

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 (DRC) February 25, 2021

DRC On-line Attendees: Wes Bellamy, Ben White, Eric Shull,

Public Attendees: Deborah Tutnauer, Paul Green, Scott Moran, Steve Scribner, John Nichols, Mary Haskell, Andrew King, Ryan Martin

Staff Attendees: Dom Eymere

Introductions

Call to Order: 6:04 pm

Business: Approve Minutes for the January 28th, 2021 DRC meeting

Discussion: Minutes for January 28th, were not completed to date and no action was taken.

Business: **Tutnauer Single Family Residence**, Lot 20, Block 26, Filing #4, 117 Cisneros Lane

Discussion: Dom stated the Agenda item. Travis Hall, the builder, introduced the project. Travis stated that some sustainable aspects and energy efficiency will be a part of the project. Steve Scribner indicated he was the consultant on efficiency and described the project. Ben and Eric agreed to move forward with the formal review. Ben asked about public comment. Dom indicated that some written comments were made that pertained to the color. Is it blue/grey stucco? Travis indicated that the mix will be as close as shown on the plans. Deborah stated that it will be darker grey than shown on the plans. Ben requested a sample. The project was formally reviewed by the DRC and deemed Appropriate for neighborhood context. Site plan was discussed, and no issues or concerns were raised. Grade was discussed. Elevations were reviewed and the DRC agreed the massing was good. Windows in relation to the glazing and gain were discussed. Dom asked if there was any additional public comment as the review concluded.

Motion: Wes made a motion to approve the project. Eric seconded and the motion passed unanimously.

Business: **Nichols Single Family Residence**, Lot 30, Block 19, Filing #2, 15 Brackenbury Street

Discussion: Orientation to the project was given on the project. Dom turned it over to John Nichols, the owner. A small single-family with an accessory unit is being proposed. Additional architectural changes were made by request from the Association Manager prior to the meeting after initial review. John stated it was a flat lot and concluded the introduction. Ben asked for public comment prior to DRC review. There was none at that time. Eric

explained that he reviewed the plans and received comments from other DRC members. Eric stated that the comments included a lack of visual interest and was boxy and was glad some changes were being proposed to the original plans. Wes agreed the changes helped. John mentioned that with the changes the building would need to move back to avoid encroachment on the 25' setback. Ben discussed the orientation of the ADU and that it was not aligned with the primary dwelling but given the restraints of the lot and the DRC did not see an issue with the orientation. Public comment was initiated. Dom asked for comment. Mary Haskell introduced herself and acknowledged the changes but was overall disappointed in the project and expressed her concerns. Mary asked about the use as a rental. John expressed he will be holding on to it as a rental property. Mary talked to the production of the plans and that they were not professionally done. Andy King commented about the property boundaries and had concerns about how the buildings would fit on the property. John stated that it will be surveyed and should be accurate. It was agreed that it would be pushed back from the road. Andy indicated that he agreed with Mary's assessment of the architecture. Andy commented about the landscaping. Dom expanded the conversation as it relates to the types of trees, the revegetation and location. John was open to the adjacent neighbors having input on the landscaping. Ben began the formal review. Neighborhood Context was discussed and the DRC, Eric, stated it was Not Similar. Wes had some concerns about the primary dwelling and the proximity to the road, but stated it was Appropriate. Landscaping points were not met. Ben talked that a survey would be needed due to the comments and should be submitted to the DRC. Parking and garage access were discussed and the limitations that may not allow for large vehicle access. Eric noted that additional parking should be considered and recommended by the DRC. Wes stated that the turn-around should be expanded. Site plan updates should include setbacks noted on the plans. Privacy and views were discussed, and orientation was talked about again. It was suggested that rotating the house may help with privacy and views. Elevation's drawings were considered next. Roof plane will need additional breaks on the west elevation to meet the guidelines. Colors, windows, trim and additional elevation considerations were discussed. Ben noted that no trim is being proposed on the stucco elevations. John acknowledged this. Overhangs were discussed as it relates to the requirements. John stated that it will be 18" around. Facia will be plum cut. Accessory building was next on the formal check list. Ben covered orientation and location and noted that it was discussed earlier. This concluded the checklist and Ben turned over the meeting to Dom. Dom commented that it was a thorough review and a lot of comments, suggestions were made. He indicated that potentially eight conditions have been identified and asked whether there is a cause to vote or continue the review at another meeting. John commented he would like to resubmit during the April meeting with changes and will have the DRC review the updated plans in forthcoming meetings. Dom will compile a list of changes that should be submitted in the subsequent plans. Discussion ended.

Business: Moran, Single Family Residence, Lot 30 Block 26, Filing # 4, 131 Gloria Place

Discussion: Dom showed the google maps of the property and talked about the location. Dom turned it over to Scott Moran to introduce the plan. The DRC reviewed the plans and general discussion ensued. Ben led the discussion on DRC comment period. The open unfinished basement was noted. Parking was implicated in the discussion. Formal review began. Ben expressed that it was appropriate. The committee agreed. Landscaping looked good. Grading was discussed in relation to the driveway and the DRC commented that the plans should be reviewed to come into compliance with the maximum grade of 10%. Building site plan was then discussed. Orientation and setbacks were considered. Dom indicated that the DRC ultimately could decide on the front and side setbacks for corner lots. No

other issues were identified on the checklist for site plan drawings. Elevations were considered next, and the Committee liked the over-all look of the dwelling. Height calculation and height benchmark were discussed and would need to be indicated on the final plan. Siding, trim, roof pitch, colors, and windows were discussed along with the final elevation drawing plans. Ben noted that grade, height benchmark and roof overhang were conditions and Eric noted the addition of the parking spot. Wes agreed. Ben turned the meeting over to Dom. Dom asked for public comment. None was given.

Motion: Eric made a motion to approve the project with four conditions. Ben seconded. All were in favor and the project was approved unanimously.

Business: **Martin, Single Family Residence**, Lot 13, Block 23, Filing #3, 367 Zeligman Street

Discussion: Dom initiated the next Agenda item and the showed the location of the proposed project. Travis Hall and Ryan Martin introduced the project. Travis indicated that the Committee should jump right into the review. Ben used the time for the DRC to review the project. Travis talked about the roof and possible roof color changes to the submitted plans. Ben indicated any changes to color can be submitted for staff approval. Review of the plans continued. Eric indicated that formal review should proceed. Ben and Dom acknowledge time for public comment. No public comment was given. The Committee agreed the design was appropriate and continued with review of the site plan. No concerns were made except for the driveway location as it relates to the road, intersection, and other driveways. Some discussion was made. It was determined that the driveway location was ok. Eric noted that the plans were very complete. Elevation's drawings were discussed and included height benchmark, facia, windows, and siding. Ben concluded the review and asked if the DRC had anymore conditions to the project. Dom thanked the DRC and asked if there was a motion.

Motion: Ben made a motion to approve the project with no conditions. Eric seconded the motion. All were in favor and the project was approved unanimously.

Business: Scheduled owner comment time. No public comment was made. Eric asked about the upcoming Tyzzer appeal to the Buckel project that was approved by the DRC and what the status was. Dom summarized the appeal and that the Board will be reviewing the Appeal at the next meeting. Dom asked if any of the members of Committee would like to join the meeting. Wednesday March 10th, at 7:35 pm was noted as the time.

Adjourn: Ben made a motion to adjourn meeting. Eric seconded and Wes agreed. 9:34 pm