# TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING AGENDA THURSDAY FEBRUARY 6, 2025, 10:00 AM MOUNTAIN VILLAGE TOWN HALL 455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO TO BE HELD HYBRID THROUGH ZOOM:

https://us06web.zoom.us/j/89141220768 Meeting ID: 891 4122 0768

Zoom participation in public meetings is being offered as a courtesy, however technical difficulties can happen, and the Town bears no responsibility for issues that could prevent individuals from participating remotely. Physical presence in Council chambers is recommended for those wishing to make public comments or participate in public hearings.

Agenda Item	Time	Min.	Presenter	Туре	Item Description	
1.	11:00	0	Chair	Chair	Call to Order	
2.	10:00	2	Howe	Action	Reading and Approval of Summary of Motions of the January 9, 2024, Design Review Board Meeting.	
3.	10:02	30	Nelson/ Applicant	Quasi-Judicial	Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2, TBD Raccoon Ln* Unit 1, pursuant to CDC Section 17.4.16. This item was continued from the January 9, 2024 hearing.	
4.	10:32	30	Nelson/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2, TBD Raccoon Ln* Unit 1, pursuant to CDC Section 17.4.11. This item was continued from the January 9, 2024 hearing.	
5.	11:02	2	Nelson/ Applicant	Informational	Consideration of a Design Review: Final Architecture Review for a new single-family home at Lot 161A-R2, TBD Raccoon Ln* Unit 1, pursuant to CDC Section 17.4.11. This item was previously noticed for this date, but the Initial Architecture and Site Review was Continued to this meeting. This item will not be reviewed at today's hearing.	
6.	11:04	2	Perez/ Applicant	Quasi-Judicial	Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at lot 161A-4-8, TBD Raccoon Ln* Unit 8, pursuant to CDC Section 17.4.11. This item was continued to this meeting. The applicant is requesting to for a continuation to the March 6, 2025 hearing. This item will not be reviewed at today's hearing.	
7.	11:06	15	Ward	Quasi-Judicial	Review and Recommendation to Town Council Regarding an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 And 1005R.	
8.	11:21	15	Perez	Worksession	Worksession regarding potential changes to the lighting	

9.	11:36	0	Chair	Adjourn	Adjourn
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<sup>\*</sup>Formerly Coonskin Ridge Ln.

## DESIGN REVIEW BOARD MINUTES TOWN OF MOUNTAIN VILLAGE REGULAR DESIGN REVIEW BOARD MEETING JANUARY 9, 2025, 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 10:02 a.m. on January 9, 2025.

#### **Attendance**

#### The following Board members were present and acting:

Banks Brown

Liz Newton

Ellen Kramer

Scott Bennett

**Greer Garner** 

Adam Miller

David Eckman

**David Craige** 

#### The following Board members were absent:

Jim Austin

#### **Town Staff in attendance:**

Amy Ward – Community Development Director

Drew Nelson – Housing Director

Claire Perez – Planner II (via Zoom)

Erin Howe – Planning Technician

#### **Public Attendance:**

Craig Spring

Eli Burke Simpson

Andrea Brenner

Denise Scanlon

**Greg Simpson** 

Will Hentschel

Steven Lorence

Chris Hazen

Julie Hauser

Michael Osborne

**Austin Bentley** 

Tim Blonkvist

Jack Wesson

Amy Alvarez

#### **Public Attendance via Zoom:**

**Chris Hawkins** 

Elizabeth

Mariah

Warden Assistant

**Kevin Rost** 

Steve Morton

Nico Warden

Don Gurney

Paul Sangha Creative

Gregg

Liz

Yanjing Chen

Liz Maysonet

**Craig Spring** 

**Austin Bentley** 

Ty Claussen

Daniela Gutierez

**Greg Pope** 

**Overland Guest** 

David Ballode

David B

Will Hentschel

Gc

Tom Kennedy

Bob

Jackie Jenzen

Will Hentschel

Kalee Howell

Collin Rider

Andrew Gibbs

Brian Oneill Denise's iPhone

## <u>Item 2. Reading and Approval of Summary of Motions of the December 5, 2024, Design</u> Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Brown** the DRB voted **unanimously** to approve the summary of motions of the December 5, 2024, Design Review Board meeting minutes.

## Item 3. Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.16.

Drew Nelson: Presented as Staff

Chris Hawkins and Craig Spring: Presented as Applicants

Public Comment: Greg Simpson, Elizabeth Simpson, Don Gurney, Kevin Rost, and Nico Warden

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted **unanimously** to **continue** the Review and Recommendation to Town Council regarding a height variance application for Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.16. to February 6, 2025, based on the evidence provided in the staff memo of record dated December 26, 2024, and the findings of the meeting.

## <u>Item 4. Review and Recommendation to Town Council regarding a Rezone at Lot 161A-R2, TBD</u> Raccoon Ln Unit 1, pursuant to CDC Section 17.4.9.

Drew Nelson: Presented as Staff

Chris Hawkins and Craig Spring: Presented as Applicants

Public Comment: Greg Simpson, Elizabeth Simpson, Don Gurney, Kevin Rost, and Nico Warden

On a **MOTION** by **Newton** and seconded by **Bennett** the DRB voted **5-2** to **approve** (**Craige** and **Kramer** denied because they do not support moving the lot closer to the Ridgeline and are concerned about environmental standards) the Review and Recommendation to Town Council regarding a Rezone at Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.9., based on the evidence provided in the staff memo of record dated December 26, 2024, and the findings of the meeting.

#### With the following condition:

1) Any approval of a rezoning shall be dependent on approval of a height variance application, a Major Subdivision application, and Final Architecture Review application for this specific application. Should any of the other applications be denied, this rezoning shall be null and void.

## <u>Item 5. Consideration of a Design Review: Initial Architecture and Site Review for a new</u> single-family home at Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff

Chris Hawkins and Craig Spring: Presented as Applicants

Public Comment: Greg Simpson, Elizabeth Simpson, Don Gurney, Kevin Rost, and Nico Warden

On a **MOTION** by **Craige** and seconded by **Kramer** the DRB voted **unanimously** to **continue** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.11. to February 6, 2025, based on the evidence provided in the staff memo of record dated December 26, 2024, and the findings of the meeting.

## <u>Item 6. Review and Recommendation to Town Council regarding a Major Subdivision for Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.13.</u>

Drew Nelson: Presented as Staff

Chris Hawkins and Craig Spring: Presented as Applicants

Public Comment: Greg Simpson, Elizabeth Simpson, Don Gurney, Kevin Rost, and Nico Warden

On a **MOTION** by **Miller** and seconded by **Newton** the DRB voted **5-2** to **approve** (**Craige** and **Kramer** denied for the same reasons as the Rezone) the Review and Recommendation to Town Council regarding a Major Subdivision for Lot 161A-R2, TBD Raccoon Ln Unit 1, pursuant to CDC Section 17.4.13., based on the evidence provided in the staff memo of record dated December 26, 2024, and the findings of this meeting.

#### With the following conditions:

- 1) Any approval of a Major Subdivision shall be dependent on approval of a height variance, a rezone application, and a Final Architecture Review application for this specific application. Should any of the other applications be denied, this Major Subdivision shall be null and void.
- 2) Prior to plat recordation, the applicant shall provide evidence that all ad valorem taxes have been paid and are up to date.

#### Item 7. Lunch

The Design Review Board voted on Items 4 and 6, took a 10-minute break for lunch, and then returned to vote on Items 3 and 5.

## <u>Item 8. Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-4, TBD Raccoon Ln Unit 8, pursuant to CDC Section 17.4.11.</u>

Claire Perez: Presented as Staff

Chris Hawkins and Kurt Carruth: Presented as Applicant

Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to **continue** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 161A-R2, TBD Raccoon Ln Unit 8, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated December 16, 2024, and the findings of the meeting.

## Item 9. Consideration of a Design Review: Initial Architecture and Site Review for a significant addition to an existing single-family home at Lot 23R, TBD Yellow Brick Rd, pursuant to CDC Section 17.4.11.

Drew Nelson: Presented as Staff

Tim Blonkvist: Presented as Applicant

**Public Comment: None** 

**Craige** recused himself from this item. **Eckman** voted.

On a **MOTION** by **Eckman** and seconded by **Miller** the DRB voted **unanimously** to **approve** the Consideration of a Design Review: Initial Architecture and Site Review for a new single-family home at Lot 23R, TBD Yellow Brick Road, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated December 30, 2024, and the findings of the meeting.

#### With the following conditions:

- 1) Prior to Final Architecture Review, the applicant shall provide evidence of an approved wetland permit, water right, and augmentation plan for filling the wetlands and construction of a new pond on the site.
- 2) Prior to Final Architecture Review, the applicant shall provide evidence of screening for any exterior ventilation or condensers proposed for the site.
- 3) Prior to Final Architecture Review, the applicant shall provide a parking plan showing at least two exterior spaces as well as confirmation that all interior spaces meet the 9' by 18' dimensional standard of the CDC.
- 4) Prior to Final Architecture Review, the applicant shall provide a landscape plan meeting the standards of the Community Development Code while addressing the comments of the Town Forester.
- 5) Prior to Final Architecture Review the applicant shall provide details on areas for trash, recycling, and general storage areas.
- 6) Prior to Final Architecture Review, the applicant shall provide a fire mitigation plan as required by the CDC that addresses the comments of the Town Forester.
- 7) Prior to Final Architecture Review, the applicant shall provide a wetlands report and delineation as required by Section 17.6.1.B.2.f of the CDC.
- 8) Prior to Final Architecture Review, the applicant shall amend the civil plans to include the width of the driveway. Should the driveway not meet the 16-foot requirement of the CDC, a design variation shall be required.

- 9) Prior to Final Architecture Review, the applicant shall provide a Construction Mitigation Plan in conformance with Section 17.7.20 of the Community Development Code.
- 10) Prior to Final Architecture Review, the applicant shall provide details on roof material colors to meet the requirements of the CDC.
- 11) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 12) A Knox Box for emergency access is recommended.
- 13) 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.
- 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.

## Item 10. Consideration of a Design Review: Final 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

Will Hentschel and Mike Brenner: Presented as Applicant

Public Comment: Amy Alvarez

On a **MOTION** by **Eckman** and seconded by **Kramer** the DRB voted **unanimously** to **approve** the 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., based on the evidence provided in the staff memo of record dated December 26, 2024, and the findings of the meeting.

#### **Design Variation**

1) Loading/Unloading Area Parking Space Size

#### **DRB Specific Approval**

- 1) Tandem Parking
- 2) Steep Slopes Greater Than 30%
- 3) Building-mounted Address Identification Numbers

#### With the following conditions:

- 1) Prior to Building Permit issuance, the applicant shall provide evidence of vacation of the portion of the easement covered by the entryway into Unit A.
- 2) Prior to Building Permit issuance, the applicant shall provide updated HOA approval from Villas at Cortina for off-site landscaping.
- 3) Prior to Building Permit issuance, the applicant shall provide evidence that lighting shall not exceed 0.1 foot-candles at the adjacent Villas at Cortina or on the east property line.
- 4) Prior to Building Permit issuance, the applicant shall amend the addressing plan to meet the requirements of the CDC for one freestanding sign and illumination.
- 5) Prior to Building Permit issuance, the applicant shall provide proof of permission to use Unit 1 for construction staging along with a Development Agreement and Development Permit for tree removal, grading, and remediation on the Unit 1 to restore it to existing conditions.
- 6) Prior to building permit issuance, the applicant shall work with the Chief Building Official to develop a final Construction Mitigation Plan that considers the slope and parking concerns as noted by the Building Department.
- 7) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler 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) 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) Prior to Building Permit, the applicant must gain staff-level approval from the Town Forester on proposed plantings.
- 13) Prior to Building Permit, the applicant must adjust their lighting plan by changing their D fixtures to C fixtures on the lower level and reducing the number of step lights off the decks on levels 3 and 4.

#### Item 11. Adjourn

The DRB voted **unanimously** to adjourn the January 9, 2025 Design Review Board Meeting at 2:56 PM.

Prepared and submitted by,

Erin Howe, Planning Technician



## AGENDA ITEMS 3 AND 4 COMMUNITY DEVELOPMENT DEPARTMENT

455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

TO: Mountain Village Design Review Board

**FROM:** Drew Nelson, AICP, Housing Director

**FOR:** Design Review Board Public Hearing; February 6, 2025

**DATE:** January 29, 2025

**RE:** Staff Memo – A) a Review and Recommendation to the Town Council

regarding a height variance for Lot 161A-R2, Unit 1, pursuant to CDC Section 17.4.16; and B) Initial Architecture and Site Review (IASR) for Lot 161A-R2, Unit 1, pursuant to CDC Section 17.4.11 – **Continued from the** 

January 9, 2025 DRB Regular Meeting

## APPLICATION OVERVIEW: New Single-Family Detached Condominium on Lot 161A-R1, Unit 1 (The Ridge)

#### PROJECT GEOGRAPHY

**Legal Description:** UNIT 1, LOT 161A-R2, THE RIDGE AT TELLURIDE, ACCORDING TO THE 8TH SUPPLEMENTED AND AMENDED PLANNED COMMUNITY PLAT, OF THE RIDGE AT TELLURIDE, RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458069, AND AS DEFINED AND DESCRIBED IN THE DECLARATION, RECORDED APRIL 5, 2004 UNDER RECEPTION NO. 365201, AND THE 7TH SUPPLEMENT AND AMENDMENT TO DECLARATION, RECORDED APRIL 2, 2019 UNDER RECEPTION NO. 458070, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Address: TBD Coonskin Ridge Lane

Applicant/Agent: Chris Hawkins, Alpine Planning LLC and Don Gurney, Open space

Architecture

Owner: Hot Dog House Telluride, LLC

Zoning: Multi-Family Existing Use: Vacant

Proposed Use: Single-Family Detached Condominium Residence

Lot Size: .51 acres / 22,114.7 square feet

Adjacent Land Uses:

North: Active Open Space – Ski Area / Vacant

East: Active Open Space – Ski Area

West: Active Open Space – Ski Area / Vacant

South: Active Open Space – Ski Area / Gondola / Mixed Use (Ridge Club)

#### **ATTACHMENTS**

Exhibit A: Architectural Plan Set Exhibit B: Staff/Public Comments



Please note, this memo addresses only the design variations, specific approvals, and height variance that are being requested, as well as any changes or additional information provided since the first two Initial Architectural and Site Reviews. For more information regarding the details of the Initial Architectural and Site Reviews please see staff memos of record dated November 19, 2024, and December 26, 2024.

<u>Case Summary</u>: Chris Hawkins and Don Gurney, on behalf of owners Hot Dog House Telluride, LLC, is requesting Design Review Board (DRB) approval of an Initial Architectural and Site Review (IASR) and review and recommendation of a height variance request for a new single-family detached condominium residential unit on Lot 161A-R2, Unit 1, TBD Coonskin Ridge Lane. This item was reviewed by the DRB during a Conceptual Work session on February 1, 2024. The property was previously allowed four condominium units but was downzoned to allow for only one unit in 2019. This item was continued from the December 5, 2024, and January 9, 2025, regular DRB hearings. The DRB has recommended approval of a rezone and major subdivision application to the Town Council for the property. This staff review will only address changes to the application based on the DRB's previously-expressed concerns.

The proposal includes a 14,233.8 gross square foot single-family detached condominium, with 13,530 square feet of habitable space on a lot that is approximately one-half acre in size. Due to the property's location, the applicant is requesting a height variance of at least 17' – 4" to the Coonskin View Plane restrictions in the First Amended and Restated Development Covenant for the Ridge, recorded as part of the Stipulated Settlement Order with San Miguel County in 1999. The Variance, Major Subdivision, and Rezoning would be reviewed by the Mountain Village Town Council at a later date.

The property is zoned Multi-Family, allowing for a maximum lot coverage of 65% (14,374.6 square feet). The applicants are proposing a site coverage of 13,986.1 square feet, or 63.24% of the site. The design of the proposed structure utilizes a mixture of wood, stone,

and metal siding for the exterior materials, and incorporates a flat roof system that requires a Design Variation to be approved by the DRB. The site plan includes landscaping and an outdoor pool and hot tub. Parking for the property is proposed to be provided via a Reservation and Escrow Agreement for parking in the Village Center as well as for golf cart parking in both the structure and the Ridge Club.

**Applicable CDC Requirement Analysis:** The applicable requirements cited may not be exhaustive or all-inclusive. The applicant is required to follow all requirements even if an applicable section of the CDC is not cited. **Please note that Staff comments will be indicated by** Italicized Text.

Table 1: Relevant information from CDC Sections 17.3.11-14; 17.5.6 (materials); 17-5.8 (parking)

CDC Provision	Requirement	Proposed	
Maximum Building Height	35' (shed/flat) Max*	33.5'	
Avg. Building Height	30' (shed/flat) Max	22.02'	
Maximum Lot Coverage	65% (14,374.6 sq ft)	63.24% (13,986.1 sq ft)	
General Easement Setbacks	No setbacks	No setbacks	
Roof Pitch			
Primary		Flat	
Secondary		None	
Exterior Material			
Stone	35% minimum	35.59%	
Windows/Door Glazing	40% maximum	27.46%	
Metal	n/a	13.06%	
Wood	n/a	23.89%	
Parking	2 Golf Cart/1	3 enclosed/1 surface	

<sup>\*</sup>Subject to Coonskin View Plane restrictions

#### **Design Review Board Specific Approval:**

- 1) Steep Slopes >30%
- 2) Roof Materials Stone Pavers on Pedestals

#### **Design Variation**

1) Flat Roofs

#### Variance

1) Building Height Variance – maximum USGS elevations of 10,574' – 4" for the maximum point of any primary or secondary roof structure and 10,580' – 4" for any chimney structure

## Chapter 17.3: ZONING AND LAND USE REGULATIONS 17.3.3 Use Schedule

Staff: The applicant has identified that this structure is a single-family detached condominium residence, and the lot is located in the Multi-Family zone district. According to Table 3-1 Town of Mountain Village Land Use Schedule, a single-family detached condominium residence is an allowable use in the Multi-Family zone district.

#### 17.3.13 Maximum Lot Coverage

Staff: The maximum lot coverage for single-family detached condominiums within the Multi-Family zone district is 65%. On this site, the maximum allowable site coverage is 14,374.6 square feet. The proposed structure covers 13,986.1 square feet, or 63.24% of the site, slightly below the required threshold.

#### 17.3.11 and 17.3.12: Building Height and Building Height Limits

Sections 17.3.11 and 17.3.12 of the CDC provide the methods for measuring maximum building height and average building height, along with providing the height allowances for specific types of buildings based on their roof form. The proposed design incorporates a flat roof form. Single-family condominium residences with flat/shed roofs are granted a maximum height of 35 feet and an average height of 30 feet. The average height is an average of measurements from a point halfway between the roof ridge and eave. The maximum height is measured from the highest point on a roof directly down to the existing grade or finished grade, whichever is more restrictive. However, Section 17.5.16.B.3 of the CDC states that maximum building heights for homes along the Ridgeline Lots shall not exceed the lesser of forty-five feet (45') or the restrictions of the Coonskin View Plane.

Staff: As noted previously, the applicant is requesting a height variance from the Coonskin View Plane restrictions identified in the Stipulated Settlement Order with San Miguel County, Section 17.5.16.B.3.b. of the CDC, The Settlement Order and the CDC require that no protrusions of light or any part of any structure extend into the View Plane as drawn in 1999. The survey creating the View Plane indicates variable heights of 10 feet, 20 feet, 35 feet, and 45 feet, depending on the View Plane's location on the site.

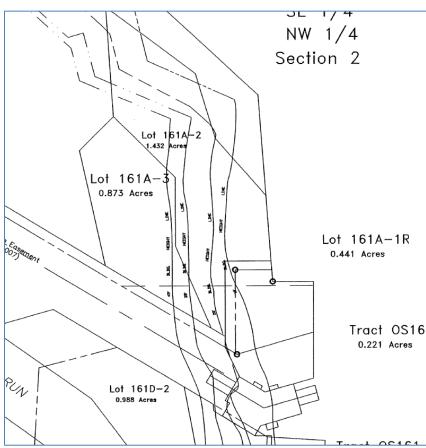


Figure 2: View Plane Survey (1999)

For reference, Lot 161A-R2 Unit 1 was carved out of Lot 161A-2 as shown in Figure 2. The survey (also attached separately) lacks clarity on exact locations within lots, as it does not include vector data normally found on surveys where curves and angles are part of the drawing. Following the last DRB meeting, the applicant requested that staff reconsider the Town's interpretation of the View Plane, height limitations, and total variance

requested (see attached letter). The Town, along with the Town Attorney, reviewed the applicant's request but did not change the interpretation of the height limitations (see Town Attorney's response letter, attached). However, the applicant's plan set now only shows their interpretation of the applicable regulations, including reference to a 2008 approval of a Sketch Master Plan that was not a Site-Specific Development Plan approved by the Town Council for vested rights, and no longer references the Town's consistent interpretation of the View Plane restrictions. It is Town staff's belief that the Applicant's representation on Sheet A0.20 no longer accurately represents the height limitations that were presented in previous plan sets and staff review, including the recent opinion provided by the Town Attorney. As such, the applicant has provided an approximation on Sheet A0.20 of the plan set showing the different height sections as well as sections of the proposed home (see Figure 3). This is modified from previous versions of the View Plane in the applicant's plan set (see Figure 4), as they are now proposing to utilize a sloped building height between the View Plane lines that is different than Town staff's interpretation and direction (and contrary to the Town Attorney's response letter). There are numerous parts of the structure that are proposed to extend into the View Plane in both scenarios, including roof fascia and chimneys. It should also be noted that the View Plane lines portrayed by the applicant are the least restrictive of any of the four lines in the Coonskin View Plane exhibit mentioned before; however, the Settlement Order does not prescribe that only the least restrictive view line should be used (it is silent on this matter). Rather, staff has suggested the use of the consolidated View Plane lines for analysis but has not been provided any information to this effect.

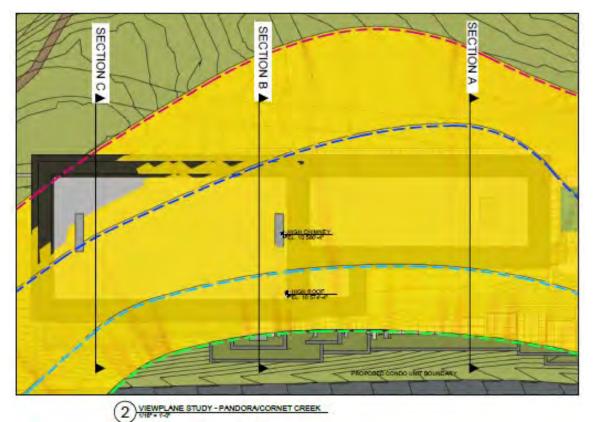


Figure 3: Revised Building Height Sections

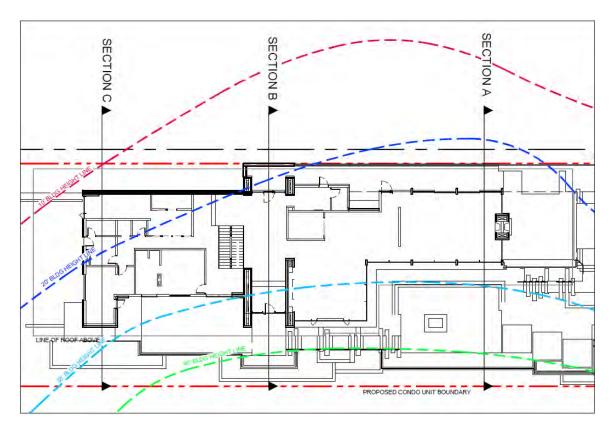


Figure 4: Previous Building Height Sections

Unfortunately, the Town cannot ascertain whether the View Plane lines provided by the applicant are accurate, which the applicant also confirms in their narrative. The Town's GIS Department has overlaid the building height lines on the aerial survey, which indicates a far different line location on Lot 161A-R2 Unit 1 (please see Figure 5 on the following page). The Town has also created an additional exhibit that shows all lines of the individual view planes in the document referenced in the Stipulated Order (see Attachment D) for the DRB's information. With the applicant's proposal to move the unit line (and the structure) further to the east, it can be assumed that the structure extends far more into the lowest View Plane levels and moving the lot line exacerbates the variance requests. Staff believes that the height variances requested are much larger than those shown in the individual sections in Figures 3 and 4 above.

Figure 5: Town GIS Data w/ View Plane Lines

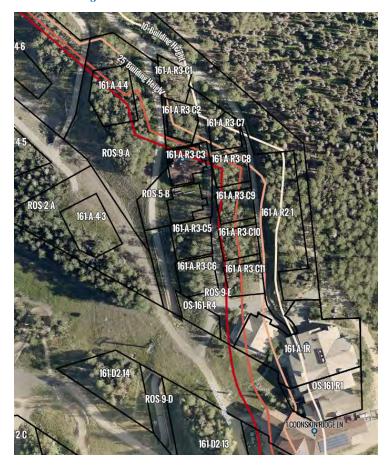


Figure 6: Town GIS Data With Distance



The applicant has included section cuts that vary greatly from the original staff interpretation and plan set. Please see comparisons for sections B and C below in Figures 7-10. The primary difference is the use of a sloped view plane instead of staff's original interpretation. Much of this is based on a Sketch Master Plan approved by the DRB in 2008 with a different 4-unit multifamily design. To be clear, this Master Plan was not reviewed nor approved by the Town Council as a Site-Specific Development Plan, which would establish a vested right under Colorado Revised Statutes. With this completely different and separate application, it is staff's opinion – as well as the Town Attorney's – that the Sketch Master Plan's interpretation of height is not a valid analysis for a new application with a vastly different layout and use.

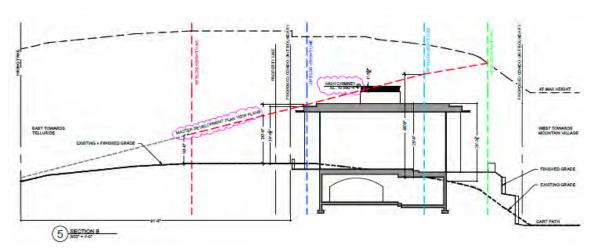


Figure 7: Revised Section B with Applicant's New Interpretation

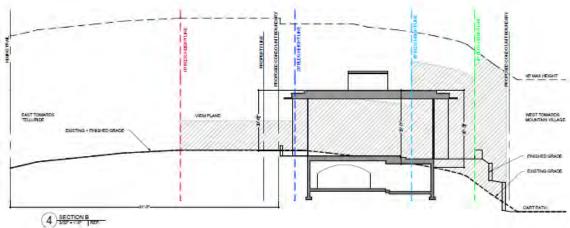


Figure 8: Original Section B

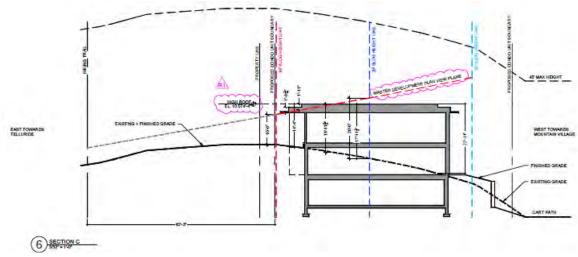


Figure 10: Revised Section C with Applicant's New Interpretation

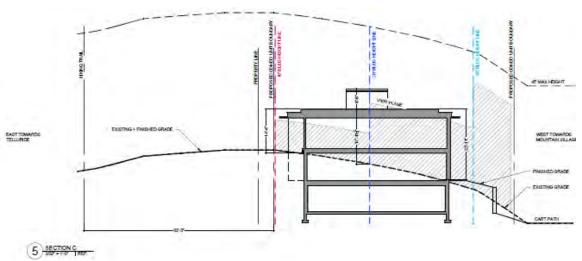


Figure 10: Original Section C

It is Town staff's understanding that this request for reinterpretation is an effort to portray the requested variance and design of the site as less significant than previously understood without making any significant changes to the overall design. Regardless of the DRB's understanding of the use of either interpretation, a height variance is still required under the interpretation and discretion of the DRB and final approval of the Town Council.

According to the CDC, the following criteria shall be met for the review authority to approve a variance:

a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions.

Staff: A strict application of the View Plane would render much of the existing and proposed lot layout challenging to build on. The lot itself is located in a unique location on the Ridge, and any structure constructed on it would be highly visible. By also proposing to move the lot line to the east, the height variance request is greater than if the lot line

was to remain in place. The lot itself has areas that are generally flat, the property is a half-acre in size, and the shape would allow for a structure of a certain mass and scale to be placed on the lot that may be able to limit the scope of the variance, if not remove it outright. The DRB should discuss whether it believes this combination of characteristics constitutes an exception and undue hardship.

b. The variance can be granted without substantial detriment to the public health, safety and welfare;

Staff: This excess height request poses no threat to public health, safety and welfare.

c. The variance can be granted without substantial impairment of the intent of the CDC;

Staff: Staff does not believe the granting of this variance represents a "substantial impairment of the intent of the CDC" as the proposed structure adheres to many design regulations in the CDC, as outlined elsewhere throughout this memo.

d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;

Staff: The DRB has approved height variances on the Ridge before due to the challenges posed by the strict application of the View Plane restrictions. DRB members should discuss whether this variance represents the granting of special privilege in excess of that enjoyed by other property owners. The application may be able to reduce the desired height variance through programming of the site, including in the mass and scale of the proposed structure. The DRB should discuss whether these design elements could constitute special circumstances.

e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

Staff: The proposed development and associated height variance request would allow a large residence to be constructed in a highly visible location, which is not uncommon at the Ridge. However, the DRB should discuss whether the variance being requested is the minimum necessary to allow for reasonable use. The design does step the house down the hillside in a manner similar to other structures in the vicinity.

- f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
- g. The variance is not solely based on economic hardship alone; and
- h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

Staff: Staff believes the criteria for f-h are all being met.

#### Stipulated Settlement Order - Development Covenant - View Angle Study

As noted previously, the Town of Mountain Village, Town of Telluride, Telluride Ski and Golf, and San Miguel County entered into a Stipulated Settlement Order in 1999 (see attached). Exhibit B to the Order provides a Development Covenant that affects Lot 161A-R2 Unit 1 via the View Plane limitations as drawn on the Coonskin View Plane document

recorded in 1999. This was also memorialized in Section 17.5.16 of the CDC, which mimics the language in the Order.

All parties agree that the Settlement Order's View Plane is more art than science, and interpreting its provisions is challenging. With previous applications at the Ridge, the Town has determined that if the applicant can provide a survey by a licensed surveyor showing the View Plane from different locations on the Valley Floor and throughout Telluride, and can prove there is no visual or lighting impact in the View Plane, then the development approvals can proceed.

The applicant has provided a View Angle Study (page 12 of the plan set) showing the views from multiple locations on the Valley Floor: Eider, Clark's Market, Shell Station, and Town Park. These do not necessarily match the locations listed on the View Plane document but can be generally acceptable locations to evaluate. Views from Eider, Clark's Market, and the Shell Station do not appear to be impacted by the proposed development, but staff is concerned that the view from Town Park is impacted. As noted in the View Angle Study, the View Plane would come into play seven feet (7') above the ground at Unit 1's proposed location. With a base USGS elevation of 10,550', the View Plane would exist at 10,557' in elevation (see Figure 11).

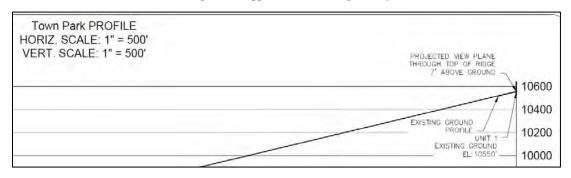


Figure 11: Applicant's View Angle Study

Per Sheet A0.22 of the plan set, the "high roof" for the proposed structure is anticipated to be at a USGS elevation of 10,574'-4", which is 17'-4" over the USGS elevation shown for the View Plane in the View Angle Study (see Figure 12). There are also multiple chimneys that extend above the high roof USGS elevation, with a maximum USGS elevation of 10,580'-4". To staff's knowledge, the Town has not allowed development that has been shown to protrude into the View Plane, as required by the Stipulated Settlement Order.

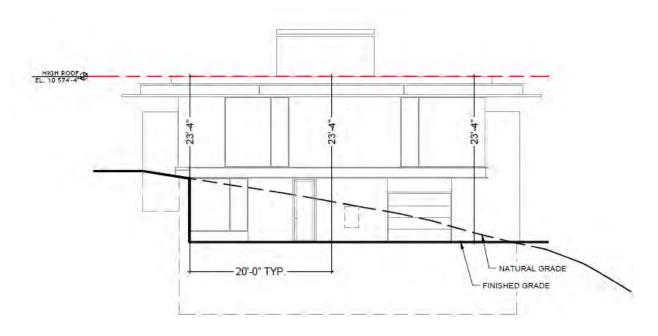


Figure 12: High Roof Elevation

The Town has approved height variances in this area previously as it relates to the View Plane; however, if approved the Town will require the applicant to indemnify the Town from any claims or damages related to the variance approved. Prior to the issuance of a building permit, the owners shall indemnify, defend, and hold harmless the Town, its members, affiliates, officers, directors, partners, employees, and agents from and against all claims, damages, losses and expenses, including but not limited to reasonable attorney's fees, arising out of the approval of the height variance granted hereunder. Further, should the DRB recommend approval of the height variance, staff would suggest the use of the USGS as the maximum height allowable due to the continued dispute over the applicability of the View Plane. Any recommendation of approval of a height variance shall be conditioned on the use of maximum USGS elevations of 10,574' – 4" for the maximum point of any primary or secondary roof structure and 10,580' – 4" for any chimney structure.

#### 17.3.14: General Easement Setbacks

The CDC provides that setbacks be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. The CDC does provide for some development activity within setbacks such as driveways, ski access, natural landscaping, utilities, address monuments, and fire mitigation. There are no General Easements or setbacks on Lot 161A-R2 Unit 1, as it is a single-family detached condominium unit. However, per Section 17.3.14.B of the CDC, the DRB may require the establishment of a building setback on lots where a general easement does not exist at the time of review of a development application. In addition, per Section 17.3.14.H of the CDC, the DRB may impose setbacks up to twenty (20) feet for swimming pools, which the proposed design includes.

Staff: The DRB should discuss whether additional setbacks are necessary for the structure due to the lack of an existing General Easement as well as the proposed location of the outdoor pool.

#### **Chapter 17.5: DESIGN REGULATIONS**

#### 17.5.4: Town Design Theme

The Town of Mountain Village has established design themes aimed at creating a strong image and sense of place for the community. Due to the fragile high alpine environment, architecture and landscaping shall be respectful and responsive to the tradition of alpine design – reflecting elements of alpine regions while blending influences that visually tie the town to mountain buildings. The town recognizes that architecture will continue to evolve and create a regionally unique mountain vernacular, but these evolutions must continue to embrace nature and traditional style in a way that respects the design context of the neighborhoods surrounding the site.

Staff: The proposed design incorporates building themes that would be unique in Mountain Village. The structure has a grounded base but utilizes a significant amount of glazing with a flat roof on top, potentially evoking a tall platform and ungrounded effect on the site that is not consistent with structures in the area (see Figure 13). The design also incorporates arched entryways into different levels of the structure, which are not common in Mountain Village. The exterior layout includes both an outdoor pool and snowmelted basketball court, which may be uncommon features at 10,550 feet in elevation. Adjacent structures utilize a more traditional design found elsewhere in the Town, with higher use of stone, less glazing, and articulating roof forms that provide building articulation.



Figure 13: Building Elevation

#### 17.5.5: Building Siting Design

The CDC requires that any proposed development blend into and protect to the extent possible the existing landforms and vegetation. The CDC requires that any proposed improvements on sites adjacent to open space are submitted to the owner of the affected open space for review and approval. The CDC requires that view corridors be specifically approved by the DRB as a part of the overall landscape plan.

Staff: The applicant has proposed to change the lot location and shape to adjust the site more into the View Plane and to gain square footage that is currently occupied by the access road to adjacent sites. This allows for more buildable area for the proposed structure. The applicant has worked with the Ridge Club (owners of the adjacent open space) to realign property lines that better serve the site, meeting the standard for providing written consent for improvements affecting the open space. The applicant has indicated that they will be working with Telski to remove the service turnaround located on

the property. Prior to Final Architecture Review, the applicant shall provide detailed information on alternatives to replace the turnaround if it is needed for service provided to the Ridge building located on Lot 161A-1R.

The applicant is proposing a large amount of retaining walls and structural planters around the site, including a 4-foot fence around the southern end of the property to enclose the proposed outdoor pool. Section 17.5.5.A.1 of the CDC states, "Siting of buildings and routing of driveways, utilities, walkways, drainage, etc. shall be designed to blend with the topography and avoid unnecessary disturbances to existing vegetation, ponds, streams and wetlands." The proposed structure and vertical retaining walls will essentially cover the entire site. The DRB should discuss whether the significant vertical retaining walls and planters blend with the topography and avoid unnecessary disturbances to the site.

#### 17.5.6: Building Design

The CDC requires that building form and exterior wall forms are well grounded to withstand extreme climate conditions, with the base of the building using materials that are appropriate to be adjacent to accumulated snowfall. Roof design elements that utilize multiple forms with varied ridgelines and vertical offsets and reflect concern for snow accumulation is required. The code permits rusted, black, gray, or dark bronze standing seam or metal roofs. Doors and entryways must be constructed using handcrafted materials whenever possible and garage doors shall be recessed and visually interesting. Glazing must be responsive to the energy code and site conditions and cannot exceed a maximum façade coverage of 40 percent. The exterior color must be natural, warm and subtle and harmonize with the natural landscape.

Staff: Staff comments regarding each of the relevant subsections are below.

#### Building Form:

The form of the proposed residential structure is a highly modern design found sparingly in Mountain Village. The materials utilized in the design include stone, metal, and wood, but appear in configurations not typically seen in the area. As noted previously, the upper level utilizes glazing in such a way that appears to elevate the flat roof off of the structure, which may appear as floating or ungrounded. The use of arches over entryways and patio areas is unique and not typically found in an alpine mountain design.

#### Exterior Wall Form:

The proposed residential structure has exterior walls that use a variety of materials to articulate the home without significant changes in wall depth. The CDC requires that overall wall forms be simple in design and be substantially grounded to the site. The DRB should discuss whether the location of large amounts of glazing keep the structure grounded to the site as required by the CDC. The DRB should also discuss whether the arched entries conform to the CDC.

#### Roof Form:

The roof form is a strictly flat roof with two separate elevations stretching over the structure. Section 17.5.6.C.1.a specifically states, "The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets." Staff believes the proposed roof line does not meet this standard of the CDC. Section 17.5.6.C.1.d also states, "The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site." The upper roof is a continuous plane

measuring 100' – 4" (previously 103' – 4') in length, and the lower roof is 86' – 11.5" (previously 87' – 6") in length. Overall, the reduction in continuous roof/fascia length results in a 0.534% change in overall roof length, with no modifications to the overall USGS roof elevation. The DRB should discuss whether roof lines at these lengths should be modified to avoid long spans of unbroken ridges, and whether a 0.534% reduction is responsive to feedback regarding the DRB's concerns. The flat roof design requires a Design Variation by the Design Review Board.

The application includes stone pavers on pedestals for the roof materials, which would require a Specific Approval. The DRB should also discuss whether the sizeable roof overhangs evoke a grounded design for the structure. The fascia is a mixture of cedar and bronze aluminum. Prior to Final Architecture Review, the applicant shall provide additional detail for the aluminum fascia color to ensure compliance with CDC color requirements. The design set did not include information about roofing membrane systems proposed for the structure. Prior to Final Architecture Review, the applicant shall provide roofing membrane and parapet attachment details.

#### Chimneys, Vent and Rooftop Equipment Design:

The plan set indicates three chimney forms for the structure and appear to include chimney caps. The plans do not provide additional details on venting or rooftop equipment. Prior to Final Architecture Review, the applicant shall provide additional details on any rooftop venting or equipment.

#### Exterior Walls Materials and Color:

The applicant has provided a material palette (Figure 14) that shows a variety of stone, wood and metal along with multiple sheets showing the locations of each material. The applicant has indicated that stone makes up 35.59% of the exterior wall materials (Sheet A0.21). The design set shows vertical cedar siding comprising 23.89% of the wall material, and bronze powder coated aluminum making up 13.06% of the exterior materials.



#### MATERIAL LEGEND

- SPLIT FACE LIMESTONE WALL CLADDING
  STAINED CEDAR COLUMNS AND BEAMS
  STAINED CEDAR SIDING, SOFFIT, AND FASCIA
  METALLIC POWDERCOAT PAINT: STEEL WINDOW FRAMES,
  STEEL BEAMS, AND STEEL ROOF BROWFASCIA
- LOUVERED ALUMINUM SIDING: LIGHT BRONZE
- BASALT SLAB WALL CLADDING: FLAMED PORCELAIN PATIO PAVER PORCELAIN ROOF PAVER

- CONCRETE CHIMNEY CAP GRAY HEAD SANDSTONE RETAINING WALL FRONT DOOR: OAK VENEER WITH BRONZE ACCENT AND HARDWARE

Figure 14: Materials Board

#### Doors and Entryways:

Sheets A8.01 through A8.05 provide the window and door designs. The plan set indicates that all door frames are to be painted to match the fascia and metal siding colors. Prior to Final Architecture Review, the applicant shall update the color palette to ensure compliance with the fascia color requirements of the CDC (i.e. dark/classic bronze).

#### Required Surveys and Inspections:

Per Section 17.5.6.J.1 of the CDC, a monumented land survey will need to be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. 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.

Section 17.5.6.J.2 requires a survey prepared by a Colorado public land surveyor to ensure there are no above-grade or below-grade encroachments into adjacent lots (as there are no general easements or setbacks) prior to required footing or foundation inspections. The Planning Division is responsible for conducting site inspections prior to the issuance of a Certificate of Occupancy to ensure the development is proceeding in accordance with the approved plans.

#### 17.5.7: Grading and Drainage Design

Staff: A grading and drainage plan was provided in the plan set (see pages 15-17). The site essentially straddles the breakover point between the Mountain Village and Telluride sides of the Ridge. The grading plan shows minimal grading on the east side of the structure (facing the Town of Telluride) but includes significant grading and retaining walls on the west side of the structure (facing Coonskin Ridge Lane). This includes contouring on the proposed realigned open space parcel (Tract OS-161-R3; see Figure 15) as well as the proposed elevator area closest to the Ridge Club.

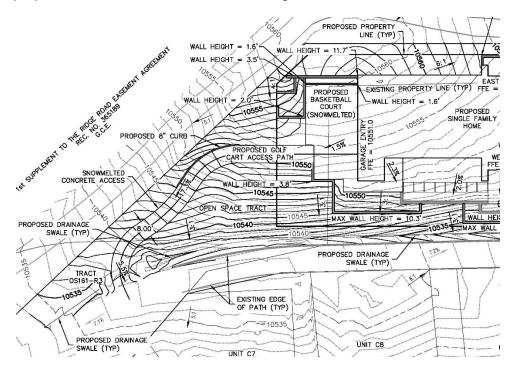


Figure 15: Grading Plan

The grading plan shows grades on the sites that meet the 3:1 slope standard of the CDC. There is a proposed drainage swale running along the Lane from the southwest corner of the property to the northwest corner, capturing drainage and moving it off the site. It appears the area adjacent to the Ridge Club exceeds the 3:1 slope standards in the CDC; however, no slope calculations are provided. Prior to Final Architecture Review, the applicant shall provide additional detail on the grading plan related to slope in the vicinity of the Ridge Club. Any changes to the grading plan for Final Architecture Review shall meet the requirements of the CDC. It should be noted that any grading across the property line onto the open space parcel will remove additional trees, further exposing the structure to the View Plane.

#### 17.5.8: Parking Regulations

Staff: Units located at the Ridge have a unique parking situation when considering there is no vehicular access during the winter. The Town and parties affiliated with the Ridge entered into an agreement in 2019 via Resolution 2018-0719-14 (since amended) that set parking requirements for detached condominiums at one (1) space per unit as part of an Alternative Parking Requirement allowed by Section 17.5.8.A.6 of the CDC. The Resolution also identified that parking requirements could be satisfied via parking on Lot 161-CR (Four Seasons). The applicant has provided a Reservation and Escrow Agreement for one (1) deeded parking space in the future Four Seasons parking structure. Prior to the issuance of a building permit, the applicant shall execute the parking reservation agreement addendum in conjunction with their parking reservation agreement.

#### 17.5.9: Landscaping Regulations

#### Permaculture Landscaping Regulations

Staff: An initial landscaping plan was provided on Sheets LC-1.01 and LC-1.02. The applicant is proposing the addition of 12 Serviceberry trees, 4 Crab Apple trees, 2 Engelmann Spruce trees, 6 Colorado pinyon pine trees, 3 multi-stemmed and 3 single-stemmed Aspen trees, and 2 Limber pine trees on the site (10 trees are proposed to be installed on the adjacent open space parcel. The landscape plan also indicates more than 500 shrubs to be planted across the site, with some shrub species that are not found in the Town's native species list or the Colorado State University Extension Office's FireWise Plant Materials Section 6.305 list. Prior to Final Architecture Review, the applicant shall revise the landscape plan to include a plant list that meets the species list in Section 17.5.9.C.6.e of the CDC and/or the CSU Extension Office's FireWise Plant Materials Section 6.305.

#### The Town Forester provided the following comments:

"The plan sheets have no scale bar to indicate distances. The building and landscape elements appear to encroach into the general easement. By all appearance, this development would require the removal of most trees on the lot, including trees within the general easement.

The landscape plans show no tree protection fencing. Tree protection fencing is required by the CDC. The plan set does not show a construction mitigation plan indicating staging, soils, and material storage is not included in the plan set. A construction mitigation plan is required by the CDC.

Several of the landscaping plant species listed to be installed are not Firewise plants and are therefore considered to be flammable. The plans must clearly indicate that no flammable plant species may be planted directly beneath any window or next to any vents. It is highly recommended that no flammable plant materials be planted withing the zone 1 wildfire mitigation zone area, because current defensive space wildfire mitigation standards and best management practices recommend only Firewise plants be installed within 15 to 30 feet from the edge of the building. Junipers, pinyon pine, and other conifers are considered to be especially flammable. The mulch material within planters existing in the zone 1 wildfire mitigation area needs be specified as non-Flammable mulch."

Prior to Final Architecture Review, all recommendations of the Town Forester should be incorporated into the landscape plan.

#### Walls, Fences and Gates

Staff: Section 17.5.9.D.2.a requires that walls, fences and gates only be used to enclose private spaces, garden areas, dog areas, planting beds or service areas. The site plan indicates a five (5) foot tall fence on the south side of the structure to enclose the pool area (see Figure 16). The CDC also requires that beyond fifteen (15) feet from the dwelling, the wall or fence shall be constructed so as to not be readily visible, and disappear into the natural landscaping. A solid glass railing to protect the pool area seems appropriate and is shown on the plan set, and the perimeter fence has been reduced but not eliminated from previous plans. The DRB should discuss whether this fence is appropriate given the location of the site.

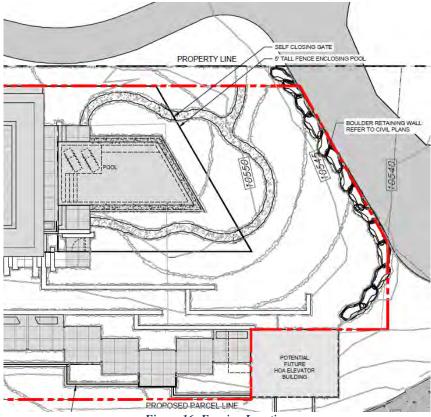


Figure 16: Fencing Location

#### 17.5.12: Lighting Regulations

Staff: The applicant did not provide a lighting plan as part of the Initial Architecture and Site Review package. The project narrative indicates that a lighting plan will be provided for Final Architecture Review. The applicant did provide notice to both San Miguel County and the Town of Telluride that the storypole requirement of the Stipulated Settlement Order was completed on November 20<sup>th</sup> and 21<sup>st</sup>. The Town is in receipt of a letter from San Miguel County stating that they have no objections to the proposal (see attached). It should be noted that the amount of lighting proposed for the structure is currently unknown, and a single bare bulb emitting 800 lumens may not accurately depict the light spill from a 14,000 square foot structure surrounded in glass.

#### 17.5.13: Sign Regulations

Staff: The applicant is proposing an address monument sign to be located at the private entry that traverses to the new lot via the open space tract on the north side of the structure (see Figure 13). Prior to Final Architecture Review, the applicant shall clarify whether permission has been granted to place the address monument on Active Open Space owned by the Ridge HOA. The plan set indicates that the monument will use the same wall stone as that proposed for the structure, with recessed bronze painted letters. The street number is proposed to be six (6) inches in height, meeting the requirements of the CDC. It should be noted that the address shown on the monument is not correct and is to be determined per the addressing coordinator and Town re-addressing program. No illumination information was provided for the address monument, which should be included in any final lighting plan.

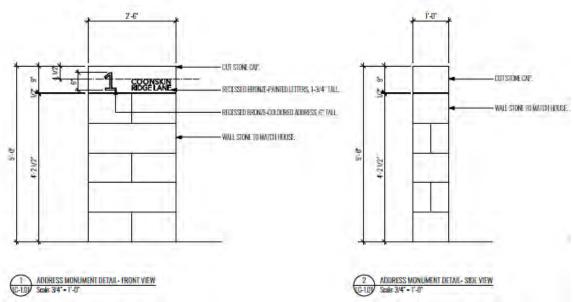


Figure 13: Address Monument

#### 17.5.16: Ridgeline Lots

Staff: The CDC has specific regulations related to Ridgeline lots, which includes Lot 161A-R2, Unit 1. The CDC reinforces the maximum height listed in the stipulated View Plane, and the applicant has requested a variance from that Agreement's restrictions. The current design does not meet Section 17.5.16.B.3.b without the variance request being approved by the Town Council.

Section 17.5.16.6 also states, "To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building." The applicant has proposed lighting on the east side of the building below the cap of the retaining wall adjacent to the building, but asserts that it would not be visible outside of the property line. This may or may not be in conflict with the provisions of the CDC and the Stipulated Order.

The following provisions also apply to the Ridgeline lots, and specifically Lot 161A-R2, Unit 1:

- 1. All structures shall have varied facades to reduce the apparent mass.
- 2. To the extent practical, foundations shall be stepped down the hillsides to minimize cut, fill and vegetation removal.
- 3. Building and roofing materials and colors shall blend with the hillside.
- 4. Colors and textures shall be used that are found naturally in the hillside.
- 5. Reflective materials, such as mirrored glass or polished metals, shall not be used.

6. To the extent practical, no exterior lights shall be installed on the east side of buildings. Any required exterior lighting shall be shielded, recessed, or reflected so that no lighting is oriented towards the east side of the building.

The structure appears to have varied facades with the exception of the long, flat roof lines found across the structure. The structure is proposed to essentially sit on the edge of the Ridge, which allows it to somewhat step down the hillside towards Mountain Village and to appear as a one-plus story from the east. Colors presented in the plan set appear to match those found naturally. The applicant's lighting plan purports to keep light from spilling from the property; however, the effects of a large amount of glazing on the eastern side of the property remain unknown until further study can be provided by the applicant to prove that no light will be visible into the View Plane as required by the CDC and Stipulated Settlement Order.

#### **Chapter 17.6: SUPPLEMENTARY REGULATIONS**

#### 17.6.1: Environmental Regulations

Staff: The development is also proposed on a lot that has slopes that exceed 30%. This requires a Specific Approval by the DRB, which is appropriate in this case due to the uniqueness of the property straddling the Ridge.

#### **Chapter 17.7: BUILDING REGULATIONS**

#### 17.7.20: Construction Mitigation

Staff: A Construction Mitigation Plan was not provided in the plan set, which is generally not required until Final Architecture Review.

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

Staff Recommendation: There are two items before DRB with this application, a recommendation to Town Council regarding a height variance and an Initial Architectural and Site Review. In terms of the Height Variance Recommendation, Staff recommends either denial, continuance, or tabling of the matter until such time as the applicant has provided evidence that the structure, along with its lighting, neither protrudes into the View Plane nor is visible from locations on the Valley Floor, and is the minimum necessary for reasonable use of the property per CDC Section 17.4.16.D.1.e. Staff has provided a motion for both recommendation of approval and denial depending on the findings of DRB.

If DRB chooses to recommend **approval** of the **variance**, then staff suggests the following motion:

I move to recommend approval to Town Council of a maximum height variance to maximum USGS elevations of 10,574' – 4" for the maximum point of any primary or secondary roof structure and 10,580' – 4" for any chimney structure, per the height restrictions listed in the CDC via the County Stipulated Settlement Agreement regarding the Coonskin View Plane for portions of a new single-family residence located at Lot 161A-R2, Unit 1, based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of this meeting, with the following conditions:

 Any approval of a height variance shall be dependent on approval of a rezoning application, a Major Subdivision application, and Final Architecture Review application for this specific application. Should any of the other applications be denied, this height variance shall be null and void. 2) Prior to the issuance of a building permit, the owners shall indemnify, defend, and hold harmless the Town, its members, affiliates, officers, directors, partners, employees, and agents from and against all claims, damages, losses and expenses, including but not limited to reasonable attorney's fees, arising out of the approval of the height variance granted hereunder.

If DRB choses to recommend **denial** of the height **variance** then staff suggests the following motion:

I move to recommend denial to Town Council of a height variance to a maximum USGS elevations of 10,574' – 4" for the maximum point of any primary or secondary roof structure and 10,580' – 4" for any chimney structure, per the height restrictions listed in the CDC via the County Stipulated Settlement Agreement regarding the Coonskin View Plane for portions of a new single-family residence located at Lot 161A-R2, Unit 1, based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of this meeting.

If DRB chooses to **approve** the **Initial Architecture and Site Review**, Staff suggests the following motion:

I move to approve the Initial Architecture and Site Review for a new single-family detached condominium located at Lot 161A-R2, Unit 1, based on the evidence provided in the staff memo of record dated January 29, 2025, and the findings of this meeting, with the conditions as noted in the staff report.

With the following specific approval, design variation, and height variance:

#### **Design Review Board Specific Approval:**

- 1) Steep Slopes >30%
- 2) Roof Materials Stone Pavers on Pedestals

#### **Design Variation**

1) Flat Roofs

#### Variance

1) Building Height Variance – Maximum USGS elevations of 10,574' – 4" for the maximum point of any primary or secondary roof structure and 10,580' – 4" for any chimney structure

#### **Conditions:**

- 1) Any approval of an Initial Architecture and Site Review shall be dependent on approval of a height variance application, rezoning application, and Major Subdivision application for this specific application. Should any of the other applications be denied, this Initial Architecture and Site Review approval shall be null and void.
- 2) Prior to Final Architecture Review, the applicant shall provide additional detail for the aluminum fascia color to ensure compliance with CDC color requirements.
- 3) Prior to Final Architecture Review, the applicant shall provide roofing membrane and parapet attachment details.
- 4) Prior to Final Architecture Review, the applicant shall provide additional details on any rooftop venting or equipment.
- 5) Prior to Final Architecture Review, the applicant shall update the color palette to ensure compliance with the door and window color requirements of the CDC (i.e. dark/classic bronze).

- 6) Prior to Final Architecture Review, the applicant shall provide additional detail on the grading plan related to slope in the vicinity of the Ridge Club. Any changes to the grading plan for Final Architecture Review shall meet the requirements of the CDC.
- 7) Prior to Final Architecture Review, the applicant shall revise the landscape plan to include a plant list that meets the species list in Section 17.5.9.C.6.e of the CDC and/or the CSU Extension Office's FireWise Plant Materials Section 6.305.
- 8) Prior to Final Architecture Review, all recommendations of the Town Forester should be incorporated into the landscape plan.
- 9) Prior to the issuance of a building permit, the owners shall indemnify, defend, and hold harmless the Town, its members, affiliates, officers, directors, partners, employees, and agents from and against all claims, damages, losses and expenses, including but not limited to reasonable attorney's fees, arising out of the approval of the height variance granted hereunder.
- 10) Prior to the issuance of a building permit, the applicant shall execute the parking reservation agreement addendum in conjunction with their parking reservation agreement.
- 11) A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum and average building height as well as accurately depict footer and foundation locations adjacent to the property lines.
- 12) The applicant shall work with Public Works and utility providers to finalize the utilities plan as a condition of approval prior to building permit.
- 13) The structure shall require a monitored NFPA 72 alarm system and monitored NFPA 13D sprinkler system.
- 14) A Knox Box for emergency access is recommended.
- 15) Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 75% since the application was submitted and deemed complete 2024.
- 16) Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be protected by one of the following methods: Constructed with either non-combustible materials, heavy timber as specified in the (2018 IBC section 2304.11) or exterior grade ignition resistant materials as specified in the (2018 IBC section 2303.2). Or constructed so that all exposed structural members are enclosed with an approved one hour assembly by the Building Official, or constructed in coordination with the Planning Department upon approval of a wildfire mitigation plan addressing defensible space criteria provided in CDC Section 17.6.1(A) Fire Mitigation and Forestry Management. All appendages and projections regardless of method of construction shall provide a cleanable ground surface, as applicable. The fire mitigation approach will require a planning department sign off on the inspection record, prior to the framing inspection.
- 17) 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
- 18) 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.

Should the DRB choose to require additional information be provided prior to consideration of the Initial Architecture and Site Review, staff recommends the following motion:

I move to continue the Initial Architecture and Site Review for a new single-family home located at Lot 161A-R2, Unit 1 to the \_\_\_\_\_\_, 2025, regular Design Review Board meeting.



The Ridge – Unit 1 Openspace Architecture January 23, 2025

Subject: Response to Design Review Board Comments for The Ridge - Unit 1, Town of Mountain Village

This letter serves as our written response following the Design Review Board (DRB) meeting held on January 9th, 2025. Below, we have outlined our approach, efforts, and specific responses to address the board's feedback:

#### **Overview and Initial Considerations**

- 1. **Preliminary Review of Regulations**: Prior to initiating the design, we conducted a thorough review of relevant bylaws, height limits, viewplanes, zoning, and design guidelines. We also consulted with local Architect Steve Morton, a key contributor to the original Ridge Masterplan, who has successfully overseen approvals for several homes in the area.
- 2. **Design Philosophy:** We are committed to creating a successful building for our client, the town of Mountain Village, and San Miguel County. The design was developed to comply with applicable regulations while addressing the client's programmatic, aesthetic, and functional goals. We intentionally designed a long, low structure with a flat roof to fit the long, narrow site and minimize visibility and viewplane impacts. Please note the design can be located within the existing unit boundaries and below the masterplan's viewplane, however we believe the proposed location (shifted NE) offers a better form of development for two reasons: it reduced the canyon effect on the cart path, and it maximized the distance from the Ridge building to the home.
- 3. Aesthetic Approach: The design is a modern interpretation of traditional mountain homes and bridge structures found throughout the area. The design philosophy, "living with nature," emphasizes connections with the surrounding forest, sun paths, and distant views. The design incorporates an extensive use of stone, traditional steel windows, and exposed wood and steel structure. All materials meet or exceed the requirements.
- 4. Addressing Visibility and Viewplane Issues: The inherent inaccuracies of the Coonskin viewplane are widely acknowledged. In response, we conducted extensive surveys, 3D modeling, and storypole tests to ensure the home aligns with the viewplane's intent by remaining invisible from the valley floor. These studies consistently show no visibility concerns, confirmed by multiple consultants and San Miguel County. The DRB and planning department were also invited to review the storypoles multiple times, with no visibility reported.
- 5. Additional Studies and Reviews: We have provided numerous view surveys, lighting studies, story pole mock-ups, Google Earth simulations, and two field reviews with members from the DRB and planning department. Feedback from the DRB has generally been favorable, leading the client to be hesitant to pursue redesigns without substantiated reasons and specific requests.
- 6. Challenges and Evolving Requirements: The process has introduced new requirements at each meeting, including undocumented site coverage restrictions, changing interpretations of the viewplane by Town Staff, and changes to the abutting lot from Multi-family Zone District to Full Use Active Open Space Zone District.



#### **Key Items Addressed and Changes Adopted:**

#### Fence Design

- The fence has been redesigned and is limited to secure the pool area only.
- A mix of glass and metal pickets are proposed depending on location and visibility. Where possible, portions of the fence will be screened with vegetation.
- Pool covers were reviewed are not recommended due to snow accumulation and wildlife interference.

#### **Retaining Walls**

- Hardscaping and retaining walls along the west pathway to the future elevator building have been reduced.
- Heights of low walls along the eastern façade will be increased to help screen the glazing.

#### Size of Development

- No changes have been made to the interior floor area.
- Masterplan cabins on Unit 1 were previously approved with a total floor area of 18,000 sf. The proposed home has 21% less area than the masterplan cabins, with a total area of 14,234 sf. This area includes all mechanical, storage and garage spaces.
- Please note: The above-grade area of the proposed home is 8,005 sf with a basement of 6,229 sf. 43.8% of the floor area is located within the basement, resulting in reduced massing/scale.
- The building massing steps with the topography, resulting in a maximum of two stories on the west side and a one story building on the east side to minimize visual impact. Reducing the floor area of the building, would not result in a lower building.
- Roof overhangs have been reduced on three sides. The upper roof has been reduced 3' in the N-S direction and 1' on the west. The lower roof has been reduced by 2' on the south end.
- The pathway and retaining walls leading the future elevator building have been reduced.
- The proposed site coverage is 63.24%, which is below the recommended 65% and includes all hardscaping, pools, and retaining walls. The building itself accounts for 44.08% of the site coverage, comparable to the previously approved Unit 1 cabins at 45.2%.
- Please note: The bulk of the home massing remains within the current boundary of Unit 1. Only the roof
  overhang, site improvements and a small sliver of the eastern facade extends past the original boundary.

#### East Façade Glazing

- Numerous lighting studies have been conducted with no reported visibility issues.
- Glazing in the foyer has been reduced by 30% with the addition of a central wall.



- Clerestory glazing in the living/dining area has been reduced by 50% by adding wooden louvers across the east and west elevations. The resulting glazing in the living and dining room is limited to a height of 9', with the upper 3'8" screened with a steel beam or wood louvers.
- The eastern façade retaining walls have been raised to screen the glazing, ranging from 18" to 7' in height.
- The eastern façade bedroom window sills have been raised by 30".
- Overall glazing values are 27.23% on the east side and 27.46% overall. Well below the maximum of 40%.
- A light transmittance of 63% has been specified for the glazing to help avoid light bleed.

#### **Building Height**

- No changes to building height have been made pending input based on the correct viewplane and masterplan review.
- The proposed building height has been studied thoroughly, with no reported visibility issues.
- Roof overhangs have been reduced on three sides. The upper roof has been reduced 3' in the N-S direction and 1' on the west. The lower roof has been reduced by 2' on the south end.
- Only small zone of the northeast corner and portions of two upper chimneys extend past the masterplan viewplane. No glazing extends past the masterplan viewplane.
- Lowering the building further would require deeper excavation, increase the height of the driveway retaining wall, and bring the northeast roof closer to grade, potentially allowing unauthorized roof access as snow accumulates.
- Proposed roof height of the high roof is in line previously approved cabin lots, while the low roof is well below:
  - o Proposed elevation top of high roof: 10,574'-4" (USGS)
  - Proposed elevation top of highest chimney: 10,580'-4" (USGS)
  - Previously approved elevation of cabin turret peaks: 10,578' (USGS) (3'8" higher than the proposed high roof)
  - Previously approved elevation of cabin roof peak: 10,571'-9" (USGS) (2'-7" lower than proposed high roof)
- Variance Request: The exact height of the variance request will depend on the final viewplane ruling by Town Staff, as the interpretation of the viewplane is currently under review.



#### Specific Comments from the DRB and Response from OSA:

-I'm uncomfortable with pushing this project up the hill. If the size of this house cannot fit on this lot, then this house is too big. As it's connected to the rezone, can we discuss establishing easements on the size of the house?

Response: The house design fits within the current unit boundary, remains below the masterplan viewplane, and conforms to the requested site coverage. To improve the overall integration with the site, the house has been shifted eastward to reduce the cavern effect on the Ridge cart path, minimize retaining wall heights. Additionally, the house has been moved northward to maximize separation from the Ridge building and from the southeast corner below, which poses the highest risk of visibility.

-We can't assume every square inch of a lot is buildable. Is it sometimes that what you bought is a lot that isn't completely buildable and that's the reasonableness of which you should be designing?

Response: The client has a reasonable expectation to develop the property to a similar extent as the previously approved cabin designs for Unit 1. The proposed house features less square footage and similar site coverage to the approved cabin designs, while maintaining a comparable height. The client anticipated using the historically applied masterplan viewplane for the Ridge and expected a straightforward lot line adjustment, which is a common practice in the area (noting that the zoning of the surrounding lot was changed after the lot was purchased).

The form of the house has been thoughtfully designed to maintain a low profile, with one story along the eastern façade, to minimize visibility from the valley floor. It is situated to fit the existing the topography and provides ample separation from the Ridge building and future cabin lots.

However, new or different requirements have been introduced throughout the process, including site coverage restrictions, evolving interpretations of the viewplane by Town Staff, and changes to the zoning of the abutting lot.

-There's a lot of asks on this application and to be 63.9% of the 64% lot coverage, I think there needs to be some give and take there.

Response: There is no documented site coverage requirement for this property. The planning department suggested that a 65% site coverage would be appropriate, and the design complies with this recommendation. It is important to note that the site coverage calculation includes all hardscape, retaining walls, roof overhangs, and pools. The site coverage of the building itself is only 44%. This proposed site coverage is similar to the previously approved Unit 1 cabin designs which had a site coverage of 45%.

In addition, the owner proposes relocating the Unit 1 boundary to provide significant community benefits, including avoiding the canyon effect, <u>creating a separate lot</u> for the golf cart path, and establishing a new lot for the community's elevator building. This relocation would also allow the building to be sited in a more developable area of the property, with the majority the building envelope remaining within the original Unit 1 boundary.

It is worth noting that variances to the inaccurate Coonskin Viewplane are common for lots situated within designated view plane areas. The only distinctive aspect of this application at The Ridge is the need for rezoning, which stems from the Town Staff's decision to rezone the abutting lot after Unit was purchased.



-I see there's a lot of excavation happening for the lower levels of the home. Can we bring the entire building down below to reduce the variance request?

Response: Lowering the building would require a deeper excavation and would bring the roof very close to grade at the northeast corner. The proposed building has been designed with a limited height of one story along the east side, the soffit at the Northeast corner currently sits only 10'-6" above grade. The building height is consistent with the previously approved cabin designs.

-We denied similar arches in another house. Another concern I have is the fencing. I don't think a perimeter fencing, opposed to a pool fencing, is appropriate.

Response: The fencing has been redesigned and has been limited to enclose the pool and pool patio.

Response: The design concept of the building references a traditional bridge structure and the arches are used to express this form. Numerous examples of arches and bridges can be found in the area.

-Can we have details on wall heights?

Response: Landscape will further clarify the height of retaining walls with Final Architectural Review.

Please note: The placement and quantity of retaining walls along the western slope have been thoughtfully designed to minimize wall height and allow for firesafe vegetation screening. Reducing the number of retaining walls would result in taller walls with greater exposure along the cart path. Additionally, the pathway to the elevator building has been narrowed to further reduce wall height in this area.

-Regarding the glass on east end of the house in the entry, can we see some accommodation for light spill?

Response: We have added a central wall to the entry foyer façade that will reduce the area of glazing by 30% in this zone.

-I'm uncomfortable with the glass box living room and the height variance.

Response: Screens have been added to the clerestory glazing in the dining and living room, and the specified glass has a 63% light transmittance. Light levels have been carefully studied to ensure minimal light bleed. Maintaining a clear view of the forest is of utmost importance to the homeowner and integral to the design concept of "living with nature."

Furthermore, storypole studies and site visits have verified that the home cannot be seen from the Town of Telluride or along the Spur, no cases of visibility have been reported.

-I am opposed to a flat roof as it is in violation of the CDC writings of having multiple roof forms.

Response: The flat roof design was chosen to keep the building as low as possible and minimize visibility. Snow consultants recommend flat roofs as the safest option, as they eliminate the risk of snow shedding. Furthermore, flat roof forms have been approved and are found throughout Mountain Village.

Response: The proposed roof form has three distinct steps in massing, and has a highly articulated roof edge for added interest.



-You don't need a fence around a swimming pool if you have a pool cover.

Response: Pool covers can be damaged or fail under high snow loads, and animals that access the pool may become trapped, leading to potential damage and injury. A pool fence is recommended to ensure safety for people, while also allowing animals that access the pool to exit easily.

We remain committed to addressing any further concerns and look forward to your feedback. Thank you for your time.

#### Sincerely,

Don Gurney

Principal, Architect AIBC, MRAIC Registered Colorado Architect

Openspace Architecture Inc.

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North Vancouver, BC, Canada V7L 1B2

1-604 984 7722

### Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com



Town of Mountain Village
Community Development Department
Amy Ward, Community Development Director

Sent via email to: award@mtnvillage.org

RE: The Ridge Coonskin View Plane

Amy,

My firm represents Hot Dog House Telluride, LLC ("Owner") that owns Unit 1/ Lot 161A-R2 at The Ridge ("Property"). My firm also represents The Ridge at Telluride Homeowners Association, Inc. ("Association"). Both the Owner and the Association are very concerned about the Community Development Department's 2024 incorrect application of the Coonskin View Plane and its negative impacts on the pending development applications for the Property and potential adverse impacts on other properties at The Ridge, respectively.

The DRB conducted a work session on the proposed home on the Property at its February 1, 2024 meeting. One of the topics discussed in in the work session memo dated January 23, 2024 was regarding the Coonskin View Plane that is established by the Stipulated Settlement Order at Reception Number 329093 recorded on September 8, 1999 ("Settlement Order"). Section 5 of the Settlement Order establishes the Coonskin View Plane ("View Plane") as follows:

"View Plane Limitations for Development on Lots 161A, 161A-1,161B, and 161D (or, subsequent to the Replat, Lots 161A-1R, 161A-2, 161A-3, 161A-4, 161D-1 and 161D-2), excluding the Ridge Club Building, shall be located such that, under no circumstances, shall any lighting or any part of any structure extend into the view plane (the "View Plane") shown on the Coonskin View Plane drawing prepared by Jacobsen Associates and dated July 21,1999, as recorded in the office of the San Miguel County, Colorado, Clerk and Recorder in Plat Book 1 at Page 2601 [emphasis added]."

The View Plane is shown in Exhibit A. The work session staff memo states the following regarding the View Plane:

"...The View Plane requires that buildings not exceed certain heights (10', 20', 35', and 45', depending on location on the survey) to limit the visual impact; the applicant is proposing protrusions into the view plane at different points that would require a variance..."

The work session staff memo references the 10′, 20′, 35′ and 45′ heights that were accurately reflected in the work session plan set prepared by Openspace Architecture as shown in Figure 1. Figure 2 shows the View Plane from Plat Book 1 at Page 2601 in comparison.

Figure 1. View Plane Analysis from February 2024 Work Session

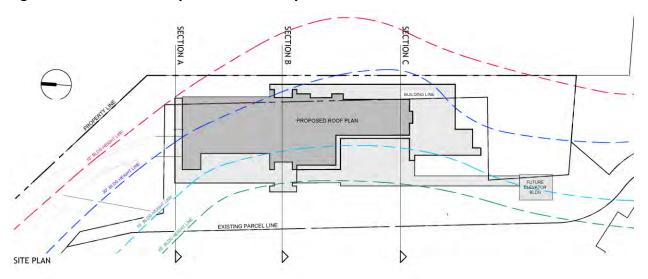
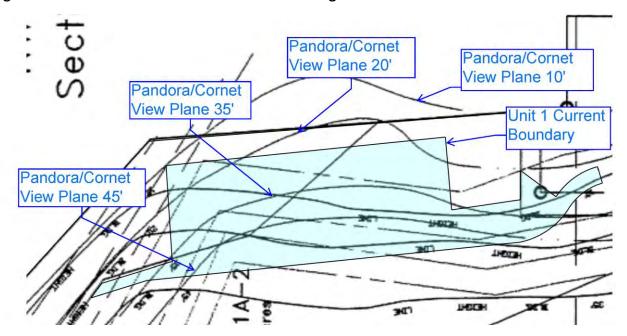


Figure 2. Official View Plane from Plat Book 1 at Page 2601

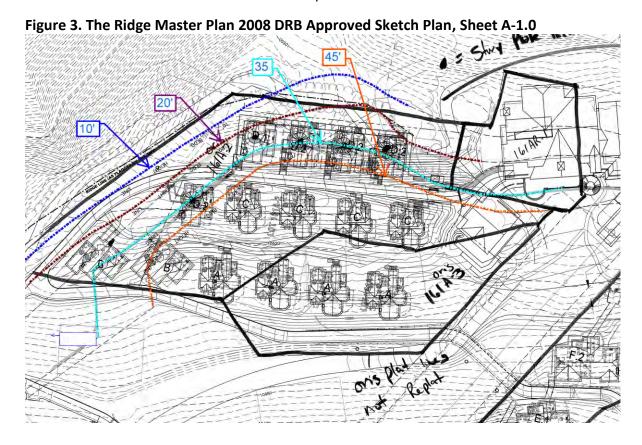


It is important to note that Openspace Architecture received the View Plane height lines from Steve Morton Architects, which is the architecture and planning firm that created The Ridge Maser Plan ("Master Plan") (Please refer to the Master Plan discussion below). The work session staff memo accepted the View Plane analysis submitted by Openspace Architecture and referenced the View Plan height limits as shown.

After the work session, the Community Development Department revisited the View Plane and decided to apply a new View Plane map as recorded at Book 1 and Page 2602. Both the Owner and the Association would like to understand why the Community Development Department

decided to revisit the View Plane and apply a new map that is not a part of the Settlement Order and not consistent with the DRB approved Master Plan or past Town practices for applying or reviewing development for compliance with the View Plane.

The Town has historically applied the View Plane as legally required by the Settlement Order using the View Plane as recorded in Book 1 at Page 2601. This was the View Plane used when the DRB approved the Sketch Master Plan in 2008 and subsequent DRB approved amendments to the Master Plan. Figures 3 through 5 show how the Town and DRB have applied the View Plane in the 2008 Sketch Plan Master Development Plan.



The DRB approved 2008 Sketch Plan Master Development Plan is found at the following link: <a href="https://alpineplanningllc.egnyte.com/dl/0bwJ2LCbFw">https://alpineplanningllc.egnyte.com/dl/0bwJ2LCbFw</a>

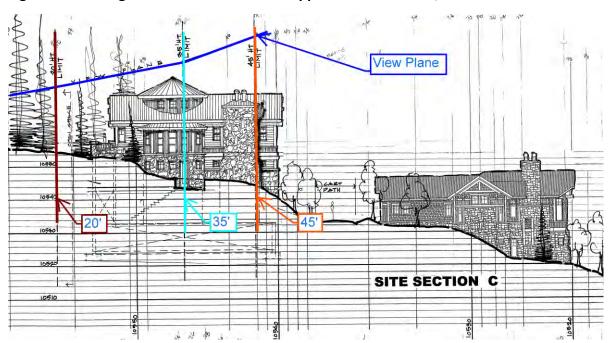
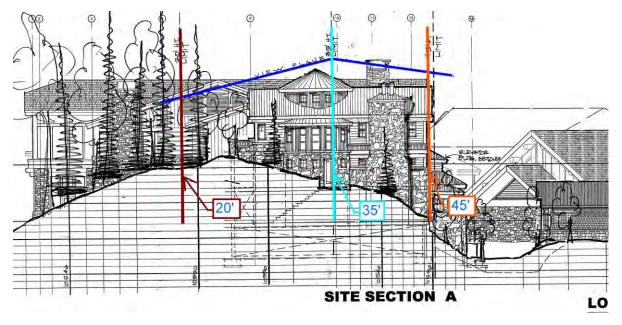


Figure 4. The Ridge Master Plan 2008 DRB Approved Sketch Plan, Sheet A-3.3





Prior to the adoption of the CDC, the Town's Design Regulations included the following Master Development Plan requirements:

**"2-501** Phased projects and Development Permit Applications for Multi-Unit Lots are required to receive Sketch Plan Approval and Final Plan Approval of a Master Development Plan. Each phase will require Sketch and Final DRB Review and Approval. Applications for each phase will conform to the approved Master Development Plan and

all Sketch Plan Application and Final Plan Application requirements and all notification requirements....

**2-502** The Master Development Plan shall be used as a guide for the subsequent Development of Sites and the design and location of Buildings and grounds within the project. All plans subsequently approved by the DRB in accordance with the Design Regulations shall substantially conform to the Master Development Plan approved by the DRB......."

The key point of providing the Master Plan is that the Town has historically used the View Plane as legally required under the Settlement Order in Book 1 at Page 2601. Town staff cannot administratively change the legal requirements of the Settlement Order or apply a new View Plane that negatively impacts property rights of the Owner, the Association and other property owners that have condo units located in the View Plane.

We would also note that the View Plane is correctly shown in Figures 4 and 5 as a plane over the existing topography and not a series of jagged lines that do not reflect the topography or any plane concepts as directed by the Town in the last few years and as shown in Figure 6. The correct application of the View Plane as approved by the Town and DRB in the Master Plan and past development applications at The Ridge shows the View Plane as a plane over existing topography and should be used for the Owner's applications and other future applications at The Ridge.

TISTING GRADE

SE BLOG HEIGHT LINE

SE BLOG HEIGHT LINE

TO B DOG HEIGHT LINE

SE BLOG HEIGHT LINE

TO B DOG HEIGHT LINE

Figure 6. Incorrect Application of the View Plane as Jagged Lines and Not a Plane

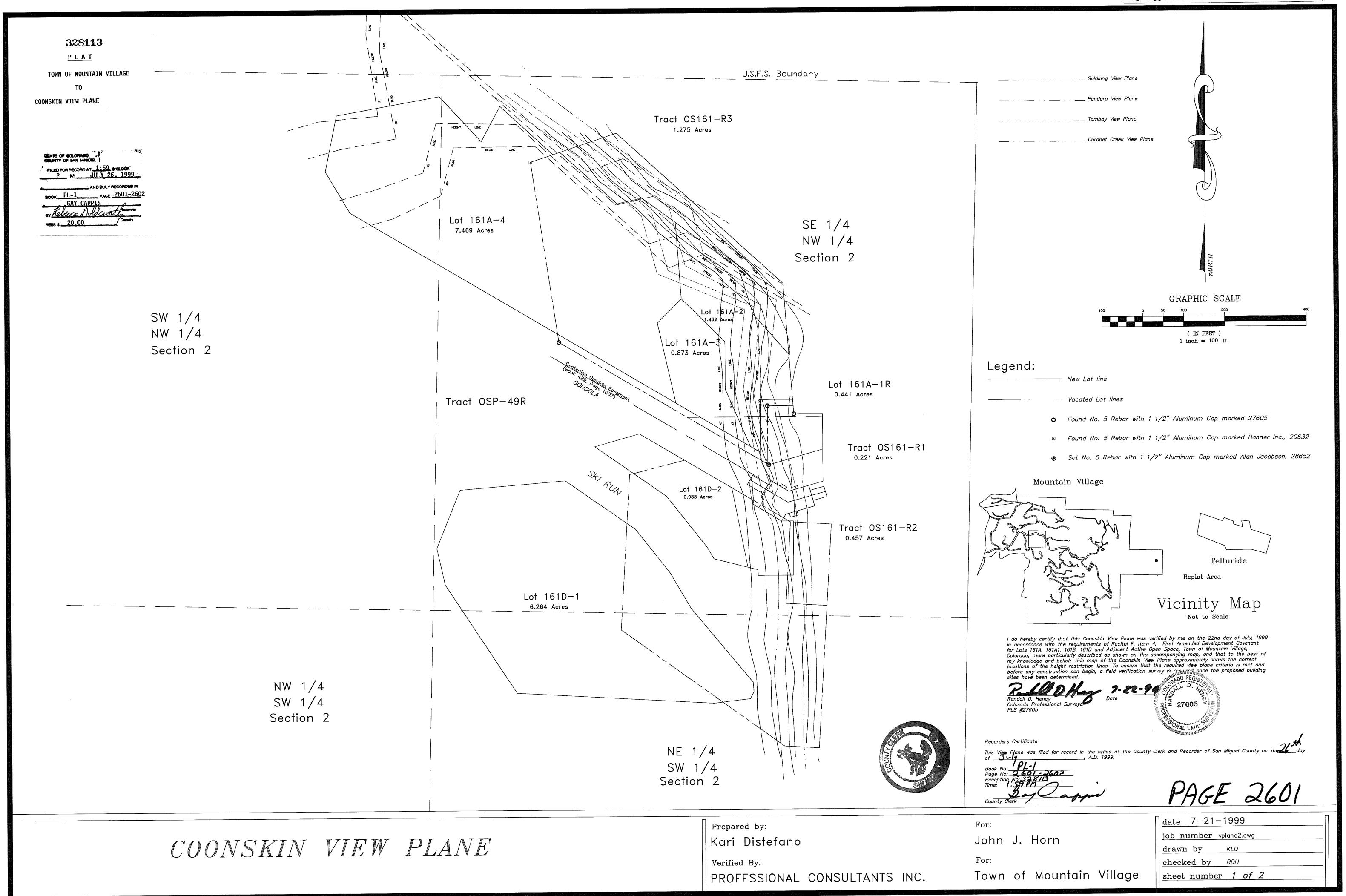
The Settlement Agreement is clear that the View Plane is recorded in Book 1 and Page 2601. The Town and DRB approval of the Master Plan also set precedence on the correct application of the View Plane consistent with the Settlement Agreement and as a plane over existing topography and not a series of jagged lines as directed by the Community Development Department for the Owner's development applications.

We are requesting that the Community Development Director reconsider decisions made on incorrectly applying the View Plane and how the View Plane is applied as set forth in this letter.

We look forward to our meeting with you tomorrow to discuss these matters and the revisions to the Owner's applications.

Sincerely,

Chris Hawkins, AICP Alpine Planning, LLC



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#### GARFIELD & HECHT, P.C.

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David H. McConaughy dmcconaughy@garfieldhecht.com

January 28, 2025

Chris Hawkins Alpine Planning, LLC P.O. Box 654 Ridgway, CO 81432

Re: Ridge Unit 1 – Town of Mountain Village

Dear Chris:

I write in response to your letter of January 16, 2025, addressed to Amy Ward. We appreciate the additional information provided during our recent Teams meeting as well.

#### 1. View Plane Map

The first issue raised in your letter is to determine which recorded documents impose the view plane standards. We all agree that the Stipulated Settlement Order recorded on September 8, 1999 as Reception No. 329093 ("County Settlement Agreement") is one such document. Your letter correctly sets forth Section 5 of the County Settlement Agreement, which refers to the Coonskin View Plane drawing recorded in Plat Book 1 at Page 2601.

I respectfully reject your argument that the reference to Page 2601 precludes consideration of the second page of that same drawing recorded at Page 2602. It is common practice to refer to recorded documents by reference to the first page of a multi-page document. The document must still be considered as a whole, just like you would not ignore the second page of a deed or everything after the first page of a recorded declaration of covenants. Regardless, Page 2602 is consistent with Page 2601 and does not change the analysis. Notably, both pages 2601 and 2602 are included in the 2008 Sketch Master Plan that you also asked us to consider.

#### 2. Steps vs. Slope

The next question is whether the view plane limitations should be viewed as a sloping plane following the topography or rather four separate height limitations to be met at each of the specific elevations shown on the drawing. Page 2601 identifies four separate and distinct view planes: Goldking, Pandora, Tomboy, and Coronet, depicted with different forms of lines in dots and dashes. Overlayed are four darker distinct lines at 10 feet, 25 feet, 35 feet, and 45 feet representing the most restrictive points of the four separate view planes, which then become the Coonskin View

Alpine Planning January 28, 2025 Page 2

Plane. Page 2602 depicts the same, darker Coonskin View Plane lines but without the clutter of the other lines. For illustrative purposes, Town Staff analyzed the most restrictive of the multiple view planes on Page 2601 and produced the attached "Coonskin View Planes" drawing. The darker dots on that drawing track the darker lines on Page 2602, which confirms the intent and proper interpretation of the recorded drawing.

During our meeting you showed us the architectural challenges of complying with the "step" interpretation, and we agree that a sloping plane might be easier to administer from a practical standpoint. But there is nothing in the County Settlement Agreement or the recorded view plane drawing to support that approach. Staff has consistently interpreted this document to require a separate analysis of each line where shown rather than general compliance with a sloping "roof" connecting the tops of all four lines.

#### 3. 2008 Sketch Master Plan

Your letter asserts that the DRB approved a 2008 "Sketch Master Plan" showing development that would be inconsistent with the "stepped" interpretation of the view plan drawing. We do not have all of the information presented in 2008 to determine how the view plan analysis was presented at that time and do not necessarily agree that the Sketch Master Plan supports your interpretation. Regardless, Staff has searched the Town's records and found no evidence that the 2008 Sketch Master Plan was ever approved by the Town Council.

Any approval by the DRB in 2008 would not have created a vested property right under Colorado law. Pursuant to C.R.S. 24-68-102, vested rights depend on approval of a "site specific development plan" by the body or board of a local government having "final approval authority over a site specific development plan." The DRB is not the final review authority, and even if it were, Section 102(4)(b) of the statute expressly excludes sketch plans from the definition of a site specific development plan. Further, Section 102(4)(a) requires that any document creating a vested property right must be "so identified at the time of its approval." Nothing in the Sketch Master Plan states that it was intended to create a vested property right, and it did not create one.

#### 4. Conclusion and Next Steps

During our meeting, your team acknowledged that a height variance will be necessary to construct the home proposed for Unit 1 under either view plan interpretation. The point of contention appears to be the extent of the needed variance. We understand why your client would like to minimize the ask and demonstrate substantial compliance with the view plan restrictions with only minor deviations. You are, of course, free to make that pitch to the DRB including your position that nobody will see lights from this proposed house either way.

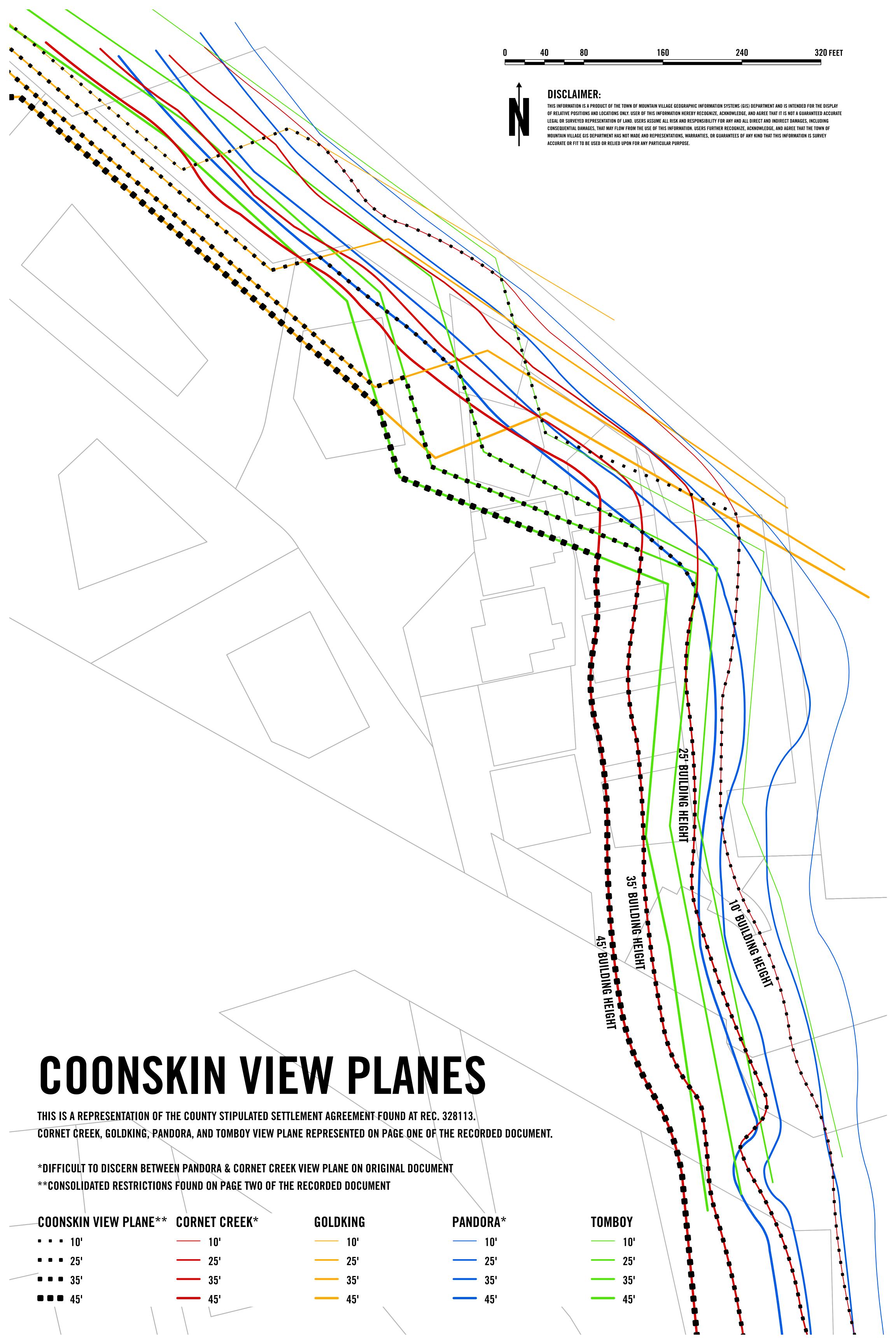
Staff will continue to interpret the view plan with the stepped approach as described above and will make recommendations to the DRB accordingly. The final decision is ultimately not up to Staff – we simply offer our advice. The DRB and the Council make their own decisions and do not always agree with staff. Nevertheless, we stand by our interpretation but welcome a healthy discussion at the upcoming hearing.

Let me know if you have any questions or additional information to present.

Very truly yours,

GARFIELD & HECHT, P.C.

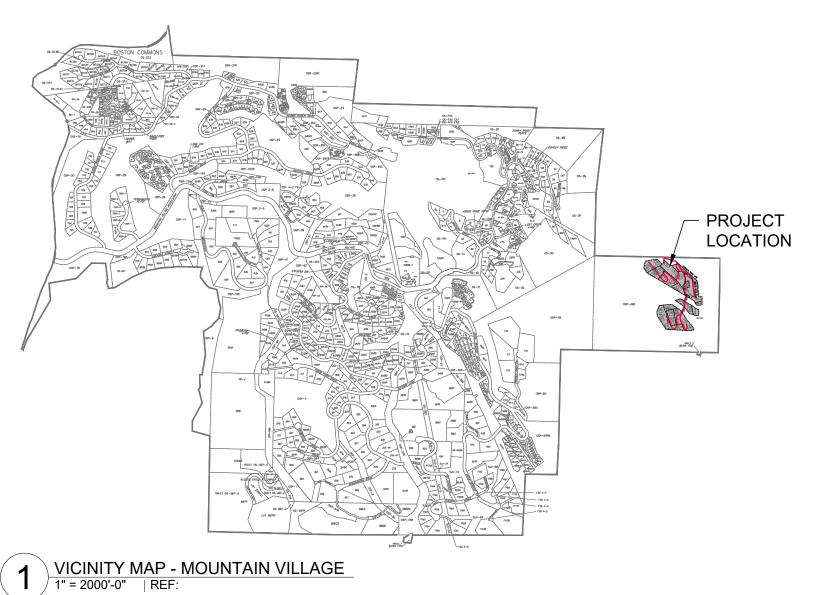
David H. McConaughy

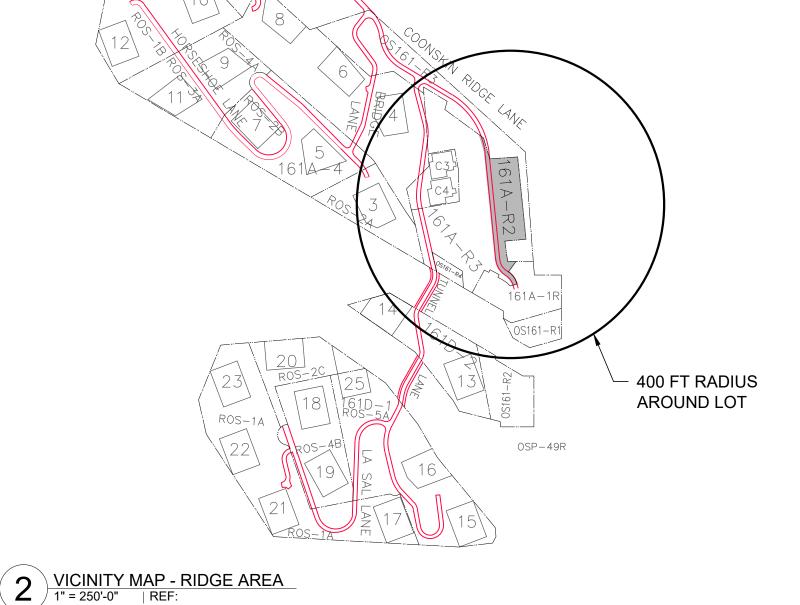




The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email <a href="mailto:cd@mtnvillage.org">cd@mtnvillage.org</a> or call (970) 728-8000







# RIDGE LOT 1

**ARCHITECT** 

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# GEOTECHNICAL ENGINEER

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## LANDSCAPE ARCHITECT

# **PAUL SANGHA CREATIVE**

125 EAST 4TH AVENUE VANCOUVER, BC V5T 1G2

# LIGHTING

# **LUMINOSITY**

**CRAIG SPRING** #203A-618 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, CO 81435 T. 970.729.8892 craig@luminosityald.com

### DRAWING LIST

**COVER SHEET** A0.01 **DATA & SITE PHOTOS** 

**RENDERS RENDERS** A0.11 RENDERS **RENDERS** 

### **ARCHITECTURAL CALCULATIONS**

A0.20 MASTERPLAN VIEWPLANE ANALYSIS A0.21 MATERIAL CALCULATIONS A0.22 AVERAGE BUILDING HEIGHT CALCULATIONS A0.23 SITE COVERAGE CALCULATIONS

### SURVEY

S1 SURVEY - TOPOGRAPHIC SURVEY (EXISTING CONDITIONS PLAN) **SURVEY - VIEW ANGLE STUDY** 

# **ARCHITECTURAL**

PROPOSED SITE PLAN - MAIN FLOOR A1.02a A1.02b PROPOSED SITE PLAN - ROOF

### CIVIL

C1 **CIVIL - GRADING PLAN** 

C2 CIVIL - UTILITY SERVICES PLAN CIVIL - DRAINAGE AND EROSION CONTROL PLAN C3

### **LANDSCAPE**

LANDSCAPE - MASTERPLAN LC-1.01

LC-1.02 LANDSCAPE - TREE AND PLANTING PLAN LC-1.03 LANDSCAPE - FIRE MITIGATION PLAN

### **ARCHITECTURAL**

A2.01 LOWER FLOOR PLAN OVERALL A2.01a LOWER FLOOR PLAN A2.01b LOWER FLOOR PLAN A2.02 MAIN FLOOR PLAN OVERALL A2.02a MAIN FLOOR PLAN A2.02b MAIN FLOOR PLAN A2.03 UPPER FLOOR PLAN OVERALL A2.03a UPPER FLOOR PLAN A2.03b LOW ROOF PLAN A2.04 ROOF PLAN OVERALL A2.04a HIGH ROOF PLAN

A3.01 WEST ELEVATION OVERALL A3.01a WEST ELEVATION WEST ELEVATION A3.01b **SOUTH ELEVATION** A3.02 EAST ELEVATION OVERALL A3.03 A3.03a **EAST ELEVATION** A3.03b EAST ELEVATION A3.04 **NORTH ELEVATION** 

A3.10 MATERIAL PALETTE

A8.01 WINDOW SCHEDULE - LOWER FLOOR A8.02 WINDOW SCHEDULE - MAIN FLOOR A8.03 WINDOW SCHEDULE - MAIN FLOOR A8.04 WINDOW SCHEDULE - MAIN FLOOR WINDOW SCHEDULE - UPPER FLOOR A8.05

**OWNER** 

HOT DOG HOUSE TELLURIDE LLC 6501 RED HOOK PLAZA, SUITE 201-271 ST. THOMAS, VI 00802 T. 734.277.4020 nicowarden@gmail.com

# **ADDRESS:**

**LOT 161A-R2, UNIT 1 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435** 

**ZONING: MULTI-FAMILY** 

ISSUED FOR DRB 2025.01.23 ISSUED FOR DRB R1

DIMENSIONS AND SHALL NOTIFY OPENSPACE
ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT

SEAL



RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

SHEET TITLE **COVER SHEET** 

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24")

SHEET NUMBER A0.00

# **GENERAL NOTES:**

The structure shall be in accordance with the 2018 IFC, TFPD Amended Fire Code, and NFPA Standards for a Group R-3 occupancy.

- 1) A monitored automatic sprinkler system shall be installed in accordance with NFPA 13D, 2018 IFC, and TFPD amended codes.
- 2) An interconnected monitored fire alarm system shall be installed in accordance with NFPA 72, 2018 IFC, and TFPD amended codes.3) Monitored carbon monoxide detection shall be installed in accordance with
- 2018 IFC 915.2.1.
  4) 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.
- 5) Electric vehicle charging stations/outlets shall be installed in accordance with NFPA 70 and located within 5 feet of the garage door.
- 6) A Knox box is recommended at the main entrance on the address side for emergency access.

# DATA:

BUILDING CODE (CHAPTER 17.7)	IBC 2018
OCCUPANCY CLASSIFICATION	RESIDENTIAL
ZONING	MULTI-FAMILY
SITE STATISTICS	
SITE AREA	22,114.7 ft <sup>2</sup>

14,374.6 ft<sup>2</sup>

14,374.6 ft<sup>2</sup>

45 ft

# AREA CALCULATIONS SUMMARY

SITE COVERAGE RECOMMENDED (65%)

(	LOWER FLOOR (LIVABLE)	5,524.7 ft <sup>2</sup>
(	MIDDLE FLOOR (LIVABLE) UPPER FLOOR (LIVABLE)	5,076.7 ft <sup>2</sup> 2,602.9 ft <sup>2</sup>
(	> OIT ERTEOOR (EIVABLE)	2,002.5 11
	MECHANICAL	703.8 ft <sup>2</sup>
	CART GARAGE	325.7 ft <sup>2</sup>
(	TOTAL FLOOR AREA:	14,233.8 ft²
١	101/L1 LOOK /KKL/K	17,200.010
	TOTAL HEATED FLOOR AREA:	13,530 ft <sup>2</sup>
(	TOTAL HEATED FLOOR AREA: (EXCLUDING MECHANICAL)	13,530 ft <sup>2</sup>
	(EXCLUDING MECHANICAL)	ŕ
	>	<b>13,530 ft²</b> 4,333 ft²
	(EXCLUDING MECHANICAL)	ŕ

SITE COVERAGE	
BUILDING LANDSCAPE ELEMENTS	9,748.7 ft 4,237.4 ft
COVERAGE PROPOSED (63.24%):	13,986.1 ft

# CONFORMING

COVERAGE RECOMMENDED (65%):

REFER TO A0.23

### **BUILDING HEIGHT**

DISTANCE FROM FINISHED GRADE TO <b>PROPOSED</b> HEIGHT	33.5 ft
DISTANCE FROM FINISHED	00.0 K

# CONFORMING

GRADE TO **PERMITTED** HEIGHT

REFER TO A3.01-3.04

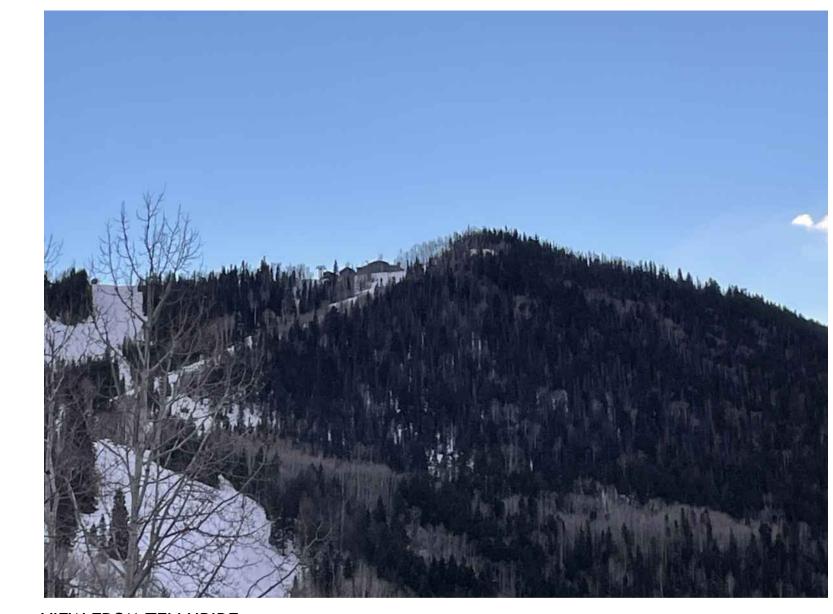
# **AVERAGE BUILDING HEIGHT**

PROPOSED AVERAGE BUILDING HEIGHT	22.02 ft
PERMITTED AVERAGE BUILDING HEIGHT	30 ft

# CONFORMING

REFER TO A0.22

# SITE PHOTOS:



VIEW FROM TELLURIDE



VIEW OF HEATED CART PATH LOOKING SOUTH (SITE TO THE LEFT)



VIEW OF SITE FROM LODGE SERVICE AREA



VIEW OF SITE FROM GONDOLA



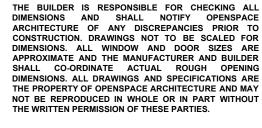
VIEW OF HEATED CART PATH LOOKING NORTH (SITE TO THE RIGHT)



VIEW OF SERVICE ROAD LOOKING NORTH (SITE TO THE LEFT OF ROAD)



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DATE	ISSUE / REVISION
2024.09.27 2025.01.09 2025.01.23	ISSUED FOR DRB ISSUED FOR DRB ISSUED FOR DRB R



SEAL



PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
DATA & SITE PHOTOS

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") N/A

A0.01



2024.09.27	ISSUED FOR DRB
2025.01.09	ISSUED FOR DRB
2025.01.23	ISSUED FOR DRB R1



SOUTH WEST PERSPECTIVE | REF:





THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

PROJECT: RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE RENDERS

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") N/A SHEET NUMBER A0.10

\* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN





MEST PERSPECTIVE
N/A | REF:

\* RENDERS UPDATED TO REFLECT REVISIONS

THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL









3 SOUTH EAST PERSPECTIVE WITH TREE OVERLAY | REF:

SOUTH EAST PERSPECTIVE
N/A | REF:



4 EAST PERSPECTIVE WITH TREE OVERLAY | REF:



PROJECT: RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE RENDERS

PROJECT NUMBER 23-03 SCALE (SHEET SIZE 36"x24") N/A

SHEET NUMBER

A0.11

\* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

REFLECT REVISIONS

\* RENDERS UPDATED TO







GONDOLA VIEW 1
N/A | REF:



GONDOLA PERSPECTIVE 2
N/A | REF:



GONDOLA VIEW 2
N/A | REF:



\* ALL EXISTING TREES SHOWN IN RENDERINGS REFLECT THE LANDSCAPE PLAN

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ARCHITECTURE

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OPENSPACEARCHITECTURE.COM 604.984.7722

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SEAL



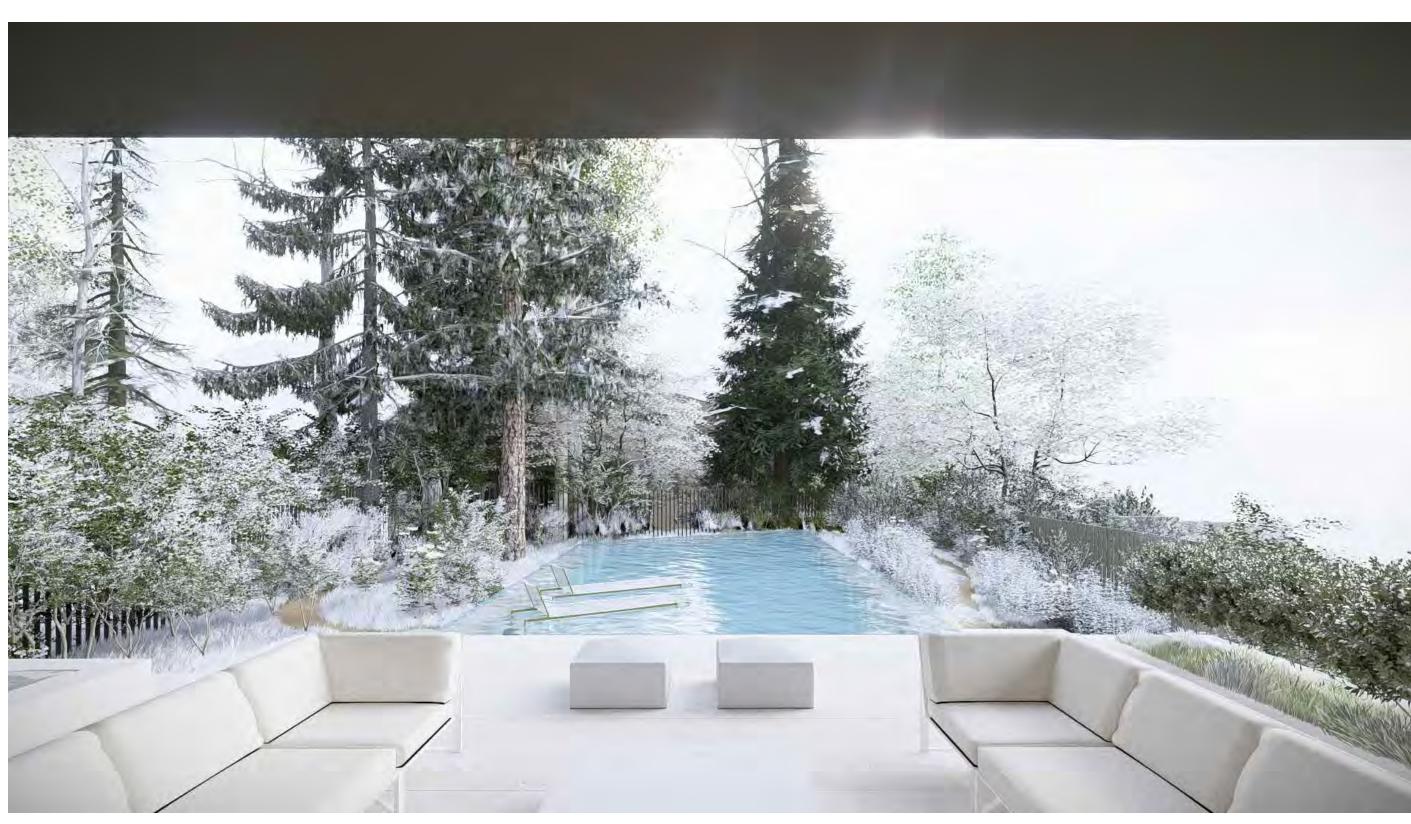
PROJECT: **RIDGE - LOT 1**3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE RENDERS

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") N/A SHEET NUMBER

A0.12







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SEAL



PROJECT:

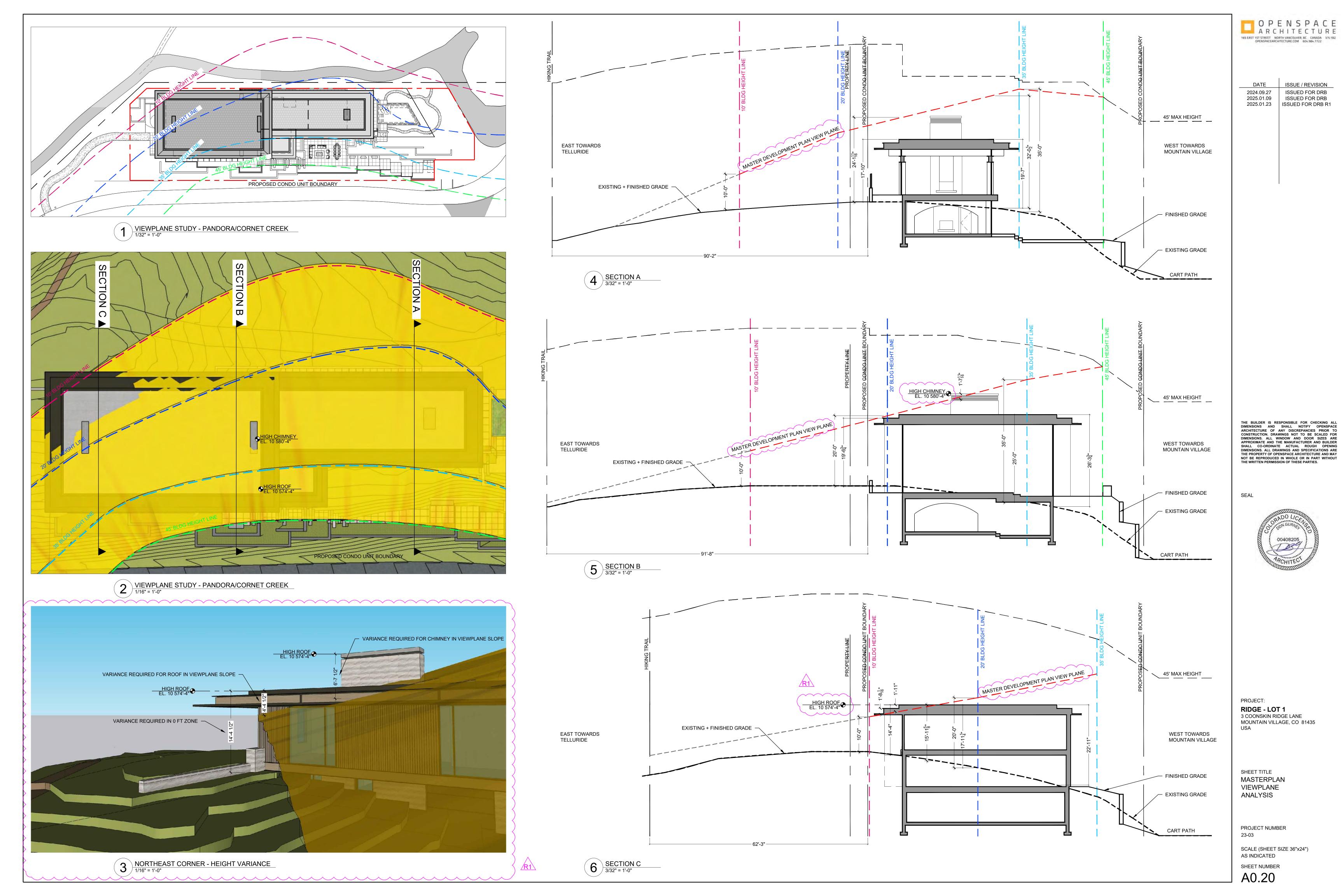
RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

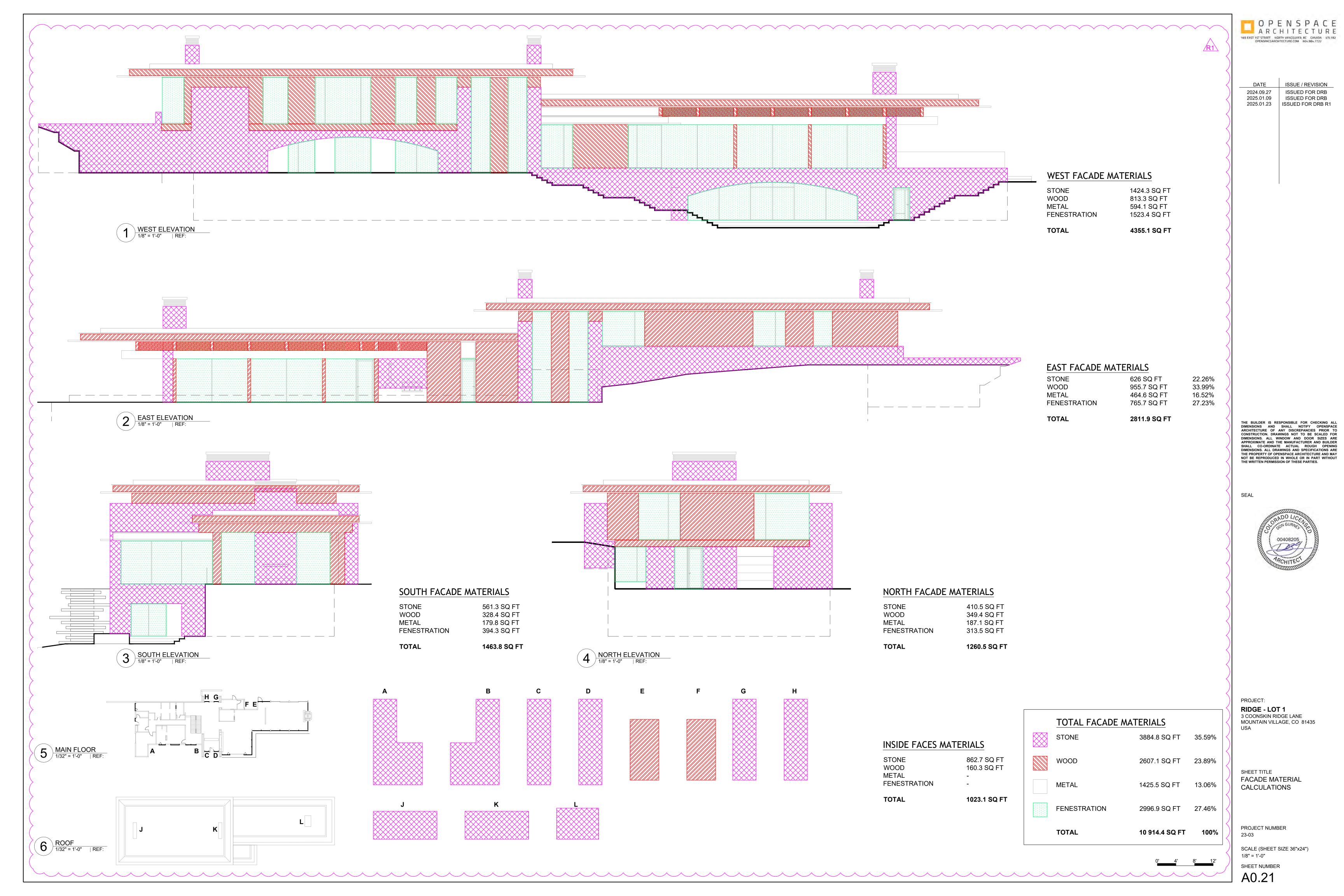
SHEET TITLE RENDERS

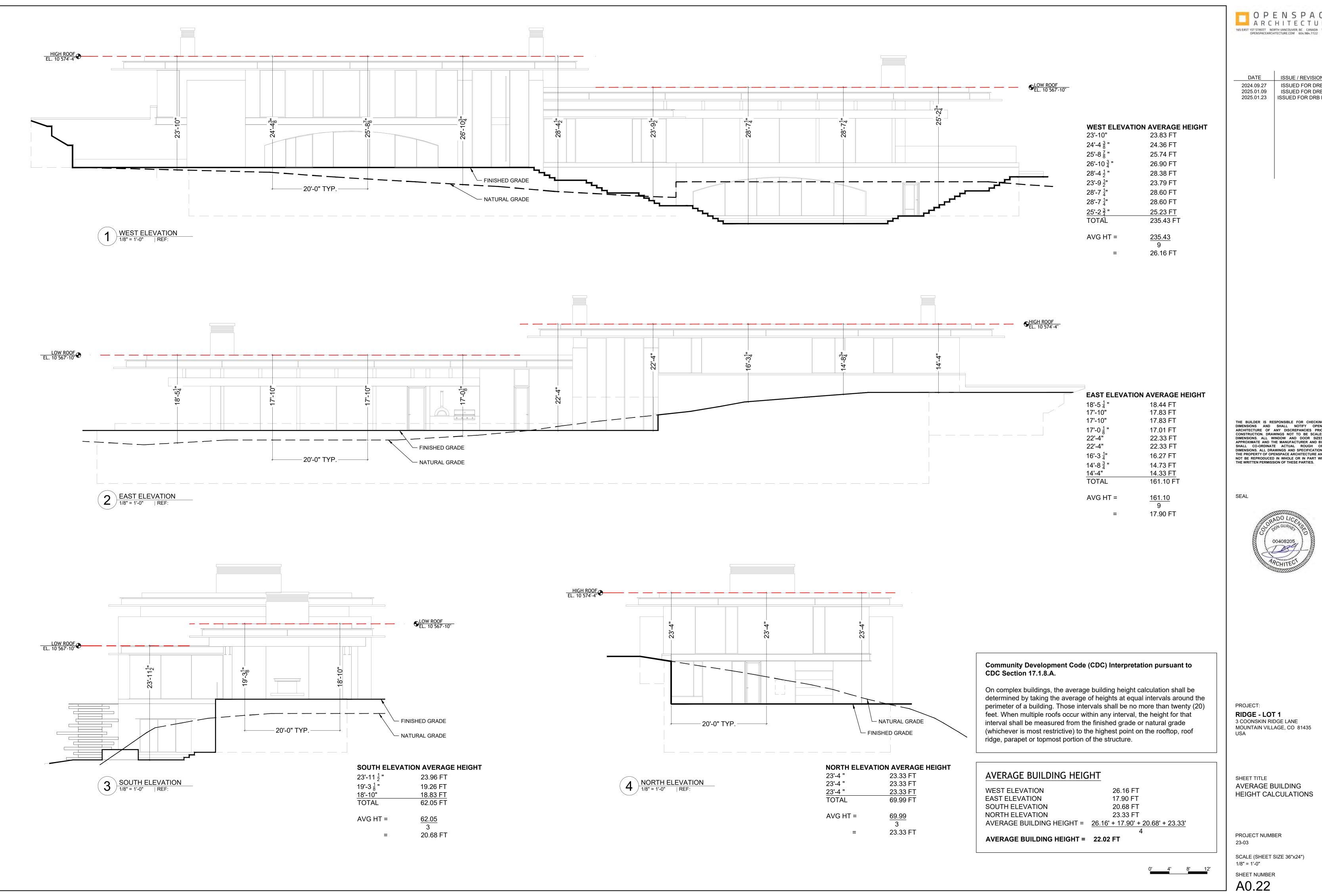
PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") N/A SHEET NUMBER

A0.13

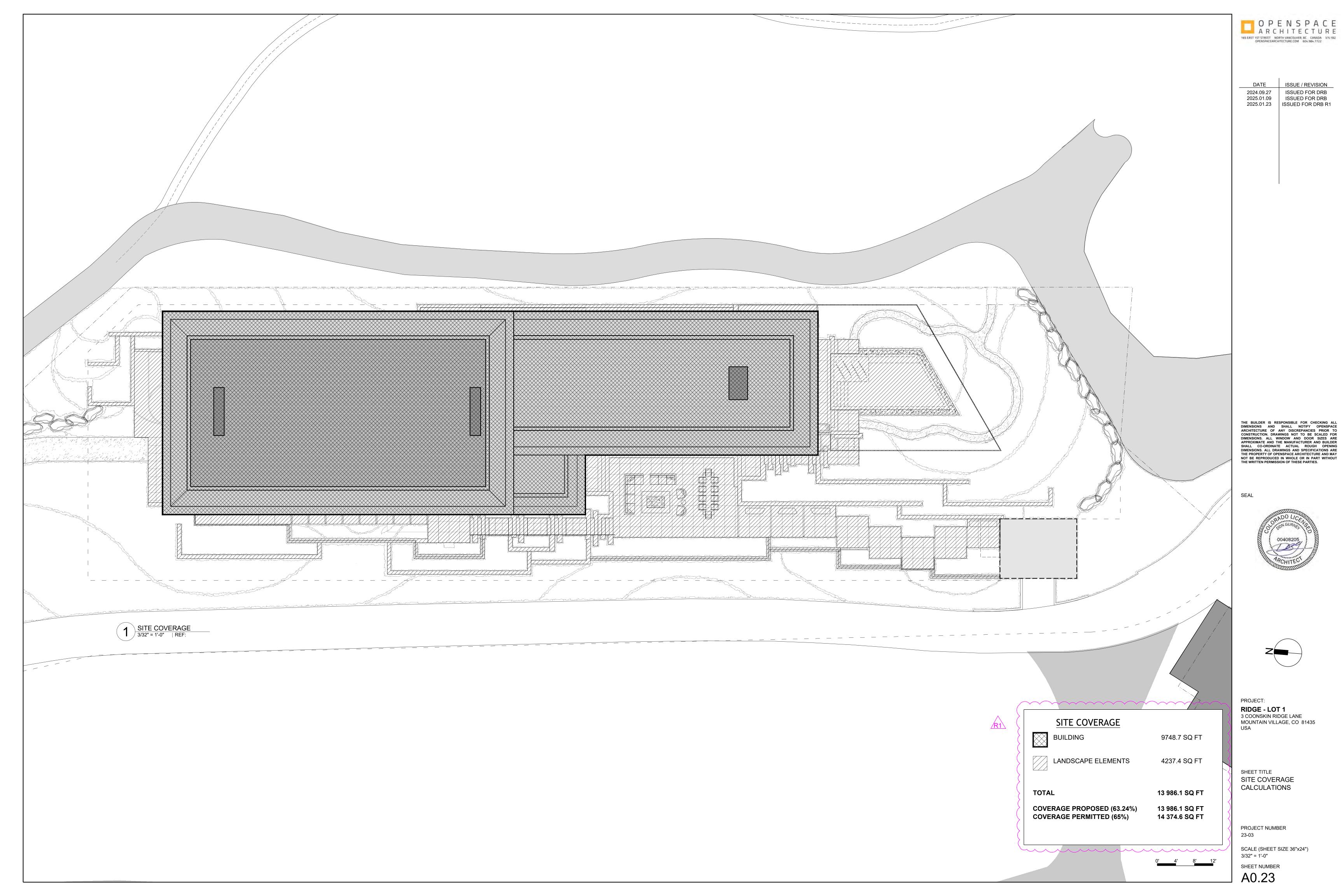


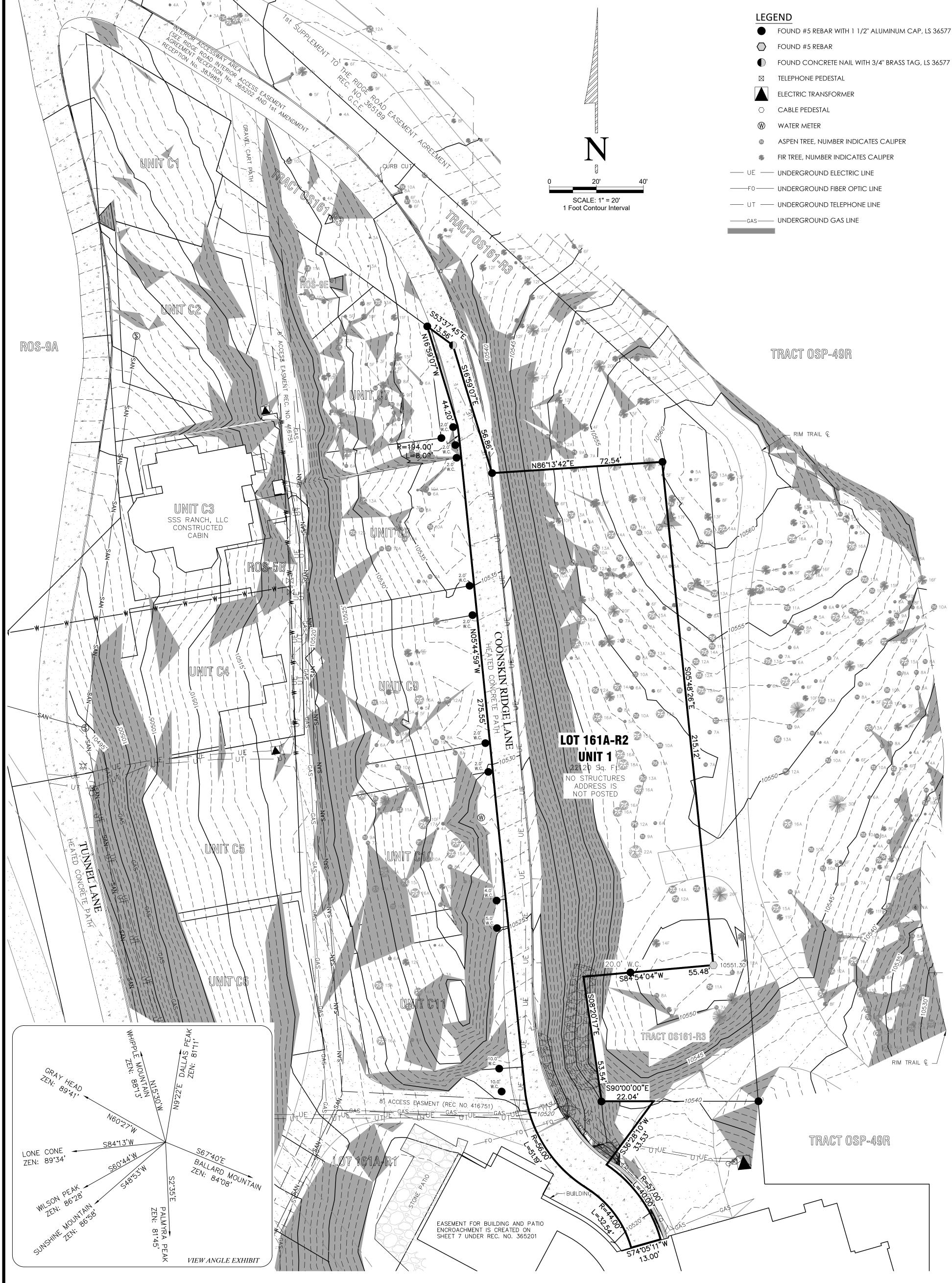




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# NOTICE:

According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

# NOTES:

- 1. According to Flood Insurance Rate Map: 08113C0287 D, map revised September 30, 1992, this parcel lies within Zone X (Areas determined to be outside the 500-year flood plain).
- 2. Easement research from Land Title Guarantee Company, Order No. TLR86013658, Policy Date May 03, 2023 at 05:00 PM.

3. Vertical datum is based on the found Southeast corner of Unit 1, a #5 Rebar, having an elevation of 10551.30 feet, as depicted.

- 5. Utility locates were done by others, provided for design and engineering and are not to be used for excavation.
- 6. Lineal Units U.S. Survey Feet

# PROPERTY DESCRIPTION:

Unit 1, The Ridge a Telluride, according to the Planned Community Plat of The Ridge at Telluride recorded on April 5, 2004, at Reception No. 365188 in the records of the San Miguel County Clerk and Recorder, as amended and supplemented by the Plats recorded at Reception Nos. 383984, 385382, 398449, 403055, 409853, 413134, 446065, and 458069 in the records of the San Miguel County Clerk and Recorder, and according to the Declaration for the Ridge at Telluride, a Planned Community, recorded on April 5, 2004 at Reception No. 365201 in records of the San Miguel County Clerk and Recorder, as amended and supplemented by the documents recorded at Reception Nos. 383983, 398448, 403064, 413135, and 458070 in the records of the San Miguel County Clerk and Recorder,

County of San Miguel, State of Colorado

# SURVEYOR'S CERTIFICATE:

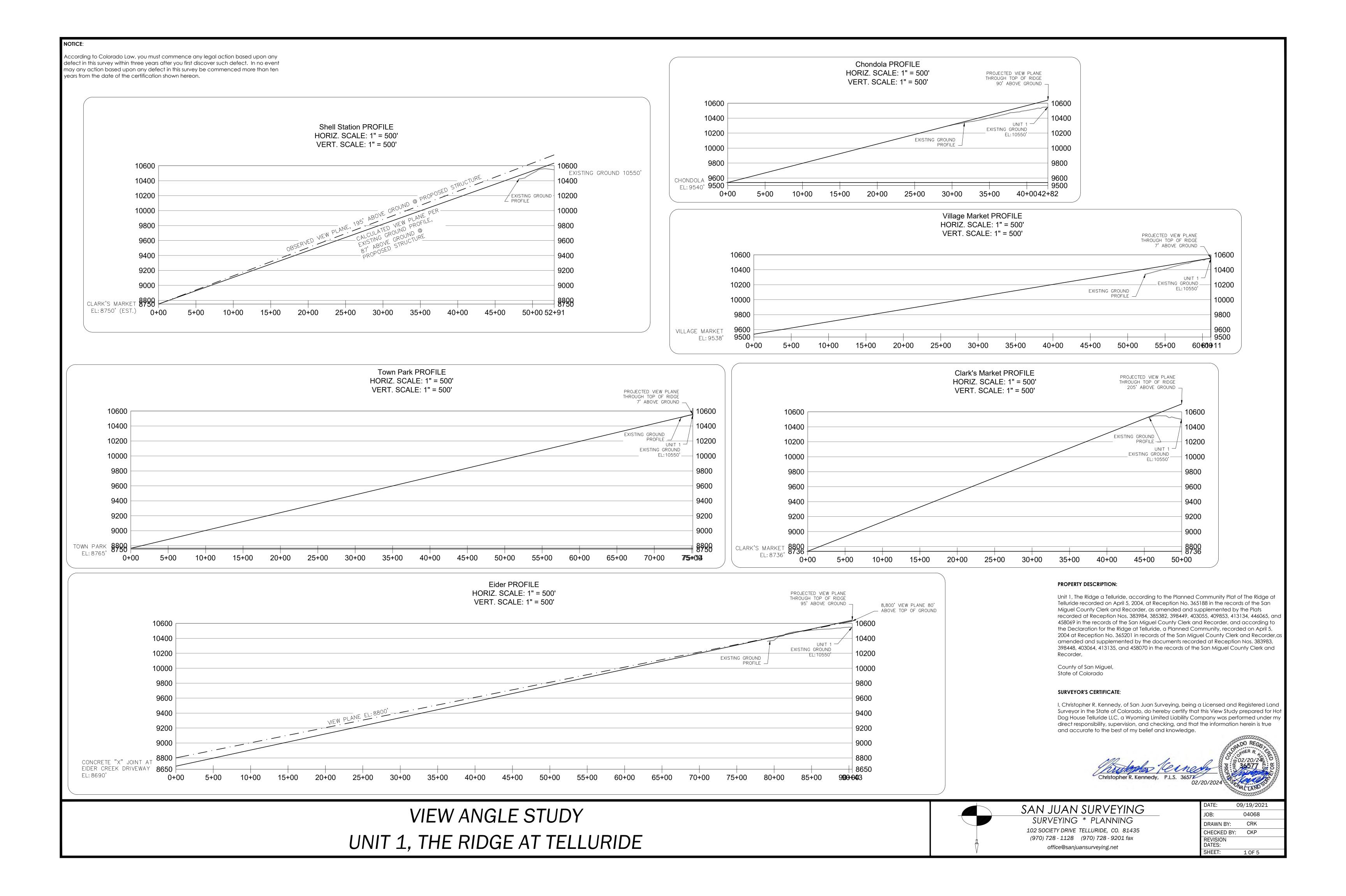
I, Christopher R. Kennedy, being a Colorado Licensed Land Surveyor, do hereby certify that this Topographic Survey of Unit 1, The Ridge a Telluride, was made by me and under my direct supervision, responsibility, and checking. This Topographic Survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

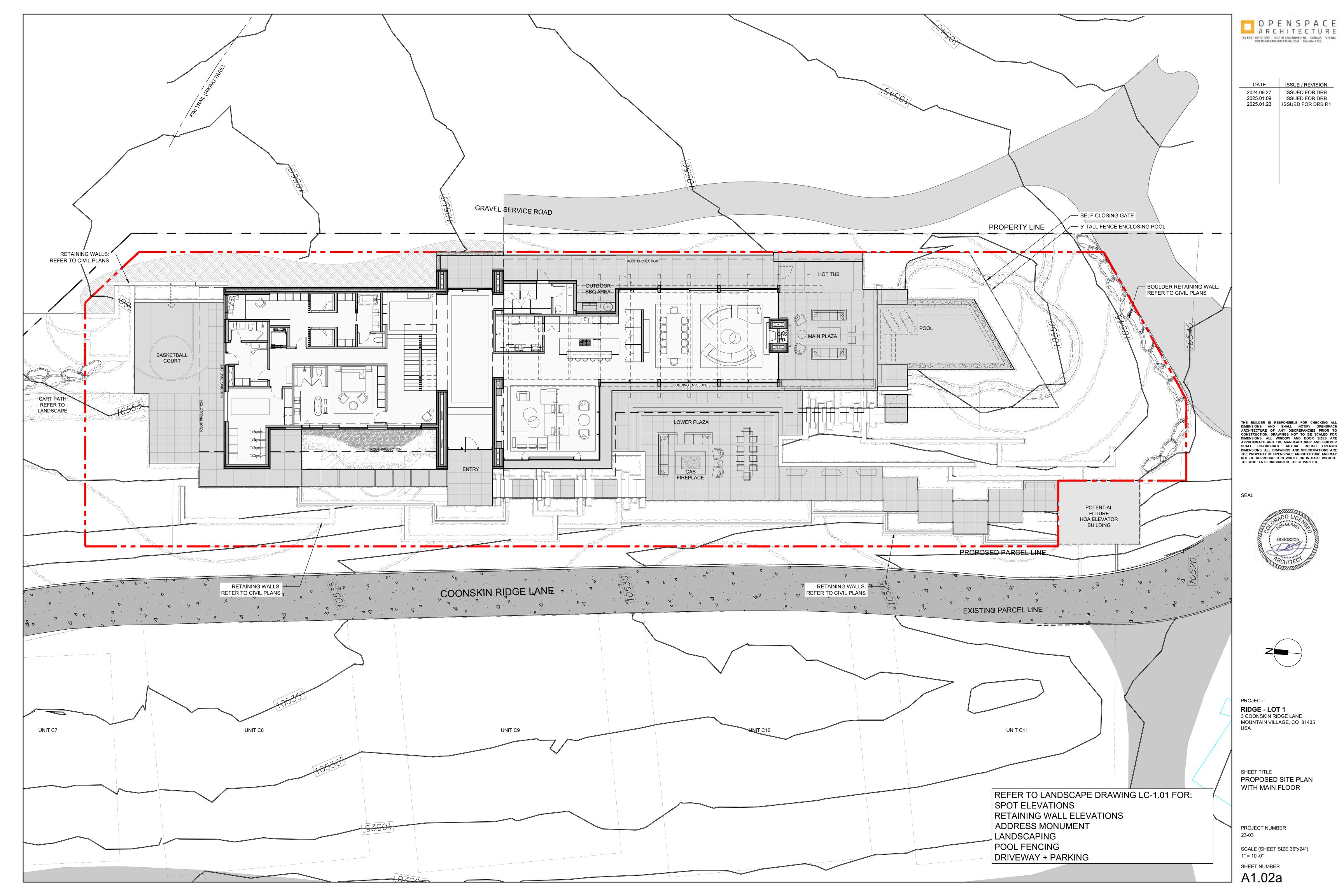


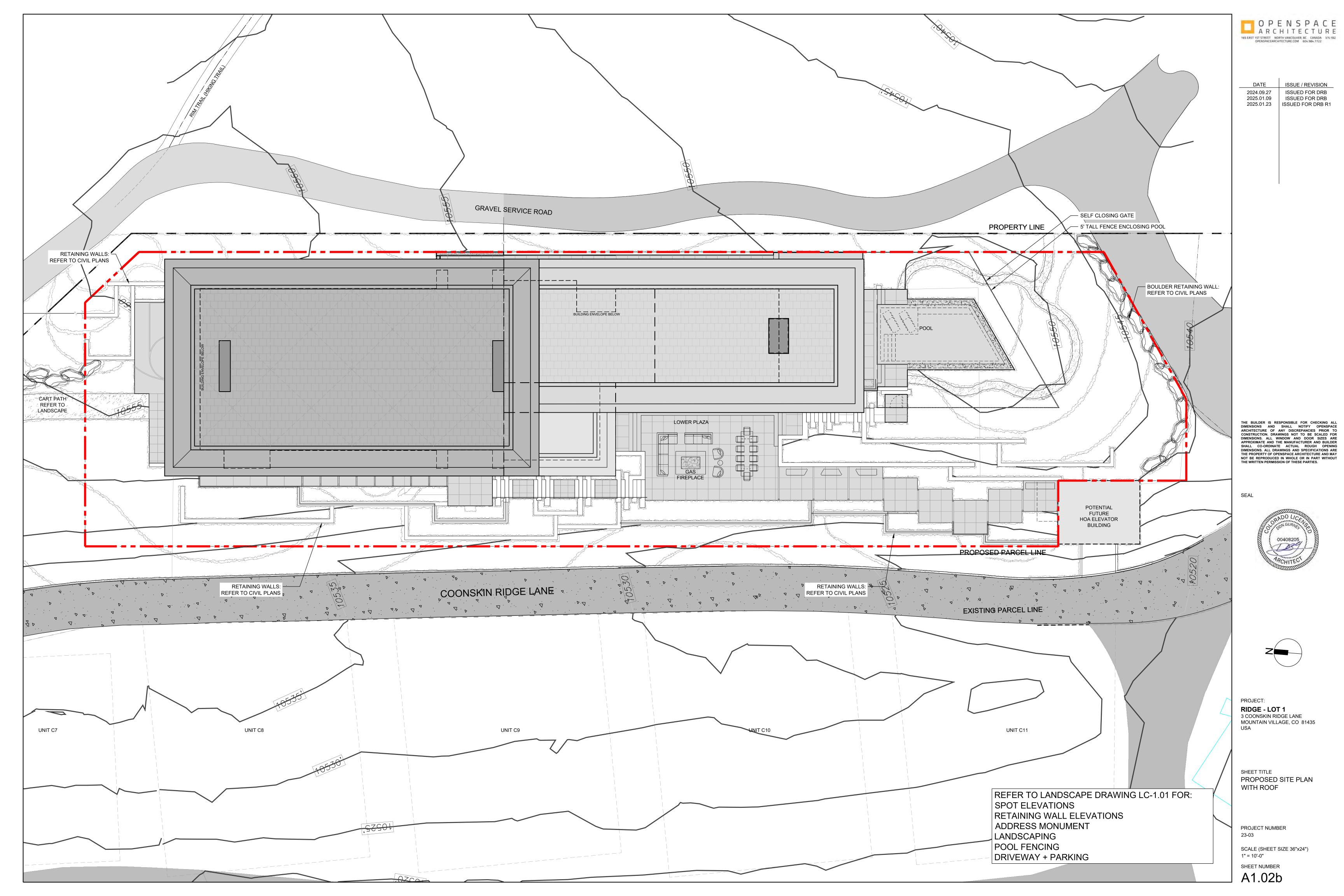
TOPOGRAPHIC SURVEY UNIT 1, THE RIDGE AT TELLURIDE

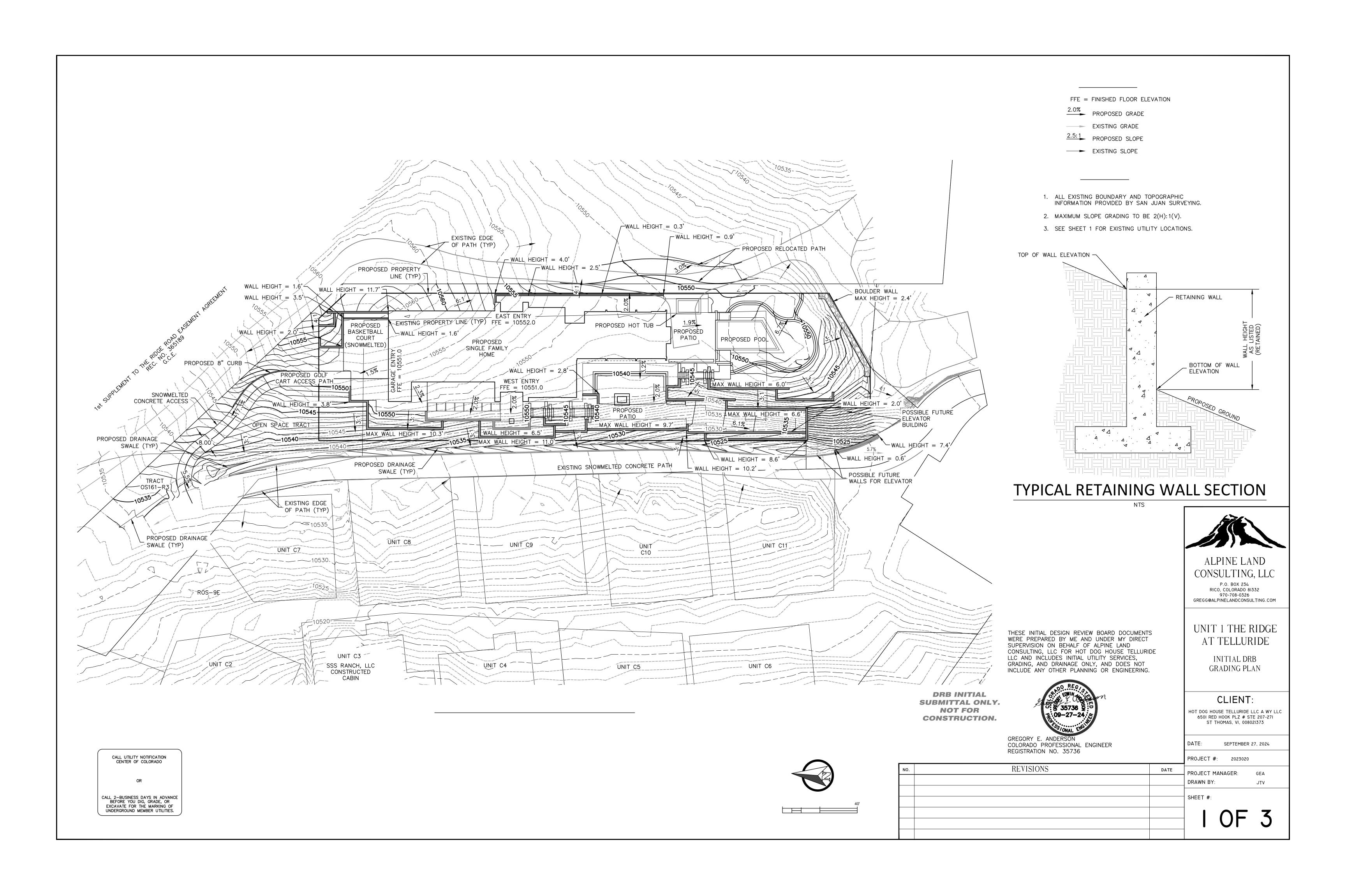


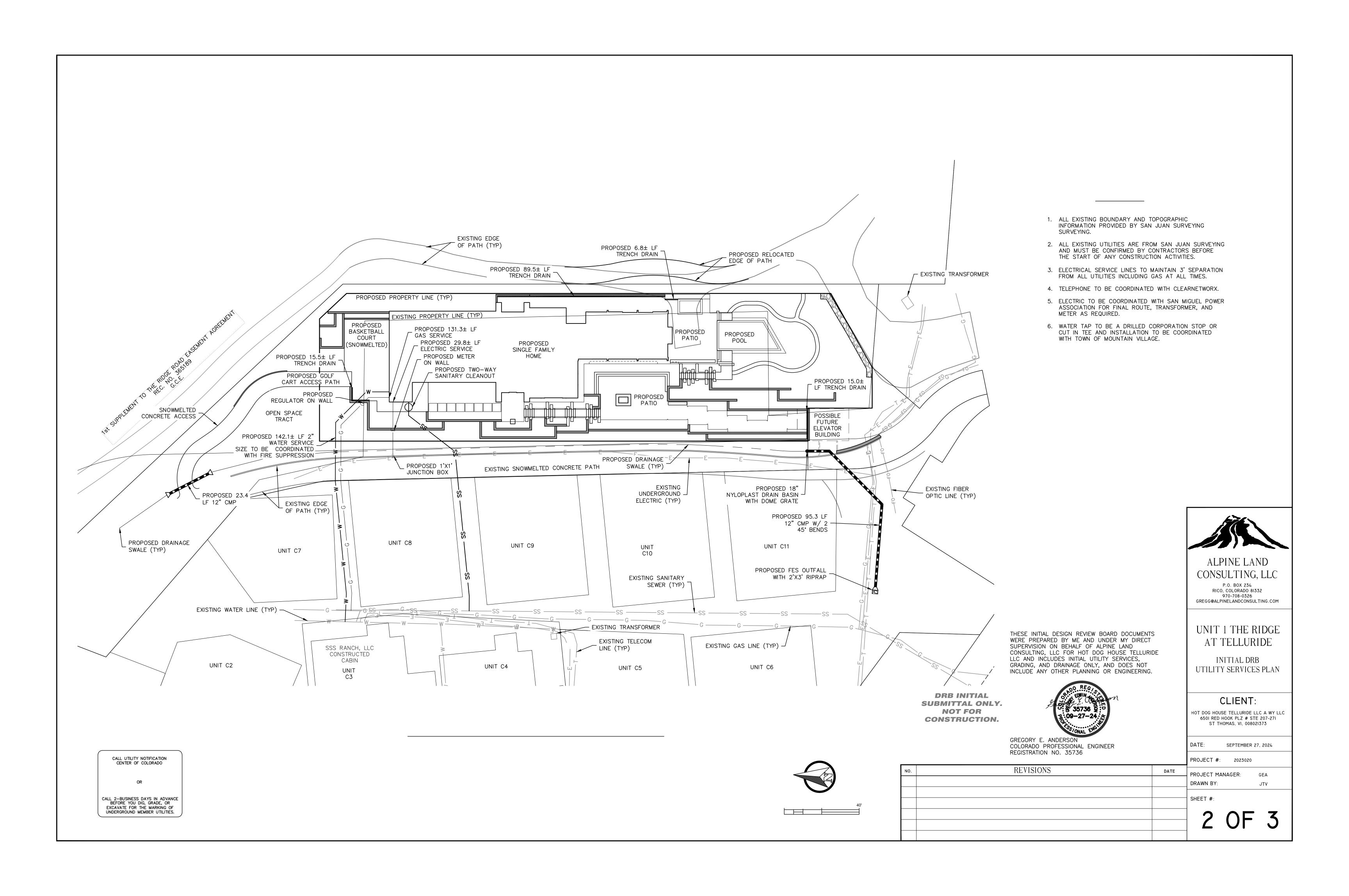
DATE:	04/24/2024	
 JOB:	04068	
DRAWN BY:	AHM	
CHECKED BY:	CRK	
REVISION DATES:		
SHFFT	1 OF 1	

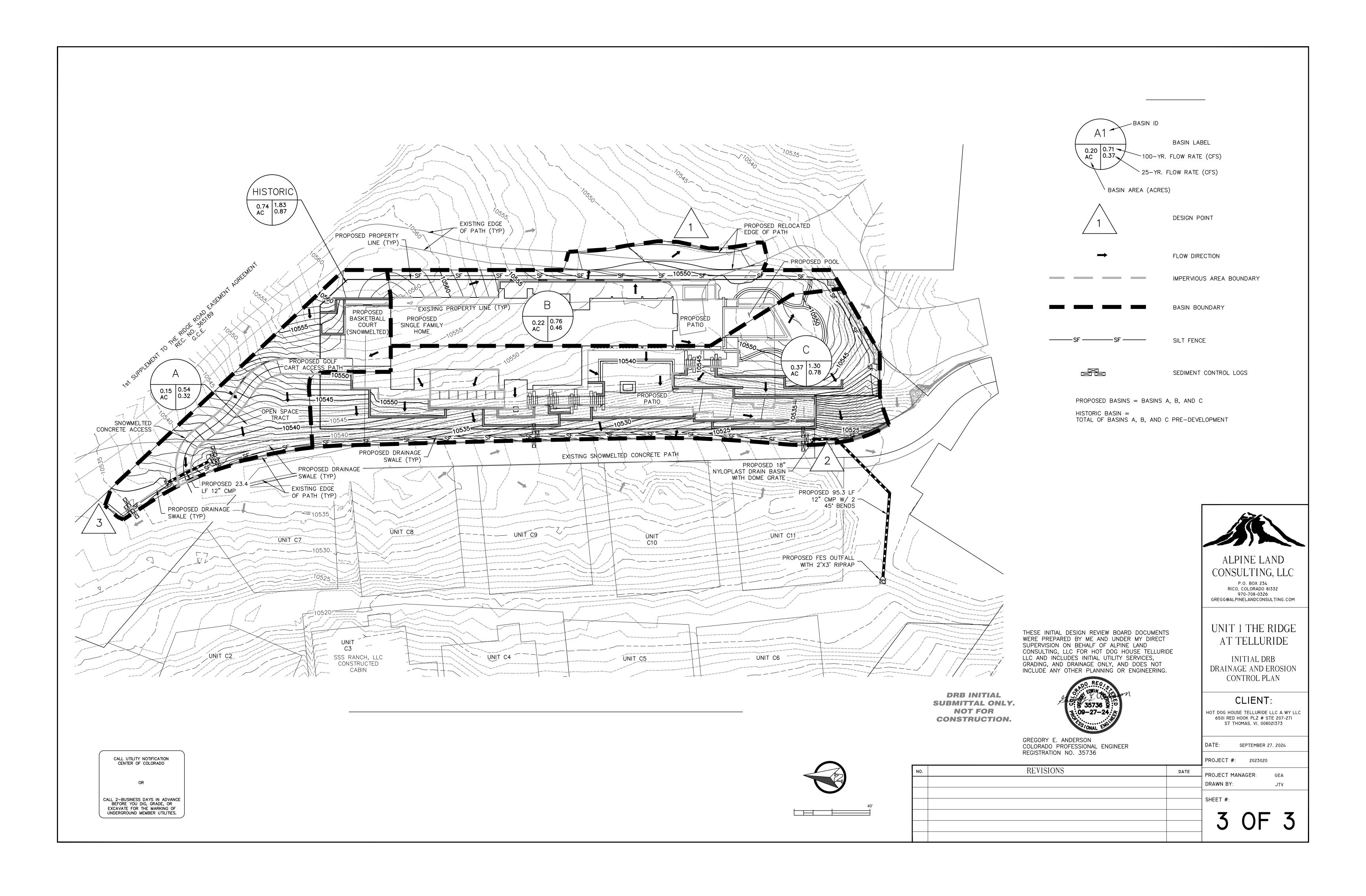


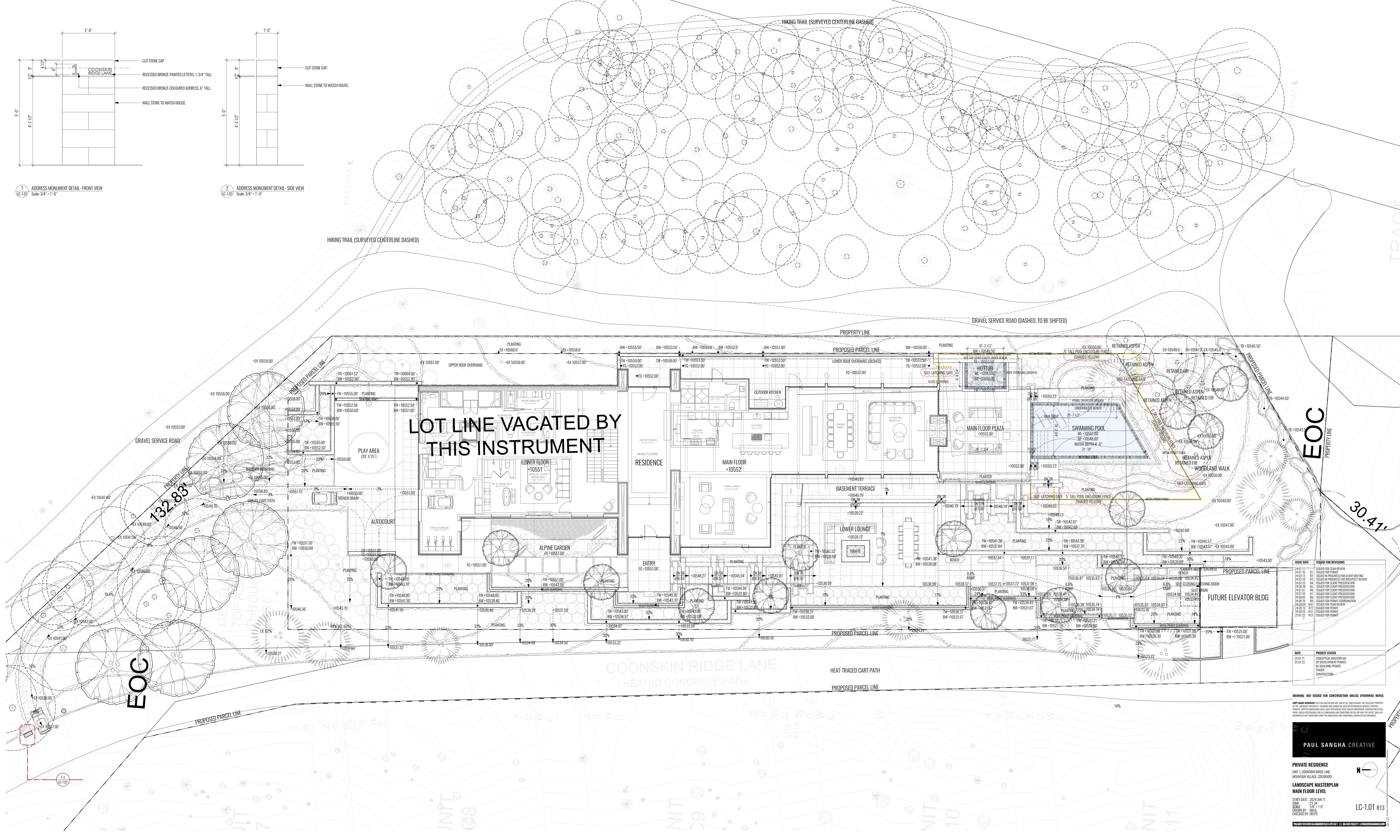


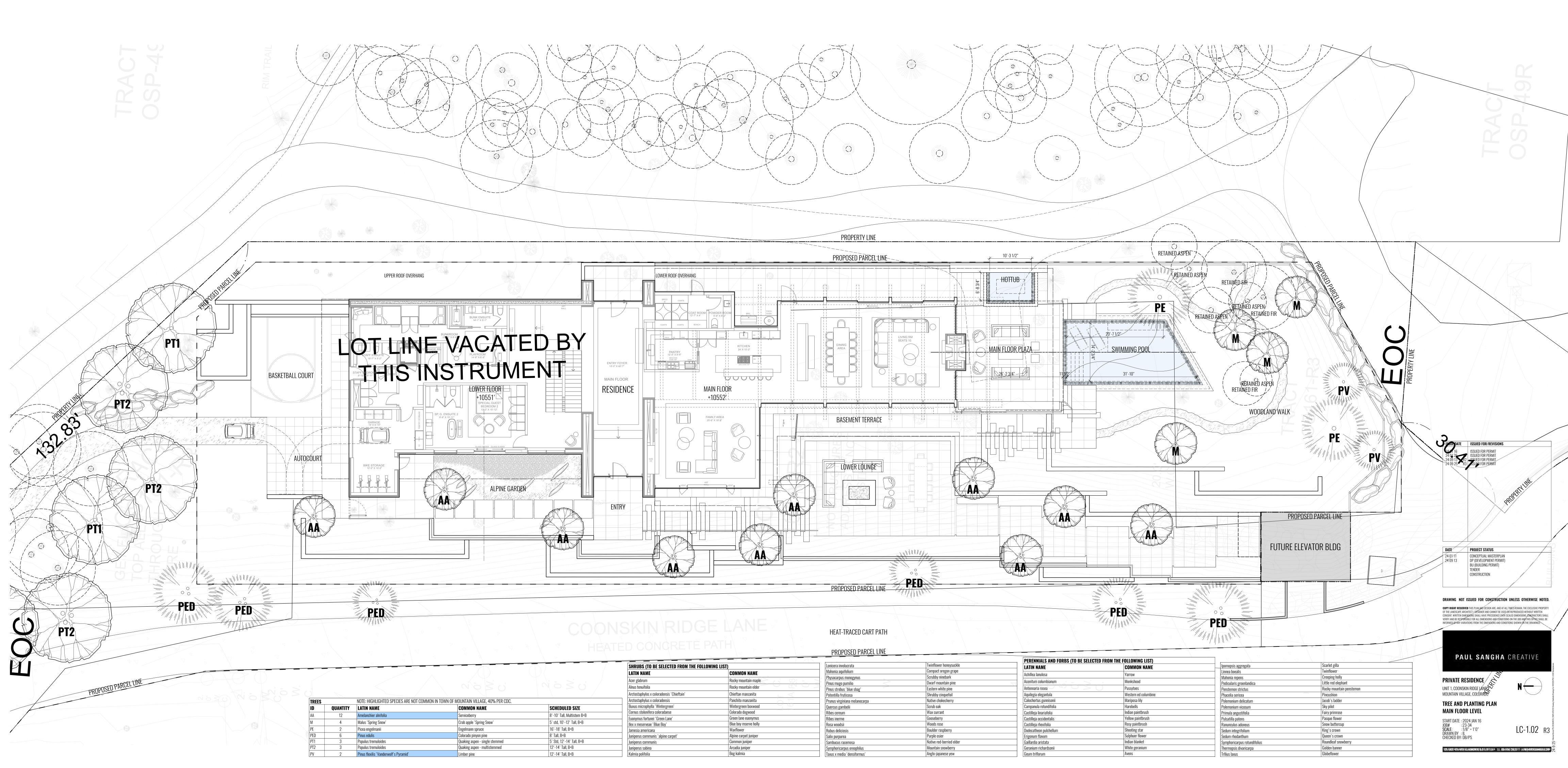


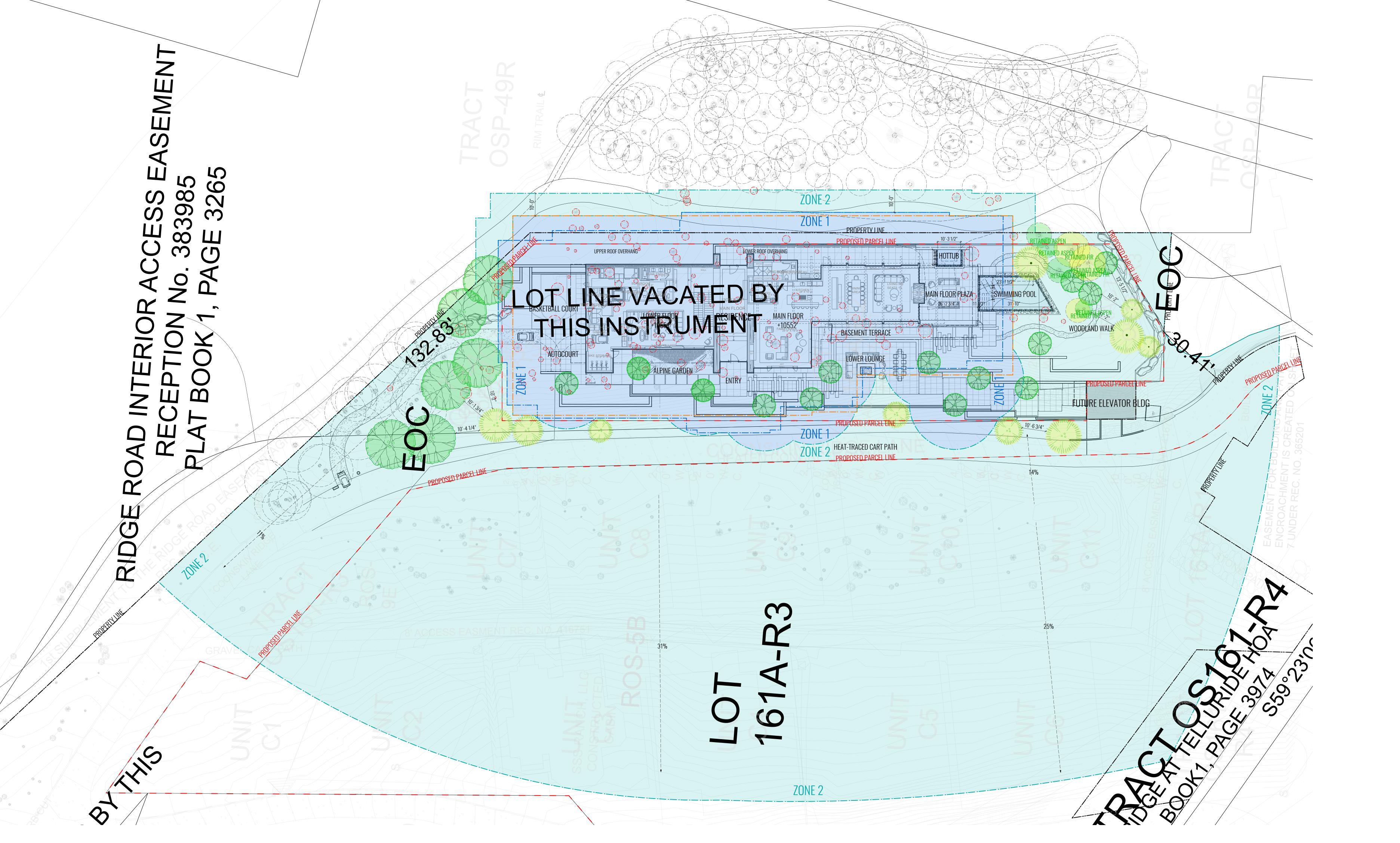












# FIRE MITIGATION PLAN LEGEND

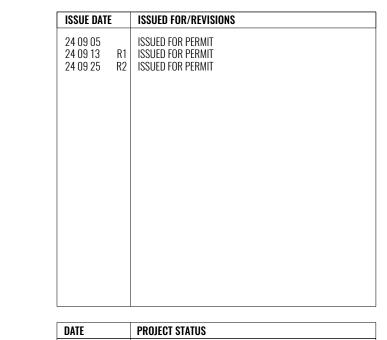


# PERMITTING GUIDELINES

FIRE MITIGATION ZONE 1: 15' AROUND THE BUILDING MEASURED FROM THE DRIPLINE OF THE ROOF, DECKS, PATIOS, PLANTERS AND TREES.

# FIRE MITIGATION ZONE 2: EXTENDS FROM ZONE 1 TO THE LOT LINE OR THE DISTANCE SPECIFIED IN CH.

- ALL NON-FIRESAFE PLANTINGS ABOVE 4" MUST BE SPACED A MINIMUM OF 10' APART. - ANY PLANT LISTED AS FIREWISE PLANT MATERIALS MAY BE PLANTED CLOSER THAN 10' APART.



CONCEPTUAL MASTERPLAN DP (DEVELOPMENT PERMIT) BU (BUILDING PERMIT) CONSTRUCTION

DRAWING NOT ISSUED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.

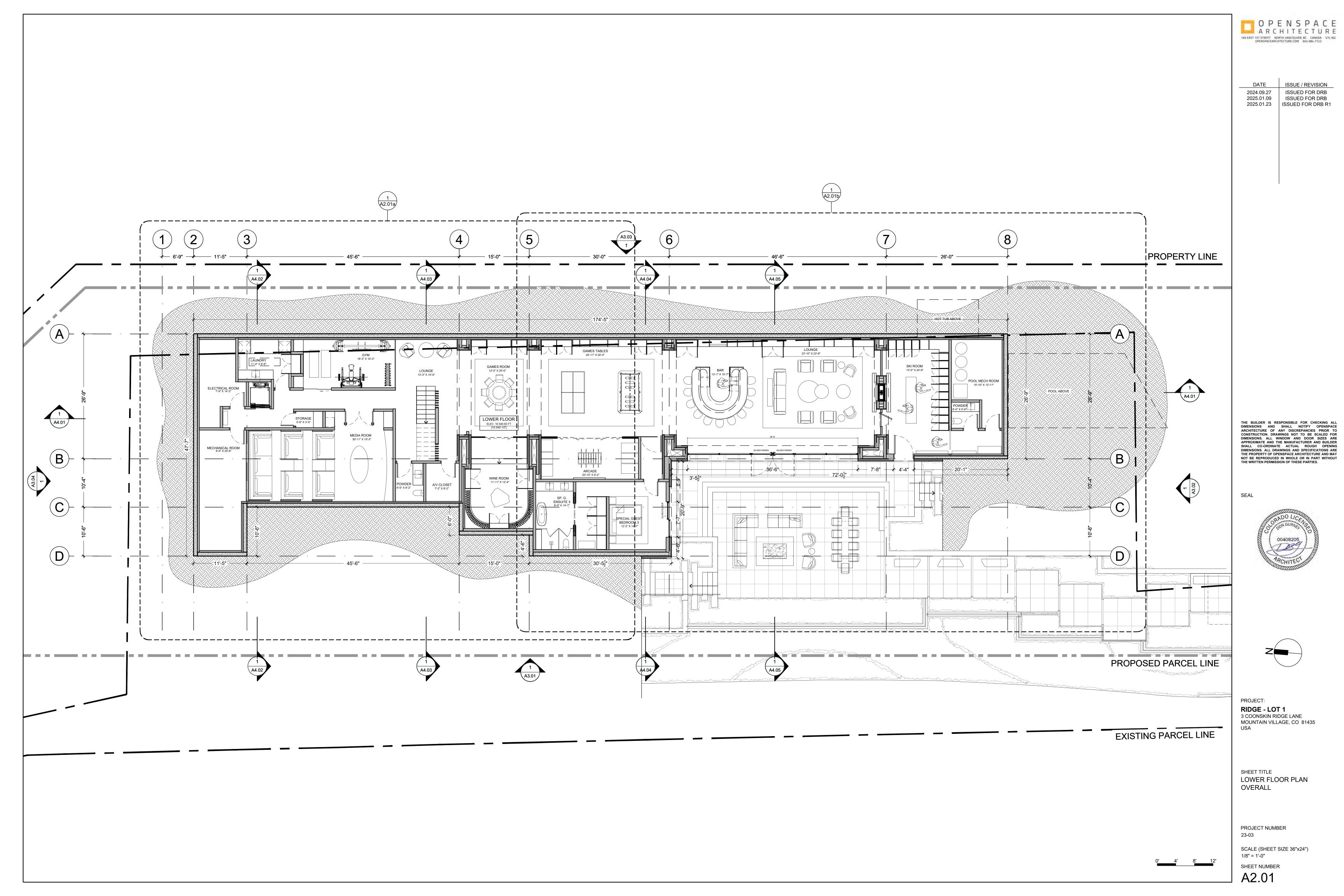
COPY RIGHT RESERVED THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF THE LANDSCAPE ARCHITECT / DESIGNER AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS

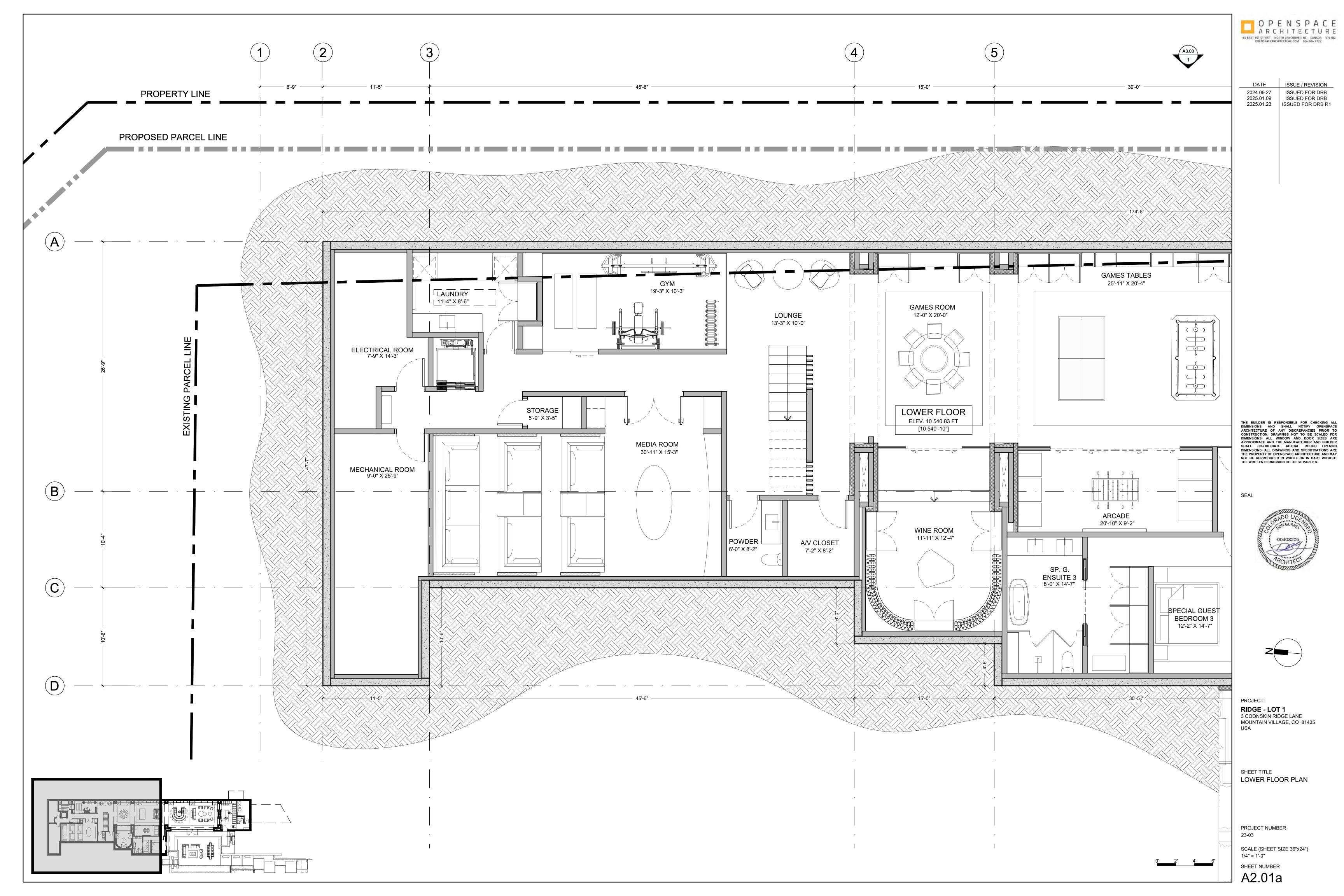


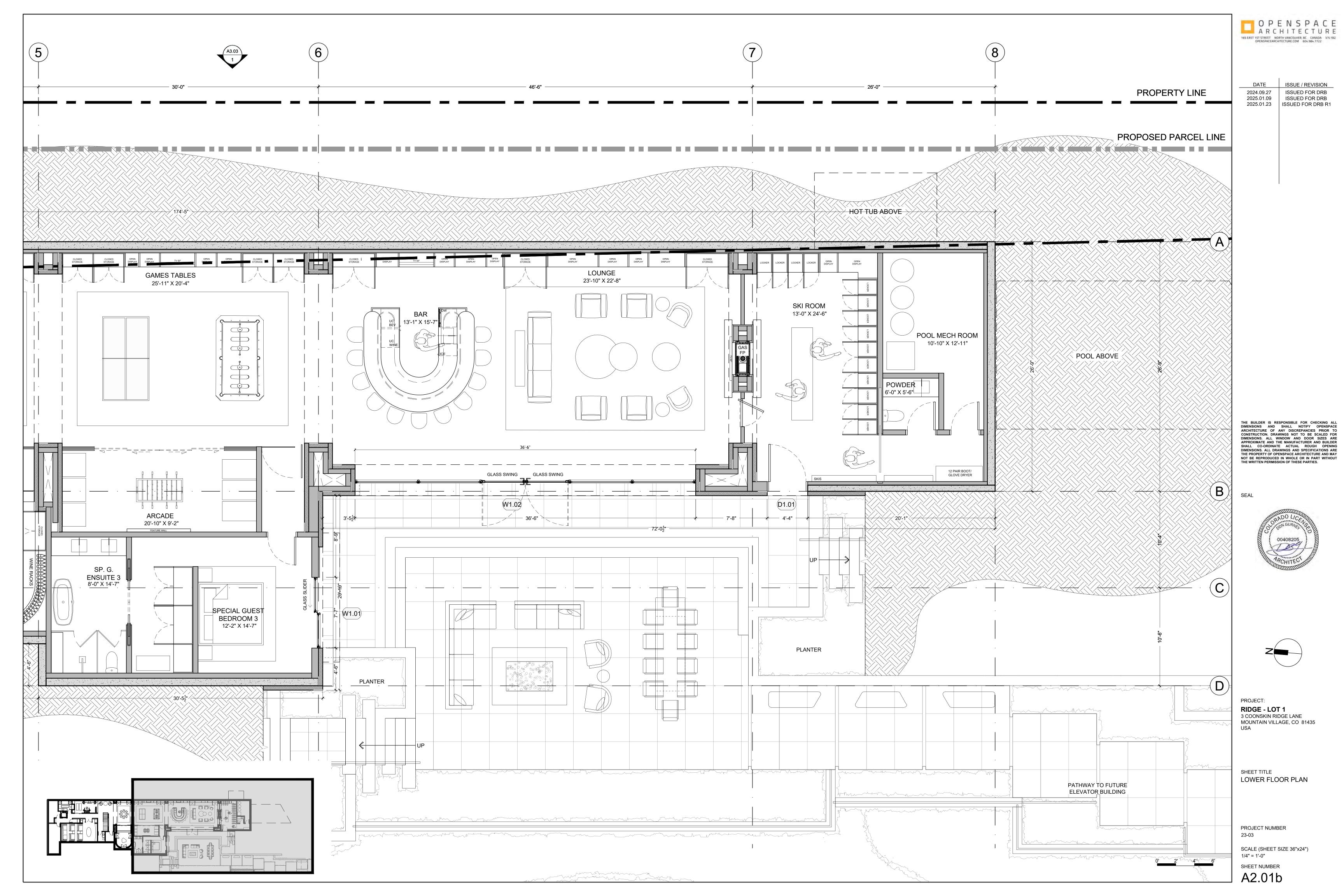
UNIT 1, COONSKIN RIDGE LANE MOUNTAIN VILLAGE, COLORADO

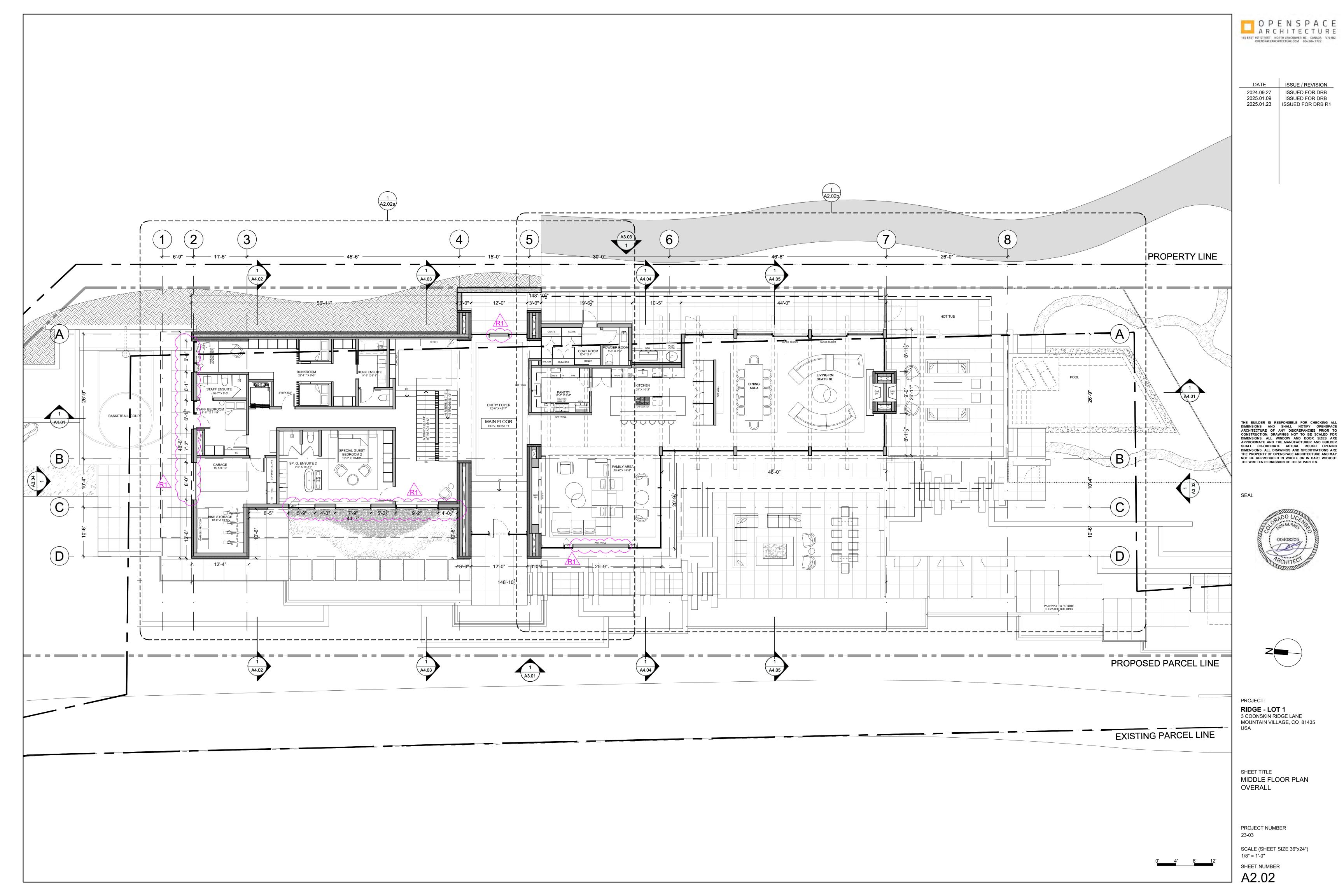
FIRE MITIGATION PLAN

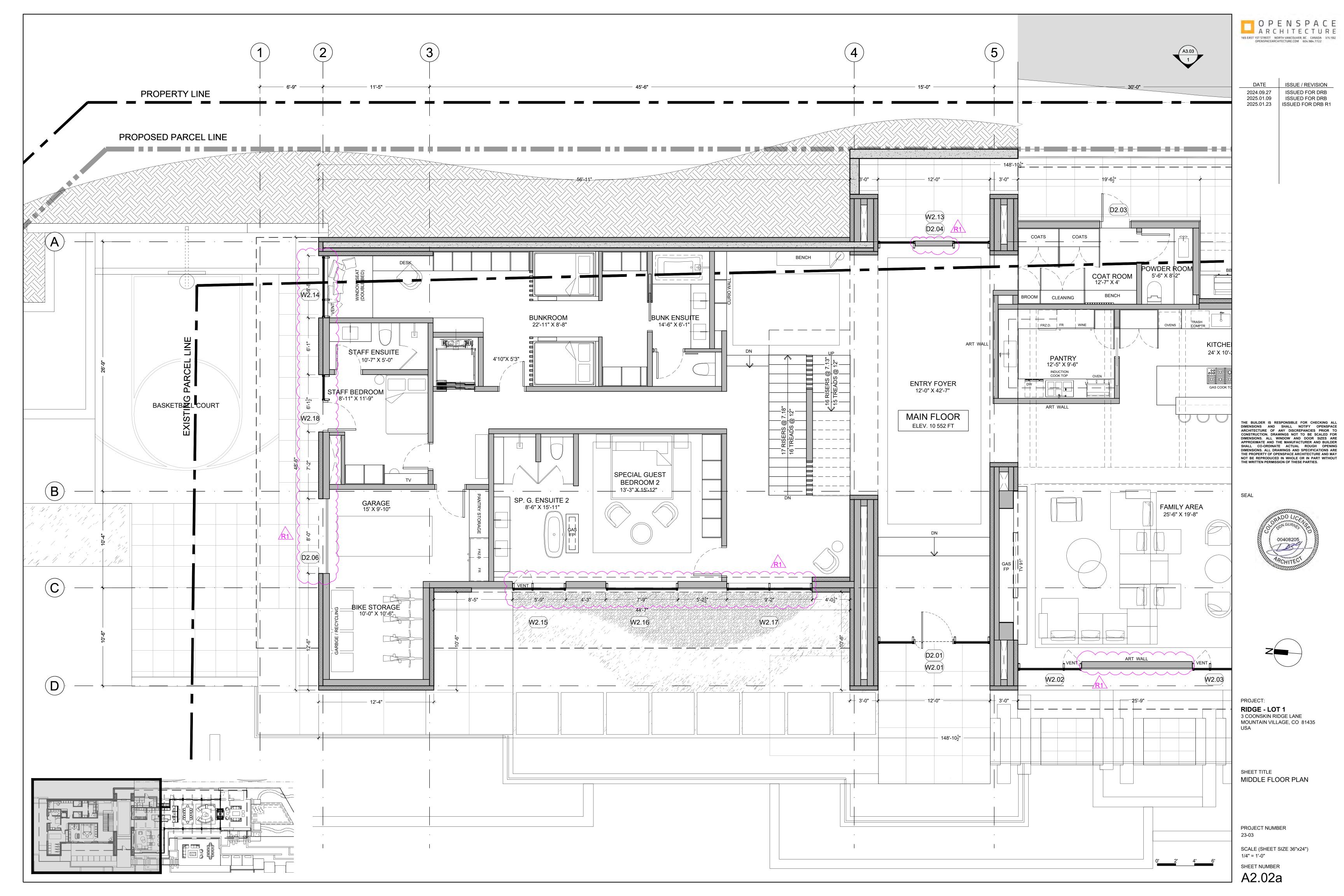
START DATE : 2024 JULY 30 JOB# : 23-34 SCALE: : 1/16" = 1'0" DRAWN BY : IL

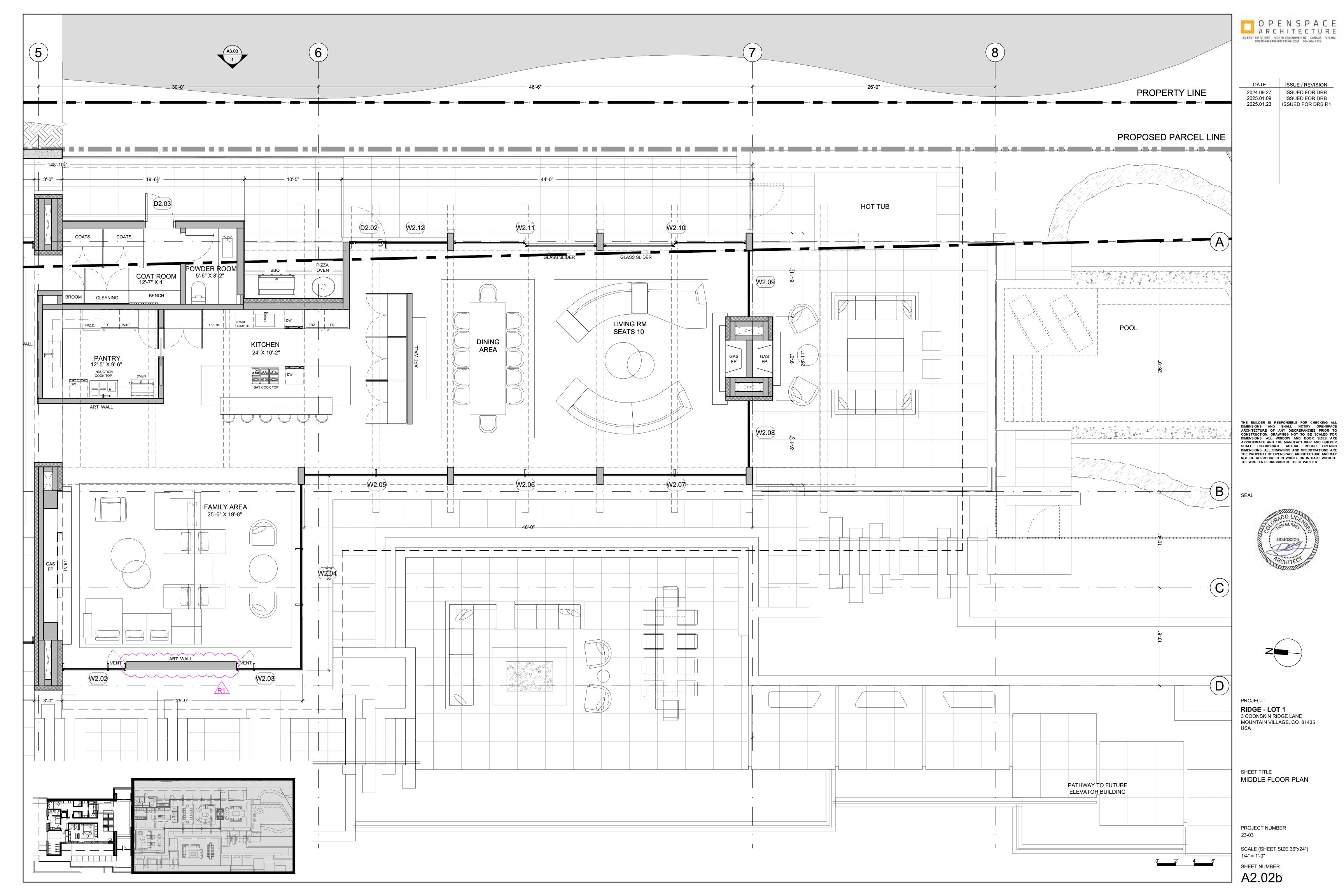


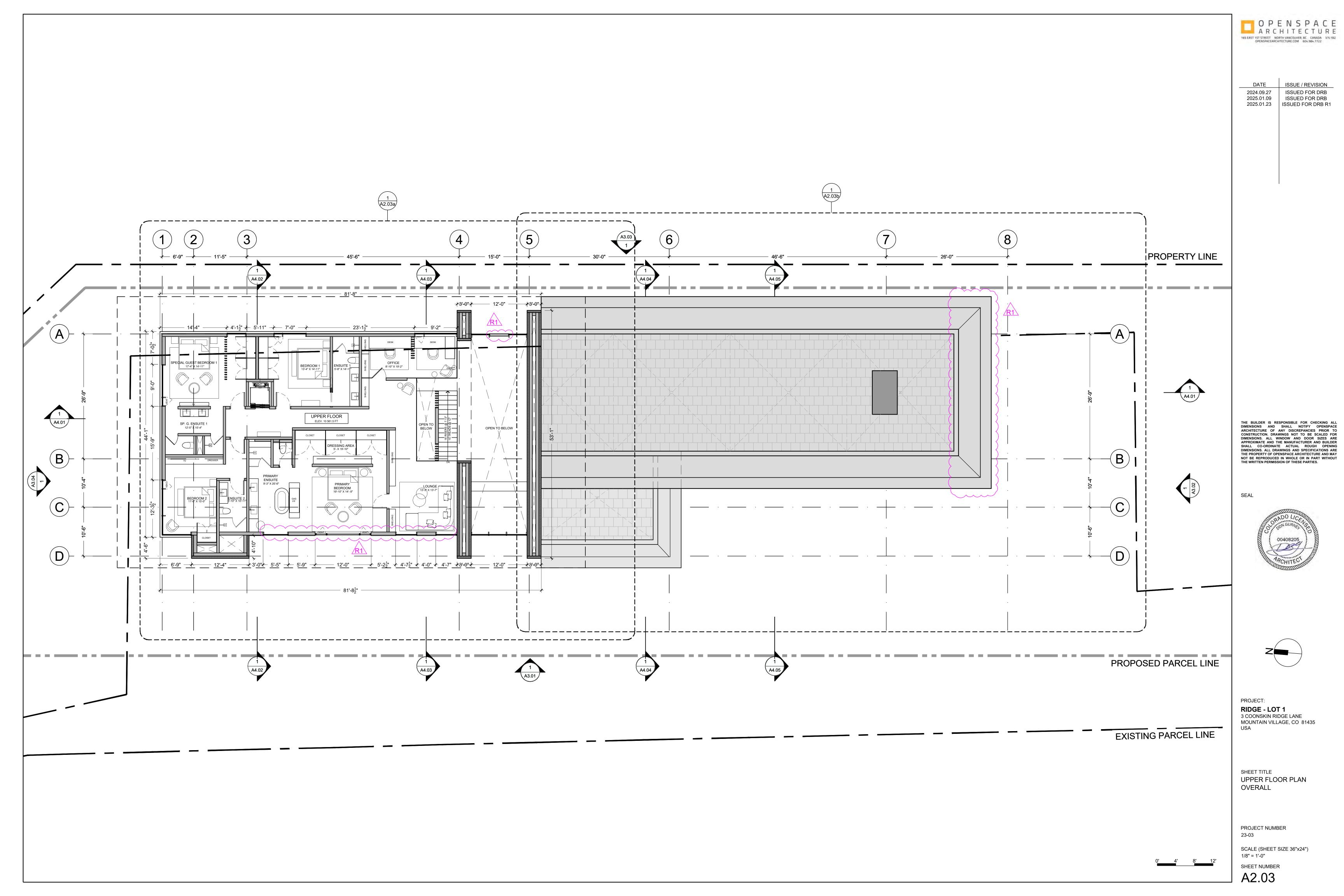


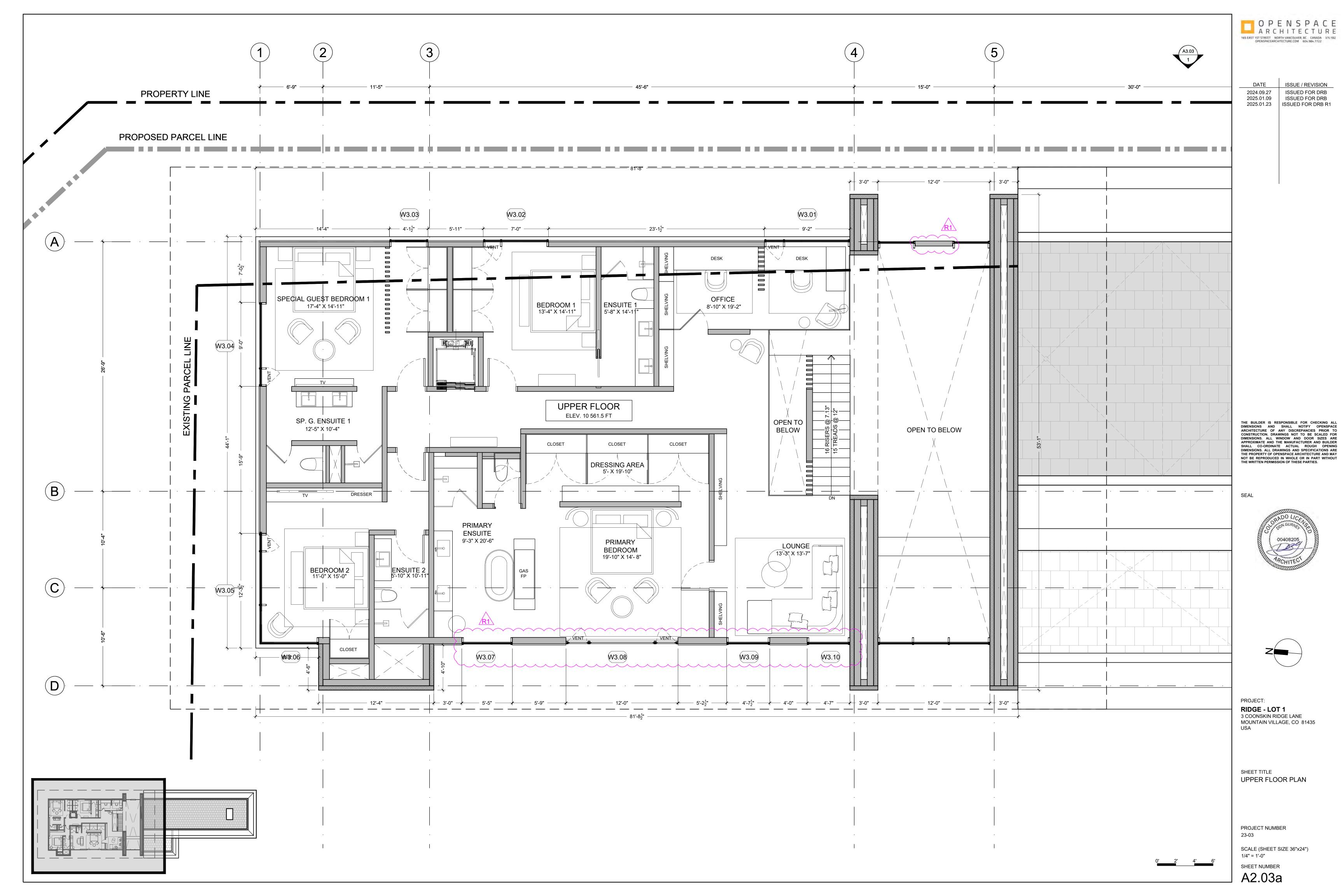


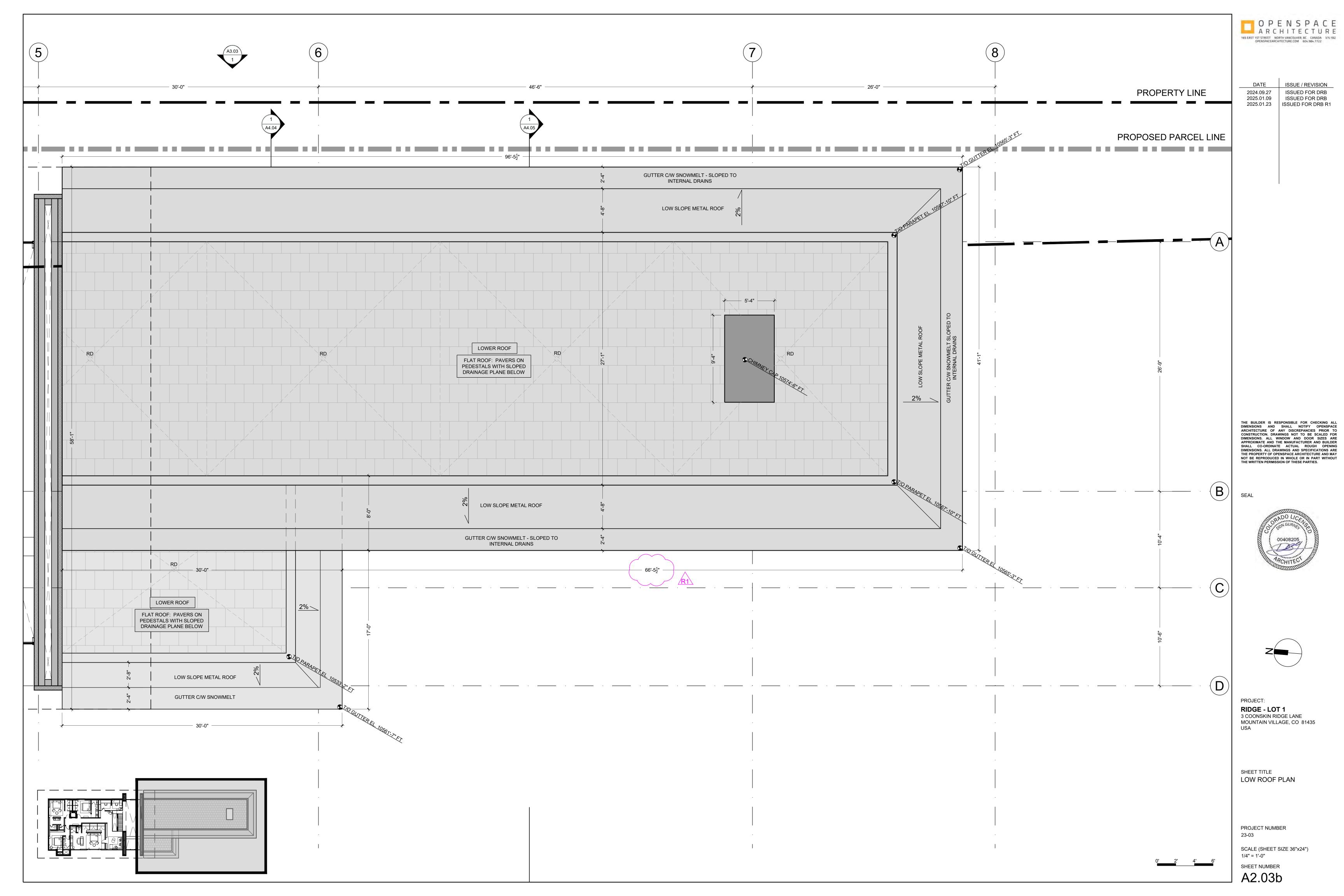


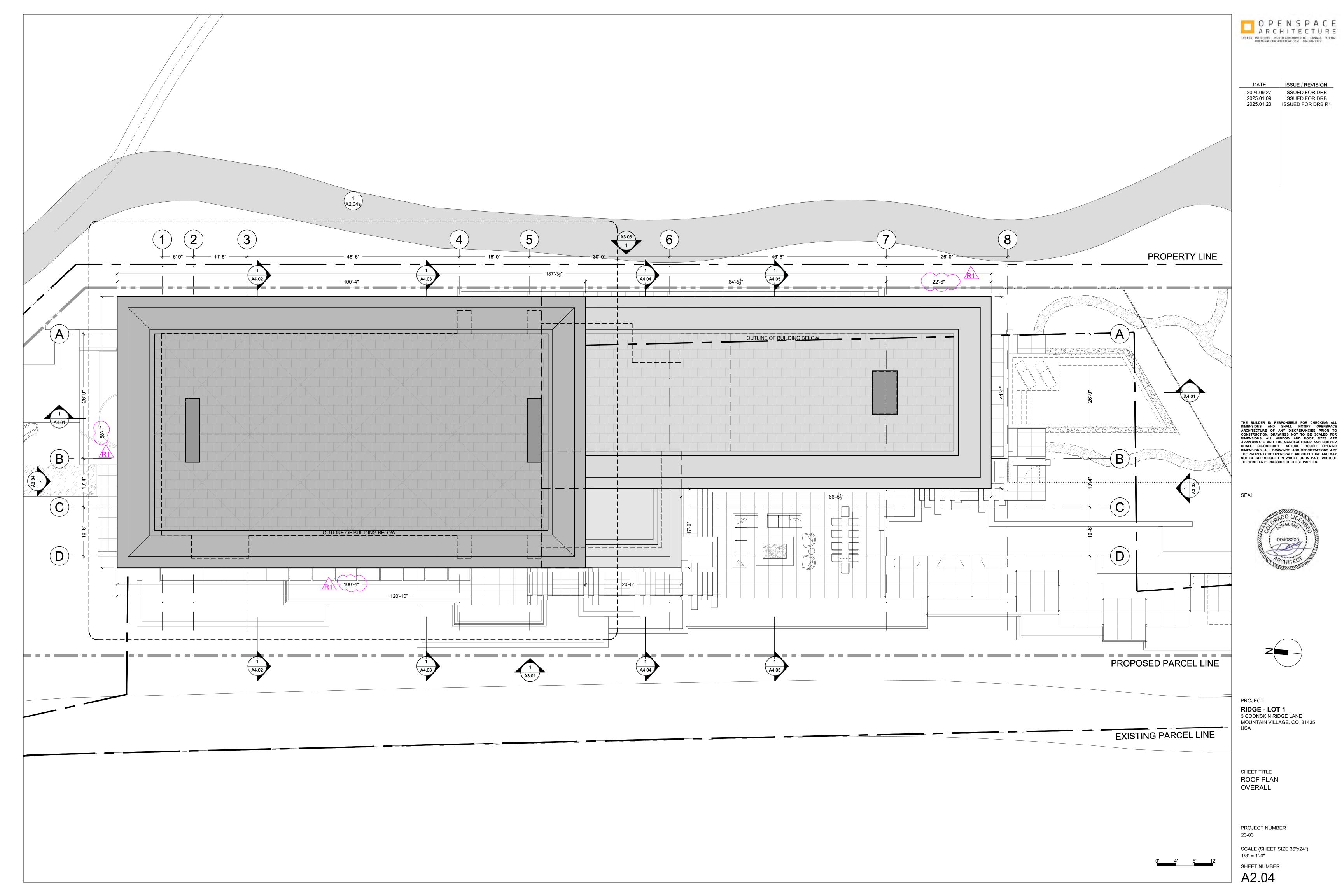


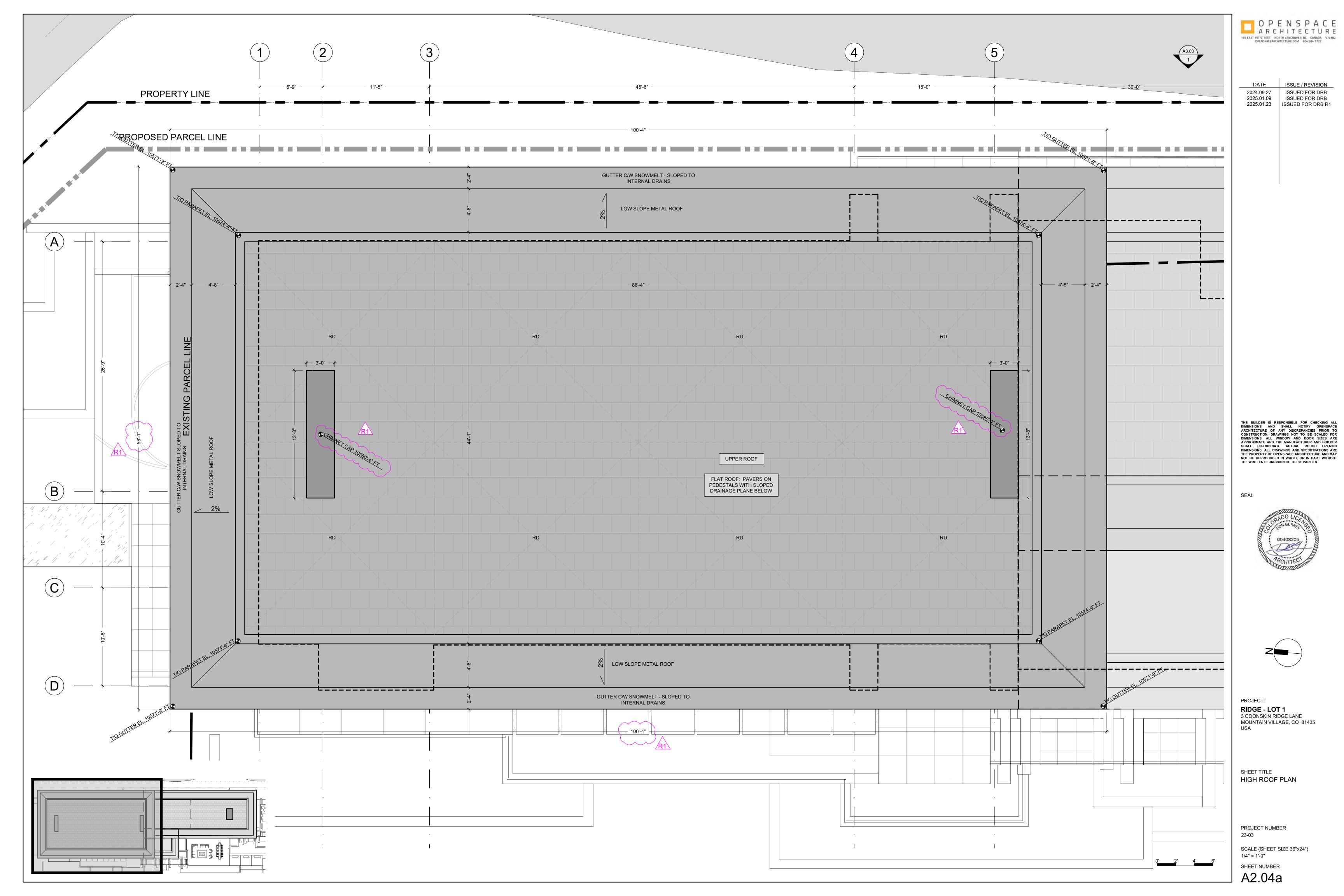










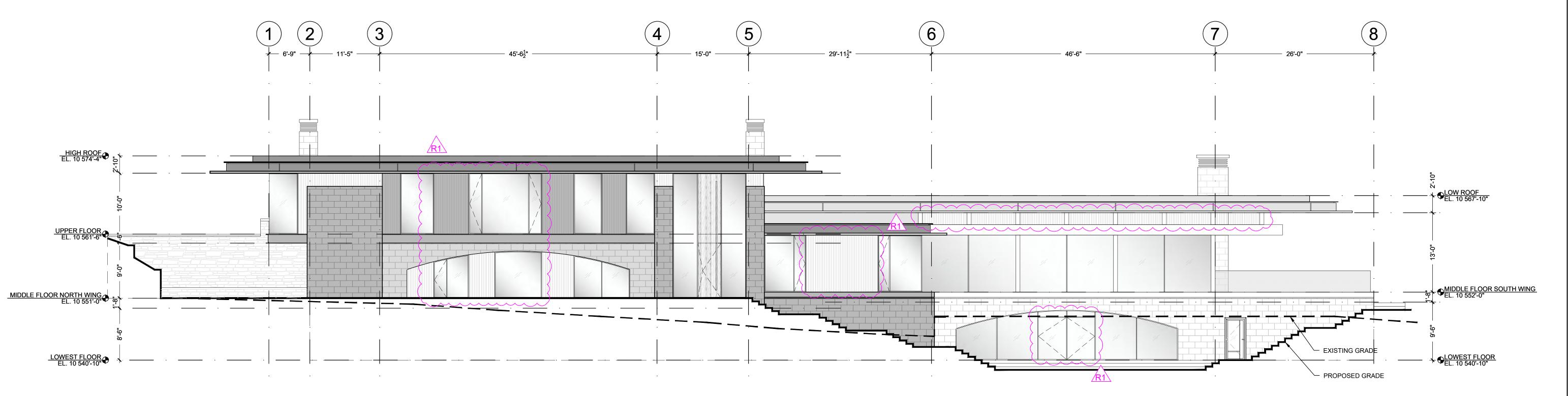




OPENSPACE
ARCHITECTURE

165 EAST 15T STREET NORTH VANCOUVER, BC CANADA V7L1BZ
OPENSPACEARCHITECTURE.COM 604,984,7722

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SEAL



PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE
WEST ELEVATION
OVERALL

PROJECT NUMBER 23-03

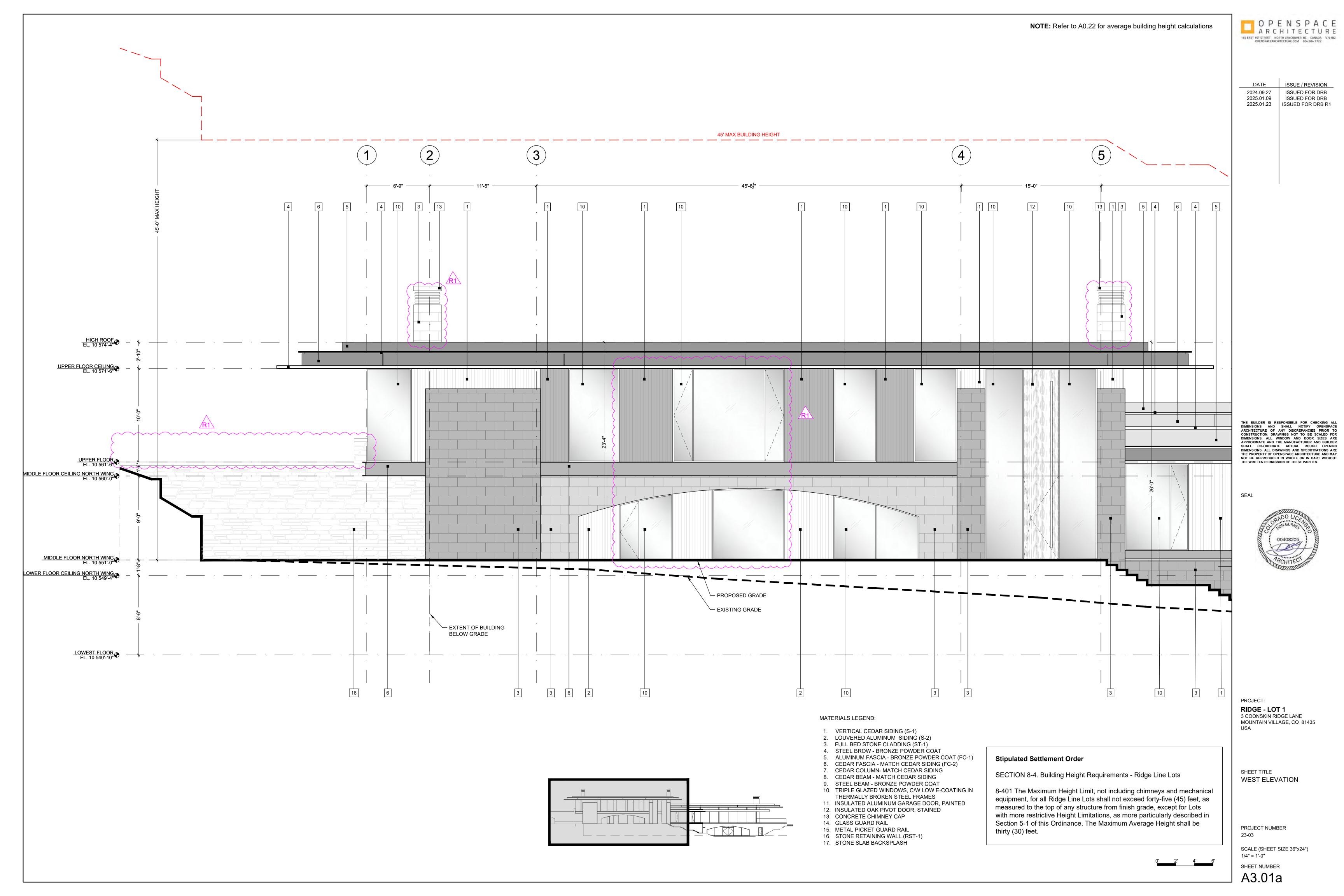
SCALE (SHEET SIZE 36"x24") 1/8" = 1'-0"

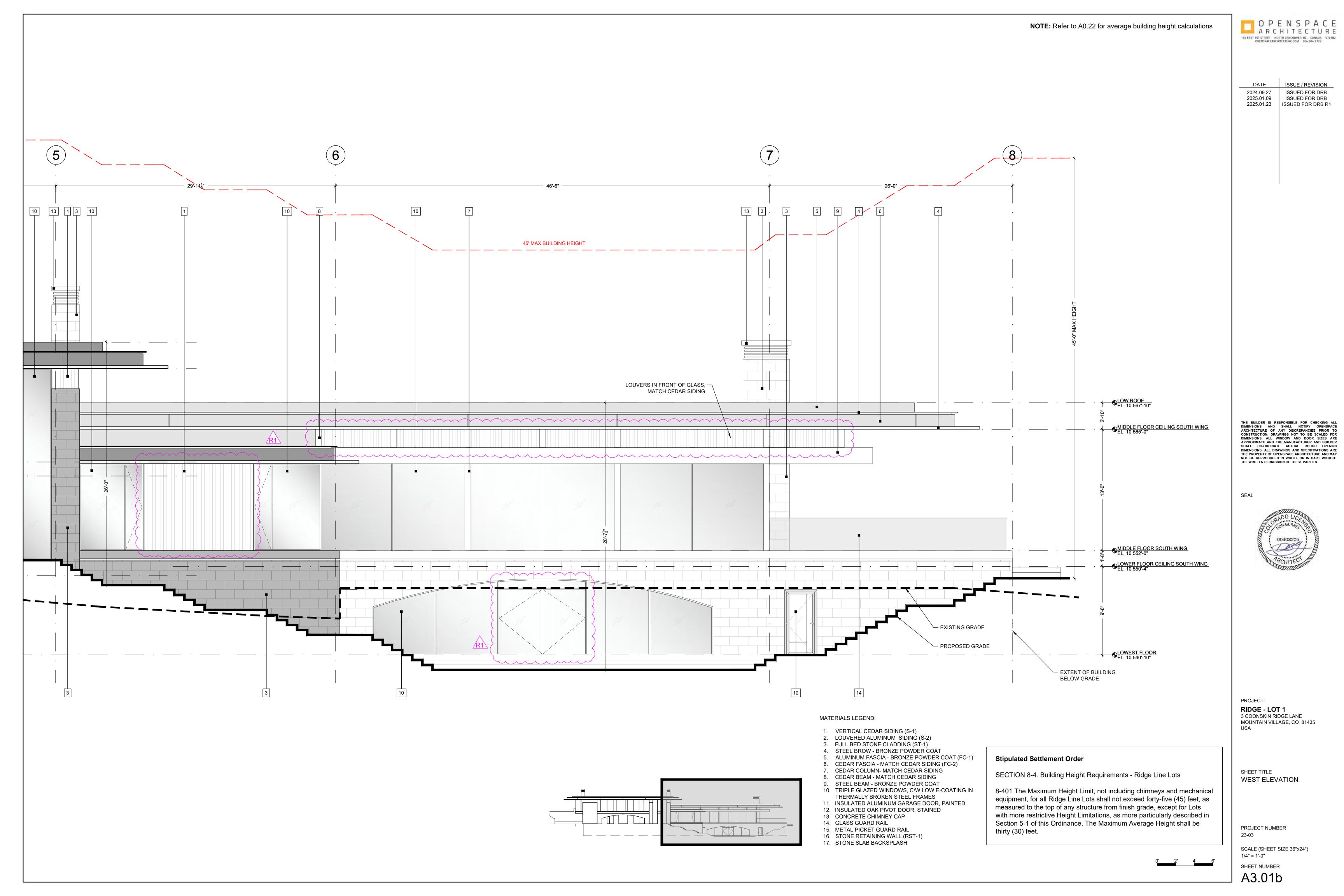
A3.01

### Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.





8-401 The Maximum Height Limit, not including chimneys and mechanical

equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as

with more restrictive Height Limitations, as more particularly described in

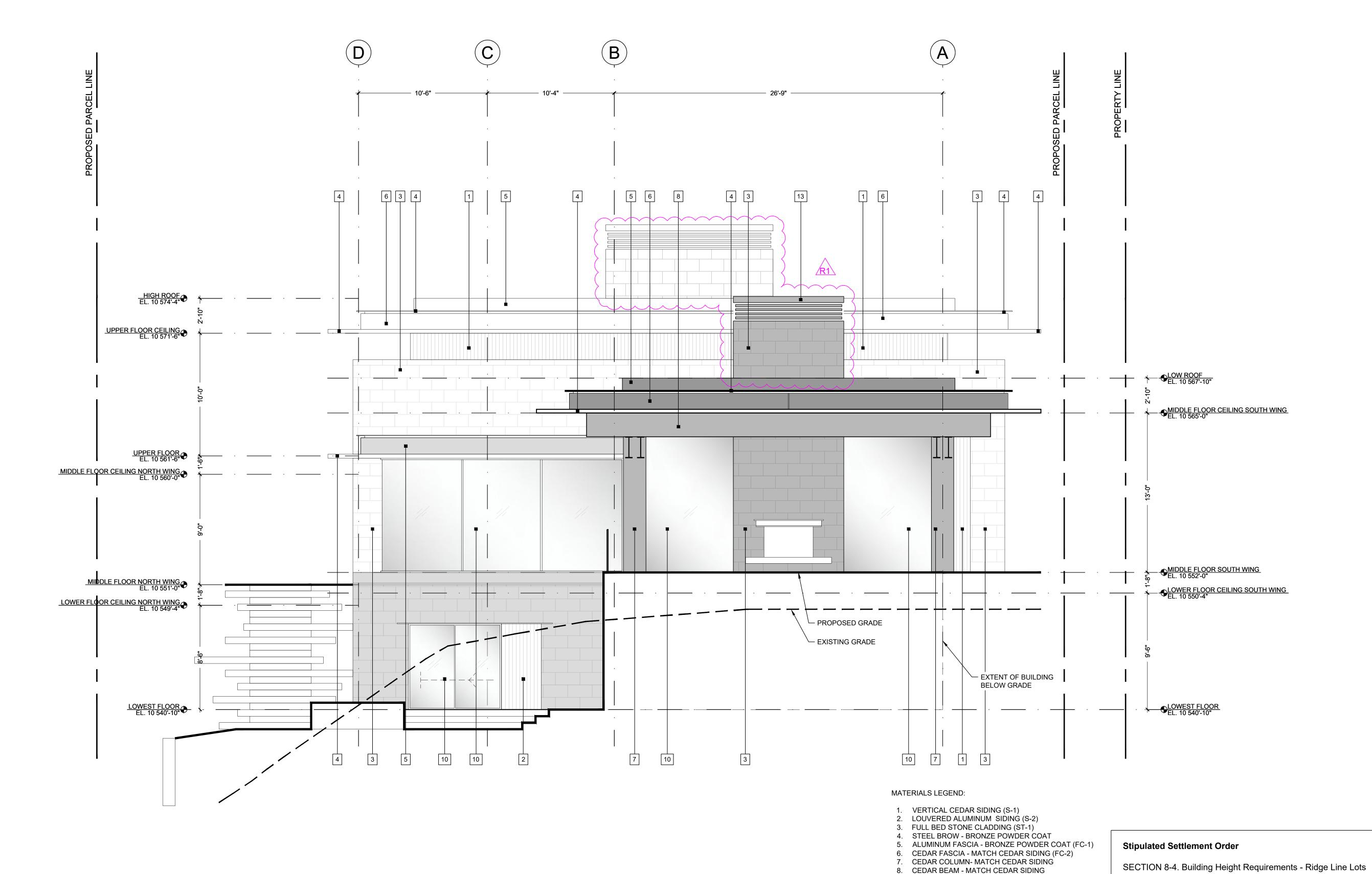
measured to the top of any structure from finish grade, except for Lots

Section 5-1 of this Ordinance. The Maximum Average Height shall be

thirty (30) feet.



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9. STEEL BEAM - BRONZE POWDER COAT

12. INSULATED OAK PIVOT DOOR, STAINED

13. CONCRETE CHIMNEY CAP

15. METAL PICKET GUARD RAIL

17. STONE SLAB BACKSPLASH

16. STONE RETAINING WALL (RST-1)

14. GLASS GUARD RAIL

THERMALLY BROKEN STEEL FRAMES

10. TRIPLE GLAZED WINDOWS, C/W LOW E-COATING IN

11. INSULATED ALUMINUM GARAGE DOOR, PAINTED

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SEAL



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

SHEET TITLE SOUTH ELEVATION

PROJECT NUMBER 23-03

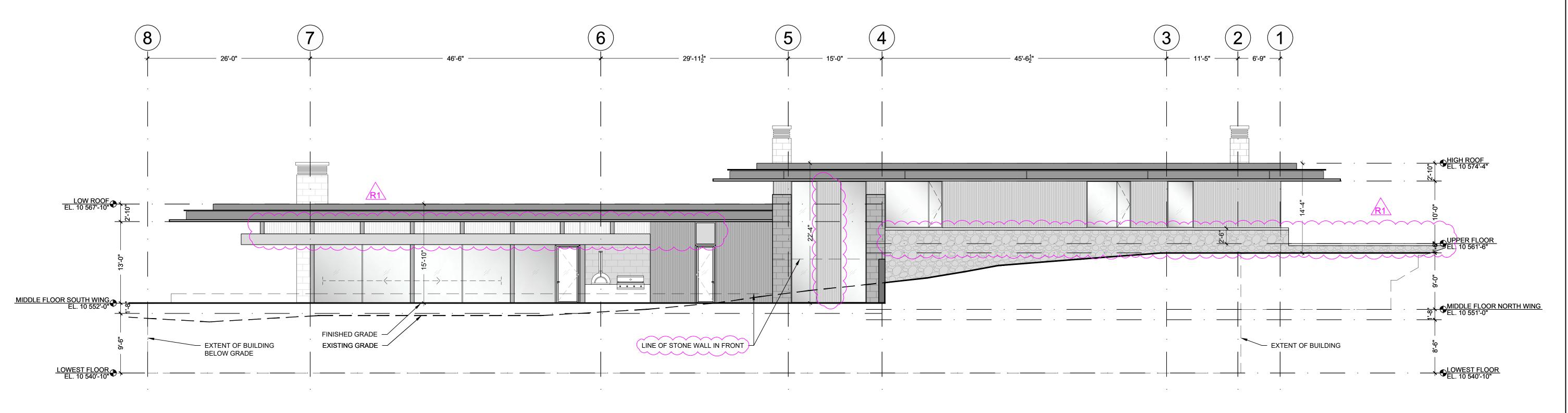
SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

A3.02

165 EAST 15T STREET NORTH VANCOUVER, BC CANADA V7L1B2 OPENSPACEARCHITECTURE.COM 604.984.7722

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2024.09.27	ISSUED FOR DRB
2025.01.09 2025.01.23	ISSUED FOR DRB ISSUED FOR DRB R1



THE BUILDER IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY OPENSPACE ARCHITECTURE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DRAWINGS NOT TO BE SCALED FOR DIMENSIONS. ALL WINDOW AND DOOR SIZES ARE APPROXIMATE AND THE MANUFACTURER AND BUILDER SHALL CO-ORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPENSPACE ARCHITECTURE AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THESE PARTIES.

SEAL



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA

SHEET TITLE EAST ELEVATION OVERALL

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/8" = 1'-0"

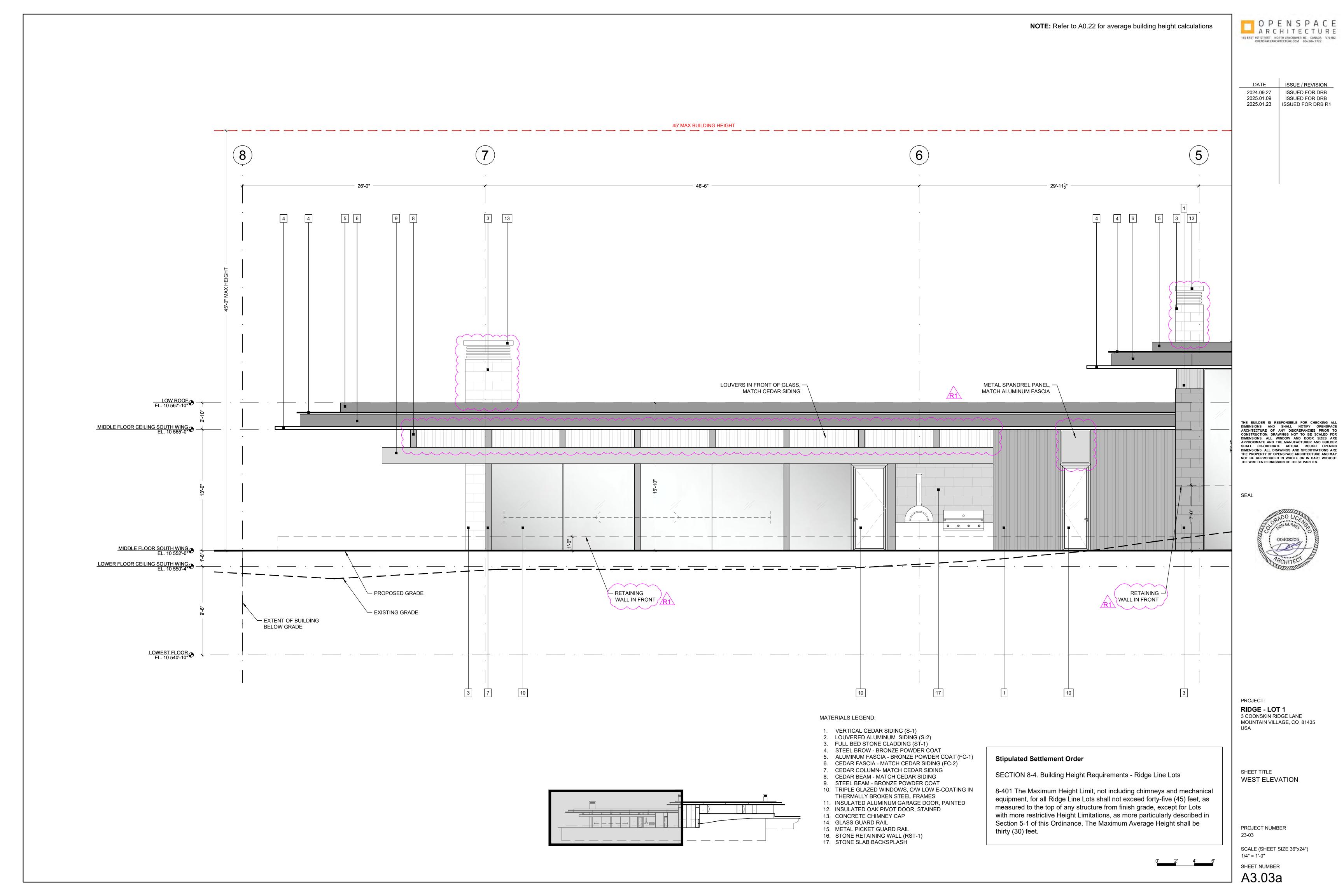
SHEET NUMBER

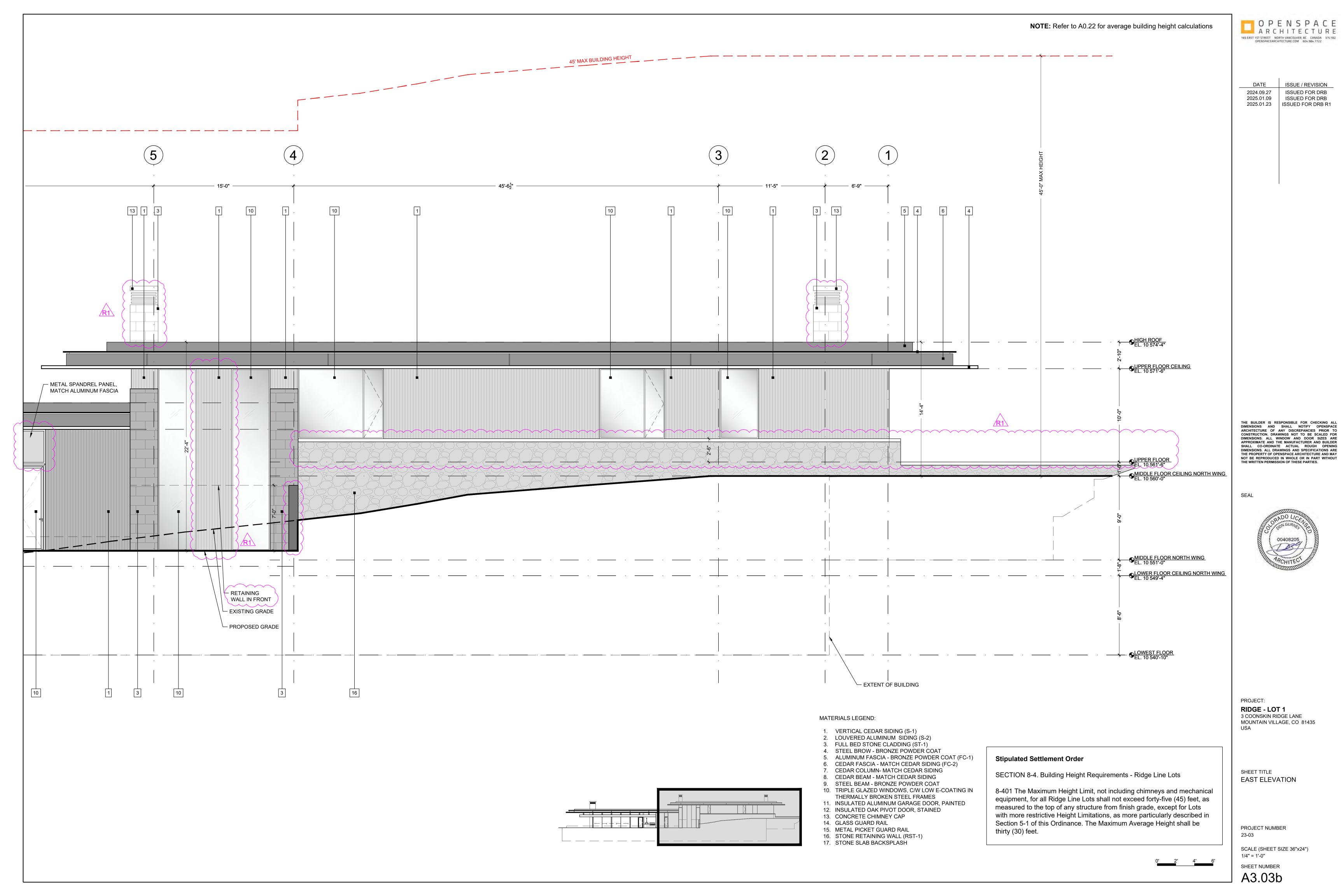
### Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.

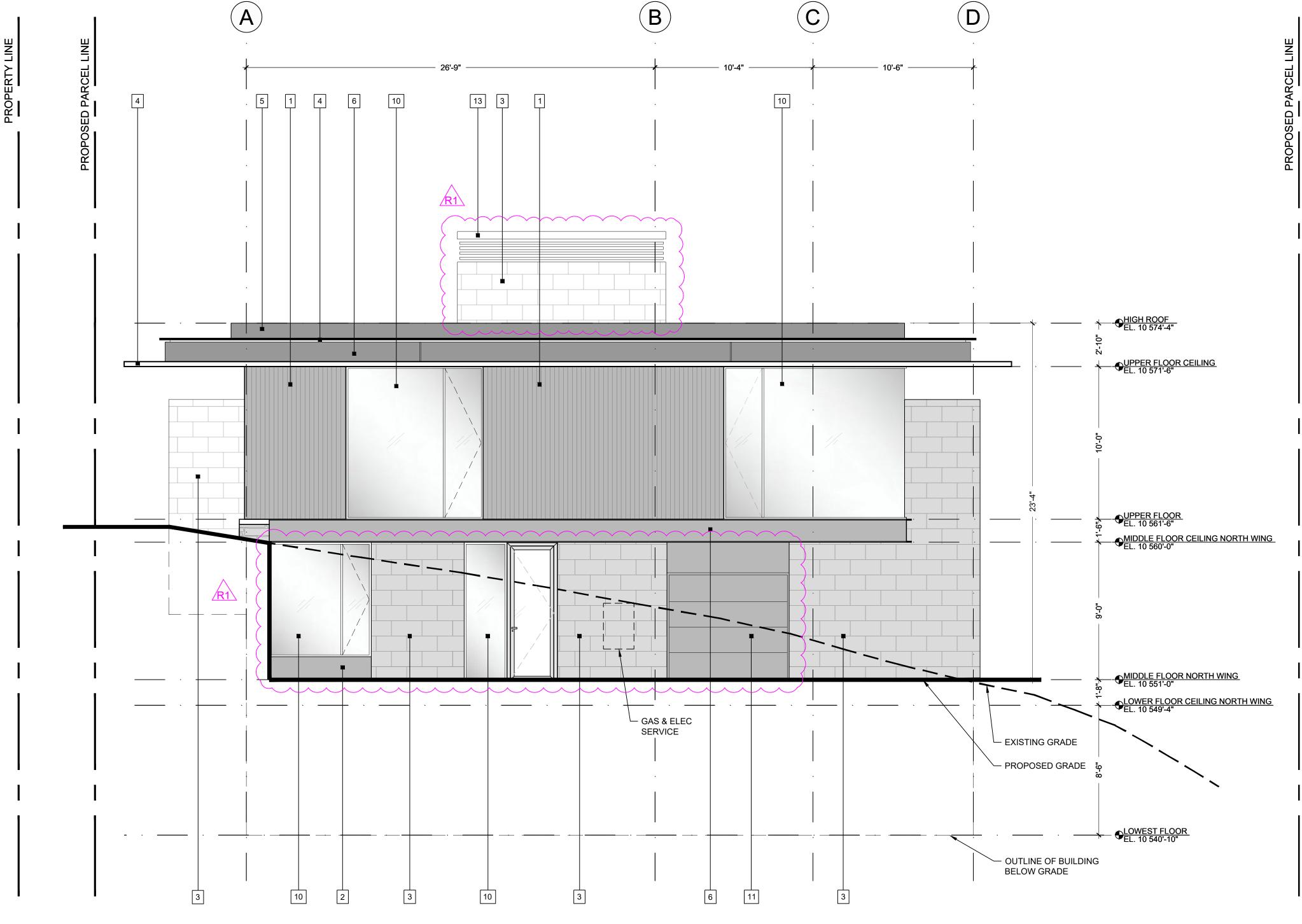
A3.03







	1
DATE	ISSUE / REVISION
2024.09.27	ISSUED FOR DRB
2025.01.09	ISSUED FOR DRB
2025.01.23	ISSUED FOR DRB R1



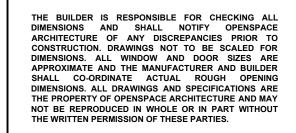
### MATERIALS LEGEND:

- 1. VERTICAL CEDAR SIDING (S-1)
- 2. LOUVERED ALUMINUM SIDING (S-2)
- 3. FULL BED STONE CLADDING (ST-1) 4. STEEL BROW - BRONZE POWDER COAT
- 5. ALUMINUM FASCIA BRONZE POWDER COAT (FC-1) 6. CEDAR FASCIA - MATCH CEDAR SIDING (FC-2)
- CEDAR COLUMN- MATCH CEDAR SIDING
- 8. CEDAR BEAM MATCH CEDAR SIDING
- 9. STEEL BEAM BRONZE POWDER COAT
- 10. TRIPLE GLAZED WINDOWS, C/W LOW E-COATING IN THERMALLY BROKEN STEEL FRAMES
- 11. INSULATED ALUMINUM GARAGE DOOR, PAINTED
- 12. INSULATED OAK PIVOT DOOR, STAINED
- 13. CONCRETE CHIMNEY CAP
- 14. GLASS GUARD RAIL
- 15. METAL PICKET GUARD RAIL 16. STONE RETAINING WALL (RST-1)
- 17. STONE SLAB BACKSPLASH

### Stipulated Settlement Order

SECTION 8-4. Building Height Requirements - Ridge Line Lots

8-401 The Maximum Height Limit, not including chimneys and mechanical equipment, for all Ridge Line Lots shall not exceed forty-five (45) feet, as measured to the top of any structure from finish grade, except for Lots with more restrictive Height Limitations, as more particularly described in Section 5-1 of this Ordinance. The Maximum Average Height shall be thirty (30) feet.



#### SEAL



PROJECT: **RIDGE - LOT 1** 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

SHEET TITLE NORTH ELEVATION

PROJECT NUMBER 23-03

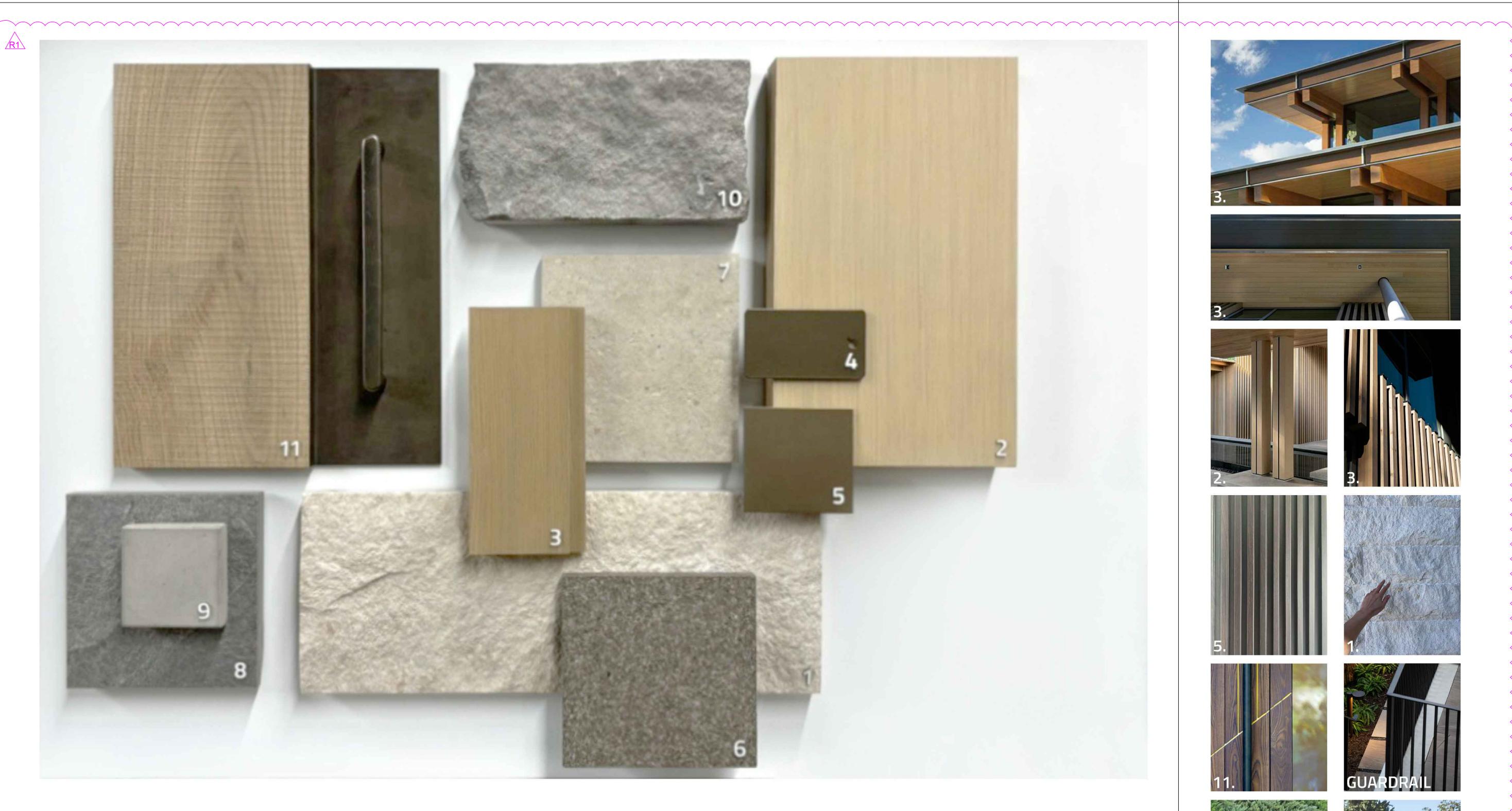
SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

A3.04

MATERIAL PALETTE:





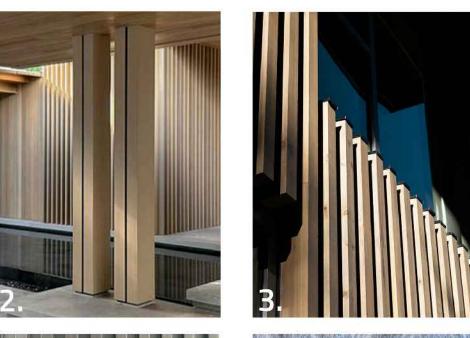


- SPLIT FACE LIMESTONE WALL CLADDING
- STAINED CEDAR COLUMNS AND BEAMS
- STAINED CEDAR SIDING, SOFFIT, AND FASCIA
  METALLIC POWDERCOAT PAINT: STEEL WINDOW FRAMES, STEEL BEAMS, AND STEEL ROOF BROW/FASCIA
- LOUVERED ALUMINUM SIDING: LIGHT BRONZE

- BASALT SLAB WALL CLADDING: FLAMED
- PORCELAIN PATIO PAVER
- PORCELAIN ROOF PAVER
- CONCRETE CHIMNEY CAP
- GRAY HEAD SANDSTONE RETAINING WALL
- FRONT DOOR: OAK VENEER WITH BRONZE ACCENT AND HARDWARE







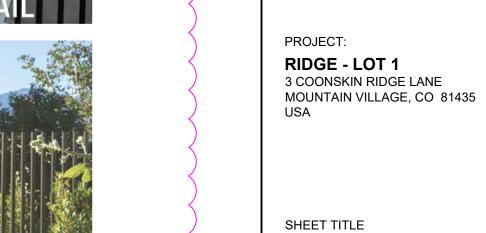












MATERIAL PALETTE

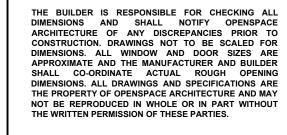
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A3.10

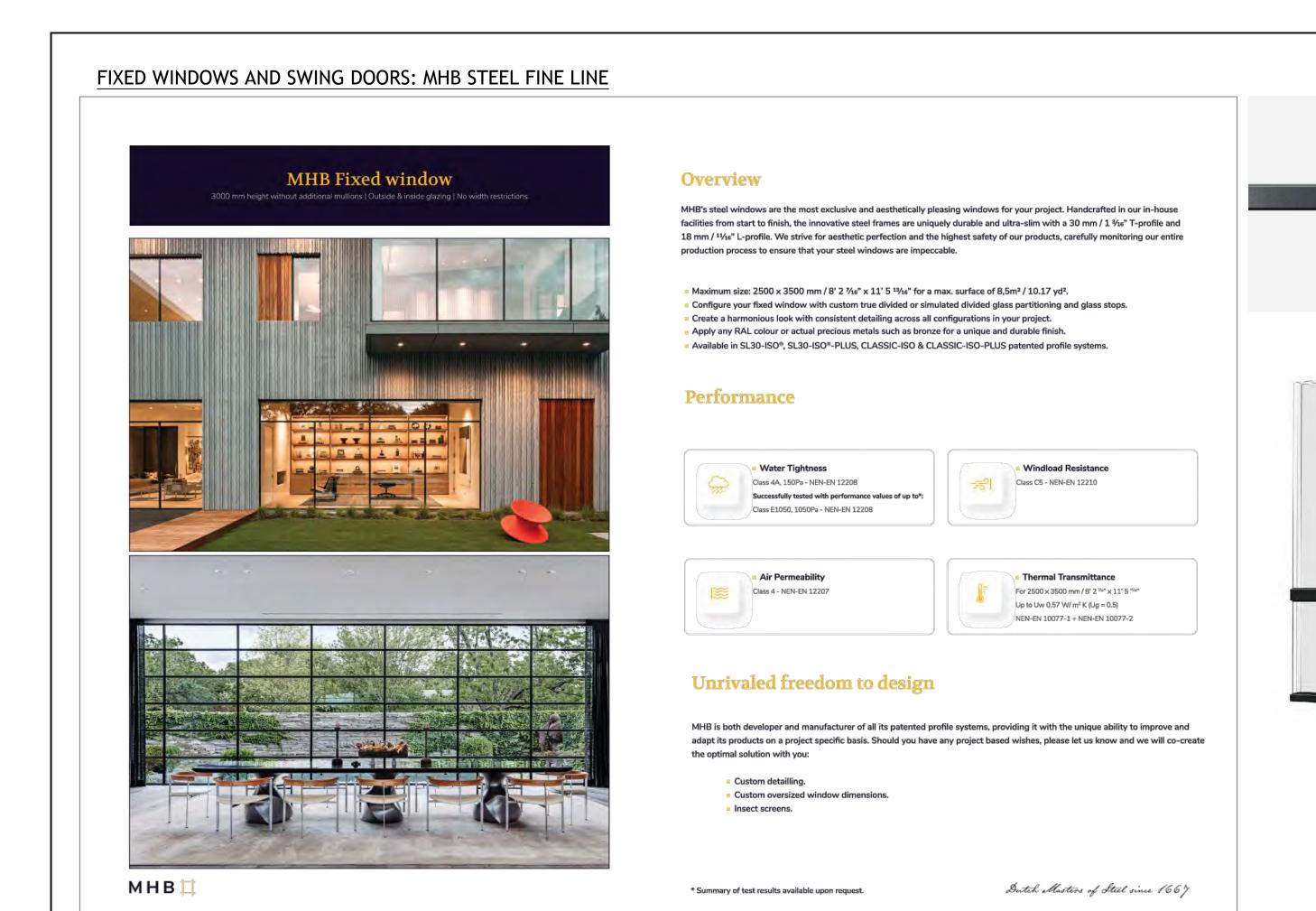


ISSUED FOR DRB 2025.01.23 ISSUED FOR DRB R1

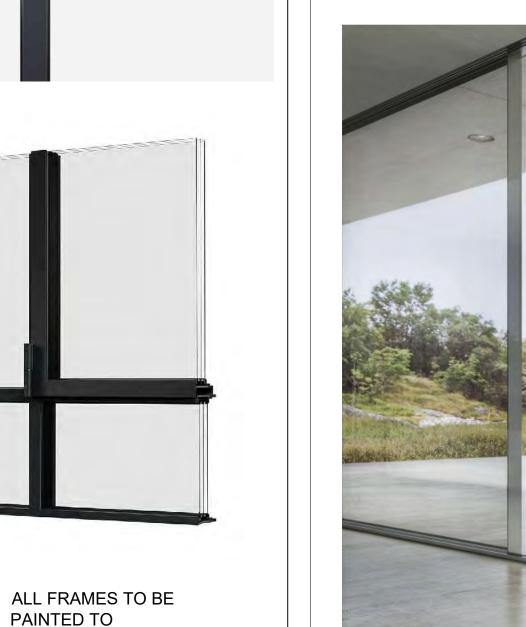
165 EAST 15T STREET NORTH VANCOUVER, BC CANADA V7L1B2 OPENSPACEARCHITECTURE.COM 604.984.7722











MATCH FASCIA

AND METAL SIDING. REFER TO A3.10

LOWER FLOOR

BAR/LOUNGE

W1.02



LOWER FLOOR

SKI ROOM

ISSUED FOR DRB 2024.09.27 2025.01.09 ISSUED FOR DRB 2025.01.23 | ISSUED FOR DRB R1

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SEAL



PROJECT: RIDGE - LOT 1 3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435

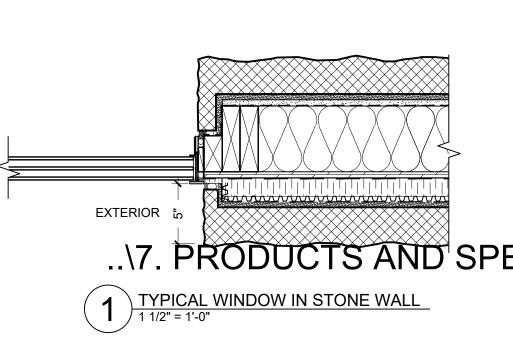
SHEET TITLE WINDOW SCHEDULE LOWER FLOOR

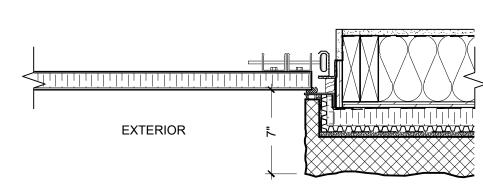
PROJECT NUMBER 23-03

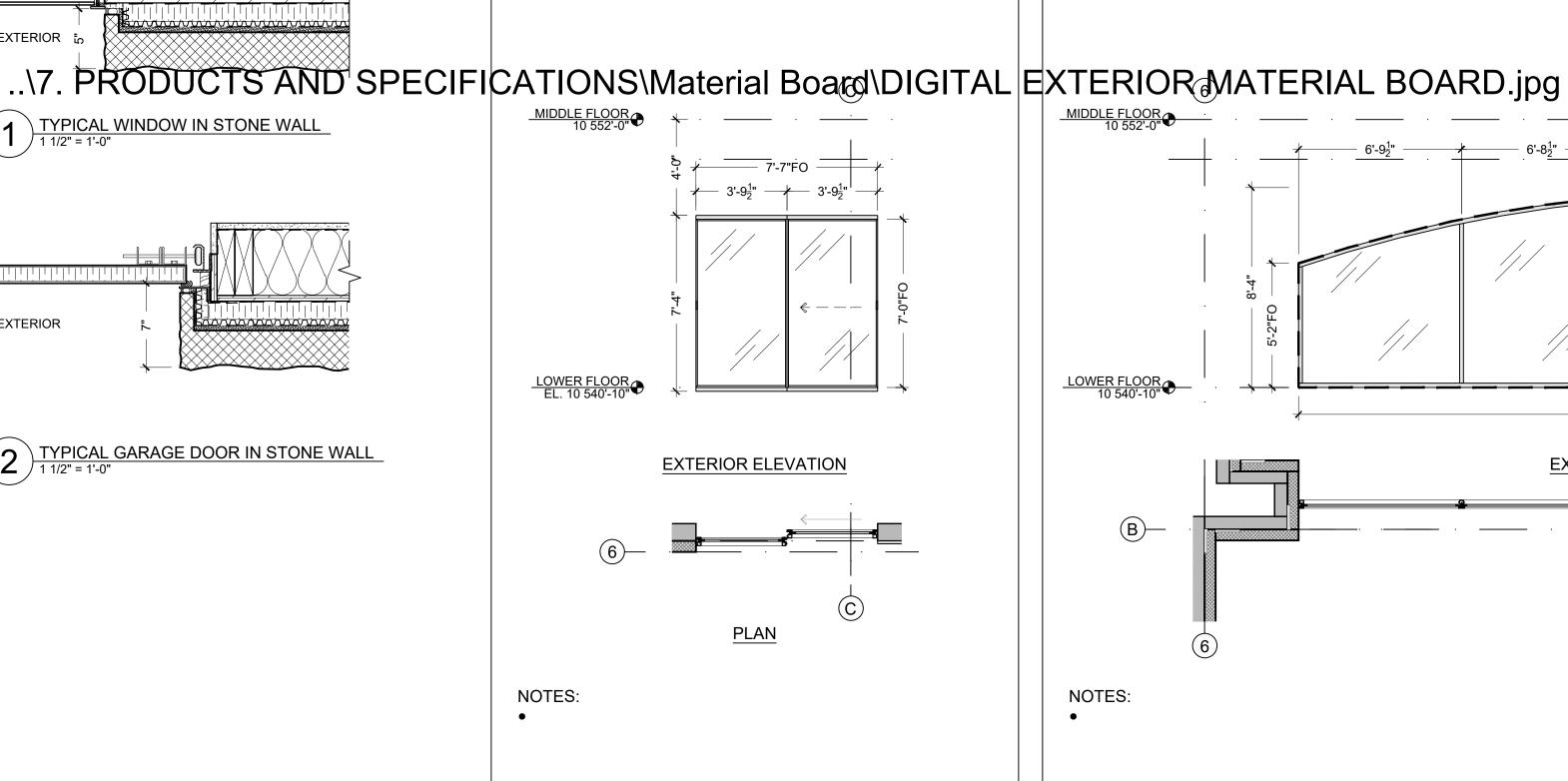
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SHEET NUMBER A8.01





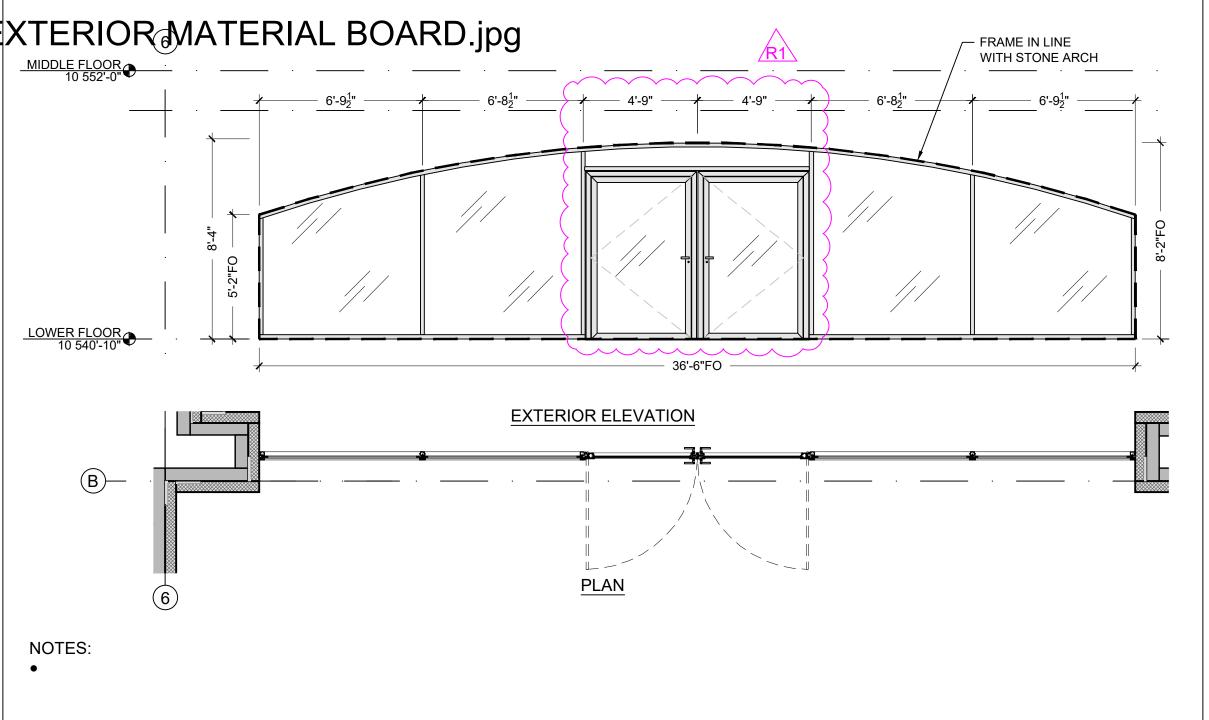


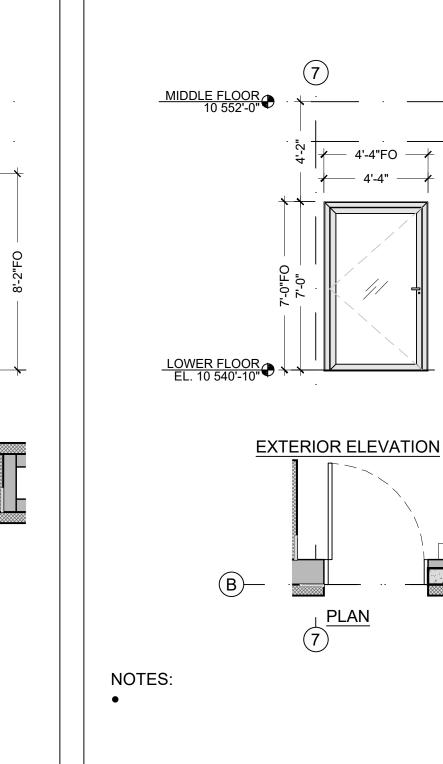


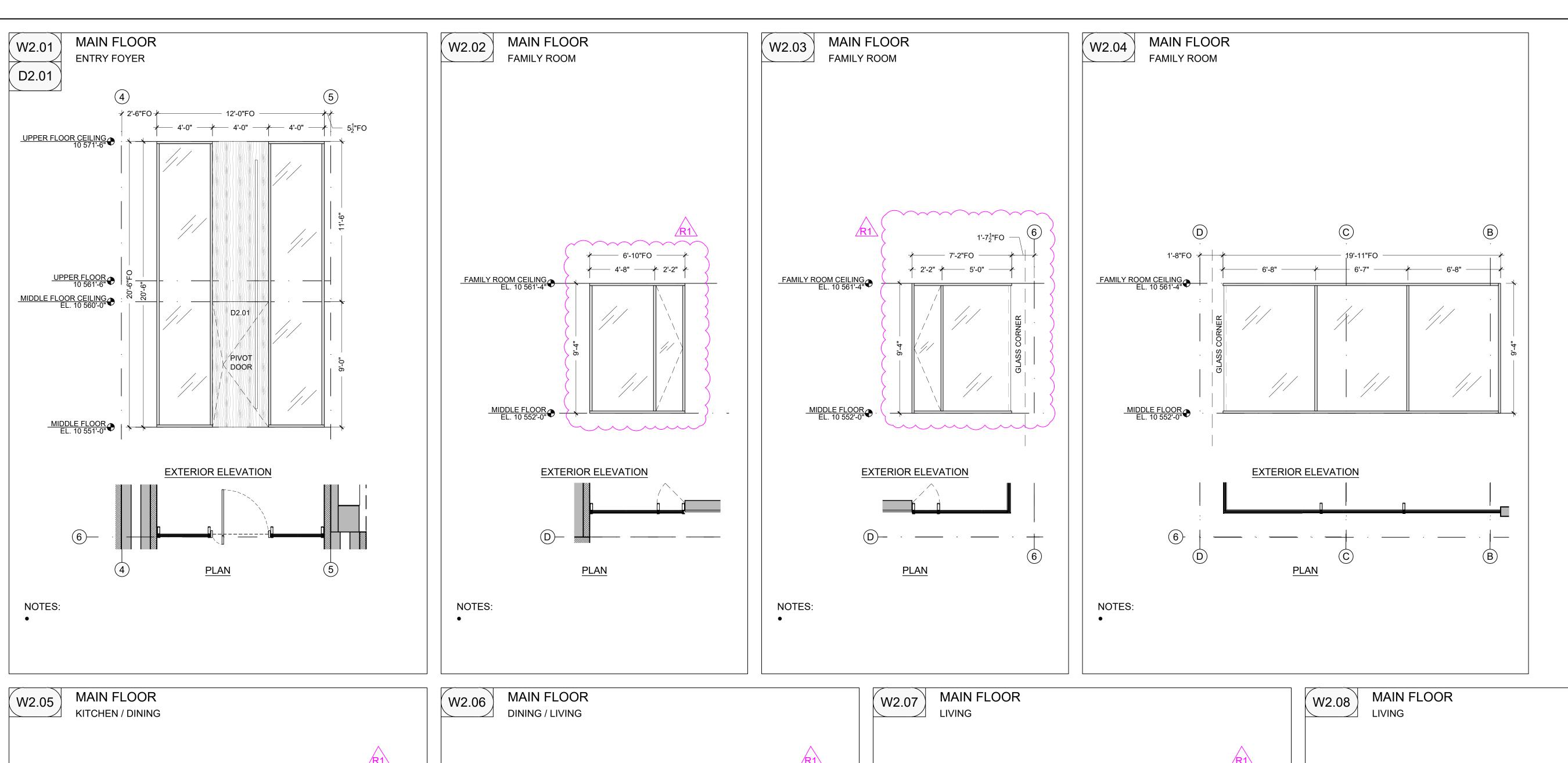
LOWER FLOOR

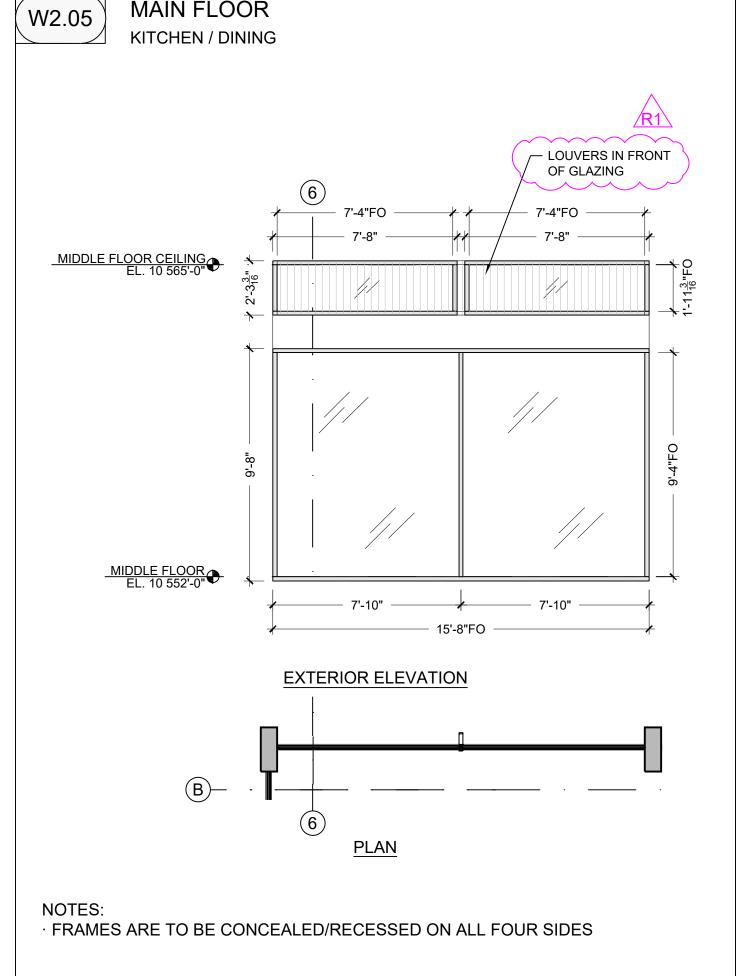
SPECIAL GUEST BEDROOM 3

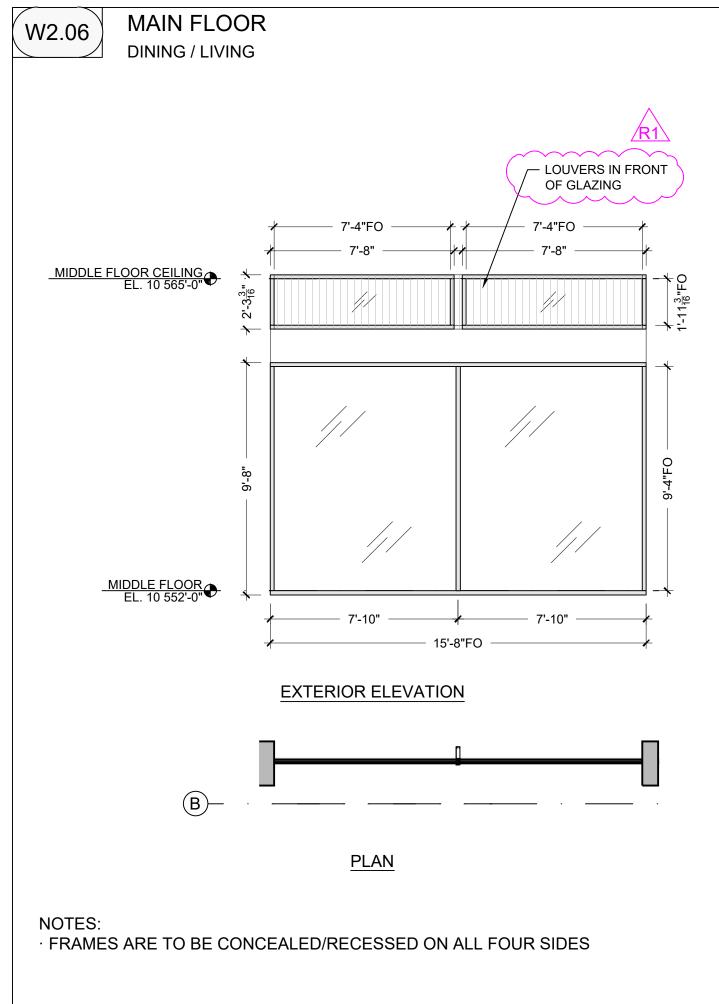
W1.01

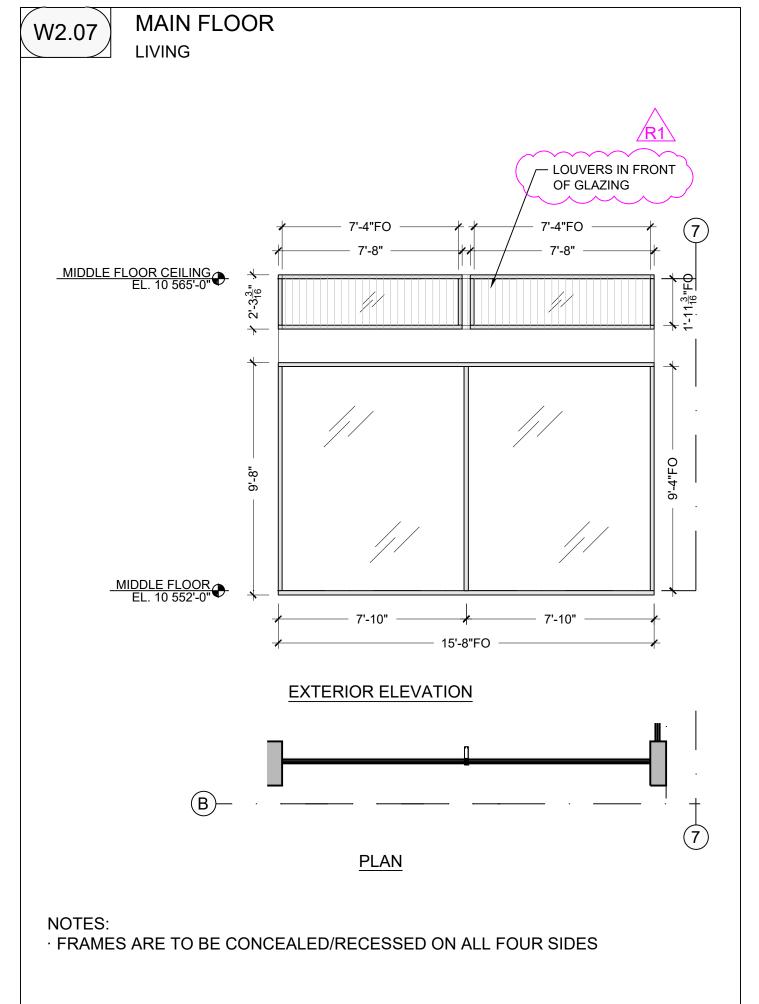


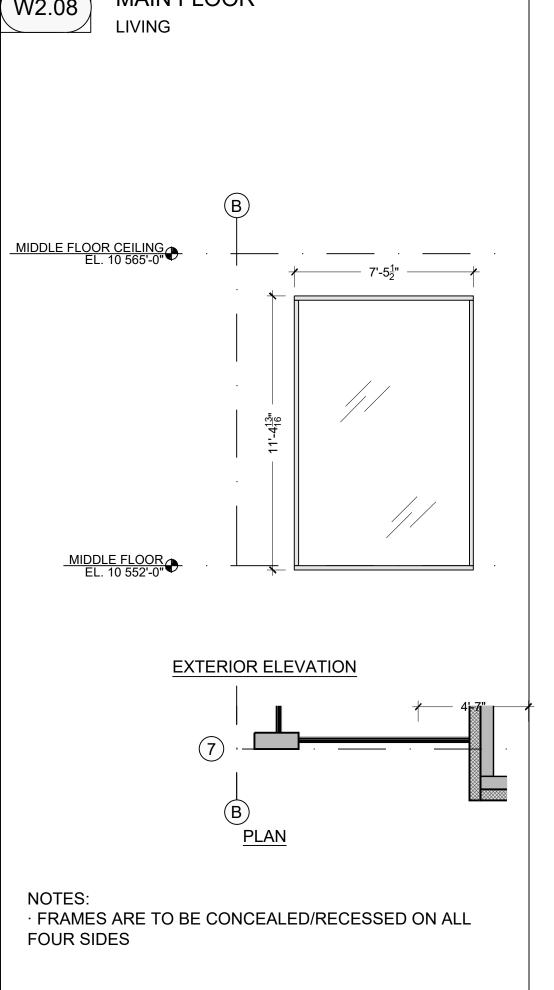






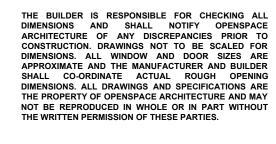








	1
DATE	ISSUE / REVISION
2024.09.27 2025.01.09 2025.01.23	ISSUED FOR DRB ISSUED FOR DRB ISSUED FOR DRB R1



SEAL



PROJECT:

RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

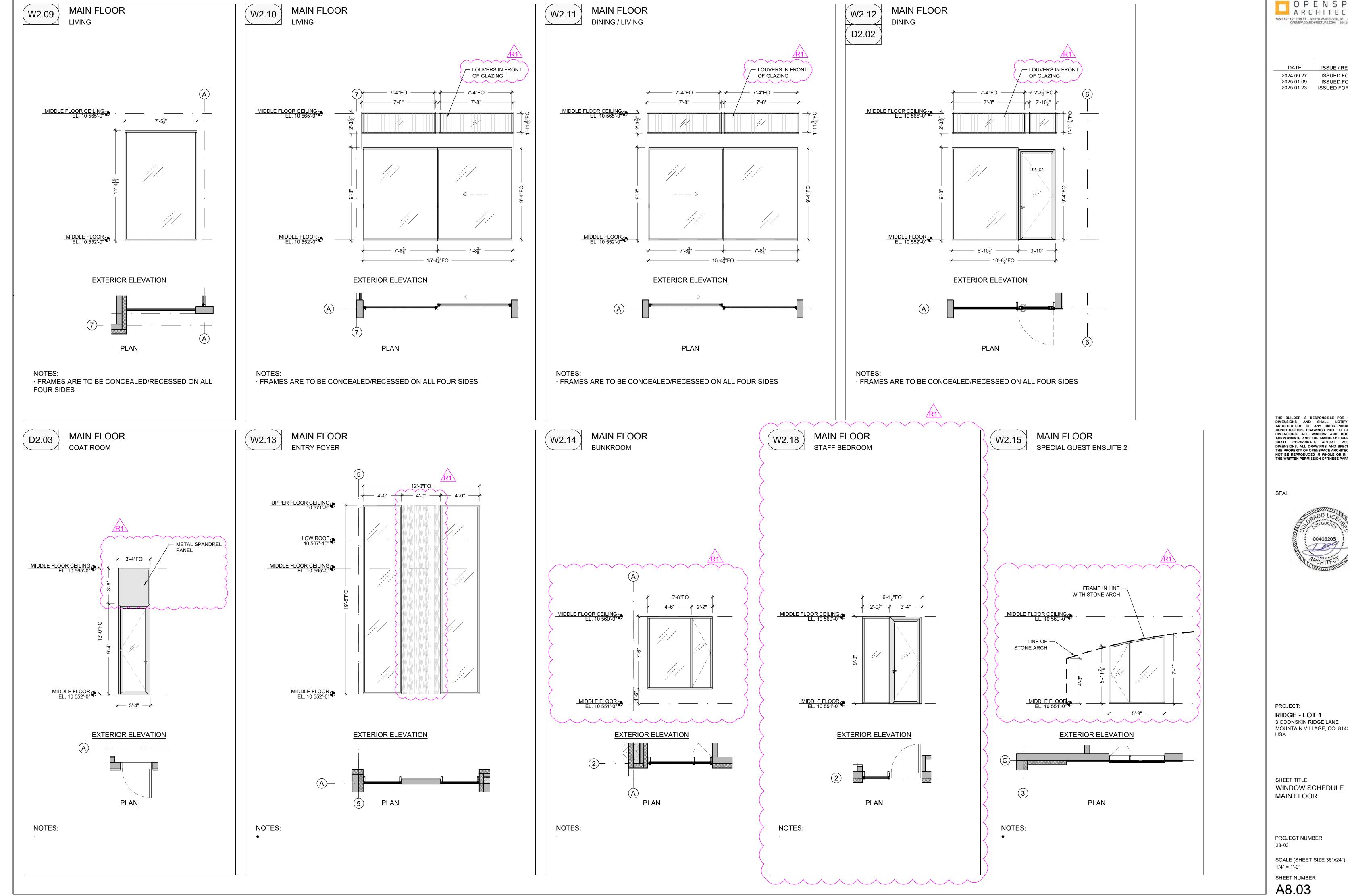
SHEET TITLE
WINDOW SCHEDULE
MAIN FLOOR

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0"

SHEET NUMBER

A8.02



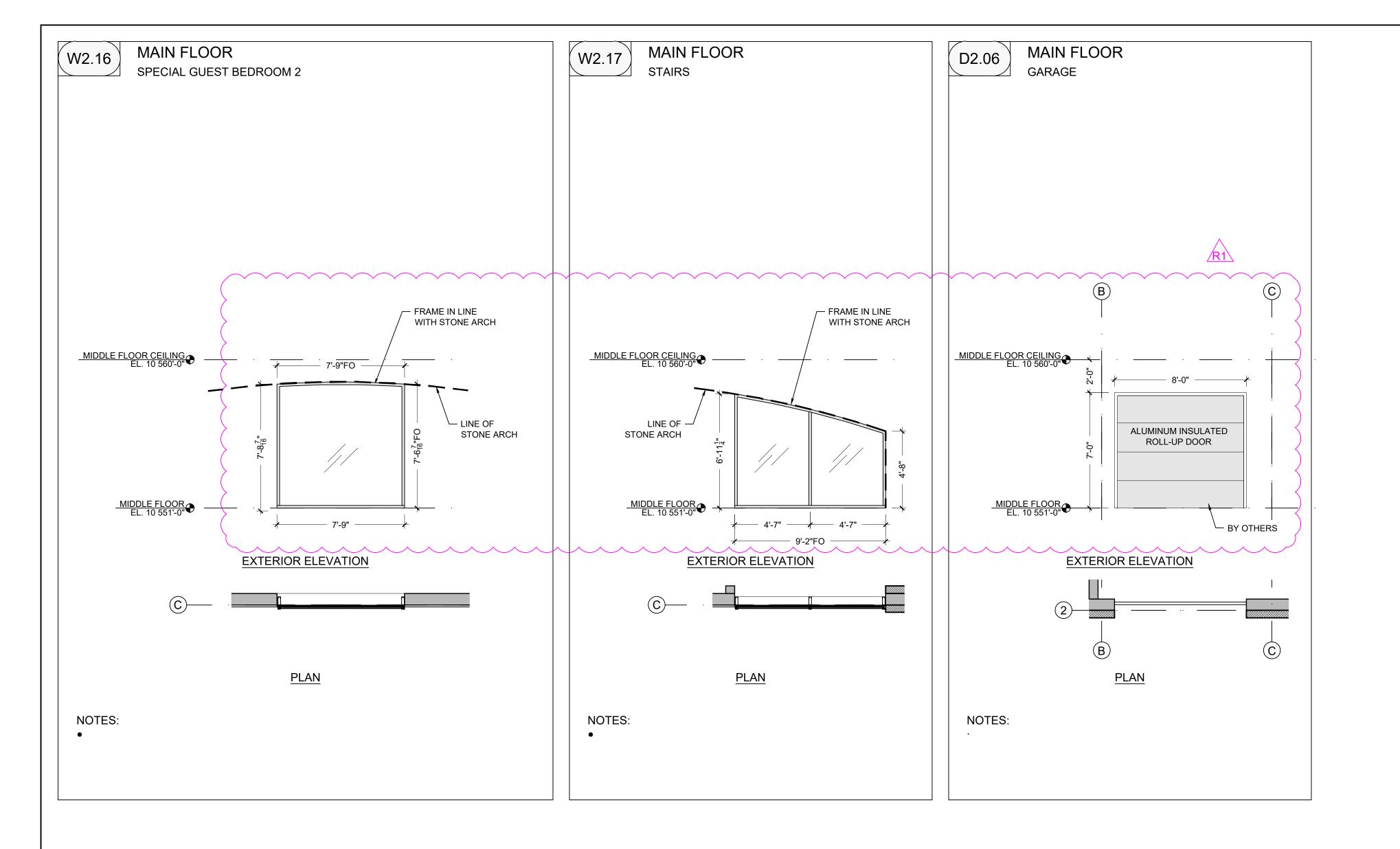
O P E N S P A C E 165 EAST 15T STREET NORTH VANCOUVER, BC CANADA V7L1B2 OPENSPACEARCHITECTURE.COM 604.984.7722

ISSUED FOR DRB 2025.01.09 ISSUED FOR DRB 2025.01.23 ISSUED FOR DRB R1

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3 COONSKIN RIDGE LANE MOUNTAIN VILLAGE, CO 81435 USA



OPENSPACE 165 EAST 15T STREET NORTH VANCOUVER, BC CANADA V7L1B2 OPENSPACEARCHITECTURE.COM 604.984.7722

2024.09.27 ISSUED FOR DRB 2025.01.09 ISSUED FOR DRB 2025.01.23 ISSUED FOR DRB R1

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SEAL



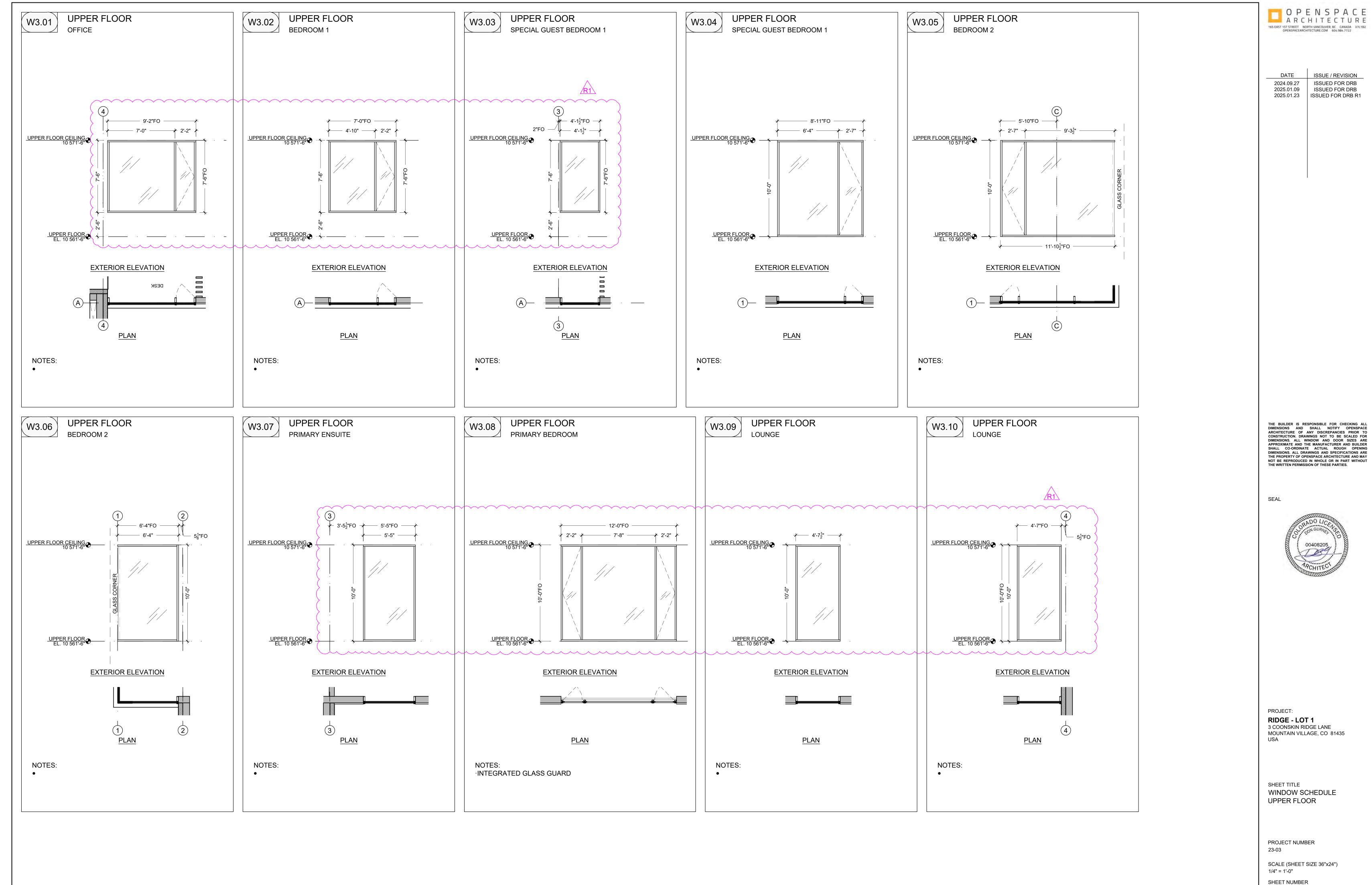
PROJECT: RIDGE - LOT 1
3 COONSKIN RIDGE LANE
MOUNTAIN VILLAGE, CO 81435
USA

SHEET TITLE WINDOW SCHEDULE MAIN FLOOR

PROJECT NUMBER 23-03

SCALE (SHEET SIZE 36"x24") 1/4" = 1'-0" SHEET NUMBER

A8.04



ISSUED FOR DRB 2025.01.09 ISSUED FOR DRB 2025.01.23 ISSUED FOR DRB R1

A8.05



January 22, 2025

Amy Ward Community Development Director 455 Mtn Vlg Blvd, Ste A Mountain Village, CO 81435

Subject: Ridge Lot 1 | Light Trespass Study

Dear Ms. Ward:

After further visibility concerns for the Lot 1 Ridge project were expressed, we felt analyzing the Light Trespass at the property boundary would be a valuable analysis for the DRB. Based on the LEED Sustainable Site – Light Trespass / Pollution evaluation, Luminosity has calculated the vertical illuminance (at 5 ft above grade) along the property line, aiming back towards the house. In addition, the horizontal illuminance at the property line. Luminosity created a similar evaluation for the Idarado DRC, for projects where light trespass was a potential concern for neighboring properties.

As you will see from the attached calculation, no vertical or horizontal (see drawing L3.1) illuminance is calculated at the property line along the eastern side. To clarify, no light bleed was present at the property line. This metric allows DRB's or other jurisdictions to ensure light bleed does not impact neighboring properties.

In addition to this study, the design team has proceeded with several modifications to further address the expressed concerns along the eastern side of the residence. In the entry, the pendants were reduced in quantity and shifted towards the center of the space. The glazing on the east side of the entry area has been reduced with the addition of a central wood panel. Since this area will no longer include a door on the east side, the exterior downlight was removed, and a steplight was added to minimize light levels while maintaining safety in this alcove. Additionally, along the east side of the residence, the retaining walls have increased in height to block any potential light bleed. A small task light has been integrated into the beam above the BBQ grill. This fixture will be controlled using a motion sensor connected to a timer to ensure the light is only on when the grill area is being utilized.

Please let us know if you have any questions about the evaluation or results.

Sincerely,

Craig Spring, IALD, IES, LC, LEED AP

Principal

# LOT 1 RIDGE LIGHTING CALCULATIONS: EASTERN PROPERTY LINE - VERTICAL

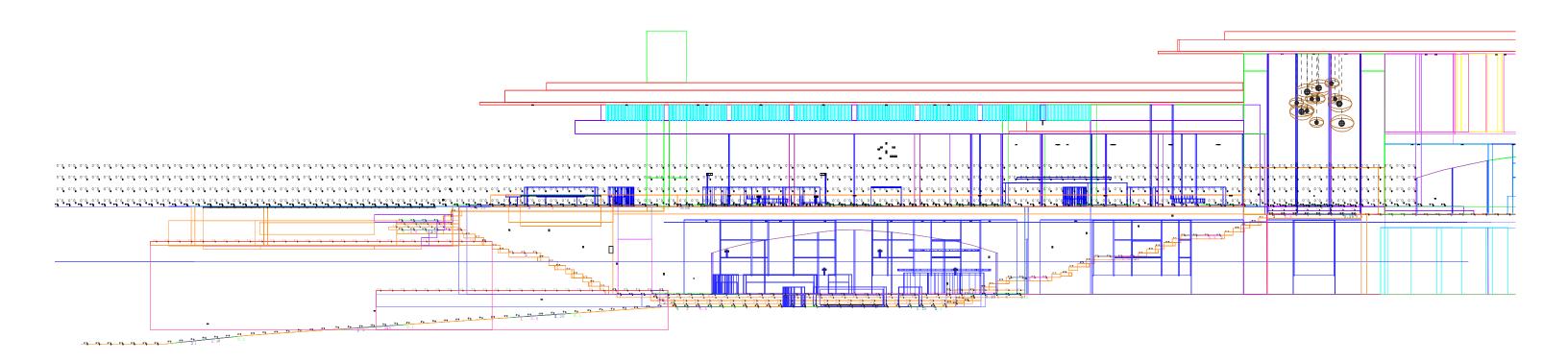
Date:1/20/2025

Filename: Lot1Ridge\_Calculations\_v7\_Reduced Qty Central Pendants.AGI

Calculation by: MH

CALCULATION INCLUDES:

VERTICAL CALCULATION AT EASTERN PROPERTY LINE



Contour Plot - [Footcandle Values] Not to Scale

<sup>\*\*\*</sup>Lighting calculation results are based on photometric data provided by manufacturers and industry standards regarding reflectance of surfaces.

# LOT 1 RIDGE

## ARCHITECTURAL LIGHTING



# ARCHITECTURAL LIGHTING DESIGN SERVICES: DRAWING SCHEDULE

- L0.0 COVER SHEET + LIGHTING DRAWING INDEX + LEGEND + GENERAL NOTES
- L0.1 SITE LIGHTING PLAN OVERALL
- L0.2 SITE LIGHTING PLAN PART 1
- LO.3 SITE LIGHTING PLAN PART 2
- L0.4 SITE LIGHTING PLAN PART 3
- L1.2 MIDDLE FLOOR LIGHTING PLAN
- L1.3 MIDDLE FLOOR LIGHTING PLAN
- L2.0 LIGHTING DETAILS
- L3.0 EXTERIOR LIGHTING CALCULATION PART 1
- L3.1 EXTERIOR LIGHTING CALCULATION PART 2
- L3.2 EXTERIOR LIGHTING CALCULATION PART 3
- L3.3 INTERIOR LIGHTING CALCULATION
- L3.4 PROJECT CALCULATION SUMMARIES

### **GENERAL NOTES**

1. ELECTRICAL CONTRACTOR TO INSTALL AND PROGRAM LIGHTING CONTROL SYSTEM. EC TO UTILIZE CONTROL OVERVIEW SPREADSHEET IN INITIAL PROGRAMMING OF THE SYSTEM, AND REVIEW FINAL LEVELS WITH LIGHTING DESIGNER ONSITE DURING NIGHTTIME AIMING SESSIONS.

2. PROVIDE PRICING FOR LUTRON
QSX/HOMEWORKS SYSTEM, WITH ALISSE
KEYPAD OR EQUIVALENT TO BE
PROVIDED. EXACT KEYPAD TO BE
CONFIRMED.

3. PROVIDE ALL SWITCHES AND DIMMERS AS SMART DEVICES ON THE LUTRON SYSTEM FOR THE ALL OFF FUNCTION/FEATURE.

4. PROVIDE FIXTURE, COMPATIBLE DIMMING DRIVER, ALL NECESSARY COMPONENTS AND CONNECTIONS, TO PROVIDE A SYSTEM OF SMOOTH DIMMING WITHOUT FLICKER AT ALL LEVELS OF DIMMING.

5. EC TO PROVIDE SUBMITTAL PACKAGE FOR REVIEW BY LIGHTING DESIGNER AND SIGN OFF PRIOR TO ORDERING.

LIGHTING SYMBOLS		
	REC ADJ DOUBLE DOWNLIGHT	
<b>←</b> ○	SURF MNTD CLG MONOPOINT	
<b>■</b> / <b>●</b>	RECESSED ADJ DOWNLIGHT	
□/0	RECESSED ADJ DOWNLIGHT. WET RATED.	
•	SURF MNTD CLG FIXT. STEAM RATED.	
<del>-</del> ф-	SURF MTD CLG FIXT	
	SURF MNTD LINEAR LED FIXT	
+	CEILING MOUNTED PENDANT	
	CEILING MOUNTED FIXT	
-ф <sub>1</sub>	WALL MOUNTED SCONCE	
	WALL MOUNTED LINEAR FIXT	
4	VERT MOUNTED LED EXTRUSION	
ď	STEP LIGHT	
\$	SWITCH - SINGLE POLE	
\$ <sub>D</sub>	SWITCH - DIMMER	
\$ <sub>3</sub>	SWITCH - THREE WAY	
\$ <sub>3D</sub>	SWITCH - THREE WAY DIMMER	
\$ <sub>J</sub>	SWITCH - DOOR JAMB	
\$к	SWITCH - CONTROL SYSTEM KEYPAD	
\$ <sub>T</sub>	SWITCH - TIMER	
ф	SWITCH - DUPLEX RECEPTACLE	
ф	DUPLEX RECEPTACLE	
•	SWITCHED - DUPLEX RECT FLUSH IN FLOOR	
Φ	DUPLEX RECEPTACLE FLUSH IN FLOOR	
F	EXHAUST FAN	
<u> </u>	JUNCTION BOX	
Т	REMOTE TRANSFORMER	
D	REMOTE DRIVER - LED POWER SUPPLY	



618 Mtn Vlg Blvd, Ste 203A PO Box 3610

Telluride, CO 81435 P 970.729.8892 www.luminosityald.com

CONSULTANTS

Architect

OPENSPACE ARCHITECTURE
165 East 1st Street
North Vancouver, BC
Canada V7L1B2
604 994 7772

Interior Architect

Landscape Architect

General Contractor

Electrical Contractor

REVISIONS

DATE DESCRIPTION

12.23.2024 EXTERIOR DRB SUBMISSION

2 01.21.2025 EXTERIOR DRB SUBMISSION

PROJECT

LOT 1 RIDGE Lot 1 - The Ridge Mountain Village, CO.

SITE ORIENTATION

DRAWING TITLE

COVER

DRAWING ISSUE

ISSUE: EXTERIOR DRB SUBMISSI

DATE: 21 JANUARY 2025

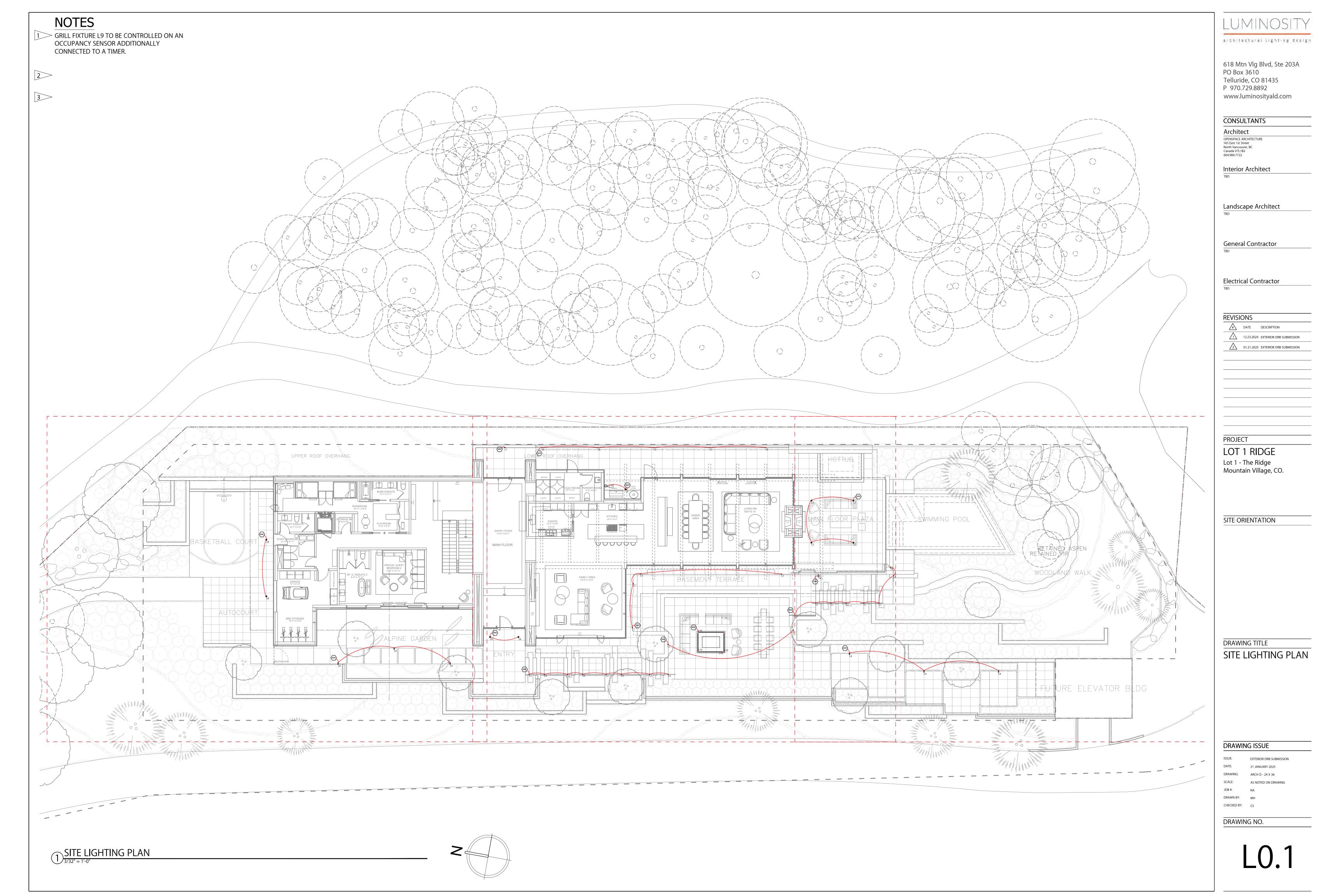
DRAWING: ARCH D - 24 X 36

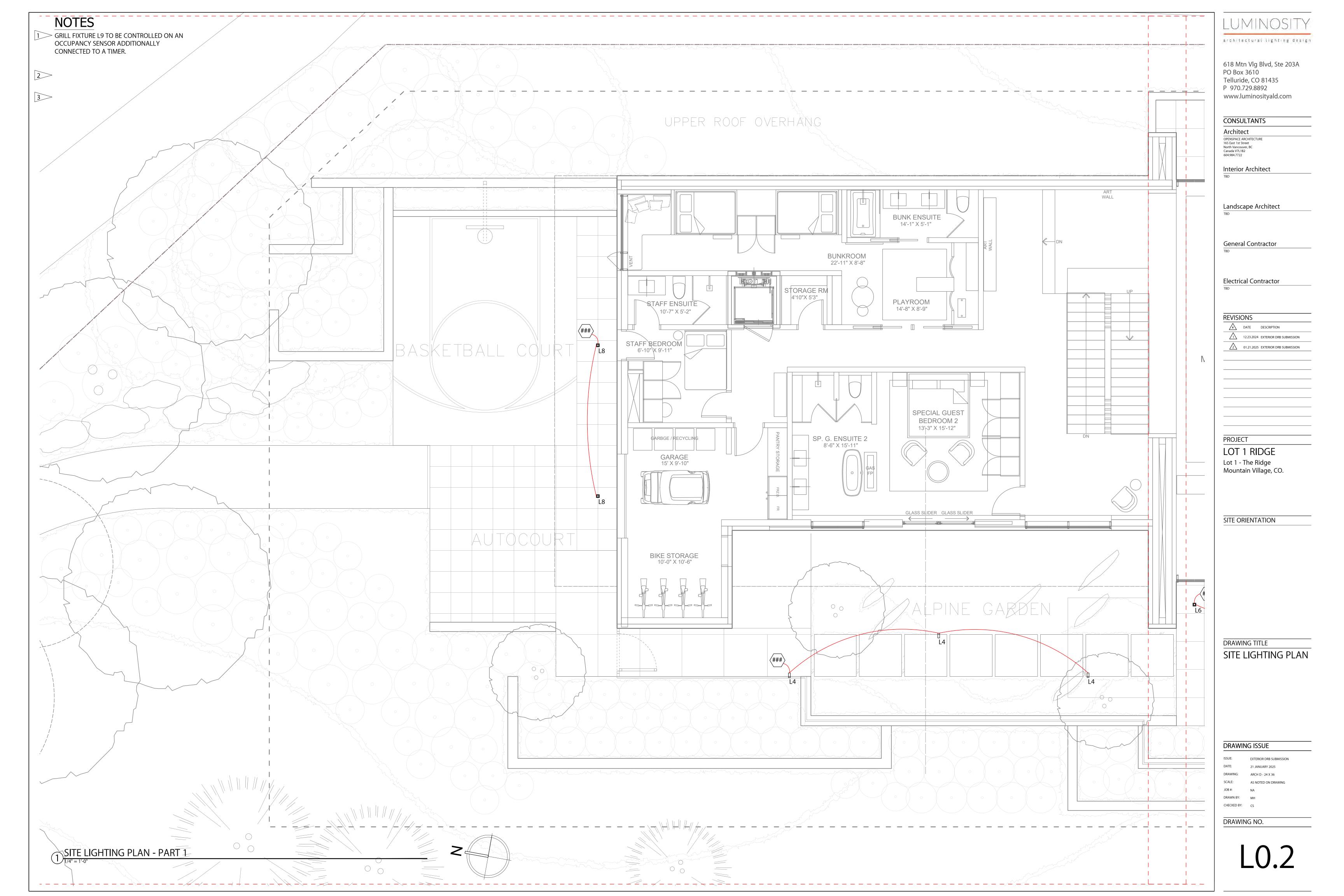
SCALE: AS NOTED ON DRAWING

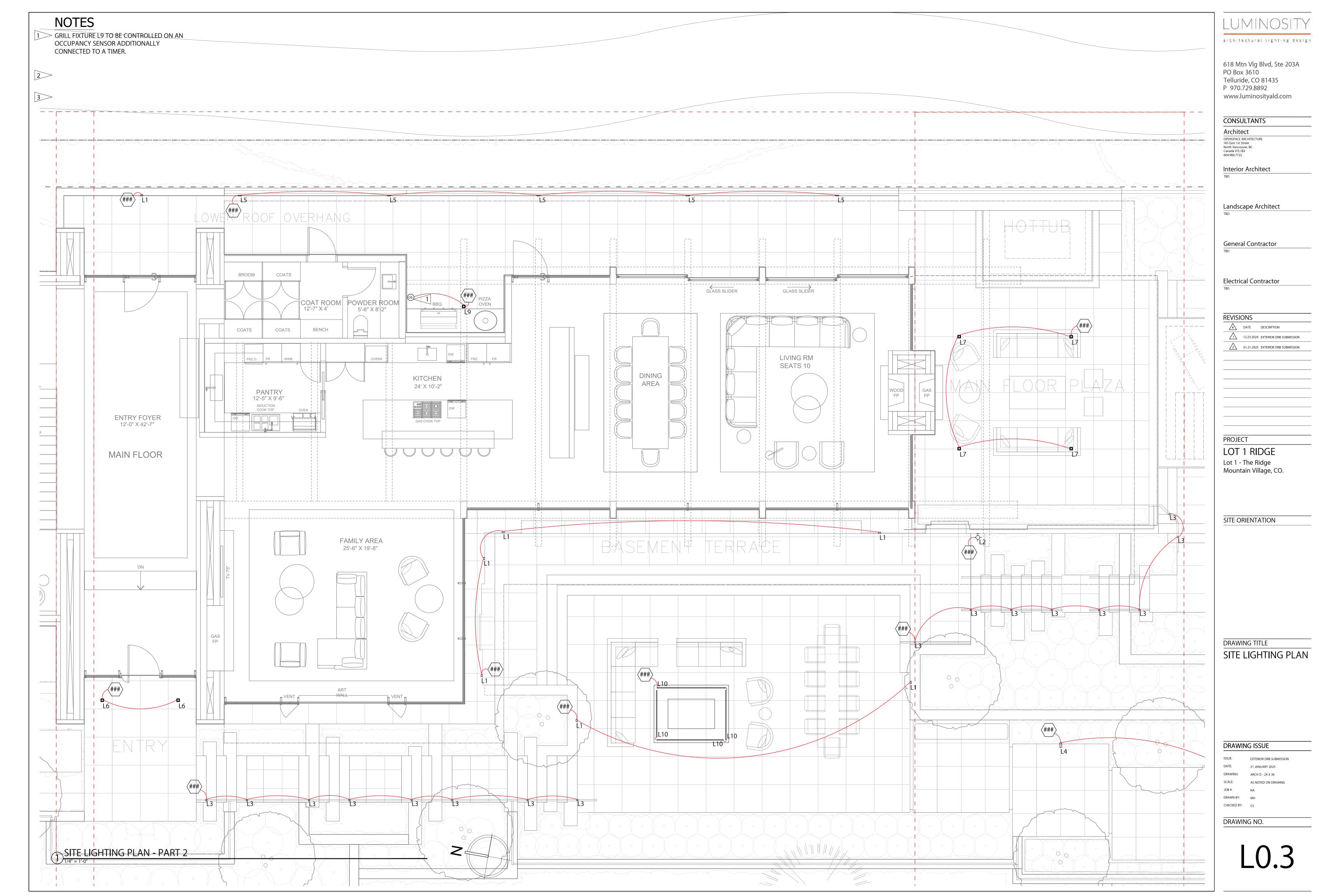
DRAWN BY: MH
CHECKED BY: CS

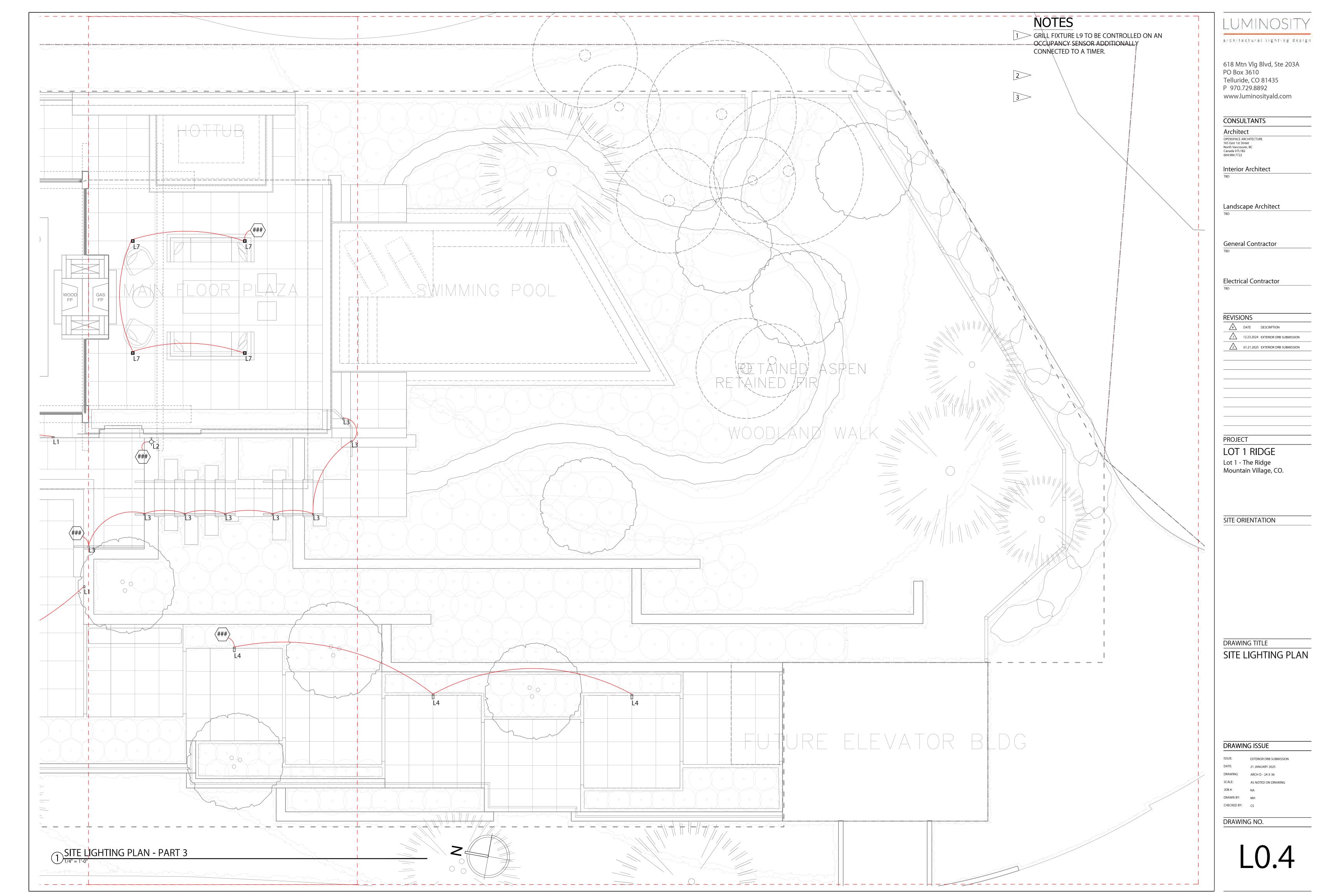
DRAWING NO.

L0.0











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architectural lighting design

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CONSULTANTS

OPENSPACE ARCHITECTURE 165 East 1st Street North Vancouver, BC Canada V7L1B2 604.984.7722

Interior Architect

Landscape Architect

**General Contractor** 

**Electrical Contractor** 

REVISIONS

# DATE DESCRIPTION 12.23.2024 EXTERIOR DRB SUBMISSION 01.21.2025 EXTERIOR DRB SUBMISSION

LOT 1 RIDGE Lot 1 - The Ridge Mountain Village, CO.

SITE ORIENTATION

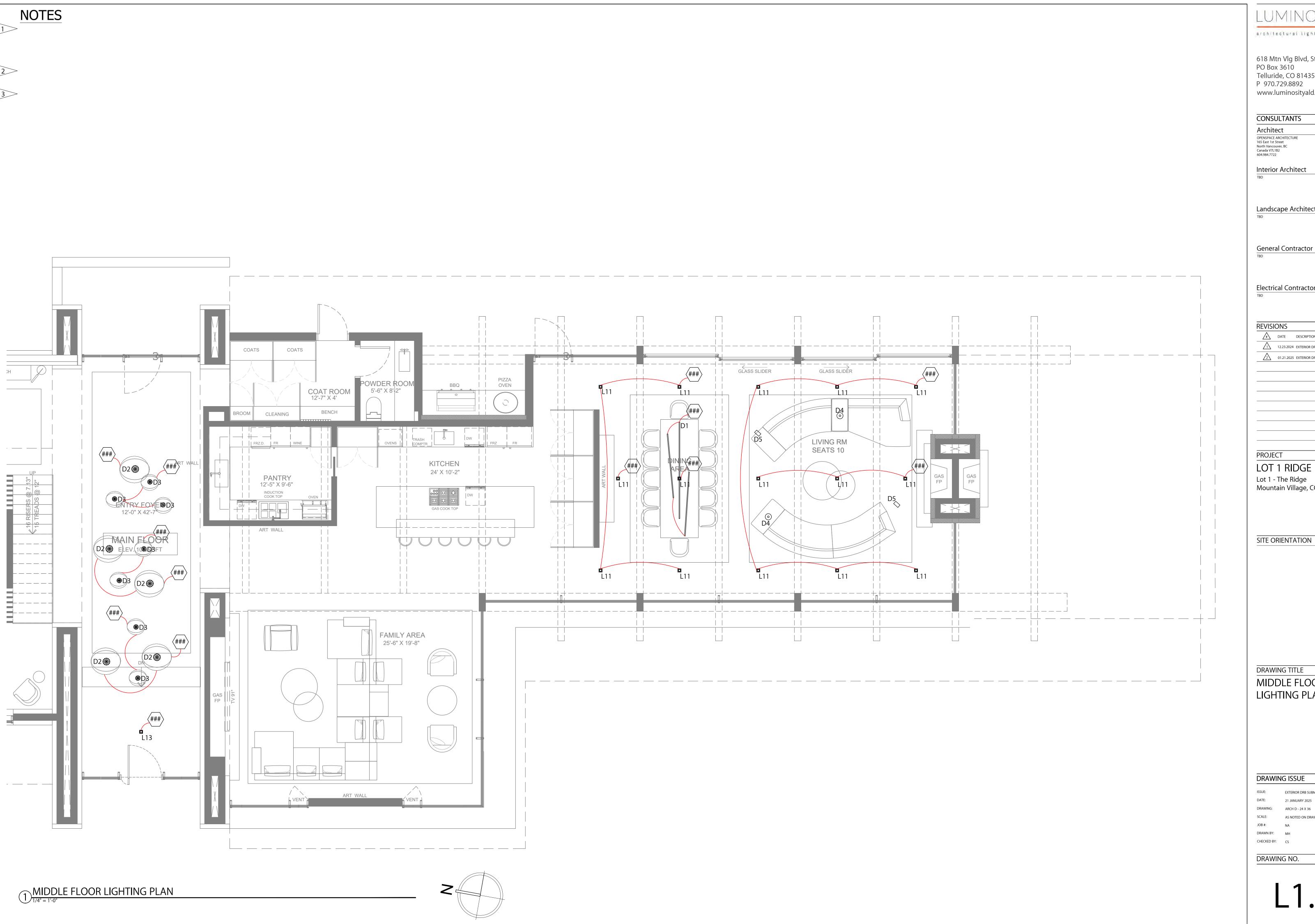
DRAWING TITLE

MIDDLE FLOOR LIGHTING PLAN

DRAWING ISSUE

DRAWN BY: MH

DRAWING NO.



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CONSULTANTS

Architect OPENSPACE ARCHITECTURE 165 East 1st Street North Vancouver, BC Canada V7L1B2 604.984.7722

Interior Architect

Landscape Architect

**Electrical Contractor** 

REVISIONS

# DATE DESCRIPTION 12.23.2024 EXTERIOR DRB SUBMISSION 01.21.2025 EXTERIOR DRB SUBMISSION

PROJECT

LOT 1 RIDGE Lot 1 - The Ridge Mountain Village, CO.

SITE ORIENTATION

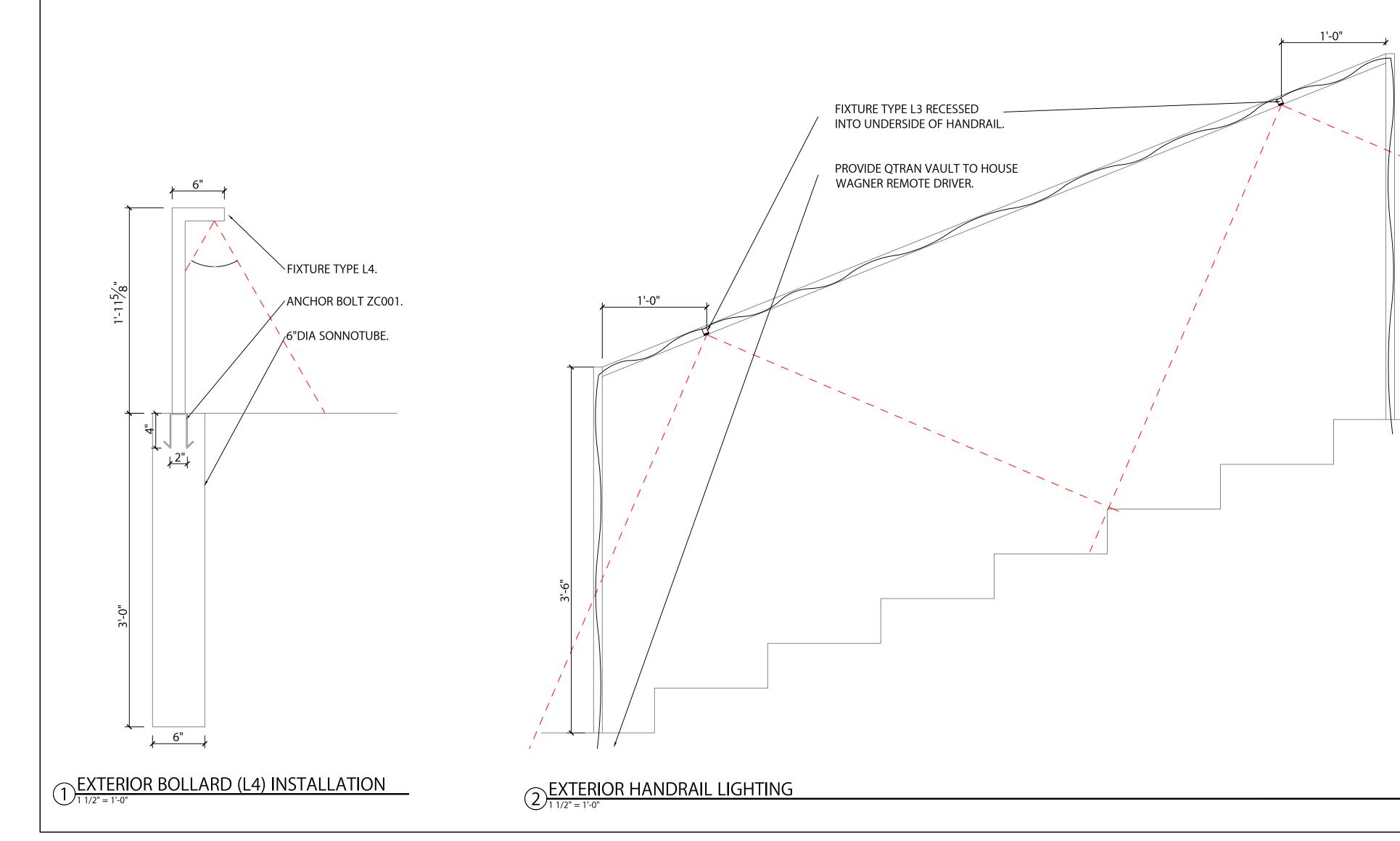
DRAWING TITLE

MIDDLE FLOOR LIGHTING PLAN

**DRAWING ISSUE** 

DRAWN BY: MH CHECKED BY: CS

DRAWING NO.



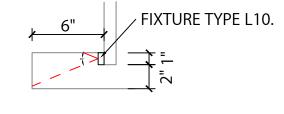
3 HANDRAIL LIGHTING SECTION
1 1/2" = 1'-0"

FIXTURE TYPE L3
RECESSED INTO
UNDERSIDE OF
HANDRAIL. HANDRAIL. WIRING TO CONNECT TO REMOTE DRIVER.

8 RECESSED PATHWAY LIGHTING

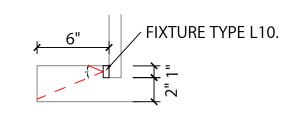
CONCRETE. , STONE.

FIXTURE TYPE L5.



EXTERIOR FIREPIT LIGHTING

1 1/2" = 1'-0"



DRAWN BY: MH CHECKED BY: CS

DRAWING ISSUE

DRAWING NO.

DRAWING TITLE LIGHTING DETAILS

SITE ORIENTATION

LOT 1 RIDGE Lot 1 - The Ridge Mountain Village, CO.

PROJECT

# DATE DESCRIPTION 12.23.2024 EXTERIOR DRB SUBMISSION 01.21.2025 EXTERIOR DRB SUBMISSION

Electrical Contractor

REVISIONS

General Contractor

Landscape Architect

Interior Architect

OPENSPACE ARCHITECTURE 165 East 1st Street North Vancouver, BC Canada V7L1B2 604.984.7722

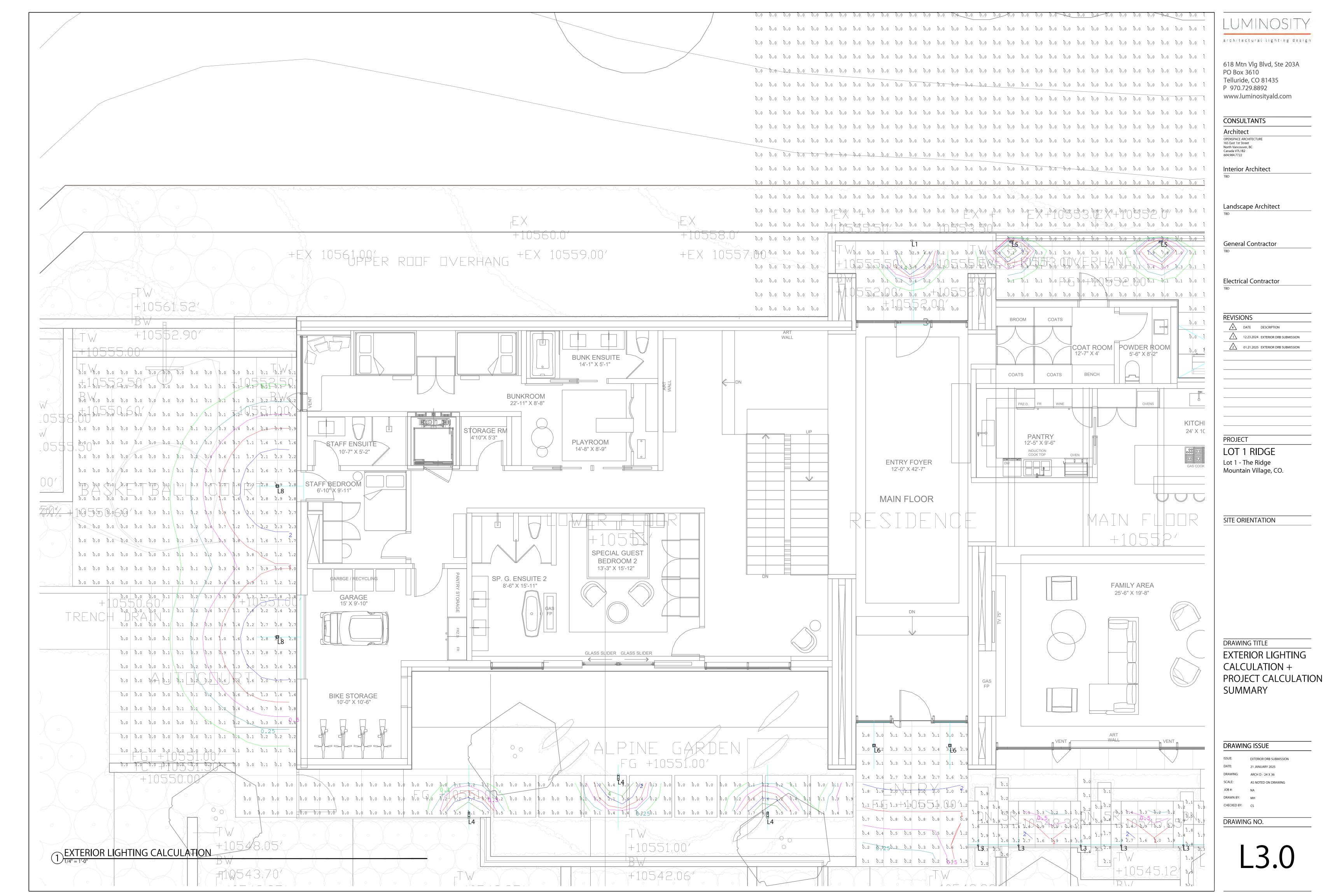
CONSULTANTS

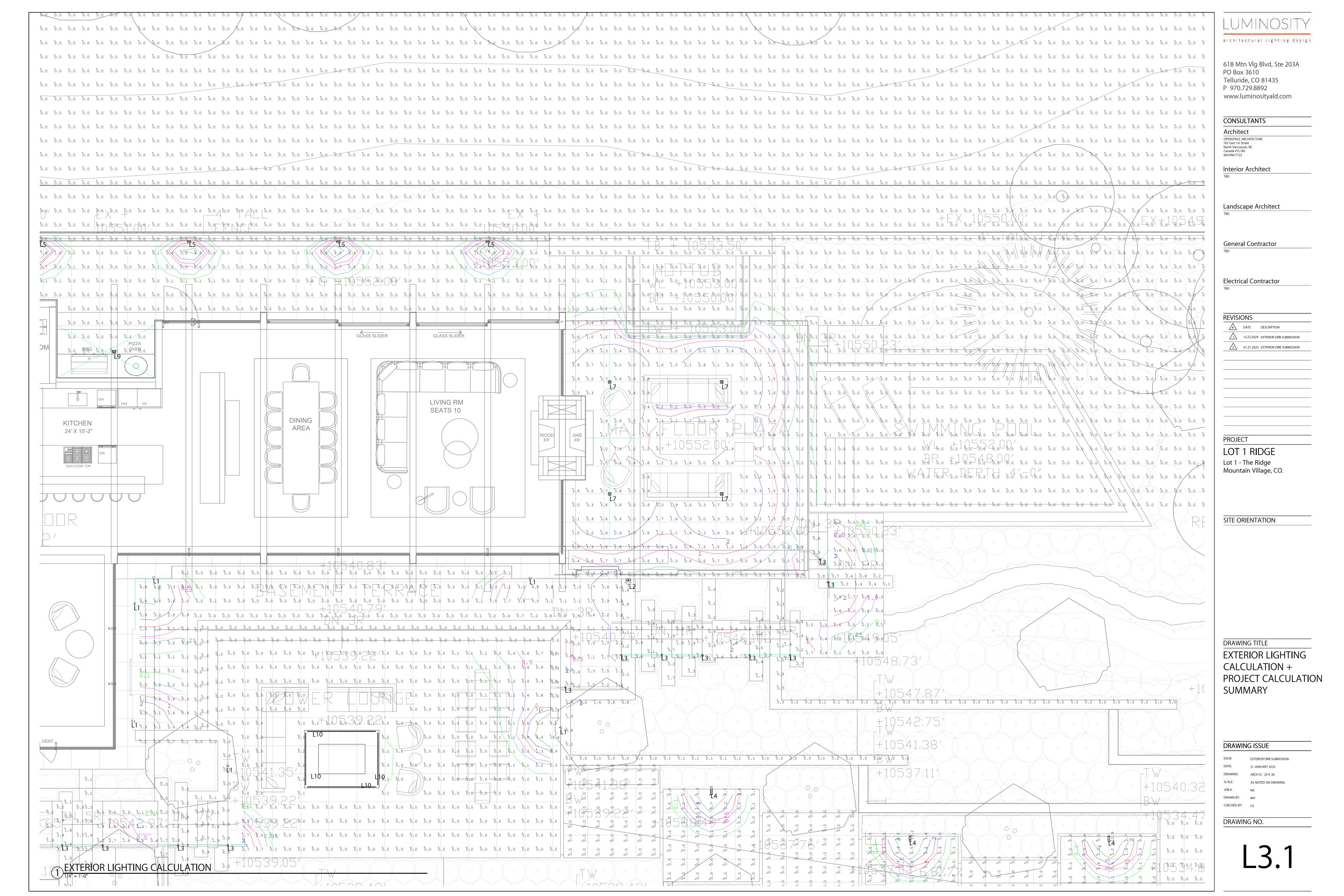
Architect

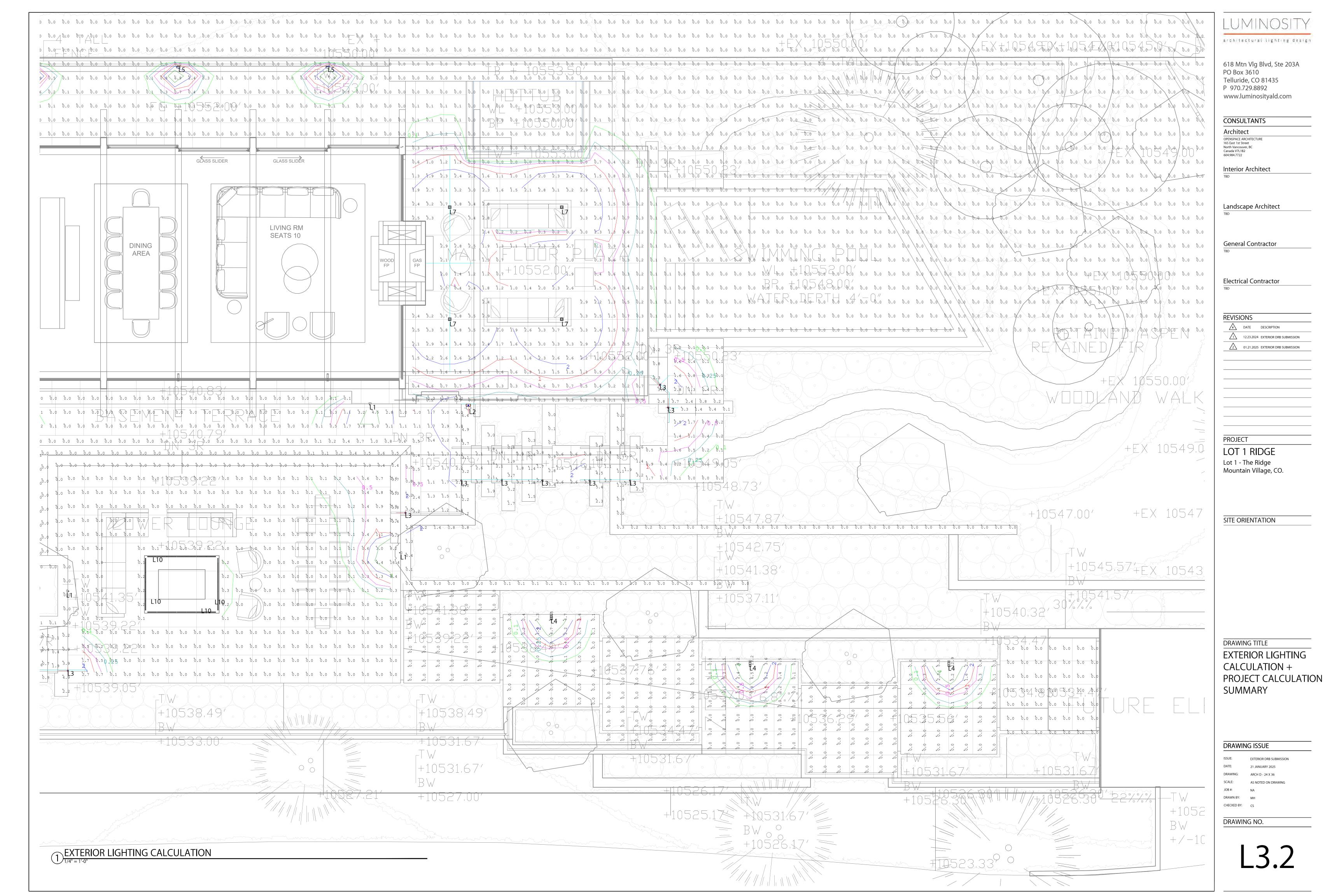
618 Mtn Vlg Blvd, Ste 203A PO Box 3610 Telluride, CO 81435 P 970.729.8892 www.luminosityald.com

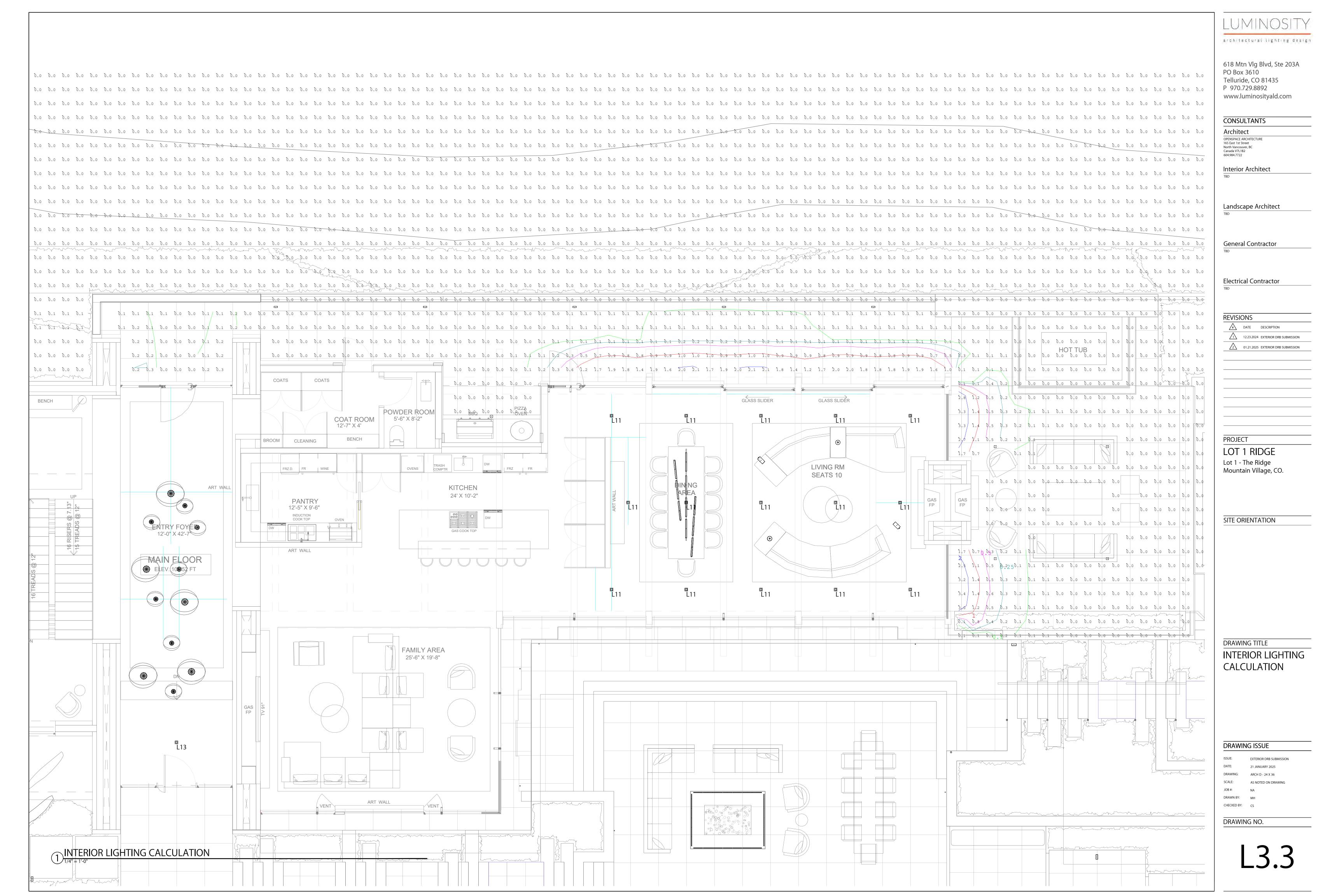
LUMINOSITY

architectural lighting design









Calculation Summary
Label CalcType Units Avg Max Min Avg/Min Max/Mi
East Exterior Illuminance Fc 0.04 3.4 0.0 N.A. N.A.

# 3 INTERIOR LIGHT BLEED CALCULATION SUMMARY

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Alpine Garden Walkway Planar	Illuminance	Fc	0.55	9.3	0.0	N.A.	N.A.
Auto+BB Court Planar	Illuminance	FC	0.51	2.9	0.0	N.A.	N.A.
Basement Lounge_Lower_Basement	Illuminance	Fc	0.21	16.4	0.0	N.A.	N.A.
Basement Lounge Stair 1 Top	Illuminance	Fc	0.23	1.8	0.0	N.A.	N.A.
Basement Lounge Stair 2 Top	Illuminance	Fc	0.26	3.5	0.0	N.A.	N.A.
Basement Lounge Stair 3 Top	Illuminance	Fc	0.29	3.2	0.0	N.A.	N.A.
Basement Lounge_Upper_Top	Illuminance	Fc	1.00	7.3	0.0	N.A.	N.A.
East Exterior	Illuminance	Fc	0.14	32.9	0.0	N.A.	N.A.
Entry	Illuminance	Fc	0.33	0.8	0.0	N.A.	N.A.
Entry Stair Lower Landing Top	Illuminance	Fc	0.76	2.7	0.1	7.60	27.00
Entry Stair Lower Planar	Illuminance	Fc	1.47	3.7	0.2	7.35	18.50
Entry Stair Lower Middle Plana:	Illuminance	Fc	1.75	3.7	0.3	5.83	12.33
Entry Stair Middle Landing Top	Illuminance	Fc	0.98	2.7	0.2	4.90	13.50
Entry Stair Upper Middle Plana:	Illuminance	Fc	1.73	3.9	0.3	5.77	13.00
Entry Stair Upper Landing Top	Illuminance	Fc	0.97	2.7	0.1	9.70	27.00
Entry Stair Upper Planar	Illuminance	Fc	1.96	4.0	0.5	3.92	8.00
Pool Stairs Bottom Planar	Illuminance	Fc	2.40	4.4	0.8	3.00	5.50
Pool Stair Lower Landing Top	Illuminance	Fc	1.80	3.6	0.6	3.00	6.00
Pool Stairs Middle_Planar	Illuminance	Fc	2.12	4.3	0.7	3.03	6.14
Pool Stair Middle Landing_Top	Illuminance	Fc	0.57	2.5	0.0	N.A.	N.A.
Pool Stairs Upper 1_Planar	Illuminance	Fc	1.88	4.4	0.2	9.40	22.00
Pool Stair Upper Landing_Top	Illuminance	Fc	0.56	2.8	0.0	N.A.	N.A.
Pool Stairs Upper 2_Planar	Illuminance	Fc	1.86	4.1	0.2	9.30	20.50
Ramp 1 Planar	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Ramp 2 Planar	Illuminance	Fc	0.69	12.9	0.0	N.A.	N.A.
Ramp 3_Planar	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Ramp 4_Planar	Illuminance	Fc	0.74	13.2	0.0	N.A.	N.A.
Ramp 5_Planar	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Ramp 6_Planar	Illuminance	Fc	0.68	13.5	0.0	N.A.	N.A.
Ramp 7_Planar	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

# 2 EXTERIOR LIGHTING CALCULATION SUMMARY

ymbol	Label	Arrangement	Total Lamp Lumens	LLF	Description
Þ	L1 - Steplight	SINGLE	127	0.700	Steplight ISL1 90CRI 4W 2700K
•	L2 - Ext Sconce	SINGLE	N.A.	0.700	Rega 24in Folded Sconce
->-	L4 - Bollard	SINGLE	128	0.700	ELLE 2 2700K 60DG 500mA
- D	L5 - Retaining Wall Pathlight	SINGLE	57.781	0.700	PathLight 7032-27BZ-062719
•	L6 - Element 3in 25 Deg	SINGLE	992	0.320	Element 3 Sq, 25deg LED 12W, 90
•	L7 - Element 3in 40 Deg	SINGLE	1006	0.320	Element 3 Sq, 40deg LED 12W, 90
<u> </u>	L8 - BBCourt DL 3in 60 Deg	SINGLE	N.A.	0.325	102171228CHI-099 GB EN3S-L093
+	L10 - Firepit 1ft Inc QTL VEVE	SINGLE	287	0.050	SW24-3 0-WET-27
+	L10 - Firepit 6In Inc QTL VEVE	SINGLE	287	0.050	SW24-3 0-WET-27
0	L3 - Handrail - Opt 2	SINGLE	N.A.	0.700	LULF30K945
•	L11 - Int Element 3in 40 Deg	SINGLE	1006	0.700	Element 3 Sq, 40deg LED 12W, 90
	D1 Dining Sculptural Pendant	SINGLE	1481	0.101	CP1350-45-L35K(L)
<u> </u>	D4 Living Table Lamp	SINGLE	N.A.	0.400	TF1960-L35K-SH141408CY-IVFAB
Ð	D5 Living Floor Lamp	SINGLE	N.A.	2.730	6061-2700K
•	L12 - Pool 1ft Inc 115lm-ft	SINGLE	287	0.400	SW24-3 0-WET-27
•	D2A Entry Pendant LG 450	SINGLE	6150	0.073	CP7120-22-L35K
●	D3A Entry Pendant SM 350	SINGLE	3697	0.095	CP7120-16-L35K
<u></u>	L9 - BBQ Targetti WF	SINGLE	908.3	0.507	BLTRPFEL2WF27

1 LIGHTING FIXTURE SCHEDULE



618 Mtn Vlg Blvd, Ste 203A PO Box 3610 Telluride, CO 81435 P 970.729.8892 www.luminosityald.com

CONSULTANTS

Architect

OPENSPACE ARCHITECTURE
165 East 1st Street
North Vancouver, BC
Canada V7L1B2
604.984.7722

Interior Architect

Landscape Architect

General Contractor

**Electrical Contractor** 

REVISIONS

DATE DESCRIPTION

12.23.2024 EXTERIOR DRB SUBMISSION

2 01.21.2025 EXTERIOR DRB SUBMISSION

PROJECT

LOT 1 RIDGE Lot 1 - The Ridge Mountain Village, CO.

SITE ORIENTATION

DRAWING TITLE

PROJECT CALCULATION SUMMARIES

DRAWING ISSUE

ISSUE: EXTERIOR DRB SUBMISSION
DATE: 21 JANUARY 2025
DRAWING: ARCH D - 24 X 36
SCALE: AS NOTED ON DRAWING
JOB #: NA
DRAWN BY: MH

DRAWING NO.

CHECKED BY: CS

L3.4



FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY FINISH / IP (W/FT) RATING	DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L1		LED Step Light	Lucifer	Impact	ISL1-2-BRM-90LO4B- 27	2700k, 134 Lumens, 4.2 Watts, 90 CRI		120V			4.2	Matte Oil- Rubbed Bronze / Wet Location	2.59"W X 2.75"T			Exterior Steplight
12	Share State	Exterior Sconce	Visual Comfort	Rega 24" Folded Sconce	KW-2782BZ	2700K, 1000lms, 12w, 80+ CRI					12	Bronze / Wet Location	5.25"W x 24"H x 3.25"D			Exterior Sconce
L3		Stair Rail Spot Downlight	Wagner	Lumenpod 16	LULF-27-94-5	2700K, 2.2 Watts, 94 Lumens, 80+ CRI		24VDC	0-10 V		2	316 Solid Stainless Steel / IP67	0.63"W X 0.76"T		Lumenpod to thread into bottom of handrail.	Exterior Handrail
L4	600	23.6" Exterior Bollard Lighting	Flexa Lighting	Elle 2	Fixture: BLS-6-TBD-20 Mounting Acc: ZC001	2700K, 2.0 Watts, 128lms, 80+CRI		500mA			2.00	TBD / Exterior	2.36"W X 23.6" T		Concrete Mount	Exterior Bollards - Alpine Garden + Ramps to Elevator Building
L5	1	3" Hardscape Path Lighting	WAC	3* Hardscape	7032-27-1.5w-50-BZ	2700K, 1.5 Watts, 50lms, 80+CRI		12V		Remote power supply	1.50	Bronze / Wet Location	4.44"W x 1"H x 3.125°D			Exterior Retaining Wall Path Light

1



FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY (W)	ENERGY (W/FT)	FINISH / IP RATING DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L6	SQUAREBEVEL	Exterior Downlight	Visual Comfort	Element 3in Adjustable Downlight	E3S-TBD-LO-927-2-A- I-ELDOA	2700K, 12W, 1106lm, 90+ CRI	NA	120V	Eldo 0·10 V @ 0.1%	Integral Universal Phase Driver	12.0		TBD / Wet Location		Dimmed to 50% minimum to meet DRB and MV Lighting Standards.  Circular vs. Square trim under review.  Warm Dim under review which is 941 lumens.	Exterior Downlights - Entry, Sculpture
L7	SQUARE REVEL	Exterior Downlight	Visual Comfort	Element 3in Adjustable Downlight	E3S-TBD-LO-927-4-A- I-ELDOA	2700K, 12W, 1106lm, 90+ CRI	NA	120V	Eldo 0·10 V @ 0.1%	Integral Universal Phase Driver	12.0		TBD / Wet Locatioin		40 deg  Dimmed to 50% minimum to meet DRB and MV Lighting Standards  Circular vs. Square trim under review.  Warm Dim under review which is 941 lumens.	Exterior Downlights - Patio
L8	SQUARE REVEL	Exterior Downlight	Visual Comfort	Element 3in Adjustable Downlight	E3S-TBD-LO-927-6-A- I-ELDOA	2700K, 12W, 1106lm, 90+ CRI	NA	120V	Eldo 0-10 V @ 0.1%	Integral Universal Phase Driver	12.0		TBD / Wet Location		60 deg  Dimmed to 50% minimum to meet DRB and MV Lighting Standards  Circular vs. Square trim under review.  Warm Dim under review which is 941 lumens.	Exterior Downlights - Basketball Court
L9	100 - 130 -	Compact Adjustable Floodlight Projector	Targetti	Bulletto	BLT-RP-BT-L2-WF-27	2700K, 12W, 634Lm, 90+CRI		24VDC	MLV	Remote power supply	12.0		Black / Wet 1.95°W x Location 6.75°T		Dimmed to 50% minimum to meet DRB and MV Lighting Standards  Controlled on OS connected to Timer to ensure only on when being used	Exterior BBQ Light
L10	1.0" Tr. 07"	45 Deg LED Linear	QTL	FLUR	LED: SW24/3.0-WET- 27-XX-XX-XXX-XXX Extrusion: FLUR-ST- SST-CL/45-NI-XX	2700k, 3.0 Watts, 287lm/ft, 90+CRI		24VDC				3	Satin / Wet Location 1"W x 0.75"H			Exterior Linear Firepit Lighting



FIXT TYPE	IMAGE	DESCRIPTION	MANUFACTURER	MODEL	CATALOG NO	LAMP	LENGTH (FT.)	VOLTAGE	DIMMING	REMOTE / INTEGRAL POWER SUPPLY	ENERGY ENERGY (W/FT)	FINISH / IP RATING DIMENSIONS	ACCESSORIES	NOTES	LOCATION
L11	I simm 1  Ly  Southern Hevel  Southern Hevel	40 Deg Interior Downlight	Visual Comfort	Element 3in Adjustable Downlight	E3S-TBD-LO-927-4-A- I-ELDOA	2700K, 12W, 1106lm, 90+ CRI	NA	120V	Eldo 0-10 V @ 0.1%	Integral Universal Phase Driver	12.0	TBD / Wet Location		40 deg Downlight  Circular vs. Square trim under review.  Warm Dim under review which is 941 lumens.	Main Level Living and Dining
L12	UL676 H STATIC WHITE	Submersible, Bendable Pool Light	ш	LED Neon Square Profile	LLI-N3.7W-68U-TBD- 27K-24V-XX	2700K, 3.7W, 115lm/ft, 80+ CRI					3.7	White / UL676 + IP68		Determine if side-bending or top-bending	Pool + Hot Tub
L13	1 Brm 1 Brm 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	40 Deg Interior Downlight	Visual Comfort	Element 3in Adjustable Downlight	E3S-TBD-LO-927-4-A- I-ELDOA	2700K, 12W, 1106lm, 90+ CRI	NA	120V	Eldo 0-10 V @ 0.1%	Integral Universal Phase Driver	12.0	TBD / Dry Location		40 deg Downlight  Circular vs. Square trim under review.  Warm Dim under review which is 941 lumens.	Interior DL double height ceiling
L14															

NOTES

<sup>1)</sup> Each Manufacturer to provide fixture, compatible dimming driver, and all necessary components and connections, to provide a system of smooth dimming without flicker at all levels of dimming.

<sup>2)</sup> Electrical contractor to install and program lighting control system. EC to review utilize Control Overview spreadsheet in initial programming of the system, and review final levels with lighting designer onsite during nighttime aiming sessions.



FIXT TYPE IMAGE DESCRIPTION MANUFACTURER	MODEL CATALOG NO LAMP	ENGTH (FT.) VOLTAGE DIMMING	REMOTE / INTEGRAL ENERGY ENERGY FINISH / IP POWER (W) (W/FT) RATING DIMENSION	is accessories notes location
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GENERAL CONTROL SYSTEM NOTES:

QNTY OF				GENERAL NOTES:
KEYPADS		BUTTON		
(KP)	TYPES OF KP	OPTIONS	COMMENTS	
			1	



# Agenda Item 6 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** Claire Perez, Planner II

**FOR:** Design Review Board Meeting; February 6, 2025

**DATE:** January 27, 2025

RE: Consideration of a Design Review: Final Architecture Review for a new Single-

Family home on 161A-4 Unit 8, TBD Raccoon Lane, pursuant to CDC Section

17.4.11.

**BACKGROUND:** Staff is requesting a continuation of the Final Architecture Review to the March 6, 2025, Regular DRB Meeting. The memo is being provided not to open the public hearing but solely for the purpose of the DRB providing a motion to continue to the Regular March 6, 2025 meeting date.

DRB also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

**RECOMMENDED MOTION:** I move to continue, the consideration of a Design Review: Final Architecture Review for a new Single-Family home on Lot 161A-4 Unit 8, TBD Raccoon Lane, pursuant to CDC Section 17.4.11.to the Regular Design Review Board Meeting on March 6, 2025.

/cp



# Agenda Item 7 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 369-8250

**TO:** Mountain Village Design Review Board

**FROM:** Claire Perez, Planner II

**FOR:** Design Review Board Meeting; February 6, 2025

**DATE:** January 27, 2025

**RE:** Work Session Regarding Potential Community Development Code Amendments

of CDC Section 17.5.12 Lighting Regulations

# **BACKGROUND:**

Over the past few years, several areas of the lighting regulations have been points of discussion during DRB meetings. For example, there have been discussions regarding how the DRB should interpret landscape lighting and architectural lighting. The height of recessed lights within a soffit has also been a frequent point of discussion. The language regarding lighting on upper-levels is also somewhat difficult for applicants to interpret. These are just some examples. As such, Staff would like to discuss potential changes to the regulations and gain feedback from the DRB before drafting specific code language. It is important that the lighting regulations are consistent with the Town's goals of minimizing light pollution and provide clarity to applicants and the DRB.

Staff has provided some redlines to the current lighting regulations. Some of the potential changes and items for discussion by the Board include:

- Creating separate lighting regulations for commercial and residential areas
- Defining Architectural lighting
- Clarifying both allowable and prohibited landscaping lighting, and outlining allowable uses of linear LED light fixtures
- Permitting full cut off downlit wall sconces that incorporate a glass element with a limited lumen output
- Creating a maximum height limit of 12' of recessed downlighting within roof soffit
- Incorporating BUG lighting regulations
- Potentially adding a deadline by which all exterior lighting needs to meet Town requirements

# ATTACHMENTS:

 Rough DRAFT proposed changes to CDC Section 17.5.12 Lighting Regulations, including staff and board member Craig comments on current draft

# Recommendation:

This work session allows the Design Review Board to provide staff informal, nonbinding feedback regarding a specific issue- this session is centered around potential changes to the lighting regulations. Any comments or general direction given by the board shall not be considered binding or represent any warranties or guarantees of approval of any kind. No formal action is taken by the Board on conceptual work sessions.

Staff recommends that the Board discuss the potential changes presented in this memo and give staff direction as to whether to pursue changes to the lighting regulations of the CDC.

/cp



The following document contains drawings and plan sets that are not accessible to screen readers. For assistance in accessing and interpreting these documents, please email <a href="mailto:cd@mtnvillage.org">cd@mtnvillage.org</a> or call (970) 728-8000

# 17.5.12 LIGHTING REGULATIONS

#### **Purpose and Intent**

The purpose of the Lighting Regulations is to establish standards for minimizing trespass, uplight and glare the unintended and undesirable side effects of residential exterior lighting while encouraging the intended and desirable safety and aesthetic purposes of such lighting. It is the purpose of the Lighting Regulations to allow illumination that provides the minimum and safe level of illumination amount of lighting that is needed for the lot on which the light sources are located. In addition, the purpose of this section is to protect the privacy of neighboring residents by controlling the intensity of the light source. All exterior lighting shall conform to the standards set forth below.

# **Exterior Lighting Permittable with Review**

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The basic guideline for exterior lighting is for it to be subdued, understated and indirect to minimize the negative impacts to surrounding lots and public rights-of-way. The location of exterior lighting that meets the requirements of this section shall only be allowed at:

#### Commercial

Building Codes that require lighting at ingress & egress doors per NEC Pedestrian walkways & Stairs

Plaza areas....

Signs

Flags

Public Art

Driveways

Street Lights

Swimming pools, spas and water features

# Residential

**Exterior Stairs** Pathways - 100 to 200 lumen Outside grade accessible patios and decks Egress doors per the NEC Address Marker per CDC requirements

### Driveways

Swimming pools, spas and water features

Buildings where Building Codes require building ingress and egress doors; Pedestrian walkways or stairs;

# Commented [1]:

I don't want to encourage residential driveways to be lit up. I think lighting at the address monument so it can be located plus minimal lighting in an area of a retaining wall or drop off that you wouldn't want anyone to back into is appropriate, but don't want driveways to look like airport runways

Commented [2R1]: Driveway retaining walls adjacent to the Auto Court

Plaza areas and other public areas where lighting is required; Surface parking lots;

Signs;

Address identification or address monuments;

Flags; Public art; Driveways;

Streetlights; and

Swimming pools, spas and water features.

#### Exterior Lighting that Requires a Design Variation.

Certain types of exterior lighting are permittable with an approved design variation. The intent of these provisions is to provide allowances for exterior lighting that enhances and transforms architectural and structural facades as well as outdoor spaces in a way that meets the criteria of the Design Variation Standards and the Purpose and Intent of the Lighting Regulations.

The following exterior lighting requires a Design Variation to be granted by the Design Review Board pursuant to Section 17.1.11(E)(5); and must otherwise meet the Purpose and Intent of the Exterior Lighting Regulations, Section 17.5.12(A) and the Lighting Design Requirements provided below at Section 17.5.12(F)

Architectural lighting shall be limited to LED linear luminaires with a maximum output of 170 lumens per foot. Linear lighting lengths shall be limited to covered roof sections of the residence. All linear LED luminaires shall have

Lighting Associated with Outdoor Living Spaces.

Linear LED products must include aluminum extrusion for mounting LED diodes and frosted or opaque lens.

Landscape Lighting - Luminaires shall be limited to areas of grade transition that link hardscape features adjacent to the building perimeter.

**Prohibited Lighting.** The following exterior lighting is prohibited:

Landscape lighting;

Tree Lighting

In grade and surface mounted Up-lighting:

Flood lighting;

Other lighting not outlined above as permitted or exempt lighting;

Lighting that causes glare from a site or lot to any designated wetlands or other environmentally sensitive areas:

Lighting that causes glare from a site or lot to adjoining property; and

Lighting that produces glare to vehicles within a public right-of-way or access tract.

Lighting that has a BUG rating of B1 U0 G1 or lower.

## Commented [3]:

Insert definition of architectural lighting here. What is acceptable and what is strictly prohibited

# Commented [4R3]:

I think this is a good start to the definition (from Snowmass): Lighting for the purpose of illuminating a building façade shall be prohibited when such lighting is mounted to the ground, elevated on poles or mounted on adjoining or adjacent structures.

### Commented [5R3]:

Architectural lighting is defined by illumination of any vertical facade around the perimeter of the residence.

# Commented [6]:

This got cut off, what was the intention here?

# Commented [7R6]:

Heat sink aluminum extrusions and Opaque, Opal or Frosted lens. All linear lighting shall have the means to physically attache to the structure without the use of adhesive, tape or glue.

## Commented [8]:

Do we add motion activated here?

# Commented [9R8]:

Motion Activated Exterior Lighting

#### Commented [10]: Needs to be defined

# Commented [11R10]:

Landscape Lighting are luminaries placed under trees or within planters within the building envelope.

\*\*\*\*\*A much more stringent guideline would be to utilize UGR Unified Glare Rating per IES standards?

High Pressure Sodium & Metal Halide Luminaires

**Exemptions.** The following types of exterior lighting shall be exempt from the Lighting Regulations:

Seasonal lighting, providing individual lamps are less than seventy (70) lumens per linear foot of lighting; 20 lumens per foot and be limited to 90 days per the NEC

Seasonal lighting shall not detrimentally affect adjacent neighbors. If the Town determines that such lighting detrimentally affects adjacent neighbors, it may determine such lighting to be a nuisance and require the lighting to be removed.

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Temporary lighting that is used for theatrical, television, performance area and construction sites;

Emergency lighting;

Special event lighting approved by the Town as a part of the required development application. Swimming pool and/or hot tub lighting when it is established that no off-site glare shall occur:

Lighting of the United States Flag when there is no other down-light option to prevent upward glare;

Lighting within public right-of-way for the principle purpose of illuminating streets or roads.

No exemption shall apply to any lighting within the public right-of-way when the purpose is to illuminate areas outside the public right-of-way;

Lighting required by the ski resort operator for the ordinary operation of the ski area snow making installation and operation.

# Lighting Design Regulations.

Full Cut-Off Fixture Design. All exterior lighting shall be eighty five degrees (85°) 90° full cut-off fixtures that direct the light downward with a BUG rating of B1 U0 G1 or lower to minimizize without any off-site glare, except as exempted in Section 17.5.12(D).

Wall sconces that incorporate a glass element below the 90° cut off point shall be permitted with light sources of 150 lumens or less.

Each exterior ceiling recessed luminaires shall be fully shielded directed light with a beam spread no less than 35°. Recessed downlight sources and shall not exceed 850 lumens,

with the exception of

# Commented [12]:

This would affect all of the lighting that TMVOA has put up for seasonal lighting which goes up in november and comes down in april

# Commented [13R12]:

I know and so are the festoon lighting outside the boot doctors and La Piazza. I would make an exception to the commercial code to allow holiday and festoon lighting within the commercial core and roadways.

### Commented [14R12]:

Add an article in the commercial section to allow festoon and holiday lighting within the commercial core and roadways

residential outdoor pathway and recessed stairway lighting which shall not exceed 300 lumens per luminaire and shall be recessed into wall or underneath handrail

Handrail Luminaires shall not produce lighting levels that exceed 1 foot candle 3' away from source per IES standards.

Move to Commercial Section Lighting for Town owned parking garages shall not exceed 5000 lumens per luminaire with a BUG rating of B1 U0 G1 or less

Required Exterior Lighting Type. Efficacy LED lighting or other equivalent high efficacy luminaires lighting compliant with this section, shall be used for all exterior lighting.

Any fixture with a 0-5 watt lamp shall have a minimum overall luminous efficacy of 30 lumens/watt; any fixture with a 6-15 watt lamp shall have a minimum overall luminous efficacy of 45 lumens/watt.

The use of any dimming control for exterior luminaires exceeding the stated lumen levels per the CDC shall not be permitted.

Maximum Temperature. The maximum CCT (correlated color temperature) for all proposed lighting types regardless of lamp type, shall be a minimum of 2,400 degrees Kelvin and shall not exceed 3,000 degrees Kelvin,

Luminaires adjacent designated wetland or other sensitive areas my utilize CCT or may employ amber light sources, filtered LED light sources, or a suitable alternative producing longer wave lengths - with the goal of having a warmer light source.

# MOVE TO COMMERCIAL

Lighting for Parking Areas. Lighting shall be provided for surface parking areas and underground parking garages.

Surface parking lot lighting shall be located in landscaped areas to the extent practical. Parking area lights are encouraged to be greater in number, lower in height and lower in

Approved parking area lighting shall direct the light onto the parking lot areas only and ensure lower elevation development is protected from glare.

Maximum Height Limit for Lights. The following light fixture height limits shall be met to the extent practicable. The review authority may approve other heights based on sitespecific considerations.

#### Commented [15]:

This seems to exclude bollards, is that our intent?

#### Commented [16R15]:

Distinguish pathways and patios from stairs. Bollards shall be permitted at exterior pathways and patios.

#### Commented [17]:

How do we feel about lighted handrails with glass underneath? I would like to prohibit

# Commented [18R17]:

Refer to linear lighting edit. Glass is prohibited within these assemblies

#### Commented [19]:

Need to check with scott pittenger. I would also say garage doesn't matter, it would be surface parking we would want to control

#### Commented [20R19]:

Parking garage surface area exposed to the night sky shall comply

# Commented [21]:

I'm not sure how we verify this or what the intent is?

**Commented [22R21]:**Keep this is a metric. Think of miles per gallon. Its in addition to the lumen limits previously defined

### Commented [23]:

We have permitted a lot of this in the recent past. Is this no longer necessary as there are more fixtures available that can meet our standards?

# Commented [24R23]:

All luminaires shall have delivered lumens not to exceed the CDC standards. Dimming control systems are not permissible to reduce manufacture defined output.

### Commented [25]:

Public works won't like this as it makes plowing more difficult

### Commented [26R25]:

Do you want to separate Parking lots from parking garages. Open parking lots shall have medians to separate rows of parking spaces. Surface parking lighting shall be placed in these median.

- SIDEWALKS AND PATHWAYS The maximum height for a pole-mounted light fixture shall be twelve feet (12'), as measured from the immediate adjacent grade, either natural or finished. Pole-mounted light fixtures are not permitted or intended to be placed on buildings or structures in order to artificially increase the height allowance or circumvent maximum height allowances.
- RESIDENTIAL The maximum height for a wall-mounted light fixture shall be seven feet (7') above the directly adjacent walking surface or pathway,
- Wall Mounted fixtures above garage doors shall be permitted such that no section of the luminaire shall be above 9' of the garage door threshold.
- SIGN LIGHTING except for sign lighting that may be higher as reviewed and approved by the review authority to allow for proper illumination of the sign.
- SURFACE PARKING LOTS The maximum height for public surface parking, above ground and/or underground parking garage area lighting shall be fifteen feet (15') above the grade of the parking spaces that are intended to be illuminated. The town would encourage alternative lighting proposals to minimize parking area lighting impacts.
- UNDERGROUND PARKING Luminaires shall not be installed above the ceiling height of the parking structure
- Architectural Lighting that obtains a Design Variation pursuant to Section 17.5.12(C) may be permitted to exceed the requirements for Maximum Height Limits

# **Lighting on Upper Floors**

- Exterior lighting on second or higher stories shall be provided by wall-mounted recessed

  Dark Sky rated luminaires only fixtures, recessed wall or ceiling fixtures, or

  lighting that is louvered or otherwise designed to prevent off-site glare.

  Recessed downlighting shall not be permitted above 12' of the main floor elevation.
- Decks on second and upper floors that that are not grade accessible do not have stairs shall be restricted to have only recessed wall mounted Dark Sky rated luminaires. or eeiling, in rail or in wall, louvered or concealed lighting that is directed towards the building or the deck/patio surface shall not be permitted.

# and not to the exterior yards.

Exterior Lighting on second and upper floors shall require either a timer or sensor to reduce usage and energy loss during times of inactivity.

# Commented [27]:

I thought this is the only lighting that IS permitted?

### Commented [28R27]:

Restrict these upper decks to step lights. No recess or surface mounted sconces are permitted on upper decks or terraces that do not provide means to finished grade.

Commercial Corridors that are visible through glazing within the Coonskin View Corridor shall be controlled with occupancy sensors to prevent off site glare to the Valley Floor.

Levels of Illumination: Exterior Lighting, when in use, shall meet the following standards for illuminance of light consistent with the provisions listed below. A point-by- point photometric calculation listing the number, type, height, and level of illumination of all exterior lighting fixtures may be required as per Section 17.5.12(E)(9) prior to Design Review Board approval or staff approval to ensure compliance with these provisions.

Parking lots, driveways, trash enclosures/areas, and group mailboxes shall be illuminated with a maximum average not to exceed four (4 fc) foot-candles of light. Pedestrian walkways and staircases shall be illuminated with a maximum average not to exceed two (2 fc) foot-candles of light or as otherwise required by building code.

Commercial - Exterior doors shall be illuminated with a minimum maintained one (1 fc) foot- candle of light, measured within a five (5'0") foot radius on each side of the door at ground level or as otherwise required by building code.

Residential - Exterior doors at grade accessible egress points shall be illuminated with a minimum of (1 fc) measured within a 3' radius at the point of attachment.

In order to minimize light trespass on abutting residential property, illumination measured at the nearest residential structure or rear yard setback line shall not exceed the moon's potential ambient illumination of one-tenth (0.1 fc) footcandle and have a BUG rating of B0 U0 G0

The use of exterior lighting shall be minimized in areas of important wildlife habitat and delineated wetlands, and lighting shall be designed so that it does not spill over or onto such critical habitat.

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Lighting Designer Required. In the case of new development or remodeling subject to the Lighting Regulations, a certified professional lighting designer shall produce all exterior lighting documents required by the CDC. Certified Professionals include:

American Lighting Association (ALA) - Certified Lighting Certified Consultant

professional, a Certified Lighting Efficiency professional, an

International Association of Lighting Designers (IALD) member

# Licensed Architect

member or similarly certified professional, or a licensed architect shall design all exterior lighting.

#### Commented [29]:

What are you targeting here? Just the Ridge building or any building within the coonskin view corridor?

#### Commented [30R29]:

Specifically the Ridge. These building corridors glow all night. It should be done on all commercial core structures.

# Commented [31]:

Is this equivalent to the existing standard for 300 lumens?

#### Commented [32R31]:

Would this information be easy to find for residents replacing fixtures without a lighting designer?

### Commented [33R31]:

Point to wall sconce lumen metrics

**Lighting Plan Required.** A detailed exterior lighting plan, separate from other required plans, shall be submitted with development application detailing the location and specifications of all lighting to be installed. New development of single-family dwellings having a gross floor area of less than 3,500 square feet as well as minor revisions to existing lighting plans shall be subject to only the requirements of 17.5.12(E)(9)(a) below unless it is determined by the Community Development Department that unique circumstances exist or if required for safety reasons.

The exterior lighting plan shall include fixture designations that can be referenced by full page luminaire specification sheets, describe the location, height and elevation above grade. Applicant shall provide a complete Lighting Schedule identifying type of illumination (such as (LED or incandescent), delivered lumen levels and dimming protocol. halogen, high pressure sodium, etc.), source, and CCT temperature and construction materials for each light source luminaire-being proposed.

An isofootcandle diagram prepared by a certified lighting professional or licensed architect as outlined above may shall be required for residential construction exceeding 3500 square feet and all commercial applications and if required shall indicating the level and extent of the proposed lighting as per 17.5.12(E)(7). AGI modeling shall be required in outdoor entertainment areas where average illumination levels are not to exceed 10 foot-candles 3' above finished grade.

Additional Lighting Requirements for the Village Center. Provisions for seasonal lighting shall be incorporated into the exterior lighting plan for all projects located within the Village Center.

Additional lighting requirements for the Village Center are found within the Commercial, Ground Level and Plaza Area Design Regulations.

Expand or copy the Plaza Area Design Regulations here.

Application. All newly installed exterior lighting shall comply with the Lighting Regulations. A redevelopment or remodel valued at fifty thousand dollars (\$50,000) \$500,000 or more shall retrofit all existing exterior lighting to comply with the then current Lighting Regulations.

Notwithstanding the value of the redevelopment or remodel, if twenty-five percent (25%) or more of the exterior lights are to be replaced, all existing exterior lighting shall be retrofitted to comply with the then current Lighting Regulations.

Something along these lines:

- C. 5-year Legacy Exemption. Existing outdoor fixtures that do not meet the provisions of this chapter shall be considered nonconforming for five (10) years from the adoption date of this chapter.

# Commented [34]:

I thought this was prohibited?

#### Commented [35R34]:

Talking about applicants required documents for IAR and FAR. Elevations of exterior fixtures should be required at IAR.

### Commented [36]:

This might need better definition, does this equate to previously used outdoor living area?

### Commented [37R36]:

Another metric for DRB to use when reviewing the required isofootcandle models at FAR.

### Commented [38]:

Did we want to contemplate a town-wide compliance deadline? 10 years?

# Commented [39R38]:

Most of the existing violations are past their usable life. How far does MV want to push Dark Sky? 3-5 years would be my suggestion.

• Nonconforming fixtures. Unless otherwise specified within this chapter, within five (10) years of the effective date of this chapter all outdoor luminaires that do not conform to the requirements of Chapter 26.512 shall be replaced or retrofitted to comply with the provisions of this chapter. After five (5) years from the effective date of this chapter, noncompliant outdoor luminaires will be considered a violation of this chapter and subject to the penalties set forth herein



# AGENDA ITEM 7 PLANNING & DEVELOPMENT SERVICE PLANNING DIVISON

455 Mountain Village Blvd. Mountain Village, CO 81435 (970) 728-1392

TO: Mountain Village Design Review Board

FROM: Amy Ward, Community Development Director

**FOR:** Design Review Board Public Hearing; February 6, 2025

**DATE:** January 29, 2025

**RE:** Staff Memo – Review and Recommendation to Town Council regarding an

Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 and

1005R

# **PROJECT GEOGRAPHY**

Legal Description: LOT TELLURIDE MTN VILLAGE ACC TO PL REC 12 02 1991 AT 274123 LESS UNIT 4106 BLDG 4 VCA PER SURVEY REC 12 29 2000 IN BK SUR1 PG 371 REPL LOT 1001 ACC TO PL REC 9 10 14 AT 434465 AND CONDO MAP REC 10 03 2023 AT 482584 DECS AT 482585 AKA VILLAGE COURT APARTMENTS AND LOT 1005R TELLURIDE MTN VILLAGE ACC TO PL BK 1 PG 1216 FILED 12.2.91 AND REPL BK 1 PG 2710 REC 5.10.00 AND REPL ACC TO PL REC 9 10 14 IN PL BK 1 PG 4671 AND 4672 AND CONDO MAP REC 10 03 2023 AT 482584 DECS AT 482585 AKA VILLAGE COURT APTS Address: TBD **Eagle Drive** 

Applicant/Agent: Town of Mountain

Village, Michelle Haynes

Owner: Town of Mountain Village Housing

Authority

**Zoning:** Multi-family

Existing Use: Multi family, employee

apartments

Proposed Use: Multi family, employee

apartments



**Exbibit A: Proposed Ordinance** 



Case Summary: In October of 2024, DRB reviewed and recommended approval, and in November of 2024 Town Council approved by second reading of an Ordinance 2024-15, the transfer of 14 units of unbuilt density from Lot 1001 to the density bank and 8 units of unbuilt density from Lot 1005R to the density bank. In the administrative steps required to execute these changes (the issuance of density bank certificates and the change to the density tracking spreadsheet known as the "lot list" and "density bank" that is maintained by the Town), it was discovered that there were inconsistencies in the per person equivalents of built densities within the lot list.

Staff reviewed the original PUD under the county which platted Lots 1001 and 1005R, the 1999 settlement agreement regarding the Town's incorporation, and past Ordinances and Resolutions that related to density attributed to the properties. It was determined that some of the prior Ordinances and Resolutions attributed density allocations for certain unit types that were not consistent with the 1999 settlement agreement or the current land use regulations. Staff also discovered a math error in a previous Ordinance.

The attached proposed ordinance does not add or subtract any units of density from either property, it merely amends and supersedes any past Resolutions and Ordinances and attributes 3 person equivalents to the existing built density on the properties consistent with the 1999 settlement agreement and the current land us regulations.

**Staff Recommendation:** Staff recommends the DRB recommend approval of the proposed Ordinance

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

# **Proposed Motion:**

If the DRB deems this application to be appropriate for recommendation of approval, Staff suggests the following motion:

I move to recommend approval of an Ordinance Clarifying and Correcting the Density Allocated to Lots 1001 and 1005R

/aw

# ORDINANCE NO. 2024-

# AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO CLARIFYING AND CORRECTING THE DENSITY ALLOCATED TO LOTS 1001 AND 1005R

WHEREAS, the Town of Mountain Village ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended ("Charter"); and

WHEREAS, the area that now comprises the Town was originally developed as planned unit development within an unincorporated area of San Miguel County, and real property therein was made subject to certain zoning regulations as described in San Miguel County Resolution No. 1991-79; and

WHEREAS, to resolve litigation arising out of the incorporation of the Town in the 1990s, the Town, San Miguel County, and other litigants entered into a Settlement Agreement approved by the San Miguel County District Court, a copy of which is recorded with the San Miguel County Clerk and Recorder on September 8, 1999, as Reception 329093 (the "1999 Settlement Agreement"); and

WHEREAS, among other things, the 1999 Settlement Agreement provides for a limit on the total density within Town of 8,027 person equivalents, subject to an exception for deed-restricted units intended for use as employee housing; and

WHEREAS, the density limitation of 8,027 person equivalents has been codified at Section 17.3.7 of the Town Municipal Code; and

WHEREAS, as a mechanism to enforce the density cap in the 1999 Settlement Agreement, and to ensure that unused density allocated to a particular lot may be developed elsewhere in the Town when not desired or needed at the original lot, the Town has created a Density Bank and a process to transfer density into and out of the Density Bank, as addressed in Section 17.3.8 of the Municipal Code; and

WHEREAS, under the 1999 Settlement Agreement, all types of deed-restricted units were to be attributed 3 person equivalents per unit for purposes of the density cap, but the person equivalents established for certain types of units under County Resolution 1991-79 and under subsequent zoning ordinances of the Town sometimes may have conflicted with the 1999 Settlement Agreement by allocating fewer than 3 person equivalents to some studio or 1-bedroom units; and

WHEREAS, pursuant C.R.S. § 29-4-501, *et seq.*, and as codified at Chapter 16.04 of the Municipal Code, the Town has established the Town of Mountain Village Housing Authority (the "TMV Housing Authority") to develop, own, and/or operate employee housing units within the Town; and

WHEREAS, the TMV Housing Authority operates employee housing projects on Lots 1001 and 1005R, which include a variety of employee housing unit types including studios, 1-bedroom, 2-bedroom, and 3-bedroom units; and

WHEREAS, the Town has previously allocated density on Lots 1001 and 1005R and has authorized Bonus Density pursuant to its Resolution No. 2000-0509-09, Resolution No. 2006-0314-01, Ordinance No. 2017-06, Ordinance No. 2019-06, and Ordinance No. 2024-15 (collectively the "Prior Resolutions and Ordinances"); and

WHEREAS, one or more of the Prior Resolutions and Ordinances may have incorrectly referred to Lot 1001 as "Lot 1001R" but intended to refer to the same property; and

WHEREAS, some of the Prior Resolutions and Ordinances may have included density allocations for specific unit types that were not consistent with the 1999 Settlement Agreement or the allocations of density under the Town's current land use regulations, and the Town has also discovered at least one math error in the Prior Resolutions and Ordinances, and the Town Council desires to pass this Ordinance to amend the Prior Resolutions and Ordinances to correct and clarify the current density allocations to Lots 1001 and 1005R and what density has been transferred from such lots to the Density Bank; and

WHEREAS, the Town Design Review Board ("DRB") considered this ordinance at a public meeting on February 6, 2025, and a majority of the DRB voted to [recommend/not recommend] that Council adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, as follows:

<u>Section 1. Recitals</u>. The above recitals are hereby incorporated as findings of the Town Council in support of the enactment of this Ordinance.

Section 2. Corrected Density Allocations. The following table shows the current density allocated to Lots 1001 and 1005R as of the effective date of this Ordinance. To the extent that this table is inconsistent with any of the Prior Resolutions and Ordinances, they are hereby amended and superseded.

	Existing Zoning Designations Built (by unit) Employee Apartment	Person Equivalents (all unit types)	Total Person Equivalent Density Retained
Lot 1001	227	3	681
Lot 1005R	30	3	72

<u>Section 3. Severability</u>. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

<u>Section 4. Safety Clause</u>. The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

<u>Section 5. Public Hearing</u>. A public hearing on this Ordinance was held on the \_\_\_\_ day of \_\_\_\_\_, 2025, in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado 81435.

<u>Section 6. Publication</u>. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Ordinance as required by Article V, Section 5.9 of the Charter.

TOWN OF MOUNTAIN VILLAGE:	TOWN OF MOUNTAIN VILLAGE, COLORADO A HOME-RULE MUNICIPALITY
ATTEST:	By: Martinique Prohaska, Mayor
usan Johnston, Town Clerk	
IEARD AND FINALLY ADOPTED by the day of, 2025.	Town Council of the Town of Mountain Village, Colorado
	Town Council of the Town of Mountain Village, Colorado  TOWN OF MOUNTAIN VILLAGE, COLORADO A HOME-RULE MUNICIPALITY
day of, 2025.	TOWN OF MOUNTAIN VILLAGE, COLORADO
day of, 2025.	TOWN OF MOUNTAIN VILLAGE, COLORADO A HOME-RULE MUNICIPALITY
	TOWN OF MOUNTAIN VILLAGE, COLORADO A HOME-RULE MUNICIPALITY

1. The attached copy of Ordinance No. 2025("O	rdinance")	is a true, o	correct, and	complete copy thereof
2. The Ordinance was introduced, read by title, app the Town Council the Town ("Council") at a reg Blvd., Mountain Village, Colorado, on Town Council as follows:	ular meetir	ng held at	Town Hall,	455 Mountain Village
Council Member Name	"Yes"	"No"	Absent	Abstain
Martinique Prohaska, Mayor				
Scott Pearson, Mayor Pro-Tem				
Harvey Mogenson				
Peter Duprey				
Jack Gilbride				
Tucker Magid				
Huascar Gomez				
Home Rule Charter.				
4. A public hearing on the Ordinance was held by Council held at Town Hall, 455 Mountain Village 2025. At the public hearing, the Ordinance vamendment by the Town Council, by the affirmation	Blvd., Mo vas consid	untain Vil ered, read	lage, Colora l by title, a	ado, onand approved withou
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