

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
SEPTEMBER 7, 2023**

Call to Order

Chair **Brown** called the meeting of the Design Review Board (DRB) of the Town of Mountain Village to order at 10:00 AM on September 7, 2023.

Attendance

The following Board members were present and acting:

David Eckman
Ellen Kramer
Banks Brown
Greer Garner
Liz Caton
Adam Miller
Scott Bennett

The following Board members were absent:

David Craige
Jim Austin

Town Staff in attendance:

Claire Perez – Planner II
Amy Ward – Community Development Director
Michelle Haynes – Assistant Town Manager
Paul Wisor – Town Manager
Lauren “LT” Tyler – GIS Administrator

Public Attendance:

Katsia Lord
Dylan Henderson
David Ballode
Narcis Tudor
Frank Hensen
Luke Trujillo

Public Attendance via Zoom:

Cath Jett

Item 2. Reading and Approval of Summary of motions August 3, 2023, Design Review Board Meeting minutes.

On a **MOTION** by **Bennett** and seconded by **Kramer** the DRB voted **unanimously** to approve with corrections by Bennet the summary of motions of the August 3, 2023, Design Review Board meeting minutes.

Item 3. Review and recommendation to Town Council regarding a CDC amendment to CDC section 17.5.13.M to adopt the Town of Mountain Village Addressing Standards Document

Claire Perez and Lauren Tyler: Presented as Staff

Public Comment: None

On a **MOTION** by **Eckman** and seconded by **Miller** the DRB voted **unanimously** to recommend that the Town Council approve the proposed changes to the Community Development Code based on the evidence provided in the Staff Report of Record dated August 18, 2023.

Item 4. Consideration of a Design Review: Final Architecture Review for Lot 389, TBD AJ Drive, pursuant to CDC Section 17.4.11

Claire Perez: Presented as Staff

Public Comment: None

On a **MOTION** by **Garner** and **Bennett** seconded by the DRB voted **unanimously** to continue the consideration of a Design Review: Initial Architecture Review for a new Single-Family home on Lot 389, TBD AJ Drive, pursuant to CDC Section 17.4.11. to the Regular Design Review Board Meeting on October 5, 2023.

Item 5. 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 of Tomecek Studio: Presented as Applicant

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Bennett** the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 710, TBD Adams Ranch Road, based on the evidence provided within the Staff Report of record dated August 28, 2023, with the following design variations and specific approvals:

Design variations:

- 1) Low sloped roof

DRB Specific Approvals:

- 1) Materials - Board Form Concrete
- 2) Materials - Metal Fascia

- 3) Materials – EDPM Roofing Membrane approved on the condition that more information, including locations and physical materials sample of ballast material is provided
- 4) GE Encroachment – Grading

And, with the **following conditions:**

- 1) *Prior to final review, the applicant shall modify the landscaping plan to adhere to the CDC and the Forester's comments.*
- 2) *Prior to final review, Window and door specifications shall be provided.*
- 3) *Prior to the issuance of a building permit, the town forester shall sign off on both the landscaping plan and fire mitigation plan.*
- 4) *Prior to the issuance of a building permit, the applicant shall field verify all utility locations.*
- 5) *Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for any general easement encroachments approved.*
- 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 shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.*
- 8) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
- 9) *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*
- 10) *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.*
- 11) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 25% since the application was submitted in 2022.*
- 12) *Applicant must meet the following conditions of the fire marshal:*
 - a) *A Monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.*
 - b) *An interconnected monitored fire alarm system shall be installed in*

accordance with NFPA 72, 2018 IFC, and TFPD amended codes.

- c) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
- d) Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
- e) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*

13) A wetlands delineation must be provided prior to building permit.

14) The fascia must be at a minimum of 22 gauge to prevent oil canning.

Item 6. Consideration of a Design Review: Initial Architecture and Site Review for Lot 166AR2-2, 1 Stonegate Drive, pursuant to CDC Section 17.4.11

Claire Perez: Presented as Staff

Katsia Lord of Vault Design Group: Presented as Applicant

Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Kramer** the DRB voted **unanimously** to recommend that the Town Council approve the Road Right of Way Encroachment for Soil Nails under Stonegate Drive.

And,

On a **MOTION** by **Caton** and seconded by **Bennett** the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 166AR2-2, 1 Stonegate Drive, based on the evidence provided within the Staff Report of record dated August 25, 2023, with the following design variations and specific approvals:

Design variations:

- 1) Road and Driveway Standards - Retaining wall height, driveway approach angle
- 2) Tandem Parking

DRB Specific Approvals:

- 1) Metal Fascia
- 2) GE encroachment – Grading and retaining walls.

And, with the **following conditions:**

- 1) Prior to final review, the applicant shall submit a revised lighting plan*
- 2) Prior to final review, the applicant shall submit a revised construction mitigation plan addressing the issues of concern in this memo for staff review. Prior to building permit any temporary encroachment agreements of adjacent landowners will also be provided to staff.*
- 3) Prior to final review, the applicant shall provide a tree survey of the site. Prior to building permit the applicant shall work with the Town Forester to mark trees for*

removal in Zone 2 of the Fire Mitigation Area and obtain all necessary tree removal permits.

4) Prior to issuance of a building permit the applicant shall provide written authorization from the owners of OSP-51RA for additional driveway encroachments and the extension of the driveway retaining wall.

5) Prior to issuance of a building permit the owner shall receive consent to the building permit application from the Town for the installation of the subterranean soil nails beneath Stonegate Drive

6) Prior to issuance of a certificate of occupancy the owner shall enter into a licensing agreement for the subterranean soil nails with the Town.

7) A general easement encroachment agreement with the Town will be executed prior to issuance of a certificate of occupancy for any encroachments approved by the DRB.

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

9) 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.

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 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');
- a. Wood that is stained in the approved color(s);
- b. Any approved metal exterior material;
- c. Roofing material(s); and
- d. 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.

13) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted in 2023.

14) Applicant must meet the following conditions of the fire marshal:

- a) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
- b) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.
- c) Monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.

- d) *Address numbers shall be a minimum of 4 feet 6 inches from grade to the bottom of 6-inch numbers/letters with a reflective coating or outlined with a reflective coating.*
- e) *Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*
- f) *Knox box is recommended at the main entrance on the address side for emergency access.*

15) *Prior to final review, the applicant must provide more detail on the retaining wall.*

16) *Prior to final review, the applicant must provide a revision of the address monument without board form concrete.*

Item 7. Consideration of a Design Review: Specific Approval for Retaining Wall Material Along the Project Access Tract for Lot 644, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Micheal O'Connor of Triumph Development and Michelle Haynes: Presented as Applicant

Public Comment: Cath Jett

Frank Hensen

On a **MOTION** by **Garner** and seconded by **Bennet** the DRB voted **unanimously** to table the item until later in the meeting (after Agenda Item 13) so the applicant could come back with information about where the material might be viewed locally.

Item 8: Lunch

Item 9. Consideration of a Design Review: Initial Architecture and Site Review for Lot AR613-C2, TBD Lawson Pt, pursuant to CDC Section 17.4.11

Jessica Garrow of Design Workshop: Presented as Staff

Dylan Henderson of Salt Architecture: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot AR613-C2, TBD Lawson Point, based on the evidence provided within the Staff Report of record dated August 28, 2023, with the following specific approvals:

DRB Specific Approvals:

- 1) Parking –Use of tandem exterior parking spaces
- 2) General Easement Setback – GE encroachment for exterior parking spaces
- 3) General Easement Setback - GE encroachment for existing boulder walls and split rail fence
- 4) Road right of way encroachment – snowmelt on driveway

And, with the **following conditions:**

- 1) *Prior to final review, the applicant shall provide the proposed maximum Lot Coverage to include any proposed hardscaping.*
- 2) *Prior to final review, the applicant shall provide height diagrams showing the proposed height in relation to proposed and natural grade.*
- 3) *The applicant shall provide details regarding retaining wall heights, widths, and materiality for final review.*
- 4) *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.*
- 5) *Prior to final review, the applicant shall provide full spec sheets for all light sources that include a lumen count.*
- 6) *Prior to final review, the applicant shall specify the fuel source for all solid fuel burning devices.*
- 7) *Prior to final review, the applicant shall show tree protection strategies on the construction mitigation plan and indicate existing trees to remain on site in the fire mitigation and landscaping plans.*
- 8) *Prior to final review, the applicant shall provide material and dimension information for the address monument. The address numbers 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.*
- 9) *Prior to final review, the applicant shall provide a narrative of the pattern, grout, block size and color of the proposed stone and setting pattern for exterior wall materials.*
- 10) *Prior to final review the applicant shall provide an updated construction mitigation plan with tree protection identified, as applicable.*
- 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.*
- 13) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete in 2023.*

Item 10. Consideration of a Design Review: Final Architecture and Site for Lot 1 Unit 33, TBD Fairway Drive, pursuant to CDC Section 17.4.11

Jennifer Pintar of Design Workshop: Presented as Staff

Luke Trujillo of Truline Architects: Presented as Applicant

Public Comment: None

On a **MOTION** by **Garner** and seconded by **Caton** the DRB voted **5 approved-2 denied** to approve (Kramer and Bennett dissented due to not being in favor of the garage sconces being an additional design variation) the Final Architecture Review for a new single-family home located at Lot 1 Unit 33, TBD Fairway Drive based on the evidence provided in the staff record of memo dated August 30, 2023, and the findings of this meeting with the following specific approvals and design variations:

Design variations:

- 1) Landscaping – Diversity of Tree Species
- 2) Lighting - Garage Sconces above allowable height

And, with the **following conditions:**

- 1) *Prior to building permit, the applicant shall provide further details of the solar panels to include the design, color theme and durability.*
- 2) *Prior to building permit, the applicant shall meet on site with the Town Forrester to mark any necessary trees for removal as well as to finalize tree protection details for trees intended to be kept.*
- 3) *Prior to building permit, the applicant shall work with Public Works to field verify all utilities.*
- 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 building permit, the applicant shall provide a full driveway profile.*
- 6) *Prior to building permit, the applicant shall demonstrate that the retaining walls in the GCE have been approved by the HOA.*
- 7) *The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.*
- 8) *TFPD recommends a monitored carbon monoxide detection shall be installed in accordance with 2018 IFC 915.2.1.*
- 9) *TFPD recommends an electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.*
- 10) *A Knox Box for emergency access is recommended.*
- 11) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete 2023.*
- 12) *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.

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

14) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height.

15) 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

16) 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: Initial Architecture and Site Review for Lot 360, TBD Rocky Road, 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

On a **MOTION** by **Garner** and seconded by **Kramer** the DRB voted **unanimously** to approve the Final Architecture Review for a new single-family home located at Lot 360, TBD Rocky Road based on the evidence provided in the staff record of memo dated August 28, 2023, and the findings of this meeting with the following specific approvals and design variations:

DRB Specific Approvals:

- 1) Fascia material – black metal panels
- 2) Landscaping – species diversity
- 3) Lighting – lighting associated with outdoor living spaces

And, with the **following conditions:**

- 1) The applicant shall clarify the material to be used for the soffit. The use of metal requires specific DRB approval.
- 2) The applicant shall field verify existing water and sewer tap with Public Works.
- 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 building permit, a revised lighting plan that reduces the overall number of exterior fixtures should be provided for staff review. The revised lighting plan must provide a detail of installation showing that any linear LED lights are recessed into non-reflective material.
- 6) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 25% since the application was submitted in 2022.
- 7) Prior to certificate of occupancy the applicant will enter into a Licensing Agreement with the Town for any approved encroachments in the GE.
- 8) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 9) A Knox Box for emergency access is recommended.
- 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) The fascia must be at a minimum of 22 gauge to prevent oil canning.

Item 12. Consideration of a Design Review: Initial Architecture and Site Review for Lot 536, 219 Russell Drive, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Casey Culbertson of Pure Design KC: Presented as Applicant

Public Comment: None

On a **MOTION** by **Kramer** and seconded by the DRB voted **unanimously** to approve the Initial Architectural and Site Review for a new single-family home located at Lot 536, 219 Russell Drive, based on the evidence provided within the Staff Report of record dated August 30, 2023, with the following design variations and specific approvals:

Design variations:

1. Landscaping - Diversity of Species

DRB Specific Approvals:

1. Metal Fascia

And, with the **following conditions:**

1. *Prior to final review the applicant will revise the fire mitigation plans per the comments of the Town Forrester.*
2. *Prior to building permit the applicant will meet on site with the Town Forrester to mark tress in Zone 2 for removal.*
3. *Prior to final review the applicant will submit a revised lighting plan per the comments of this memo.*
4. *Prior to final review the applicant shall revise the landscaping plans per the comment of the Town Forrester and include proposed irrigation specifications and locations.*
5. *Prior to final review the applicant shall demonstrate that they can meet both exterior parking requirements and garage back-out per the CDC.*
6. *Prior to final review the applicant will confirm that the proposed address monument doesn't interfere with the Russel Drive Trail and if it does will propose an alternate location.*
7. *Prior to final review the applicant shall revise the construction mitigation plan to show areas for staging excavated material.*
8. *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 50% since the application was submitted and deemed complete in 2023.*
9. *Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location of utilities and connection points.*
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. *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, general easement, or setback, 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. *Prior to issuance of a CO, the property owner will enter into a General Easement Encroachment Agreement, as applicable, with the Town of Mountain Village for the general easement encroachments approved.*
13. *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE.*
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. Prior to final review, stone locations shall be revised per the DRB's comments.

16. Prior to final review, the columns at the deck shall be revised to be more substantial and grounded.

Item 13. Consideration of a Design Review: Specific Approval for Retaining Wall Material on Lot 615-1CR, TBD Lawson Overlook, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Frank Hensen of Hensen Construction: Presented as Applicant

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Garner** the DRB voted **unanimously** to deny the specific approval for Redi-Rock LedgeStone cast concrete for the installation of a board form retaining wall on Lot 615-1CR based on the evidence provided in the staff record of memo dated August 18, 2023. Reason for denial was cited that the materials do not conform to allowable materials per CDC

Item 7. Consideration of a Design Review: Specific Approval for Retaining Wall Material Along the Project Access Tract for Lot 644, pursuant to CDC Section 17.4.11

Amy Ward: Presented as Staff

Micheal O'Connor of Triumph Development and Michelle Haynes: Presented as Applicant

This item, which was previously tabled was re-opened. On a **MOTION** by **Garner** and seconded by **Bennet** the DRB voted **unanimously** to continue the specific approval for Redi-Rock LedgeStone cast concrete for the installation of a board form retaining wall on the project access tract for Lot 644 based on the evidence provided in the staff record of memo dated August 21, 2023 to the October 5, 2023, Design Review Board Meeting.

Item 14: ADJOURN

On a **MOTION** by **Garner** and seconded by **Bennett** the DRB voted **unanimously** to adjourn the September 7, 2023, meeting at 3:16 pm.

Prepared and submitted by,

Claire Perez, Planner II