

**DESIGN REVIEW BOARD MINUTES
TOWN OF MOUNTAIN VILLAGE
REGULAR DESIGN REVIEW BOARD MEETING
APRIL 3, 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 10:00 a.m. on April 3, 2025.

Attendance

The following Board members were present and acting:

Liz Newton
Ellen Kramer
Scott Bennett
Greer Garner
David Eckman
Jim Austin (via Zoom)
David Craige
Banks Brown

The following Board members were absent:

Adam Miller

Town Staff in attendance:

Amy Ward – Community Development Director
Claire Perez – Planner II
Erin Howe – Planning Technician
Lars Forsythe – Chief Building Official
Lauren Tyler – GIS Administrator
Drew Nelson – Housing Director

Public Attendance:

Ken Alexander
Narcis Tudor

Public Attendance via Zoom:

Steven Hendricks
Ramiel Kenoun

Item 2. Reading and Approval of Summary of Motions of the March 6, 2025, Design Review Board Meeting.

On a **MOTION** by **Bennett** and seconded by **Kramer** the DRB voted **unanimously** to **approve** the summary of motions for the March 6, 2025, Design Review Board meeting minutes.

Item 3. Review and Recommendation to Town Council for a Vested Property Rights Application at Lot 137, 102 Granite Ridge, pursuant to CDC Section 17.4.17.

Claire Perez: Presented as Staff

Narcis Tudor: Presented as Applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Garner** the DRB voted **unanimously** to recommend **approval** to Town Council of a three-year Vested Property Rights extension for Lot 137, 102 Granite Ridge, pursuant to CDC Section 17.4.17., based on the evidence provided in the staff memo of record dated March 26, 2025, and the findings of the meeting.

With the following findings:

- 1) The proposal to extend the Lot 27A vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1)

And, with the following conditions:

- 1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: "Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code."*
- 2) *The Town shall publish a notice in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*
- 3) *Prior to the issuance of a building permit, the landscape and fire mitigation plan shall be revised to meet current standards.*
- 4) *Per CDC 17.3.9 Housing Impact Mitigation Requirements for this development application are set at 100% since the application was submitted and deemed complete in 2025.*
- 5) *All previous conditions of approval from the original 2023 Design Review approval remain applicable for any future development.*

Item 4. Consideration of a Specific Approval for a Fascia Material at Lot 165 Unit 9, 190 Cortina Dr, pursuant to CDC Section 17.4.11.

Erin Howe: Presented as Staff

Ramiel Kenoun: Presented as Applicant

Public Comment: None

On a **MOTION** by **Kramer** and seconded by **Garner** the DRB voted **unanimously** to **approve** the Specific Approval for the use of hardie plank as Fascia Material at Lot 165 Unit 9, 190 Cortina Dr, pursuant to CDC Section 17.4.11., based on the evidence provided in the staff memo of record dated March 24, 2025, and the findings of the meeting.

And with the following condition:

- 1) *All conditions of the previously approved Design Review dated February 24, 2022, still apply.*

Item 5. Review and Recommendation to Town Council for a CDC Amendment Proposing Adoption of The 2024 Editions of the International Building Code (“IBC”), International Residential Code (“IRC”) , International Mechanical Code (“IMC”), International Fuel Gas Code (“IFGC”), International Property Maintenance Code (“IPMC”), International Plumbing Code (“IPC”), International Existing Building Code (“IEBC”), International Swimming Pool and Spa Code (“ISPSC”), and the 2018 International Fire Code (“IFC”) as adopted by the Telluride Fire Protection District (TFPD), the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as adopted by the State of Colorado, (collectively referred to as the “codes”).

Amy Ward and Lars Forsythe: Presented as Staff

Public Comment: None

On a **MOTION** by **Newton** and seconded by **Craige** the DRB voted **unanimously** to recommend **approval** to Town Council for a CDC Amendment Proposing Adoption of The 2024 Editions of the International Building Code (“IBC”), International Residential Code (“IRC”) , International Mechanical Code (“IMC”), International Fuel Gas Code (“IFGC”), International Property Maintenance Code (“IPMC”), International Plumbing Code (“IPC”), International Existing Building Code (“IEBC”), International Swimming Pool and Spa Code (“ISPSC”), and the 2018 International Fire Code (“IFC”) as adopted by the Telluride Fire Protection District (TFPD), the 2023 Edition of the National Electric Code, NFPA70, (“NEC”), as adopted by the State of Colorado, (collectively referred to as the “codes”)., based on the evidence provided in the staff memo of record dated March 26, 2025, and the findings of this meeting.

Item 6. Consideration of a Design Review: Initial Architecture Review for a New Single-Family Detached Condominium at Lot AR-56-R, TBD Adams Way, pursuant to CDC Section 17.4.11.

Claire Perez: Presented as Staff

Ken Alexander: Presented as Applicant

Public Comment: None

On a **MOTION** by **Bennett** and seconded by **Newton** the DRB voted **unanimously** to **continue** the Initial Architecture Review for a New Single-Family Detached Condominium at Lot AR-56-R, TBD Adams Way, pursuant to CDC Section 17.4.11. to the May 1, 2025, Design Review Board meeting, based on the evidence provided in the staff memo of record dated March 21, 2025, and the findings of the meeting.

Item 7. Consideration of a Design Review: Initial Architecture Review for a New Single-Family Detached Condominium at Lot 161A-4 Unit 8, TBD Raccoon Ln, pursuant to CDC Section 17.4.11. The applicant is requesting a continuation to the May 1, 2025, hearing. This item will not be reviewed at today's hearing.

Claire Perez: Presented as Staff

Chris Hawkins: Presented as Applicant

Public Comment: None

On a **MOTION** by **Craige** and seconded by **Bennett** the DRB voted **unanimously** to **continue** the Initial Architecture Review for a New Single-Family Detached Condominium at Lot 161A-4 Unit 8, TBD Raccoon Ln, pursuant to CDC Section 17.4.11. to the May 1, 2025, Design Review Board meeting, based on the evidence provided in the staff memo of record dated March 21, 2025, and the findings of the meeting.

Item 9. Adjourn

The DRB voted **unanimously** to adjourn the April 3, 2025, Design Review Board Meeting at 12:15 PM.

Prepared and submitted by,

Erin Howe, Planning Technician