

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) January 21st, 2021

DRC On-line Attendees: Wes Bellamy, Catherine Powell, Dylan Brown, Ben White, Eric Shull, Lori Holgate

Public Attendees: Joe Buckel, Travis Hall, Shamaï Buckel, Andy Tyzzer, Rob Fessenden

Staff Attendees: Dom Eymere

Call to Order: 6:02pm

Motion: Approve the Minutes for November 19th, 2020 DRC meeting

Vote: No Motion was made due to an incomplete draft

Business: **Buckel Single Family Residence**, Lot C7, Block 5, Filing #2, 225 Gillaspey Ave.

Discussion: Catherine commented about the letter sent by Mr. Tyzzer and should the review continue for the Buckel project. Ben summarized the letter and indicated that notices were made, but one Notice of Public Hearing did not make it into the legal publication. Catherine indicated that we should not review if that is the case. Ben talked about the 14-day comment period requirements. Catherine asked who was responsible. Eric indicated that he reviewed the plans at the office, and they were available to the public to view. Catherine and Ben agreed that a review should proceed, but no formal decision will be made tonight. A special meeting was proposed in a week to conduct the review. A motion was made to reconvene on January 28th to formally review. It passed unanimously. Joe Buckel introduced the project for review. The project is a three-bedroom single-family on Gillaspey. Dom stated that it was a commercial perimeter lot that has specific setbacks specific to the lot and not the residential guidelines. Dom asked about if this going to be phased project? Joe indicated it was just a single-family project at this time. Catherine asked about the roof line with out a break after 30 feet. Dylan asked about the design requirements for residential in the commercial area. Ben chimed in that he was looking it up now. Joe stated that it is a 42-foot roof line. Ben noted that new single-family residential in the commercial lots will be reviewed pursuant to the Residential Design Guidelines as indicated in the Special Area Regulations. Dom suggest that a break would be needed in the roof line. Joe asked about the break in relation to the size of the break required. Setbacks were discussed as well as other site plan elements. Eric wanted to see a condensed site plan with all the

information on one sheet, including the landscaping. Dom listed the required items in a site plan. Dylan asked that if we should continue with the DRC checklist. Ben continued down the checklist. Neighborhood Context: Eric indicated that it was appropriate, Dylan seconded it. Site Plan: Ben listed the required elements. Elevations: Eric asked about the metal calculation. Joe talked about the siding and that the metal calc. was more than 30%. Eric indicated that some minor exceptions have been tolerated. Wes wants to see the percentage. Shamaï asked about what percentage is allowed. Ben indicated 35% has been allowed in the past and Dylan concurred that it was more like 33%. Shamaï expressed that metal is currently being applied in commercial zones in general and has benefits. Eric indicated 33% is the max. Ben took a moment to restate that this is an informal review. Unbroken wall planes were discussed. Eric stated that the roof and wall brake would line up nicely and accomplish the breaking-up of the wall. Travis made some suggestions. Bend continued with the review. Dylan asked that trim is shown on the next set of plans. Eric asked that the roof pitch be shown on the plans as well as the elevations labeled. The DRC made several more suggestions on the wall and roof breaks. Joe talked about the footpath through the property and the status. Dom shared the progress on the easement offerings with all the adjacent property owners and talked about the location and offering. Shamaï stated that she would be amenable to the pedestrian path and the need for a fence. She liked the Tassinong fence on the other side of the property. Dom thanked the Buckel's for their consideration and will be in touch on the details of the easement.

Motion: No Motion was made, and Ben apologized for the delay and thanked the Buckel's for their time.

Business: **Hall Single-Family Residence**, 998 Cascadilla Street, Lot 20, Block 21, Filling #3

Discussion: Dylan abstained from the review due to his involvement on the design and engineering. Travis hall introduced the project. Dom showed the plans on-line. The DRC was impressed with the elevation drawings and the project. Some general discussions ensued. Ben indicated that he was ready to move to the check list and would like to start with massing. Neighborhood context was appropriate, the DRC agreed. The Site Plan was reviewed. Boulders, driveway grade and turn-around were all discussed. Ben asked that he check with CBFPD and their requirements on the distance of the driveway relative to the distance of the road. Travis indicated that he will be installing a split rail fence with some rusty wiring. Elevations: Massing was reviewed. Catherine asked about the height. Travis commented that it was 31.5 feet from existing average grade. Ben noted that it met the design guidelines and that the house stepped down nicely with the hill. Colors were discussed and the DRC liked the over-all schematic. Trim, facia, and roof were all discussed. Ben indicated that any color changes would need approval. Lighting plan looked good.

Motion: Eric made a motion to approve the project as presented. Wes made the second. The project went to vote and passed unanimously. No objections were made.

Unscheduled Business: Rob Fessenden approached the Committee with some designs for his lot at 391 Cement Creek Road. Rob introduced the concept and that he was looking for suggestions and comments from the DRC. He indicated he would like to start with a box concept to reduce costs. He noted that the roof may need a break. The project includes four units. The Committee reviewed the submitted sketches. Dimensions are 40' x 62'. Catherine expressed concerns that it was not in the spirit of the guidelines and looked too much like a box. Dylan would like to see the roof line broken and that a few features would help move it along. DRC liked his previous project but did not like this one. Height was discussed relative to the average grade. Ben indicated that the units should be moved back and forward to help break-up the mass and roof line. A deck feature would look good and would help the project. Rob asked about a solar 'gazebo' for each unit in the back. Ben suggested panels on the front shed roof. Rob did not believe he had the room. Deed restrictions were discussed.

Next Meeting: January 28th to review the Buckle project. DRC confirmed availability. Dylan commented about the metal calculation for siding and type of metals used today should be looked at. 33% corrugated metal plus other metals, as secondary metals, would not count against that calculation per se. Some good metal products are available today. Other DRC business and processes were discussed. Ben suggested a form that the applicant signs to confirm that all the requirements have been met during submittal. Dylan added that new issues/updates be included to help applicants during the submittal phase.

Adjourn: 8:41 pm