

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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MINUTES

DESIGN REVIEW COMMITTEE

June 1, 2017

Design Review Committee Attendees: Eric Shull, Ben White, Carol Dale, Lori Holgate, Thomas Hein
Staff Attendees: Dom Eymere

Motion: Approve the Minutes for May and April DRC meeting.
Vote: Approved unanimously with changes to the April Minutes.

Business: **Armstrong Commercial Building, 204 Elcho Ave., Lot C5, Block 4, Filing #2**

Discussion: Jack Dietrich had concerns about the possibility of garbage buried underground and the natural drainage areas of the lot. Some of the discussions revolved around setting a precedence of allowing metal building construction. Wes Bellamy suggested some improvements could be made to the exterior street elevation. Ben White raised a concern about the driveway access at a four-way intersection at Elcho and Gillaspey. He wanted to see some attention given to the location of the driveway in relation to the intersection. The DRC had questions about soffit, width of soffit, driveway and turn around areas, the total percentage of exterior metal being used on the exterior and roof over-hang "as shown on the plans". A formal review was executed via the checklist and a list of recommendations was generated.

1. The context of the project is Appropriate but lacks architectural details
2. Site Plan
 - a. Call-out grass on the north end
 - b. A landscape schedule will need to be provided and minimum requirements met. (1 tree per 500 square feet) (minimum of two street trees) (1500 points total)
 - c. Minimum over-hang for eaves is 1 foot 6 inches.
 - d. Drive-way can only be a maximum of 24' wide
 - e. No snow storage in parking areas
 - f. Snow storage needs to be called out specifically (cloud)
 - g. Fully enclosed dumpster should be included.
3. Garage door will need to be a color that is not white and should be wood
4. Elevations
 - a. Trim around windows, 1"x4" minimum – called out
 - b. Corner Trim – called out
 - c. Fascia 8" minimum and soffit detail is needed- dull, none reflective
 - d. 20% maximum metal siding
 - e. Roof eave needs a minimum of 1', 2' is better – called out
5. Section 9.11 Roof Forms
 - a. On all perimeter lots, no unbroken roof plane shall be longer than 30 feet including roof overhangs.....
 - b. When sloped roofs are used, the majority (51%) of the roof area shall have a 5:12 pitch or greater.
 - c. I don't know what to tell you here. An attempt will need to be tried to comply, but variances from these standards may be granted by the DRC...

- d. Copper accents and roof need to be dull if copper is being proposed.

Motion: No formal Motion was made. Architectural plans were inaccurate and more details would be need prior to Approval.

Business: Olson Single Family Residence, 498 Cascadilla Street, Lot 14, Block 5, Filing #2

Discussion: General discussion around the project ensued. A list of conditions include: No planting in the utility easement is allowed. Metro will need to review for a possible culvert addition. Gabled entry is preferred to a shed roof. The addition of trim on doors and windows will need to be shown on the plans. Down lit lighting is needed on the plans.

Motion: The project was Approved unanimously with Conditions.

Business: Buck Multi Family Residence, 77 Elcho Ave., Lot 11 and 12, Block 2, Filing #1

Discussion: Public input included concerns of parking and the narrow road on Elcho. Charlie Zieter explained some of the easements that the lots are bound to, particularly the “gaming easement” and road access easement. Clay Juttte raised concerns about the density of the build. The DRC acknowledged this, but thought it appropriate in relation to the neighborhood. The following Conditions was set forth: the use of boulders or timbers will need to be used to discourage parking in the rear set-back and a roof plan will need to be submitted prior to Approval Letter issuance.

Motion: Lori made a Motion to Approve the project with conditions. Ben seconded. The Motion was Approved unanimously.

Adjourn: 9:30 pm