

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

DESIGN REVIEW COMMITTEE MINUTES THURSDAY FEBRUARY 17, 2022

DRC members present: Wes Bellamy (via Zoom), Lori Holgate, Ben White, Eric Shull, Travis Hall

Staff present: Bart Laemmel, Tee Pleak

Community members present: Jessica Taylor, Jarred Cross, Evan Roberts

Bart Called meeting to order at 6:06 p.m.

Dylan makes a motion to approve the January 20, 2022 DRC Minutes.

Wes seconds and Lori thirds.

Motion carries.

Cross, Single-Family Residence, Lot16, Block 24, Filing #3, 492 Zeligman Way

For the record this project was posted in the CB News on 2/3/2022.

Lori abstains from this review because she is building this house.

Eric leads the formal review.

Neighborhood context:

This is a single family house with an apartment. This is approved.

Site plan is to scale.

Landscaping schedule meets the requirements.

Driveway locations, dimensions, turn around, parking:

There is enough room to turn around.

Ben applauds the driveway angle.

The culvert is noted.

Travis recommends checking with CB Fire Department regarding the driveway width.

The driveway meets approval.

Building location and orientation:

No issues, meets approval.

Grading and drainage:

Noted and approved.

Ben asked about retaining structures. There is a 4' wooden retaining wall; if it's over 4' it needs to be engineered.

Setbacks:

All approved.

Privacy and views:

Public Comment: The neighbors across the street are Zooming in to view the plans.

Snow storage calculations: 439 sq feet. This meets approval.

Fences and storage:

Eric notes the garage and encourages its use of storage.

No fences – meets approval

Easements:

Easements are approved.

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Public comment: Neighbor up the road does have natural gas, so he thinks this property would have access to natural gas.

Eric states that if they choose propane, that the tank be buried.

Height calculations and benchmark:

Street elevation and top of wall are noted.

It is noted that a benchmark is needed.

Height is 32', which is the limit. This is approved.

Contour lines are noted and approved.

Architecture:

Mass is approved

Overall concept does meet intentions of DRG.

Elevations is drawn to scale.

Exterior finishes: Dark grey with black trim. Black framed windows. Black or dark charcoal roof.

Vertical board is natural cedar.

Dark grey soffit and fascia.

The garage door will match.

These finishes need to be noted on plans.

Windows, doors, openings:

Note the finish on the garage door, all else approved.

Roof pitch: Will need to see the eve dimensions.

Lori asked about railing. This will need to be noted on plans.

There was a discussion about where to put the gas meter. This will be reviewed by the Fire Marshall.

Lighting will be dark sky compliant.

Metal siding calculation noted and approved.

Rood plane meets approval.

Recap:

- Driveway width needs noting.
- Benchmark needs noting.
- Exterior finish key including garage door needs noting.
- Roof overhang and eve dimensions need to be noted.
- The gas meter location needs noting.
- Retaining wall height needs noting.

Eric makes a motion to approve the Cross project with 6 said conditions.

Ben Seconds.

Travis thirds; motion carries.

Roberts, Duplex Residence, Lot 9, Block 16, Filing #3, 486 Bryant

For the record this project was posted in the CB News on 2/3/2022.

Re-review of roof system to be under 32' average and the south face needs to be under 34'.

The roof height was changed to meet approval.

Shed dormers were added to break the long roof plane.

Easement has been noted.

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All other conditions noted in 1/20/2022 meeting have been met.

Travis makes a motion to approve with conditions met.

Lori seconds.

All are in favor and motion carries.

Wiebe, Single Family Residence, Lot 35, Block 17, Filing #3, 909 Cascadilla

For the record this project was posted in the CB News on 2/3/2022.

This is a single family residence.

Ben abstains from this review because he is the architect.

Travis starts the formal review:

Neighborhood context is appropriate and approved.

Site plan is to scale.

Landscaping labels and locations are present and approved.

Retaining walls are noted. There is a 9 foot retaining wall on the north side of the house. There was a discussion about this wall and what it would look like and the effects on the drainage.

The committee suggests stamped concrete.

Eric commends property owners on bringing this challenging lot to it's fullest potential.

Eric suggests adding boulders and rock work.

Travis thinks the height is within compromise.

Driveway locations, dimensions, turn around and parking:

Two car garage, two parking spots in front. This is adequate.

Building location and orientation are approved.

Grading and drainage:

Bart notes that drainage needs to be indicated that water does not go onto neighboring properties.

Eric asked about grading. All noted on plans.

Setbacks, labels and dimensions: all present and approved.

Privacy and views: all OK.

Snow storage calculations: noted and approved.

Fences and storage: Noted pending engineered review of retaining wall.

Benchmark and height calculations noted.

Contour lines are present.

Architecture:

Building mass: is appropriate.

Overall concept meets intention of DRG.

Elevations are to scale.

Exterior finishes noted; siding, accent and trim: all noted and approved.

Windows, doors and openings: meets approval.

Roof pitch, overhang, material, soffit, fascia: all noted and approved.

Lighting plan: is night sky compliant and approved.

Color samples: present and approved.

Metal siding calculations are noted and approved.

Roof plane: meets approval

Existing condition: the steepness of the lot necessitates the 9' retaining wall. This is a variance.

Travis makes a motion to approve this project.

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Eric seconds.

All are in favor and the motion carries.

Sandstrom, Addition, Lots 51,52,53, Block 24, Filing #4, 76 Gloria
For the record this project was posted in the CB News on 2/3/2022.

This is an addition of two bedrooms over the existing garage.

Travis asked about if there is enough required parking with this additional bedroom.

The committee is requesting to see existing plan.

Travis suggested going to Metro and inquiring about needing an additional tap.

The committee thinks there is a need for a formal review with all required submissions.

The site plan and a set of builders plans are needed for this review.

Other business:

Travis wants to bring the DRC's attention the change of siding of two existing projects to stucco.

There was a discussion about mold and drainage.

There was a discussion about design and the merits of stucco.

The committee is OK with what Travis thinks is best, and requests a letter outlining details for the property files.

Eric adjourned the meeting at 8:52 p.m.