

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE REGULAR
DESIGN REVIEW BOARD MEETING
DECEMBER 1, 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 9:59 AM on December 1, 2022.

Attendance

The following Board members were present and acting:

Banks Brown
Adam Miller (recused himself at 3:49 pm)
Scott Bennett
Greer Garner
Shane Jordan
David Craig
Liz Caton
Ellen Kramer (listening in on zoom, not voting)

The following Board members were absent:

none

Town Staff in attendance:

Paul Wisor – Town Manager
Michelle Haynes- Assistant Town Manager
Kim Schooley – Deputy Clerk
Katherine Warren – Public Information Officer
David McConaughy – Town Attorney
Amy Ward – Community Development Director
Marleina Fallenius – Planning Tech and Housing Coordinator
Claire Perez – Planner I

Public Attendance:

Ankur Patel
Avani Patel
Steven Paletz
Katsia Lord
Chris Knight
Mathew Shear
Joe Coleman
Andy Alexander
Ken Alexander
John Kellchner

Jack Wesson
David Ballode

Public Attendance via Zoom:

Adam Raiffe
Gan
Ian Fallenius
Kim Schooley
Jessica Garrow
Sam Richards
Jean Niktakis
Justin Criado
Kdecker
Kevin Ainsworth
Wesley Hill
Julia Dullien
Nikoleta Angelova
Supergan
Melina Saunders
Hayley Kinlaw
Justin Kilbane
Bill Tabberson
Ken Alexander

Item 2. Reading and Approval of Summary of Motions of November 3, 2022, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Caton** the DRB voted **unanimously** to approve the summary of motions of the November 3, 2022, Design Review Board meeting.

Item 3. Consideration of a Final Design Review associated with the major amendment to the 109R PUD, formerly called the Mountain Village Hotel PUD, currently called the 109R Six Senses Project, Major PUD amendment.

Amy Ward: Presented as Staff

Matt Sheer and Ankur Patel from Tiara Telluride LLC: Presented as applicant

Public Comment: Wesley Hill

On a **MOTION** by **Miller** and seconded **Caton** by the DRB voted 5-2 to approve (Bennett opposed because of the height and Craig opposed because of an incomplete foot candle model and non-compliant fixture selections) the Final Architecture Review for 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 November 20, 2022, with the following findings, 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 determined by the DRB on May 31, 2022.
- 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 is consistent with Design Review Process Criteria for Decision at CDC Section 17.4.11.D.

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. Color Selection
 - b. To allow for ski locker private use on a Primary Pedestrian Route
- 6.Parking Area Design Standards – Aisle Width
- 7.Road and Driveway standards – driveway width
- 8.Lighting

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
- 4.Landscape Lighting
- 5.Road Right of Way Encroachment – light fixtures and porte cochere awning (if approved)

And, with the following conditions:

- 1.Prior to Town Council Review of the PUD Amendment, the applicant shall provide a shoring plan, either temporary or permanent as well as plan for any construction staging on town property, to be better described as part of the final PUD amendment application.
- 2.Prior to Town Council Review of the PUD Amendment, the applicant shall 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.

3. Prior to building permit the applicant shall provide an enlarged detail of storefront areas to clarify how the steel louver detail is used in these areas.
4. Prior to building permit the applicant shall revise the parking plan to indicate that the staff recommendation of providing 10% EV installed, 15% EV Ready and 50% EV Capable parking spaces is being met.
5. Prior to building permit the applicant shall provide a product specification for glass railings that is specific to avoiding bird/glass impacts.
6. Prior to building permit the applicant shall provide additional details regarding proposed solar panels, including the method of mounting and any/all materials associated with the panels for staff review.
7. Prior to building permit, the applicant shall provide a revised door schedule that indicates all exterior door type locations as well as door design, dimensions and materiality for staff and one DRB to review.
8. Prior to building permit, the applicant shall provide a drainage study with stormwater run-off calculations and/or update the original study as applicable.
9. Prior to building permit, the applicant shall provide a current geotechnical report with final DRB review consistent with the Major PUD application requirements.
10. Prior to building permit the applicant shall revise the landscaping plans to reduce the area of planting beds, creating at least one open plaza space capable of having small special events and allowing for better access to the plazas for maintenance and EMS services with a 13' 8" minimum path. The applicant will either remove the proposed rain garden or provide detail to the satisfaction of staff that eliminates concern over water rights issues. The applicant shall also revise specified plaza furniture to be moveable in nature. Firepits shall be designed such that they can be utilized as planting beds in summer months. Irrigation calculations are required for building permit.
11. Prior to building permit the applicant shall revise trash building plans to amend the shape of the trash enclosure building while preserving the area needed for town use and necessary turn radius and opening up sight lines. Plan should also provide a parking space for maintenance of the trash enclosure area and/or boilers for staff review.
12. Prior to building permit the applicant shall provide details of engineered anchor points for sun-shades and/or bistro lighting over the plaza areas for special events.
13. Prior to building permit the applicant shall revise the Town trash building location/orientation to eliminate the site line impediment to Mountain Village Blvd. and to show venting for the boilers.
14. Prior to building permit the applicant shall continue to work with the Town, utility providers and possibly other developments to develop final locations for transformer/s, switch box and gas substation and identify easements that would be necessary to accommodate utility infrastructure. The applicant should also indicate the plan for disposition of abandoned utilities.
15. Prior to building permit the applicant will obtain an approved CMP from Town staff.
16. Prior to building permit, an improvements agreement shall be entered into between the applicant and the town for all landscaping improvements.
17. Prior to building permit, a maintenance agreement for landscaping and plaza maintenance will be entered into between the applicant and the Town.

18. A trash compactor is required and needs to be dimensionally shown on the plan set in order to reduce number of pick-ups.
19. Prior to certificate of occupancy, the surface of Mountain Village Blvd. adjacent to the project will be re-paved to the satisfaction of the Town.
20. Prior to certificate of occupancy the required improvements to the Westermere façade will be completed to the satisfaction of the Town consistent with the original development agreement
21. Additional agreements and easements will be identified in the Town Council memo prior to a final approval.
22. Prior to recordation of the condominium documents or as soon as practical, staff will designate a new Primary Pedestrian Route through this project and update the relevant Appendix 3-1, along with the Appendix 8-1 Village Center Emergency Access Routes in the CDC accordingly.
23. 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.
24. 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.
25. 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.
26. 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 Any other approved exterior materials
27. 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.
28. A Major Subdivision application must be approved by Town Council prior to issuance of a building permit and concurrent with final PUD approval.
29. Improvements to OS-3BR-2, town owned land, are subject to final Town Council approval through the PUD amendment process. Should Town Council make amendment to proposed improvements on OS-3BR-2, this could necessitate revisions to design consistent with town processes.
30. Prior to building permit the applicant will provide a revised lighting plan for staff and 2 DRB members to review per the discussions of this meeting.

31. Prior to building permit the applicant will provide an address monument design for staff review.

Item 4. A review and recommendation to Town Council regarding a major subdivision to adjust portion of town owned village center active open space (OS-3-BR2) to 109R PUD, and 109R PUD to village center open space (OS-3-BR2) consistent with CDC Section 17.4.13.

Michelle Haynes: Presented as Staff

Ankur Patel with Steven Paletz: Presented as Applicant

Public comment: None

On a **MOTION** by **Garner** and seconded **Caton** by the DRB voted unanimously to recommend to Town Council approval of the major subdivision plat to replat portions of OS-3BR-2 into Lot 109R and portions of Lot 109R into OS-3BR-2, along with a small right of way dedication to the Mountain Village Boulevard, resulting in a net increase to OS-3BR-2, Village Center active open space of 84 square feet, decrease of Lot 109R of 175 square feet and 77 square feet dedicated to Mountain Village Boulevard, Active Open Space right of way that consists of an existing portion of the town owned bridge with the findings as outlined in the staff memo and conditions as listed:

1. Prior to recording, the final form of the plat shall be subject to staff review and approval and shall depict the entirety of the OS-3BR-2R parcel, including any prior adjustments associated with the 161CR replat, and the newly-created parcels to be conveyed to the Town shall be merged into the larger OS-3BR-2R parcel.
2. The major subdivision plat must be recorded prior to issuance of a building permit.
3. A public improvements agreement will be executed separately or integrated into the PUD amendment approved legal documents as determined by the town attorney and consistent with CDC Section 17.4.3.L Public Improvements Policy.
 - a. Include new asphalt from the intersection with County Club Drive and Mountain Village Boulevard to the end of the project in the public improvement spreadsheet and agreement.
4. Address referral comments provided by the Town Engineer, SGM dated 11.6.22 to the satisfaction of the town as it relates to easements, utilities, access and associated construction mitigation.
5. Engineered public improvements in plan and profile are required to be approved by the town prior to the final PUD approval inclusive of and not limited to the sidewalks and stair on OS-3BR-2, and an engineering report demonstrating boiler capacity, numbers and size to adequately serve the intended snowmelt areas.
6. All easements to be created, modified or terminated between the town and the owner need to be better identified prior to the application going to Town Council, inclusive of identifying the timing triggers e.g. of those to be executed with the plat, prior to building permit and/or with the project condominium documents.
7. Finalized and executed easements will need to be recorded concurrently with the

subdivision plat unless the PUD agreement outlines and/or identifies an alternative timeline for execution and/or recordation of specific easement agreements, as needed.

a. Town sewer and storm drain through the garage and associated agreement related to ownership and maintenance. Our engineers recommend the property owner have full responsibility for the utilities and that they be inspected periodically by the town

8. As part of the building permit application, the developer shall submit a utility relocation plan to relocate the existing utilities and a utilities management plan that will manage the relocation of utilities and any possible interruption of service during construction.

9. Any utility lines that are abandoned and not relocated shall be remediated appropriately by the developer in accordance with the conditions of the building permit issued for the property.

10. Permanent monuments on the external boundary of the subdivision shall be set within thirty (30) days of the recording of the Property Replat. Block and lot monuments shall be set pursuant to C.R.S. § 38-51-101. All monuments shall be located and described. Information adequate to locate all monuments shall be noted on the Property Replat.

11. Integrate any recommended traffic safety devices or crossings pursuant to the traffic, impact and sight line study provided or as determined by the public works director.

12. The applicant is responsible for all fees associated with the replat that includes portions of OS-3BR-2, town owned Village Center open space property.

13. Town Staff will review and must approve the final proposed Property Replat to verify consistency with CDC Section 17.4.13.N. Plat Standards and Section 3. Plat Notes and Certifications and provide redline comments to the Developer prior to execution of the final mylar.

14. Town Staff has the authority to provide ministerial and conforming comments on the mylar prior to recordation of the Property Replat.

a. Revise the plat to indicate that tract OS-3BR-ROW will be a right of way road dedication integrated into Mountain Village Boulevard.

b. The developer shall amend the density table and zoning on the face of the final plat prior to recordation consistent with the final approved PUD amendment.

15. All recording fees related to the recording of the Property Replat in the records of the San Miguel County Clerk and Recorder shall be paid by the Developer.

16. The Developer will work with Town Staff and San Miguel County's Emergency Management Coordinator to create a street address for the Property consistent with applicable regulations.

17. If the PUD amendment is not approved, the major subdivision approval shall become null and void as the subdivision boundaries are premised upon the final design review consistent with the PUD Amendment application.

18. The Developer shall be responsible for any additional street improvements that may be determined necessary by the Town following the Town's review of final construction drawings for the project described in the PUD Amendment Application, and Town Staff shall have authority to enter into an amendment to the Development Agreement to provide for any such additional street improvements and security therefor; provided, however, if the Developer disagrees with Town Staff's determination on this subject then the matter may be

presented to Town Council for a decision by motion at a duly-noticed public meeting without the need to revise the PUD Amendment Approval Ordinance or this Resolution.

19. All representations of the Developer, whether within the Subdivision Application materials or made at the DRB or Town Council meetings, are conditions of this Subdivision Approval.

Item 5. A review and recommendation to Town Council regarding a rezone of portions of town owned village center active open space (OS-3-BR2) to 109R PUD, and 109R PUD to village center active open space (OS-3-BR2) consistent with CDC Section 17.4.9

Michelle Haynes: Presented as Staff

Ankur Patel with Steven Paletz: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and Seconded by **Miller** DRB voted unanimously to recommend approval to the Town Council to rezone the following identified tracts as outlined in the table below and with the following conditions:

Tract	Tracts to be added to OS- 3BR-2 in square feet	Tracts to be added to 109R in square feet	Include in Mountain Village Blvd Right of Way in square feet	Current Zoning	Proposed Zoning
OS-3BR-2B		234		AOS Village Center	PUD

OS-3BR-2C		33		AOS Village Center	PUD
OS-3BR-2D		52		AOS Village Center	PUD
OS-3BR-2E		17		AOS Village Center	PUD
OS-3BR-2F		803		AOS Village Center	PUD
OS-3BR-2G		21		AOS Village Center	PUD
OS-3B-ROW			77	PUD	AOS Right of Way
OS-3BR-2B1	201			PUD	AOS Village Center
OS-3BR-2C1	68			PUD	AOS Village Center
OS-3BR-2D1	2			PUD	AOS Village Center

OS-3BR-2E1	19			PUD	AOS Village Center
OS-3BR-2F1	408			PUD	AOS Village Center
OS-3BR-2G1	546			PUD	AOS Village Center
TOTAL	1,244	1,160	77		
NET	+84	-175	+77		

1. The approved rezone shall be reflected on a map reflecting the new zoning and associated boundaries, to be provided with the first reading of an ordinance before Town Council.
2. A rezone shall not become effective until thirty (30) days following adoption of the rezoning ordinance.
3. Town staff shall update the official zoning map as soon as practicable following the effective date of the rezoning.
4. All representations of the Developer, whether within the rezone application materials or made at the DRB or Town Council meetings, are conditions of this rezone approval.

Item 6. LUNCH

Item 7. Consideration of a Design Review: Final Architecture and Site Review for a single family home on Lot SS811, 2 Mountain Village Blvd., pursuant to CDC Section 17.4.11 Staff requests that this item be continued to the January 5, 2023 regular DRB meeting at the request of the applicant

Design Workshop: Presented as Staff

Katsia Lord, Vault Home Collections: Presented as Applicant

On a **MOTION** by **Bennett** and seconded by **Craig** the DRB voted unanimously to continue, the Consideration of a Design Review: Final Architecture and Site Review for a single family home on Lot SS811, 2 Mountain Village Blvd., pursuant to CDC Section 17.4.11 to the January 5, 2022 Design Review Board Meeting

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 This item was continued from the November 3, 2022 DRB meeting

Amy Ward: Presented as Staff

Justin Kilbane: Presented as Applicant

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Bennett** (Jordan opposed due to visual impact from highway) the DRB voted to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR-25, based on the evidence provided within the Staff Report of record dated September 28, 2022, with the following findings, and specific approvals:

Findings:

1) The visual impacts from SH 145 have been minimized or mitigated

DRB Specific Approval:

1) Materials – T-8 Plankwall metal siding, metal soffit and fascia (see condition 16, pursuant to final review of physical sample)

2) GE Encroachment - grading

And, with the following conditions:

1) Prior to final review, the applicant shall revise the site coverage calculations to include decks, patios and walkways.

2) Prior to final review, the applicant shall revise the materials calculations to provide totals for the project, not just totals per elevation.

3) Prior to final review, the applicant shall revise the address monument to meet all CDC regulations, shall provide a light fixture specification for the monument and shall indicate the location of the monument on the site plan or landscaping plan.

4) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.

5) Prior to final review, the applicant shall add dimensions to verify parking space sizes as well as necessary garage back-out space.

6) Prior to final review, the applicant shall provide information as to the location of the sanitary sewer connection to the main sewer.

7) Prior to final review, the applicant shall provide full size specification sheets for all exterior light fixtures and revise the lighting plans to meet CDC requirements.

8) Prior to final review, the applicant shall revise the fire mitigation plan to correctly represent the Zone 3 fire mitigation area.

9) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.

10) 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.

11) Prior to a certificate of occupancy a GE agreement shall be executed recognizing approved encroachments into the GE.

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

13) A monumented land survey of the ridge height will be provided prior to final planning review to determine the maximum building height.

14) 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

15) 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.

16. Specific approval of T8 plankwall siding to be confirmed at final review after DRB members see physical sample.

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a single family detached condominium on Lot 1 Unit 12, ~~TBD Adams Way~~, pursuant to CDC Section 17.4.11

Jessica Garrow from Design Workshop: Presented as Staff

Bill Tabberson: Presented as Applicant

Public Comment: None

On a **MOTION** by **Craig** and seconded by **Miller** the DRB voted **unanimously** to approve the Initial Architecture and Site Review for a new single-family detached condominium located at Lot 1, Building 12, Knoll Estates Drive based on the evidence provided in the staff record of memo dated December 1, 2022, and the findings of this meeting.

With the following design variation:

- 1) Driveway standards

And, with the following conditions:

- 1) Prior to final review the applicant shall identify the materials to be used for the soffit.
- 2) Prior to final review, the applicant shall provide an updated landscape plan showing compliance with fire zone mitigation areas.
- 3) Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.
- 4) Prior to final review, the applicant shall revise the construction mitigation plan to address the concerns addressed in the staff memo dated December 1, 2022.
- 5) Prior to final review, the applicant shall include a photograph or diagram depicting the pattern, grout, block size and color of the proposed stone and setting pattern.
- 6) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 7) The structure is over 3,600 sq ft and shall require a monitored NFPA 13D sprinkler system.

- 8) The structure shall require a monitored NFPA 72 alarm system.
- 9) TFPD recommends the installation of a Knox Box for emergency access.
- 10) 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.
- 11) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 12) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height.
- 13) 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
- 14) 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 single family detached condominium on Lot AR58R Unit 12, pursuant to CDC Section 17.4.11

Sam Richards of Design Workshop: Presented as Staff

Ken Alexander: Presented as Applicant

Public Comment: None

On a **MOTION** by **Caton** and seconded by **Garner** the DRB voted **unanimously** to **approve** the Initial Architecture and Site Review for a new single-family detached condominium home located at Lot AR58 based on the evidence provided in the staff record of memo dated December 1, 2022 with the following findings, specific approvals and variations:

Findings:

- 1) The ADU is contained wholly within the detached condominium dwelling.

Design Review Board Specific Approvals:

1)Metal Fascia

Design Review Board Variation:

- 1) Fiberglass windows
- 2) Address monument location

And, with the following conditions:

- 1) Prior to final review, the applicant shall revise the exterior materials of the proposed structure to meet the stone veneer 35 percent minimum requirement.
- 2) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE.
- 3) Prior to final review, the applicant shall provide information for the materials used for cladding for doors and provide a door schedule.
- 4) Prior to final review, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with diversity of species requirement and fire mitigation standards.
- 5) Prior to final review, the lighting plan should be revised to show only a full cut off downlight source, including the light source located above the address monument.
- 6) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and average building height.
- 7) The structure shall require a monitored fire alarm system.
- 8) A Knox Box for emergency access is recommended.
- 9) 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.
- 10) A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.
- 11) 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
- 12) 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 11. Consideration of a Design Review: Final Architecture Review for a single-family home on Lot 508, 125 Russell Drive, pursuant to CDC Section 17.4.11

Sam Richards of Design Workshop: Presented as Staff

Jack Wesson: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Jordan** the DRB voted **unanimously** to approve the Final Architecture Review for a new single-family home located at Lot 508, based on the evidence provided in the staff record of memo dated December 1, 2022, and the findings of this meeting with the following findings and specific approvals:

Findings:

- 1) The proposed soffit and fascia material is wood

Design Review Board Specific Approvals:

- 1) Wood Soffit

And the following Conditions:

- 1) Prior to building permit, the applicant shall work with the Town to obtain proper parking permits for on-street parking for the construction mitigation plan during the construction of the driveway.
- 2) Prior to building permit, the applicant shall work with Public Works to field verify all utilities.
- 3) Prior to building permit, the applicant shall submit a revised landscaping plan for staff review to address comments provided by the Town Forrester regarding diversity of species.
- 4) If required, the applicant shall obtain necessary road closure permits from the Town prior to any crane usage that would impact roadway access on Russell Drive.
- 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) 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 GE.
- 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) Prior to building permit, the applicant shall provide an iso foot candle study of the proposed lighting for staff and one DRB member to review.

11) Prior to building permit, the applicant shall provide a revised lighting plan per the discussions of this meeting for staff and one DRB member to review.

ADJOURN

MOTION to adjourn by **Bennett** and seconded by **Garner** and **unanimous** consent, the Design Review Board voted to adjourn the December 1, 2022, meeting at 4:17pm

Prepared and submitted by,

Marleina Fallenius, Planning Technician & Housing Coordinator