

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
NOVEMBER 7, 2024, 10:00 AM**

Call to Order

Chair **Brown** called the meeting of the Design Review Board DRB of the Town of Mountain Village to order at 9:59 a.m. on November 7, 2024.

Attendance

The following Board members were present and acting:

Banks Brown
David Craige
Liz Newton
Jim Austin (via Zoom)
Ellen Kramer (via Zoom)
David Eckman

The following Board members were absent:

Scott Bennett
Greer Garner
Adam Miller

Town Staff in attendance:

Amy Ward – Community Development Director
Drew Nelson – Senior Planner
Claire Perez – Planner II
Erin Howe – Planning Technician

Public Attendance:

Jolana Vanek
Richard Thorpe
Daniel Oldmixon
Kris Perpar
Mike Brenner
Will Hentschel
Andy Gibbs
Denise Scanlon

Jack Wesson
Bruce Macintire

Public Attendance via Zoom:

Andrea Brenner
Collin Rider
David Balode
Brian Oneill
Kalee Howell
Jackie Jenzen
Amy Sims
Stephanie Fanos

Item 2. Reading and Approval of Summary of Motions of the October 3, 2024, Design Review Board Meeting.

On a **MOTION** by **Newton** and seconded by **Brown** the DRB voted **unanimously** to approve the summary of motions of the October 3, 2024, Design Review Board meeting minutes.

Item 3. Consideration of a Design Review: Final Architecture Review for a new single-family detached condominium at Lot 649R, TBD Boulders Way Unit 10, pursuant to CDC Section 17.4.11. (This item was continued from the October 3, 2024 Design Review Board Meeting).

Claire Perez: Presented as Staff
Kristine Perpar: Presented as Applicant
Public Comment: Richard Thorpe and Jolana Vanek

On a **MOTION** by **Craige** and seconded by **Austin** the DRB voted **unanimously** to **approve** the Final Architecture Review for a new single-family detached condominium at Lot 649R, TBD Boulders Way Unit 10, pursuant to CDC Section 17.4.11, based on the evidence provided in the staff memo of record dated October 23, 2024, and the findings of the meeting.

DRB Specific Approval

1. Setback Encroachments – Parking, steppingstones, and pavers
2. Tandem Parking
3. Materials – Composite Wood

With the following conditions:

1. *Prior to building permit, the applicant shall revise the construction mitigation plan to include storm water management devices on the downhill slope*
2. *Prior to building permit, the applicant shall revise the width of the driveway to meet CDC requirements.*
3. *Prior to the issuance of a building permit, the landscape plan shall be amended per the Town Forester's comments.*
4. *Prior to the issuance of a building permit, the applicant shall field verify all utility locations.*
5. *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.*
6. *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.*
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 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*
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. *The applicant shall meet the following conditions of the Fire Marshall:*
 - 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.*
11. *Prior to building permit, applicant must recess the deck sconces on the lighting plan per CDC section 17.5.12(6)(b).*

Item 4. Consideration of a Design Review: Initial Architecture and Site Review for a new 3-unit condominium at Lot 165-17R, 115 Cortina Drive Unit 17R, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff

Mike Brenner and Will Hentschel: Presented as Applicants

Public Comment: Andy Gibbs

On a **MOTION** by **Eckman** and seconded by **Kramer** the DRB voted **5-1** (Brown denied because he felt as though the applicant provided what was required per the CDC) to **continue** the Initial Architecture and Site Review for a new 3-unit condominium at Lot 165-17R, 115 Cortina Drive Unit 17R, pursuant to CDC Section 17.4.11, to the December 5, 2024 DRB meeting, based on the evidence provided in the staff memo of record dated October 30, 2024, and the findings of the meeting.

Item 5. Review and Recommendation to Town Council regarding a Density Transfer and Rezone Application for Lot 908, TBD Victoria Drive, pursuant to CDC section 17.4.9 and 17.4.10.

Drew Nelson: Presented as Staff

Stephanie Fanos: Presented as Applicant

Public Comment: None

On a **MOTION** by **Newton** and seconded by **Craige** the DRB voted unanimously to **approve** the Review and Recommendation to Town Council regarding a Density Transfer and Rezone Application for Lot 908, TBD Victoria Drive, pursuant to CDC Section 17.4.10., based on the evidence provided in the staff memo of record dated October 30, 2024, and the findings of the meeting.

With the following conditions:

The owner of record of density in the density bank, shall be responsible for all dues, fees, and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.

Item 6. Adjourn

The DRB voted **unanimously** to adjourn the November 7, 2024, Design Review Board Meeting at 11:46AM.

Prepared and submitted by,

Erin Howe, Planning Technician