

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 MEETING Thursday, May 19, 2022

DRC members present: Lori Holgate, Eric Shull, Ben White, Travis Hall
Staff members present: Bart Laemmel, Tee Pleak, Derek Harwell
Community members present: David Neben, Audi Morrison, John Cook,

Bart called the meeting to order at 6:21 p.m.

Approval of April 28, 2022 minutes:

Travis makes a motion to approve the 4/28/2022 Minutes.

Eric seconds the motion.

All present approve and the motion carries.

For the record the SOAR & Powell projects were posted on site, on the website, in the office, and in the CB News April 7, 2022. The Round Mountain project was posted on site, online, in the office and in the CB News on March 10, 2022.

Height Calculation Definition. Work session for DRC to define how building height shall be calculated for CB South.

There was a discussion on height calculations; existing average grade vs finished average grade.

There was a discussion on the large mass of some of the proposed houses and how people must be willing to have a house that suits the CB South character and the County requirements.

If someone has a lot that creates a hardship, they can apply for a variance.

There was a discussion on what slope a property owner would be a candidate for a variance.

There was a discussion on how driveway and parking fits in the equation.

The committee agrees that height will continue to be calculated as the average existing grade at foundation, taken at the four corner points. No plane is to exceed 34'.

Round Mt. Homes, Duplex, Lot 33, Block 21, Filing #3, 324 Zeligman St.

Ben recuses himself from the review because he is here presenting as the architect of this project.

Public comment- Travis read a letter submitted by the neighbors. This letter questions mass, height, symmetry, and open space requirement.

The Thorson's and Neben's both commented on the drainage and the impacts on their houses which are below this project.

There was a discussion about the mass of the house and driveway.

There was a discussion about the drainage path

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Travis begins the formal review:

Neighborhood Context – Travis notes this project stretches context but follows the goals.

Lori notes the open land around proposed house that this draws attention to the house.

Eric notes there are other duplexes in the area. Approved

Site plan- approved

Landscaping, labels, locations, calculations – present and approved

Driveway location, dimensions, turnaround, parking – accommodated and present, approved

Building location, orientation – approved. Open space calculations are noted

Grading- drainage, retaining walls- water will be kept on the property, the proposed intercept drain needs to be noted on the plans.

Setbacks, labels, dimension- noted and approved

Privacy, views- approved

Public comment- Concern is the height, not privacy

Snow storage with calculations- approved

Fences, storage- N/A

Easements labeled with dimensions- approved

Height calculations and benchmark – benchmark noted. Ben will note a property corner benchmark. Approved

Contour lines – existing and proposed – approved

Utility routes- approved

Existing site conditions- none present

Building mass- Lori notes there are big houses being built, this is appropriate. Eric notes this is big. Travis comments that it pushes the boundaries. However, this does not violate the guidelines.

Concept meets the intention of RDG- The committee discussed the windows and symmetry. The committee agrees there is no violation of RDG, approved

Elevations- present

Floor plan- present

Exterior finishes labeled- noted and approved

Color samples- present

Windows, doors, openings – There has been public comment about symmetry and DRC concerns of symmetry. The DRC Agrees that the windows and doors can be broken up more and break up the symmetry. Needs to be changed.

Roof plan with pitch and overhangs – approved

No unbroken roof plain over 30'- Eric noted the garage roof is longer than 30'. Due to the slope this is approved.

No single elevation plain over 34'- approved

Metal siding calculations- noted at 29%. Approved

Lighting plan- Dark sky compliant and approved.

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Travis notes neighborhood context is not agreed upon.

The DRC is asked to determine the height based on the average topographic point and dimensions. The roof is 35', which is three feet too tall. This structure does not meet the guidelines.

Ben discussed asking for a variance to the 32' height rule to accommodate the 35" height.

Eric suggested a split-level. Ben listed the problems a split level would create.

Travis suggested drawing a plan that fits.

Bart asked the committee if they would be willing to give a variance if the difference was split and Ben lowered the roof a foot and a half.

Dave asked about the drainage. Bart advised that all impacted neighbors need to be involved with a solution that would alter the flow on the property.

Conditions:

- Break up symmetry
- Lower height and/or apply for variance
- Come up with a viable drainage plan

Note: Ben will double check the height calculations. He will lower the roof the full 3' so that he does not need to apply for a variance.

Travis makes a motion to approve with said conditions.

Lori seconds and all are in favor.

The motion carries with conditions.

SOAR, Duplex, Lots 3, Block 10, Filing #2, 465 Teocalli Rd. This is for the second phase of the project.

The first half of this duplex has been approved. Tonight, they present second half of the project. Unit A will be built this summer. This project (Unit B) will be built in the summer of 2023.

Lori asked about the colors. They will be light gray and dark gray. There is not a materials legend on the plans.

Travis begins the formal review:

Neighborhood Context – approved

Site plan- not stated, but approved

Landscaping, labels, locations, calculations – noted and approved

Driveway location, dimensions, turnaround, parking – approved with the need to show more room to turn into garage.

Building location, orientation - approved

Grading- drainage, retaining walls- approved

Setbacks, labels, dimension- approved

Privacy, views- meets guidelines, approved

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Public comment – Luke Reed asked about this project’s impact on the solar gain on the first SOAR duplex. The Soar class did solar studies, these will be shared with the neighbors. Landscaping was explained in depth to the neighbors as well.

Snow storage with calculations- approved

Fences, storage- no fences, no outdoor storage

Easements labeled with dimensions- Needs to be noted, there are trees in the way of the utility easements, these need to be moved

Height calculations and benchmark – noted on previous plans (unit A)

Contour lines – existing and proposed – approved

Utility routes- water, sewer, gas, phone, electrical are all present; approved

Existing site conditions- none present

Building mass- approved

Concept meets the intention of DRG- yes, approved

Elevations- approved

Floor plan- 3/16, approved

Exterior finishes labeled- on SW elevation, approved

Color samples- not present

Windows, doors, openings – approved. Travis encouraged the class to check with window manufacturer for measurements

Roof plan with pitch and overhangs – noted and approved

No unbroken roof plain over 30’- approved

No single elevation plain over 34’- approved

Metal siding calculations- appears to be way under the 30% maximum.

Lighting plan- night sky compliant and approved

No accessory building

Conditions:

- Utility easement
- Height calculation transferred from previous project
- Color chart
- Metal calculations

Travis makes a motion to approve this project with said conditions.

Lori seconds the motion

The motion carries with conditions.

Powell, Exterior Finishes Remodel, Lot 3, Block 5, Filling 1, 117 Teocalli

The committee reviewed the proposed siding

Metal calculations need to be noted

They agree this is to be approved

Bart adjourned the meeting at 10:43 p.m.

Approved 7/29/2022