

**ILIUM PARK OWNER'S ASSOCIATION  
DESIGN REVIEW BOARD MEETING MINUTES**

Date: Tuesday, July 27, 2021 at 12:30 p.m., MDT.  
Location: via Conference Call  
DRB Present: Mike Balsler, Amy Schilling, Tegan Jones  
Owners Present: Sherri Reeder, Jeff Proteau, Chris Chaffin, Kristina Lamb  
Others Present: Elyssa Krasic, Dan Witkowski,

Meeting called to order at 12:33 p.m., MDT  
Roll call.  
Determination that a quorum is present.

*Motion by Teagan Jones, second by Amy Schilling, to approve the June 29, 2021 Design Review Board meeting minutes. All in favor, motion passes, unanimously.*

Lot 20 Application

Amy Schilling recuses herself from the application and without a quorum the item is moved to next meeting.

Lot 440-6 Application Modification and Extension:

The extension request is not needed as the applicant has broken ground, so the application is intact.

Applicant is asking for use variance to allow high end auto detail to use one or two bays for regular business operations. Auto detailing is an approved use however, due to the conditional approval regarding the parking variance the applicant is asking the DRB to approve the use for this local business with no change to parking.

There are about 19 parking spaces for the entire project. The car detailing business will use 2 spaces. There is a large porte-cochere at the main entrance for drop off and pick up. The auto detailer is an established business, and they are only needing 2 spaces for their business. Based on the ITE studies related to self-storage, 3 – 4 parking spaces is appropriate for a storage facility of this size and project has 19.

Discussion of project parking and use.

Temporary Signage Request - the County assigned a new address to the property which is 650 South Park Rd. Google Maps directs to the neighboring property, Animal Hospital of Telluride. Temporary signage would help vendors find the lot while under construction. Propose placing basic sign near the neighbor's egress point and by the Animal Hospital of Telluride. Basic Sign with address approximately 2'6" with arrow presented.

*Motion by Mike Balsler, second by Teagan Jones, to approve the change in use to all allow the auto detailing outfit to operate with no change to parking requirements and to approve the temporary construction signage for 650 South Park Rd. All in Favor, Motion Passes unanimously.*

Lots Q8R, Q9R, Q10R, Q13R, Q14R, Q17R, Q19, Q20R, Q21R Pre-Design Meeting

Jeff Proteau presents the application for 9 employee housing units.

Review of the 9 lots on the site plan. 2 types of units:

- 2 story (2 bedrooms) Q9-Q10-Q11 - Q13 R about 1100 square feet each. Simple gable roof. Corrugated metal on the bottom. Upper level would be wood.
- Across the street due to the grade, 3 story, (3 bedrooms), 2 stories above grade and a garage built in. Approximately 1500 square feet not including the garage.

Two types of looks; a traditional gabled roof or a modern design that matches the School developments. Trying to keep it simple but within existing styles and provide variety.

Q: Are duplex and triplex part of the plan?

A: We are trying to start with an easier site plan. Yes, there are 5 duplexes in the project to be built at a later time.

Q: Board would like to see the landscaping plan and maybe a little more variety on each one. The school did a good job creating building with mirror image of each other and by moving materials around.

A: Will present landscaping and take into consideration existing neighbors. We originally had 38 lots and have brought it down to 32-33 lots.

Q: Will these 9 be built at the same time or phased?

A: Start with 4 then work on next 5. The units are pre-fabrication and will minimize onsite impacts.

DRB requests a drawing of the trash enclosure.

Will work on the fee structure once more information is available.

Applicant asks DRB to reach out to Sherri or Jeff if any questions come up.

#### Old Business

Spanned Conex Update provided.

DRB will schedule a work session with the County.

*Motion by Teagan Jones, second by Mike Balser, to adjourn the meeting. All in favor, motion passes unanimously.*

*Meeting adjourned at 1:45 p.m.*

#### 2021 Meeting Schedule:

If there are no applications 1 week prior to the meeting, the meetings maybe be cancelled by Board.

July 27, 2021 at 12:30 pm. MDT

August 31, 2021 at 12:30 pm. MDT

September 28, 2021 at 12:30 pm. MDT

October 26, 2021 at 12:30 pm. MDT

November 30, 2021 at 12:30 pm. MST

December 28, 2021 at 12:30 pm. MST

Meeting adjourned at 1:45 p.m., MDT. THE FOREGOING MINUTES WERE APPROVED BY THE DESIGN REVIEW BOARD AT ITS MEETING HELD ON August 31, 2021.