

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
JULY 6, 2023**

Call to Order

Chair **Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:01 AM on July 6, 2023.

Attendance

The following Board members were present and acting:

Scott Bennett
David Eckman
Liz Caton
Ellen Kramer
Banks Brown
Adam Miller
David Craig
Jim Austin

The following Board members were absent:

Greer Garner

Town Staff in attendance:

Amy Ward – Community Development Director
Claire Perez – Planner I
Spencer Keating – Planner I
Mae Eckard – Administrative Assistant of Town Manager
Marleina Fallenius (via Zoom)

Public Attendance:

John Grimes
Phil Evans
Elliott Watenpaugh
Narcis Tudor
Ryan Deppen

Public Attendance via Zoom:

Ted Flato
Brad Tomecek
Jeff Pelletier
Macy Funk
Lewis
Kristine Perpar

Jennifer Pintar
Jessica Garrow
Callie New
Victor Mardikian

Item 2. Reading and Approval of Summary of motions June 1, 2023, Design Review Board Meeting minutes.

On a **MOTION** by **Bennett** and seconded by the DRB voted **unanimously** to approve with corrections by Bennett the summary of motions of the June 1, 2023, Design Review Board meeting minutes.

Item 3. Consideration of a Design Review: Initial Architecture and Site Review for Lot 710, TBD Adams Ranch Road, pursuant to CDC Section 17.4.11

Claire Perez: Presented as Staff

Macy Funk and Brad Tomecek of Tomecek Studio Architecture and Jeff Pelletier: Presented as Applicant

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Caton** the DRB voted **6-2 (Bennett and Miller** dissented due to a desire to approve the applicant for final review, noting that if there were further concerns the applicant could be continued at final) to continue the Initial Architectural and Site Review for a new single-family home located at Lot 710, TBD Adams Ranch Road to the August 3, 2023 Design Review Board Meeting based on the evidence provided within the Staff Report of record dated June 19, 2023, with the following design variations and specific approvals:

Design variations:

- 1) Low sloped roof
- 2) Tandem parking
- 3) Less than 35% stone material

DRB Specific Approvals:

- 1) Materials - Board Form Concrete
- 2) Materials - Metal Fascia
- 3) Materials – EDPM Roofing Membrane
- 4) GE Encroachment – Grading

And, with the **following requests:**

- 1) Prior to final review the applicant shall increase the stone percentage.
- 2) Prior to final review the applicant shall provide more details on the structure of the flat roof and fascia.
- 3) Prior to final review the applicant shall provide a wetlands investigation by a wetlands consultant.

Item 4. Consideration of a Design Review: Specific Approval for Board Form Concrete retaining wall on Lot 167 Units 3 & 4, at 162 San Joaquin Road Units 3 & 4, pursuant to CDC Section 17.4.11

Spencer Keating: Presented as Staff

Kristine Perpar of Shift Architects: Presented as Applicant

Public Comment: None

On a **MOTION** by **Austin** and seconded by **Caton** by the DRB voted **7 approved 1 denied** to approve (**Craige** denied stating the applicant did not follow DRB process) the specific approval for board form concrete for the installation of a board form retaining wall on Lot 167 Units 3 & 4, 162 San Joaquin Road Units 3 & 4 based on the evidence provided in the staff record of memo dated June 21, 2023, and the findings of this meeting with the **following condition**:

1. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.

Item 5. Consideration of a Design Review: Final Architecture Review for Lot 240A, TBD Hang Glider Dr, pursuant to CDC Section 17.4.11

Jennifer Pintar & Callie New of Design Workshop: Presented as Staff

Dan Carter, Ted Flato, and Victor Mardikian of Lake Flato Architects: Presented as Applicant

Public Comment: Phil Evans and Ryan Deppen

On a **MOTION** by **Miller** and seconded **Kramer** by the DRB voted **7 approved 1 denied** to approve (**Caton** denied due to plans being incomplete) the Final Architecture Review for a new single-family home located at Lot 240A, TBD Hang Glider Drive based on the evidence provided in the staff record of memo dated May 24, 2023, and the findings of this meeting with the following specific approvals and design variations:

Design Review Board Specific Approvals:

- 1) Parking – waiver of 2 surface parking spaces, tandem parking
- 2) General Easement Setback - GE encroachment of multiple boulder walls, a suspended steel grate hammerhead turn-around and hardscape on the main level.
- 3) General Easement Setback – Right-of-way encroachment (portion of the driveway and associated retaining walls, grading, a drainage culvert, and address monument)

Design Review Board Design Variation

- 1) Road and driveway standards -Driveway Grade and retaining wall height.

And, with the **following conditions**:

- 1) Prior to the building permit, the applicant shall work with staff to review the lighting plan and photometric study and adjust, if needed, to meet the requirements of the CDC. The lighting specification for the address monument shall be reviewed by staff.
- 2) Prior to building permit, work with the Public Works Director to verify the specific locations of the connections for the home.
- 3) A narrative of the pattern, grout and block of the proposed stone and setting pattern is required as a part of the Design Review Process application for approval by the review authority.
- 4) Prior to the certificate of occupancy, the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE.
- 5) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the right of way.
- 6) Prior to the building permit, the applicant shall obtain approval from the Town Forrester for the updated landscape and fire mitigation plans.
- 7) Prior to the building permit, the applicant shall show the necessary material storage on the construction mitigation plan.
- 8) A Knox Box for emergency access is recommended.
- 9) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 25% since the application was submitted in 2022.
- 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) 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
- 13) 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.
- 14) Prior to the issuance of a building permit, the applicant shall revise the architectural plans and civil plans, so they are coordinated.
- 15) Prior to the issuance of a building permit, the applicant shall revise the landscaping plan to meet the diversity of species requirement in the CDC.

Item 6. Consideration of a Design Review: Final Architecture Review for Lot 137, 102 Granite Ridge Dr., pursuant to CDC Section 17.4.11

Callie New of Design Workshop: Presented as Staff

Narcis Tudor of Narcis Tudor Architects: Presented as Applicant

Public Comment: None

A **MOTION** by Craige to continue the Final Architecture and Site Review for a new single-family home located at Lot 137, 102 Granite Ridge to the August 3, 2023 Design Review Board Meeting **failed**.

And

On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted **6 approved 1 denied** to approve (**Craige** denied due to the Final Architectural Review not being a complete application) the Final Architecture Review for a new single-family home located on Lot 137, 102 Granite Ridge based on the evidence provided in the staff memo of record dated June 26, 2023, and the findings of this meeting. With the following design variations and specific approvals:

Design Review Board Design Variation:

- 1) Landscaping – Diversity of Species
- 2) Driveway – Exceeding allowed maximum height and length of retaining walls

Design Review Board Specific Approvals:

- 1) Materials – Metal Fascia and Soffit

And, with the **following conditions:**

- 1) Prior to building permit, the applicant shall provide an updated lighting plan for staff review and one DRB member
- 2) Prior to building permit, the applicant shall provide an updated landscape and fire mitigation plans showing compliance with the Fire Mitigation standards.
- 3) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height.
- 4) A materials board is required to be created for the DRB final approval per the requirements outlined in section 17.5.6-J3 of the CDC. The board shall remain on the site in a readily visible location until the project receives a certificate of occupancy.
- 5) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE.
- 6) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 7) A Knox Box for emergency access is recommended.
- 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 non

combustible, 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 GE.

10) 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

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.

12) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 25% since the application was submitted in 2022.

13) Prior to the issuance of a building permit, the applicant shall provide an updated construction mitigation plan.

Item 7: ADJOURN

On a **MOTION** by **unanimous** consent, the Design Review Board voted to adjourn the July 6, 2023, meeting at 1:04 pm.

Prepared and submitted by,

Spencer Keating, Planner I

Claire Perez, Planner I