

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
OCTOBER 6TH, 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 10:02 AM on October 6th, 2022.

Attendance

The following Board members were present and acting:

Banks Brown (Chair)
Shane Jordan
Adam Miller
Scott Bennett
Greer Garner
Jim Austin
Liz Caton (left at 1:14)
Ellen Kramer (monitored meeting, did not participate)

The following Board members were absent:

David Craige

Town Staff in attendance:

Paul Wisor Town Manager
Amy Ward, Community Development Director
Kim Schooley, Deputy Town Clerk
Marleina Fallenius Planning Tech & Housing Coordinator
Claire Perez Planner I
Sean DeLand (live streaming)

Public Attendance:

David Ballode
Paul Savage
Katsia Lord
Jack Wesson
Kristina Lamb
Chris Chaffin
Jim Mahony

Public Attendance via Zoom:

Jessica Garrow
Samuel Richards
Callie New
Will Hentschel
Narcis Tudor
Gyles Thornley

Hunter
Tali Lipton
Sofia Bolio
Jonette Bronson
Narcis Tudor

Item 2. Reading and Approval of Summary of Motions of September 1st, 2022, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Austin** the DRB voted **unanimously** to approve the summary of motions of the September 1st, 2022, Design Review Board meeting.

Item 3. Consideration of a Design Review: Final Architecture Review for a single-family home on Lot 615-2CRR-A, TBD Lawson Overlook, pursuant to CDC Section 17.4.11

Sam Richards from Design Workshop: Presented as Staff
Narcis Tudor: Presented as Applicant

Public Comment: Paul Savage

On a **MOTION** by **Garner** and seconded by **Miller** the DRB voted **unanimously** to approve the Final Architectural Review for a new single-family home located at Lot 615-2CRR-A, based on the evidence provided within the Staff Report of record dated October September 29, 2022

2022, with the following design variations and specific approvals:

Design Variations:

1. Road and Driveway Standards – driveway grade

DRB Specific Approval:

1. GE Encroachments – 2 exterior parking spaces and a stairway
2. Materials - Metal Fascia

And, with the following conditions:

- 1) Prior to building permit, the applicant shall revise the lighting plan to either identify that the system will be placed on a capped dimmer system or be revised with alternative fixture specifications for staff review per the directive given to the applicant at this hearing.
- 2) Prior to building permit, the applicant shall obtain necessary parking permits from the Town for any parking on Lawson Overlook that may be required during construction.
- 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 a certificate of occupancy, a GE encroachment agreement shall be executed recognizing approved encroachments into the GE.
- 5) Prior to a certificate of occupancy, a road right of way encroachment agreement shall be executed recognizing approved encroachments into the road right of way.
- 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) 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:
- The stone, setting pattern and any grouting with the minimum size of four feet (4') by four feet (4');
 - Wood that is stained in the approved color(s);
 - Any approved metal exterior material;
 - Roofing material(s); and
 - 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.

Item 4. Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Miller** the DRB voted **unanimously** to continue, the Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 29 employee condominiums, on Lot 644, TBD Adams Ranch Rd., pursuant to CDC Section 17.4.11 to the Regular Design Review Board Meeting on November 3, 2022.

Item 5. Consideration of a Design Review: Final Architecture Review for a multi-family development consisting of 19 condominiums and 2 employee condominiums, on Parcel Three-R, Belvedere Park Condominiums (also known as Lot 27A) TBD Lost Creek Lane., pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Chris Chaffin and Will Hentschel : Presented as Applicant

Public Comment: Randy Podalski (email)

On a **MOTION** by **Bennett** and seconded by **Austin** the DRB voted **unanimously** to approve the Final Architectural Review for a new multi-family development on Lot 3R, also known as Lot 27A Belvedere, TBD Lost Creek Lane, based on the evidence provided within the Staff Report of record dated September 27, 2022, with the following findings, design variations and DRB specific approvals:

Findings:

- The door and window cladding material approved is specified as metal to match the roof

Design Variations:

- Exterior materials- less than 25% stucco, more than 25% wood, less than 25% stone
- Loading/Unloading Zone Waiver

DRB Specific Approval:

1. Exterior Materials – metal hardie-board fascia, board form concrete of 8" horizontal spacing
2. GE Encroachments – Patio surface, retaining walls, decks, green roof, emergency turnaround (sub-grade)
3. Green roof

And, with the following conditions:

1. Prior to building permit, the applicant will revise the landscaping plan for review by staff to address concerns raised by the Town Forrester.
2. A reflective surface is required on the address monument in case of power outage.
3. Prior to certificate of occupancy the applicant shall provide the Town with a two (2) year landscaping financial guarantee on all plant materials planted as part of the approved landscape plan. The developer shall enter into an improvements agreement with the Town to ensure performance.
4. Concurrent with Certificate of Occupancy, the condominium map and condominium declarations need to be submitted to the Town for review.
5. Prior to issuance of the certificate of occupancy, the deed restrictions associated with the two employee condominiums need to be executed. The 1997 ordinance/acknowledgment applies.
6. The deed restricted units must receive certificate of occupancies prior to our concurrent with the free market units.
7. The Mountain Village Housing Authority will perform a walk-through inspection of the two deed restricted units prior to issuance of a certificate of occupancy.
8. Consistent with town building codes, Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be constructed as either noncombustible, heavy timber or exterior grade ignition resistant materials such as those listed as WUIC (Wildland Urban Interface Code) approved products.
9. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the setbacks.
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.

Break: 11:00 am – 11:11 am

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for a single-family home on Lot SS811, 2 Mountain Village Blvd., pursuant to CDC Section 17.4.11

Jessica Garrow from Design Workshop: Presented as Staff

Katsia Lord on behalf of Matt Shear Vault Designs: Presented as Applicant

Public Comment: Paul Savage

On a **MOTION** by **Garner** and seconded by **Jordan**, DRB voted **unanimously** to **continue** the Initial Architecture and Site Review for a new single-family home located at Lot SS811, to November 3, 2022.

Item 7. Lunch: 12:23 – 12:33

Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a single-family home on Lot AR25, 125 Lawson Pt., pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Public Comment: None

On a motion by **Bennett** and seconded by **Austin** DRB voted **unanimously** to **continue** the Initial Architectural and Site Review for a new single-family home located at Lot AR-25, 125 Lawson Point, to November 3rd, 2022.

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a single-family home on Lot 508, 125 Russell Drive, pursuant to CDC Section 17.4.11

Amy Ward: Design Workshop: Presented as Staff

Public Comment: None

On a motion by **Austin** and seconded by **Jordan** DRB voted **unanimously** continue the Initial Architectural and Site Review for a new single-family home located at Lot 508, 125 Russell Drive, to November 3rd, 2022.

Item 10. Consideration of a Design Review: Initial Architecture and Site Review for a single-family home on Lot BC-107, 110 Lawson Overlook, pursuant to CDC Section 17.4.11

Callie New of Design Workshop: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a motion by **Miller** and seconded by **Greer** DRB voted **unanimously** to **approve** the Initial Architecture and Site Review for a new single-family home located at Lot BC107, based on the evidence provided in the staff record of memo dated October 6, 2022, and the findings of this meeting with the following conditions:

- 1) The Construction Mitigation Plan should demonstrate that tree protection fencing will be established outside the dripline of each tree that will be retained [CDC 17.6.1.A.4.(f)].
- 2) The width of the driveway shall meet the code of 16 feet total width. 12 feet shall be a hard surface with 2-foot shoulders meeting the same compaction required as the hard surface and shall be an all-weather driving surface.
- 3) The address monument shall be a minimum of 4-foot 6-inches from grade to the bottom of the address numbers. Address numbers shall be 6-inches in height, reflective coated, or outlined with a reflective coating.
- 4) The Landscape Plan should demonstrate that planted conifers (evergreen trees) will be from two separate genus or species categories for diversity [CDC 17.5.9.C.6.(c)].

- 5) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE and the road right of way.
- 6) Prior to final review, the applicant shall provide a door schedule that details materials.
- 7) Prior to final review, the applicant shall identify materials used for the soffit.
- 8) Prior to final review, materials under the soffit must be identified and shall be fire proof or fire resistant.
- 9) Prior to final review, the applicant shall provide an updated driveway plan with dimensions labeled to show compliance with the CDC.
- 10) Prior to final review, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with the Zone 1 Fire Mitigation standards.
- 11) Prior to final review, the applicant shall identify a designated space for material storage and indicate the appropriate silt protection and wattles necessary to handle stormwater runoff on the construction mitigation plan.
- 12) Prior to final review, the construction mitigation plan must show protection fencing outside the dripline of trees remaining on site.
- 13) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and average building height.
- 14) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 15) A Knox Box for emergency access is recommended.
- 16) 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.
- 17) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 18) 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
- 19) 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.

ADJOURN

MOTION to adjourn by **Jordan** and seconded by **Garner** and unanimous consent, the Design Review Board voted to adjourn the October 6th, 2022, meeting at 1:15 pm.

Prepared and submitted by,

Marleina Fallenius
Planning Technician & Housing Coordinator