

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk
FROM: Kyle Parag, Plan Reviewer - CAA
DATE: August 29, 2024
RE: Planning/Zoning/Architectural Guidelines review – 6419 HWY 9

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed.

Zoning Regulation analysis –

Proposal: A new single family home on a steep hillside with attached parking.

Zoning district: R1

Lot Size: 25,157 Sqft
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: 133'7"
100 ft. Required - Complies

Setbacks: Proposed principal residence complies with required setbacks based upon submitted docs.

Height: Complies with required height limitations. The height at the highest roof ridge is proposed at 35'

Garage Stds: No garage is proposed.

Parking Stds: Parking requirements are not met

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning commission approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	A 10' easement is indicated on the front of the lot, no additional easements are identified.	Y
Article 4: Buildable Area/setbacks	Setbacks are indicated on the site plan. Front of home is tight to the front setback. Parking is located in the setback.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Building height is limited to 35'. Side elevation show maximum height is proposed	Y
Article 5-60 Foundation	Foundation is typical in design and shows general conformance	Y
Article 5-70 Roofs	Project involves a simple design of a shed roof. The simple shed design is strictly prohibited by section (b)(1). Design provides for long expanses without architectural breakup. 3/12 proposed,	N
Article 5-80 Garages	Garage is proposed on the lower level. No lower level floor plan is provided and unable to determine sqft of garage space.	
Article 5-90 Window and door design	Windows are an overpowering element of the structure. Design indicates large expanses of windows with minimal breakup Front door is located at the rear of the home.	PC

Article 5-100 Balconies and railings	Railing appears to be in general conformance	Y
Article 5-110 Chimney and Roof Penetrations	Chimney is indicated, and sizing appears to be in general conformance. Material selection for the finish cannot be located.	Y
Article 6 Building Materials and Colors		
Article 6-10 Materials	Project design indicates a panelized wall finish material. Colors and details are not located. JPG elevations are provided, Plywood siding is prohibited material in 16B-6-20 (3)	
Article 6-10 Colors	Complete color board is not provided. Anticipated colors to be natural wood colors. JPG images of elevations are provided	PC
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	No accessory structures are proposed	Y
Article 7-50 Driveways	Driveway details are not provided, unable to verify access permit from CDOT is obtained, application is provided. Width is indicated at 12', which complies with the first 10' requirements. Snow storage is indicated and appears to be in general conformance.	
Article 7-60 Parking Areas	Parking is comprised of 2 indoor garage parking spaces. Interior floor plan of the garage level is not provided 3 Parking spaces are required per section (e)(1) of the current standards. The extra space is assumed exterior, in the setback.	N
Article 7-100 Decks	Deck surface is the roof for a lower level. Appears to be in general conformance.	Y
Article 7-120 Hot Tubs	Not indicated	Y
Article 7-140 Fences	Not indicated	Y

Article 7-150 Retaining walls	Several retaining walls are indicated, portions project into the setbacks. Retaining walls in setbacks may be approved if deemed necessary for adequate buildable area. Unable to locate details of finish materials or heights. Terrance wall is proposed at rear of home.	PC
Article 8 Signs		
Article 8 Signs	No signage is indicated	Y
Article 9 Lighting		
Article 9 Lighting	No information on lighting is provided. Concerns about this project, as proper lighting will involve difficult design and fixture choices for the extensive overhang	
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Wetlands are indicated on a significant portion of the property and in the area of disturbance.	Y