

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) OCTOBER 21, 2021

DRC Attendees: Dylan Brown, Lori Holgate, Eric Shull, Ben White

Public Attendees: Brett Henderson, Scott Clarkson, Neil Lurie, Kirk Mason, Eric Dernbach, Joe Hrbek, Daniel Jones, Casey Jones, Tim Szurgot

Staff Attendees: Dom Eymere, Tee Pleak

Call to Order: Meeting called to order at 6:06 by Dom Eymere

Business: Approve Minutes from September 23rd, 2021 DRC Meeting.

No quorum, so not able to approve meeting minutes and topic was tabled.

Business: Read, Garage Addition, Lot 6, Block 2, Filing #1, 144 Cascadilla Street

Discussion: Chris Read called in via zoom. Two car detached garage with storage in back. Dom noted, for the record, this project was posted in the CB News on Oct 7, posted in the POA building on Oct 7, posted on site Oct 8, posted in the website on Oct 8.

Chris mentioned that the garage will be built to match the house – same colors. Wants to break ground this fall or early winter. Ben White asked color of garage door color. They are thinking deep brown – same color of their front door. No other public comments.

Formal review by committee: The committee went through checklist. Ben and Eric asked about snow storage; the plans need to indicate that there is 30% of area without trees to allow for snow storage.

Lights on the sides of the doors were missing indication on the plans. Chris said they will be the same as the house and will be downward facing & night ski compliant.

Committee went through checklist. Committee will need updated plans with snow storage and lighting. Chris can draw changes on the plan submitted.

Eric asked for all information on site plan to be on one page.

Motion: Project Eric made a motion, Lori second. Motion passed.

Business: Lurie, Single-Family Residence, Lot 23, Block 24, Filing #3, 612 Zeligman Street

Discussion: Neil Lurie and Kirk Mason

For the record, project was posted in the CB News on October 7. Posted in POA on Oct 7, posted on site Oct 8, Posted on website Oct 8.

One story home plus semi-detached garage. Connected by greenhouse. Proposing to work around the trees that are existing on property. Exterior will be mix of colors and textures. They plan to build a small accessory dwelling above the garage. There were some public questions about orientation of building, size, elevation, and tree buffer. No further public comments or questions.

Approved 11/18/2021

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Formal review by the committee: Committee went through checklist. There was mention of driveway and need to extend turnaround. They may need a culvert at the end of the driveway. Question of roof pitch plane. Some are more than 30 feet, argument was made that with the intent of keeping with the linear design of house and working with the contour of the land, and keeping plans streamlined and purposeful, the longer roof allows for snow slide while keeping the elevation of house well below limit. Property owners asking for allowance to keep larger roof plane in plans. Alternative plans were presented if needed. The committee is in agreement that an exception could be made to allow the roof to stay as on original plan.

Motion: Eric made motion to approve with conditions, Ben second. Motion passed. Conditions – driveway length and culvert

Business: Hrbek, Duplex Residence, Lot 8, Block 1, Filing #1, 135 Cascadilla Street

For the record, project was posted in the CB News on October 7. Posted in POA on Oct 7, posted on property Oct 8, Posted on website Oct 8.

Working with steep slope and wetlands setback.

With the intent to minimize slope of driveway parking will be on top.

Overview: duplex with Unit A as a 3 bedroom, unit B two bedroom and a garage with shared parking.

Discussion:

DRC questions: Rooflines between two units drain toward each other, this is a red flag in snow country. Also question about roof pitch and size

Public questions: Multiple home owners from the street of proposed building commented on the large size of structure, the light impact of so many windows, lack of snow storage, and traffic impact and turn-around on dead-end street.

Formal review by the committee

committee concerned that the structure seems massive compared to surrounding structures. Committee noted that neighbors are not pleased. **It was said the committee has grounds to comment but not grounds to not-approve.**

Landscaping: requirement is reduced for duplexes. Suggested to reduce the plants in snow storage areas.

Driveway/parking/turn around: a lot of comments about parking and driveway and turn around but nothing that they cannot approve

Views: There was scrutiny on windows on the north side. Suggestions were made to eliminate outward light. Hrbek said they will use can lights that will point down. He did say that he thinks outside lights are warm and inviting and noted that he is not intending to have his house dark on the outside. The neighbors are concerned.

Snow storage: looks like not enough. Committee needs driveway and storage dimensions before they can approve.

Elevation: Committee needs calculations with average heights.

Building mass: There were comments about size in relation to adjacent buildings.

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Roof plane: Concerns unbroken ridge roofline, makes the home look big. Design guidelines say roof plane maximum of 30 feet. Plans have a 60 foot roof plane. There will be further discussion.

Major concerns about the roofs that run into each other. But nothing in guidelines that say you can't do that.

Overhang: the modern design has minimal overhang with gutters. Committee suggests that gutters freeze and fall off. The one foot overhang requirement is to move water away from the house. Dylan sees that the minimal overhang is a design intention rather than a way of cutting corners. The concerns are water constantly running down house and icicles. Major concern that the ice will fall and injure a person in the hot tub that is placed on a deck. The committee obligated to mention the roof shed and snow slide that happened two winters ago resulting in one death and one injury.

Windows and glass: Concerns that the house will get really hot from all the sun. Hrbek said they will use "H windows" that have triple glazed coating to block UV rays.

Committee wants to see elevations of the structure before approval. Before approval the roof will need to be altered. Needs calculations of driveway and snow storage before approval.

Committee will need to see changed before approval.

Committee offered they can have a special meeting at another time if wanted.

5 minute break

Business: Dizzy Gillaspey, LLC, Multi-Family Residence, Lot 24, Block 5, Filing #2, 273 Gillaspey Avenue

Posted in POA on Oct 7, posted on property Oct 11, Posted on website Oct 8.

Remodel: Currently shop area downstairs with apartments upstairs. Proposing to turn into two 2-bedroom units downstairs, keep existing two upstairs. Proposing to do landscaping, remove asphalt and move parking to side. Will re-stain building and create enclosure for trash and recycling. Will replace garage doors with sliding glass doors. Will add bump out.

Discussion:

DRC questions: Only change to exterior is bump out? Yes.

Special area regulations apply because in commercial area.

No public present for question or comments.

Formal review by the committee:

Regulations are geared toward residential and not commercial and not toward remodel. This committee will review exterior, parking and landscaping

Noted- Metro will charge additional tap fees.

Landscaping: Must get rid of the noxious weeds in areas that are disturbed. Minimum commercial area requirements are two street trees with the intent to share parking area. These can be drawn on plans. It is recommended a cluster of trees on both sides on driveway and one on side on structure. Note they are not to obstruct motorists.

Driveway: current parking area will be taken out and landscaped. New parking will be gravel. Committee would rather see money invested in landscaping rather than more asphalt.

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Driveway dimension requirements will be compiled and presented to property owner. There will need to be a turnaround. More than minimum requirement (8) parking is suggested. Additional parking is recommended for guests, trailers etc.

Committee wants to see calculations of driveway, parking and snow storage. This will help with deciding where to plant trees.

Material on bump out should match existing structure.

Lighting will be changed to night sky compliant.

Guardrail height may need to be raised, per county regulations.

Conditions: revegetate disturbed areas, add at least two street trees, change parking, note driveway width, note tin/metal/wood on bump out. Change exterior lights to be dark sky compliant.

Motion: Motion to pass: Lori Second: Eric. Motion passed.

Business: **Unscheduled Property Owner comment Time:** none

Discussion: none

Adjourn: 10:30