

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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## MINUTES

### DESIGN REVIEW COMMITTEE (DRC)

May 20<sup>th</sup>, 2021

DRC Attendees: Wes Bellamy, Ben White, Travis Hall, Catherine Powell, Eric Shull  
Public Attendees: Ilene Spector, Jessica Morais, John Fellows, Leigh and Eliot Paulsen, Bob Goette, Bill Kastning, Ric Ems, Rob Fessenden,  
Staff Attendees: Dom Eymere

**Call to Order:** 6:16 pm

**Business:** **Approve Minutes from March 18<sup>th</sup> and April 15<sup>th</sup>, 2021 DRC Meeting**, Minutes were approved unanimously with a change to the April 15<sup>th</sup> meeting minutes in relation. Wes made a motion, Travis seconded, and the motion passed.

**Business:** **Rob Fessenden, Multi-Family Residence**, Lot 18, Block 4, Filing #2, 391 Cement Creek Road

**Discussion:** Rob Fessenden updated the DRC on the changes and included exterior siding changes on the inside corners and site plan changes. Additional parking, drainage, height benchmark, and separation of the pedestrian easement. Roof plane was discussed in length and, as noted in previous meetings, and is the main concern of the DRC. The interpretation of the diagrams in the Residential Design Guidelines. Ben White commented that a previous project was reviewed on the rake or ridge and not the entire plane. Catherine continued to voice her concern over what the guidelines state and the DRC interest in allowing this that may be counter to the rules. Rob indicated that he had some additional changes to the floor plan and subsequent windows in the back. Travis indicated that the changes should be submitted in whole and not in parts. Discussion continued about the DRC's suggestion to add covered decks over the side units and how it would further break the roof plane. Catherine gave a no confidence comment on the changes. The meeting continued to the formal review. Neighborhood Context, setbacks, site plan and landscaping requirements were reviewed. The review continued with the elevation drawings. Average height of 20' was discussed. Siding and colors as well as a roof rake were discussed during the meeting. The solar panels and gazebo were noted during the meeting.

**Motion:** Ben made a motion to approve, Wes seconded, and all were in favor. The motion passed with three conditions: Color samples of the siding, roof rake or eve extension are required over the rear doors and the roof additions to the side units are required.

**Business:** **Fellows, Accessory Dwelling unit**, Lot22, Block 12, Filing #2, 522 Shavano

**Discussion:** Ben, as the architect, recused himself as a DRC member. Dom turned over the floor to the applicant. Ben proceeded to introduce the project. Single story ADU is being proposed. Ben discussed the project and noted that the siding will be rusted metal wainscoting. The DRC continue to move to formal review of the project. Wes took the lead as the reviewer. Neighborhood context was deemed appropriate. No additional landscaping is required. Both the site plan and elevation plans were reviewed, and no concerns were noted.

**Motion:** Eric mad a motion to approve, Travis seconded, and the motion passed unanimously.

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

**Discussion:** John Nichols talked about the changes the DRC wanted to see during the previous review. Dom asked for DRC comment. Travis moved to go to formal review. Eric commented about the appropriateness of the project and Travis agreed. The site plan was than reviewed. Dom asked John to speak to the changes. Parking, turn-around, snow storage and open space calculations were discussed. Travis asked about landscaping schedule. Wes found the schedule on the updated plans. The landscape points were met as noted by Travis. Driveway and parking setbacks were discussed. Dom indicated that the plans are incomplete, inaccurate and that the DRC is working from several plans and that the review should not continue. The review ended and no action was taken.

**Business:** **Norton, Green House**, Lot 14, Block 24, Filing #3, 444 Zeligman

**Discussion:** Dom gave the DRC an overview of the project. Ben asked if the greenhouse guidelines were on the web site. Dom showed the document online and the DRC reviewed the guidelines. Ben stated he is an advocate of people growing food and supports the idea. Travis agreed. Dom shared the site plan and the drawings of the proposed greenhouse. The greenhouse is a geodesic dome. The structure was determined not to be curved and is approximately 150 sf. Travis noted the efficiency on the proposed greenhouse. Average height was calculated at 8'. Ben brought up interior lighting and if this was addressed. The DRC discussed “night skies” and electrical needs. Wes asked about grow lights. Some discussion ensued about the general review of greenhouse as it relates to the guidelines. Ben indicated that he would approve the project with the thought that considerations on lighting and electrical and hours of operations be addressed in the future.

**Motion:** Wes made a motion to approve the project. Eric seconded the motion. All were in favor and the project was approved unanimously.

**Business:** **Paulsen, Single Family Residence**, Lot 11, Block 15, Filing #3, 1134 Zeligman Street

**Discussion:** Dom talked about the water course on the property and oriented the committee and public on the project. Vacant land is located on both sides. Dom turned over the introduction to the applicant. Eliot gave an overview. This is a single-family residence. Driveway is designed as best as it could be. A total of three bedrooms is proposed. Dom continued to share the drawings, perspectives, and materials samples. Dom asked the DRC for comments. Travis asked about retaining walls. Public comment was next. Bob Goettge

asked about the driveway and how it meets the cul-de-sac on Bryant. A lengthy discuss occurred to clarify the exact location of the cul-de-sac. Eliot iterated that the max driveway grade will be 10%. Dom clarified the jurisdictions that are involved in the permitting process for emergency services and county public works. Travis asked if it was reviewed by CBFPD. Eliot stated he had. Bill Kastning commented about the water flow and drainage and expressed his concerns. Eliot described the building site and how the drainage will be handled with out much alteration to the existing ditch. Bill commented that the water way consistently runs through out the summer and should be addressed at sometime since it had been altered at some point. Ilene agreed about the concerns and effects downstream of the runoff. Dom thanked the public for there concern and ask Eliot about the existing and proposed contours of the lot. Eliot offered that he would work with the adjacent homeowners to come up with a solution if there are any issues. Dom noted that the building site is on the west and the drainage is on the east side of the property. Bill commented that during construction fill dirt can create issues. Rick Ems commented about the oversight for these drainages in CB South and who would review this. Dom indicated that was a good question and a larger review of these drainages may need to occur in the future. Dom also noted that engineering and outside agency review is a part of the process, but not generally part of the design review process and this committees' responsibilities. Kathy requested the parties keep informed of the project. Dom listened to public comment and suggested additional mitigation of the construction site by the applicant. Ben reiterated the public concerns prior to the formal review and noted conditions of the project. Formal review ensued and the neighborhood context was appropriate. Site plan was reviewed, and it was noted that a setback was omitted from the plans. Elevations were then looked over and some discussed occurred about the average height. Wes noted, by his calculations, a average height of 37 feet. Some discussed occurred in relation to the height. Ben asked if this was a concern or a possible condition to approval. Eliot indicated he can trim the height by changing the pitch of the roof. Review continued an no other issue were identified. The conditions were stated as: pre/post contour lines on the site plan be updated, label setback, ridge height, height benchmark, night sky lighting be included and call out of the facia.

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

**Unscheduled Property Owner comment Time:**

**Adjourn:** 9:50 pm