, Jeff Zimmerman, Dale Reed, Ana Bowling, Bill Fandel, Daniel Zemke, Winston Kelly, David Ballode, Chad Horning, Chris Hazen, Matt Hintermeister, Mickie Salloway, Anton Benitez, Stephanie Fanos, Joe Coleman, Yolana Vanek

Public Attendance Via Zoom:

Emily Royal, Erik Carlson, Frost Prioleau, Gabrielle, Jeff Busby, Justin Criado, Kyle C, Lauren Smith, Linda Brown, Mark Ruckoldt, Paul Squadrito, Rob Bodnar, Tamara, Tami Richardson, Yvette Rauff, Albert Roer, Dovid M. Spector, Lee Shea Betten, Molly Norton, Ty Allen, Vik Bhatia, Jean Nictakis, Denise Scanlon, KC KAISSI, Patrick Latham, Alex Martin, Rob Rydel (OZ)

Item 2. CLASS 3, SKETCH SITE SPECIFIC PLANNED UNIT DEVELOPMENT (SPUD), Initial architecture review, for Lot 161C-R, Lot 67, Lot 71R, OS-3y, and portions of OS-3XRR for a mixed-use hotel/resort development including plaza, commercial and residential uses

Michelle Haynes and Amy Ward: Presented as Staff

Dale Reed, Jeff Zimmerman and Kirsten Murray: Presented as applicants

Public Comment:

Bill Fandel, Brian O'Neil, Joe Coleman, Daniel Zemke, Winston Kelly, Yolana Vanek

Public Comment Via Zoom:

Rob Bodnar, Vik Bhatia, Frost Prioleau, Erik Carlson, Tami Richardson, Jean Nictakis

A **MOTION** by **Jett** and seconded by **Kramer** was **withdrawn** to continue the Sketch Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots) to June 15th, 2022 at 10am.

On a **MOTION** by **Caton** and seconded by **Garner** the Design Review Board voted **(4-3 Craige, Kramer and Jett dissented)** to approve a Sketch Site-Specific Planned Unit Development (SPUD) application for a mixed-use hotel, branded residence and condominium project at 161CR, Lot 67, Lot 69R-2, Lot 71R, OS-3Y (commonly called the Pond Lots), based on the evidence provided within the Staff Report of record dated May 10, 2022, with the following findings, variations and specific approvals specific to design review:

Findings:

1. *The application is in General Conformance with the Comprehensive Plan*
2. *The application meets the Criteria for Decision found at CDC 17.4.12.E. and CDC 17.4.11.D.*
3. *The application is consistent with the Conceptual SPUD approval*
4. *Dormitory parking is established at 1 parking space for every one dormitory unit.*
5. *The application is consistent with CDC Section 17.3.4.H.7. Required Improvements for Adjacent Public Areas.*

Variations Requests:

1. *To allow heights up to 95.5' feet for the 161CR Lot and 78.5' feet for the pond lots (CDC 17.3.11 and 17.3.12)*
2. *To allow for footprint lots to exceed 25% (CDC 17.3.4.H.6)*
3. *Average heights can be established up to 58.2' for Lot 161CR and 51.3' for the Pond lots which may change between initial and final DRB review based upon design changes.*

Design Variations:

1. *Exterior Wall Materials (CDC 17.5.6.E.4)*
2. *Glazing Variance (CDC 17.5.6.G.1)*

And with the following conditions:

1. *Before final SPUD review the applicant shall revise the roof plan to indicate any needed snow guards as well as to show necessary rooftop venting, chimneys and equipment.*
2. *Prior to final SPUD review the applicant shall provide details of any railings necessary at retaining walls and stairs within the proposed landscape.*
3. *Prior to final SPUD review the applicant shall incorporate data gathered by the wetland consultant to revise the landscape plan and address specific wetland area enhancements.*
4. *Prior to final review the applicant shall revise the fire mitigation plan to address required fire mitigation per the CDC in cooperation with comment by a third-party consultant.*
4. *Prior to final SPUD review the applicant shall revise the fire mitigation plan to address required fire mitigation per the CDC in cooperation with comment by a third-party consultant.*
5. *Prior to final SPUD Review, the applicant shall provide a trash management plan consistent with CDC 17.5.10.*
6. *Prior to certificate of occupancy an access agreement for the proposed pedestrian/bike trail connector will be entered into between the property owner and the town.*

7. *Prior to final SPUD review the applicant shall provide more detail on proposed garage clearances.*
8. *Prior to final SPUD review the applicant will revise access plans to include required shoulder areas.*
9. *Prior to final SPUD review, the applicant will provide an interim utility plan to provide service to current users of utilities that are planned to be re-located.*
10. *Prior to final SPUD review the applicant will revise the parking plans to show at least 10% of the spaces be EV-installed, 15% be EV-Ready, and 50% be EV-Capable. This aligns with the Town Climate Action Plan.*
11. *Prior to final SPUD review the applicant shall revise the landscape lighting plans per the direction of DRB members at this meeting. An updated lighting plan for exterior fixtures on the building, including specification sheets for each fixture as well as photometric study shall also be provided.*
12. *Approval of the overall design, including variation requests, is subject to further review of all applicable criteria based on a workable 3D model to be provided by the applicant.*
13. *Approval of the overall design, including variation requests, is subject to further review of all applicable criteria based on story poles to be erected by the applicant to demonstrate the building heights*
14. *The applicant shall provide further details of the proposed roof design including colors, materials, and any ballast proposed for membrane roofing*
15. *Approval of the overall design, including variation requests, is subject to further review of all applicable criteria based on a view corridor analysis from Heritage Plaza and the Gondola Plaza to be provided by the applicant.*

ADJOURN

MOTION to adjourn by unanimous consent, the Design Review Board voted to adjourn the May 17, 2022 meeting at 6:04pm

Prepared and submitted by,

Samuel Quinn-Jacobs
Planning Technician