

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

MINUTES

DESIGN REVIEW COMMITTEE October 24th, 2019

DRC Attendees: Ben White, Carol Dale, Eric Shull, Dylan Brown, Thomas Hein

Staff Attendees: Dom Eymere

Public Attendees: Jackson Petito, Andrew Tyzzer, Susan Tyzzer, Norman Dumas, Craig Maestro, Travis Krist, Alice Krist

Motion: Approve the Minutes for September 2019 DRC meeting.

Vote: The Motion to Approve the Minutes was Unanimous.

Business: **South Butte LLC, Two Duplex Residences**, one on Lot 7, and one on Lot 8, Block 9, Filing #2, 11 Blackstock Drive

Discussion: Dom welcomed the public and opened the meeting by stating the agenda item and that the Design Review Committee (DRC) will be reviewing the proposal for a duplex residence on Lot 8 and a duplex residence on Lot 9. The DRC will be reviewing the design and architectural appropriateness of the proposed project. Dom indicated that the project has been adequately noticed to the public. The project was published on October 10th and on October 17th in the Crested Butte News, on www.cbsouth.net on October 9th, at the Property Owners Association office on October 9th and that a complete set of plans have been reviewable at the POA office since October 9th, if not before.

Dom stated that the public meeting will be holding to the CB South Meeting Procedures and a copy of the procedures are posted and he listed the procedures for the meeting.

Jackson Petito questioned the publication dates of the Crested Butte News and web site stating that public notice has not been properly given. It is noted that he sent a letter to the Board of Directors and DRC with this information.

Dom made comment that it has been properly noticed by the required 14-day time frame and it was reviewed by legal counsel. The project will be kept on the Agenda for tonight, according to Dom.

Brian Morelan was introduced as the Applicant and the floor was given to him to present the project. Mr. Morelan gave a brief description of the project. Andy Tyzzer commented that only one duplex is shown on the proposal. Dom referred to the meeting procedures and stated that the application does shown two duplex residences on the site plan. Some discussion about what is shown on the application and in the news publication. Sue Tyzzer commented that it was not shown in the diagram. Ben White, the chairman of the DRC, stated that there will be time for public comment and that DRC is still reviewing the project at this time.

The floor was given back to the DRC to ask questions to the applicant. Eric Shull opened up the questions by asking the specifics of the need for a driveway on Blackstock Drive. Mr. Morelan answered that it was required by the County. Eric stated that he had a conversation with Marlene Crosby from the Gunnison County Public Works Department and she stated that it was more

desirable to have the access on Cement Creek Road (CR740). Eric was in agreement that the driveway on CR740 is better. Some discussion about how the driveway is determined on a project. Mr. Morelan said he would prefer access off of Cement Creek Road. Eric asked if he presented a complete site plan to the County. The Committee asked for confirmation about the County's determination on access. Dom confirmed that it did have conversations with Marlene this morning about access and did send a digital copy to her this morning at her request.

Dom said he received confirmation from Marlene that she would allow access off of County Road 740 (CR740) through a series of email conversations. Craig commented that it just got paved and the speeds have increased on Blackstock Drive, including a bus stop. Eric continued to question the access and again stated, he would prefer the access on Cement Creek Road. Andy Tyzzer cited the Special Area Regulations and the options for outside review by outside agencies. Dom countered that if it is deemed necessary, then the Boards may seek additional review and that this was, in fact, true.

Eric asked if a plan was submitted to the County. The Applicant stated that it was not. Much discussion surrounded the access and approval of the access with the County. In light of the new information from the County, Ben White commented that it was not the DRC's ultimate decision on the access. Dylan questioned whether the proposed driveway meets the requirements as shown for emergency vehicles, citing the need for a turn-around for driveways over 150'.

Eric asked if a 12 car access is appropriate on Blackstock and if the neighbors impact would be "more than they bargained for". Similar access on Cement Creek was determined to have both access types for parking and driveways.

Dom indicated that the project review should continue as a whole and not just the driveway. Public comment commenced. Jackson Petito addressed the Committee and continued to sight legal notice procedures and requested that the meeting not proceed until further notice and written objections could be made as allowed in the SAR. Dom iterated that the legal review has confirmed that it was legally published and noticed.

Andy Tyzzer handed out to the committee a petition with comments. It was briefly reviewed. He continued to object to project based on adjacent property uses and stated that it would reduce his property values. Mr. Tyzzer continued to review the petition and site several architectural requirements that are not being met and the aesthetics of the project and summarized that it did not fit in the neighborhood. Sue Tyzzer commented at that time that they have lived in the area for twenty-two years and a combined hundred years and the composition of the neighborhood is single-family. Norm Dumas commented that the project did not fit in the neighborhood.

Carol Dale asked whether the project should continue through the review. Dom stated it should. Does the access controversy negate the review? Mr. Morelan would like the Committee to review and go through as the process allows and would give him direction.

The Committee commenced the formal review: Dylan comment that the orientation and the symmetrical nature of the project draws attention to the "too similarity" of the buildings.

Landscaping was sufficient. Driveway and parking will be determined once the site plan is updated and potentially has been reviewed by the County and CBFPD. Carol Dale prefers the CR740 access. Eric Shull felt the direction of the project should have CR740 access. Orientation of both buildings should be staggered or mixed up to break up the elevations. Setback conversation surrounded around the address, driveway and it was determined that a corner lot and the DRC determines the front setback. Privacy and views were discussed as it relates to landscaping, driveway and the buildings parallel orientation. The placement of nooks and crannies can give the feel of privacy. New tree requirements were determined to be excessive and a reduction would be appropriate for four units.

Driveway access continued to drive the project discussions.

Elevations drawings were reviewed next. Dylan would like to see a more asymmetric design. Additionally, would like to see elements of single story roof height, like a shed roof or such feature. Roof design as it relates to water and snow were raised by the DRC. Mr. Morelan suggested and would like a wraparound porch. The DRC group further discussed options for a vertical break jog or plane breaks to elevations. The DRC would like a first story roof element to avoid the look of a 'too boxy' design. Changes to window schedule from one unit to another will help break up the elevations. Roof plane or length of roof was discussed. Shed or gabled dormers were suggested as a key element for the roof break. The DRC noted that two completely different buildings would be desirable. An illustration of both structures would be appropriate during the next submittal. The DRC would like to see some different siding materials incorporated into the design. Windows and ways to break up the symmetry of each and between both units was recommended again. Thomas suggested that the plans include the trim labeled on the plans. Increased overhangs or eaves was suggested to help on the overall design of the buildings. Fascia needs to be shown on the plans as well.

In summary, the DRC would support a change in driveway access, whether both or one of the driveways occurred on CR740. The DRC would like to see the site plan submitted to the County prior to the next meeting and would be happy to review the next iteration.

Motion: Ben White; given the number of comments and circumstances surrounding the project, a formal motion and decision will be rendered. Thomas Hein made a motion to **Not Approve** the project at this time and the motion passed unanimously.

Eric made a final comment that the Committee is working in good faith and understands that you have rights as a property owner and the Committee is giving the best advice for the project.

*It was acknowledged that the **Agreement and Notice of Architectural Review Conditions** was prematurely submitted and signed, but in no way constitutes an Approval by the Design Review Committee. The Agreement is a required document for all new construction projects in Crested Butte South. It is included in the building packet, but in the future will not be included, as a matter of procedure. (as formally submitted by the attorney, Jackson Petito, representing Andy Tyzzer)

Business: **Krist Accessory Dwelling and Garage, Lot 5, Block 18, Filing #3, 98 Floyd Avenue**

Due to time issues, the Krist's were given the option to be excused from the meeting. The DRC determined that the request to allow a deviation from the minimum square feet would set a precedent that the Committee was not willing to allow the request to build the accessory dwelling prior to the primary structure.

Adjourn: 9:26 pm