

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE (970) 349-1162, WEBSITE: [www.cbsouth.net](http://www.cbsouth.net), FAX (970) 349-1163

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## Design Review Committee Meeting August 18, 2022

DRC members present:

Staff present: Bart Laemmel, Derek Harwell, Tee Pleak

Community members present: Tim Politis, Eric Dernbach, Meredith Casciato, Tim Kaetz, Brett Henderson, Alli Melton, John Priemer, Andrew Briebart, Arvin Ramgoolam, Jennifer Ryan, Steve Ryan, Eileen Longfeild, Daniel Law

Bart called the meeting to order at 6:17.

Lori received a proxy vote from Ben White.

Eric received a proxy vote from Wes Bellamy.

Bart entertains a motion to approve the minutes form 7/21/22.

Eric makes a motion to approve the 7/21/2022 minutes.

Lori Second the motion.

All are in favor and the motion carries to approve the 7/21/2022 minutes.

For the record, the following projects were posted in the Crested Butte News, on the CB South Website, and physically in the mailroom and in the office on 8/5/22.

**PROJECT: Hrbek Duplex**, Lot 8, Block 1, Filing #1, AKA 135 Cascadilla

The architects of this project, Tim Politis and Eric Dernbach, introduced the project. The property owners were specific in wanting a one garage per unit, this is out of consideration for the neighbors across the street. The slope of the roof follows the slope of the hill. The longer roof planes are hidden from public view and property lines. There was a question of average grade. Architects want confirmation that the average grade is met. There was a question of the slope allowed, the DRG specify 34 degrees, and the land has a 40-degree slope. There was a question of the amount built into the hill. The main level is being called level zero, then there are levels -1 and -2. It was brought up that this is a duplex, providing two homes. Both are two bedrooms with an office or a master closet. There is a bedroom below the garage that is built into the hill to minimize the footprint. The individual square footage is of each unit is for unit A is 2872, Unit B is 2945, minus decks and garage.

Public Comment:

Alli Melton – Looking at the footprint of everything in the neighborhood. She is concerned of the view from the wetlands, size and characteristics, and architectural fit. She questions the proposed retaining wall and snow storage, doesn't seem to be enough snow storage. She appreciates the driveway being heated, wonders if they will use renewable energy. She is concerned about birds and the windows up against the wetlands. She thanks the DRC in their efforts to address these concerns.

Brett Henderson –He is unclear of the height and slope variances. He is concerned about altering the view of the entrance to CB South and the Huckleby wetlands. He is concerned about snow storage. He doesn't think this fits in with the characteristic of the neighborhood.

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John Primer. Agrees with Alli and Brett. He is concerned with changing the dynamic of the landscape. He has reservations about the size.

Allegra Wolff – Concerned about the habitat of the wetlands and keeping the dark skies. She expressed concerns about keeping the character of the neighborhood and worried about STR's in the neighborhood.

Andrew Briebart – Concerns about the ground water and the wetlands. Worried that building will disrupt the draining into the wetlands. He mentioned the incremental reduction of the wetlands. He wonders what shrubs will be planted to hold the slope in place. He is concerned about the heat exchange going into the wetlands through all the glass.

Arvin Ramgoolam – want to echo everything already said, asks the DRC to scrutinize the comments regarding the wetlands.

Chis Reed – He is composing a note that he will send to the POA. He states that the structure is too big for the neighborhood.

Bart asks the architects about two specific concerns: There is one plane that is 40'8". The exceeds the 34' limit. Also, the roof lines exceed 30'

Bart asked the committee if they want to do the formal review or address the two major concerns.

The architect notes that the grade is based on finish grade, which is 34. Bart confirmed that on this requirement it is based on existing grade.

They are wanting to put boulders in to create a berm. This would visually bring it to 34'. They did a study with Gunnison County that confirms they are above boundary of wetlands. They are above the willow line.

Eric notes that the surrounding duplexes received a variance to build into the front setback. Eric wants to provide feedback. Lori also wants to address the three issues Bart brought up – height, unbroken roof plane and the front (wetland side) height.

Eric applauds the design, but it is big, and the criteria is neighborhood context. He hears the neighbors' comments and this needs to be addressed. The height and unbroken roof planes will be points where the DRC will be strict.

There was a discussion about height.

The architect asked if they should apply for a variance. The DRC agrees this is a challenging site. Eric points that variances are for hardship cases. He doesn't think building a 6000 sq ft building is a hardship. He suggests proposing a smaller building and then a variance could be considered.

The architect asks if there is concern about the overall height with existing grade.

Lori thanks the architects for addressing the windows and lights from the last review of this same project.

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Eric points out the unbroken roof planes is something the DRC has been strict about.

These two things need to be addressed:

Unbroke roof plane

No single elevation over 34'

Architect asks if they would consider a 36' elevation with variance. DRC says yes it would be entertained.

Alli Melton will compose a letter of petition.

The architects thanked Bart and the DRC for their comments and will take this into consideration and they will resubmit.

**PROJECT: Kaetz, Single family home with ADU**, Lot 24, Block 8, Filing #2, AKA 95 Escalante  
Property owner are presenting. They are building a single family house with a 400 sq foot ADU.  
They want to keep it simple.

## Site

Neighborhood context: appropriate

Site plan (1"=20' min): approved

Landscaping, labels, locations, calculations: meets requirements

Driveway location, dimensions, turnaround, parking: 4 parking spots required. One of the spots will hold snow. Approved

Building location, orientation: Approved

Grading- drainage, retaining walls: flat lot, approved

Setbacks, labels, dimensions: looks thorough. Approved

Privacy – views: will be close to neighbors. They will build a mesh fence. Bart notes that the mesh will have to be on the inside. Will build fence into easement

Snow storage with square footage calculations: noted

Fences – storage: approved

Easements of any kind – labeled with dimensions: approved

Height calculations and benchmark: elevation at Escalante street

Contour lines – existing and proposed: noted and approved

Proposed utility routes: will bring in gas. Approved

All existing site conditions or structures detailed: nothing existing

## Architecture

Building mass: approved

Overall concepts meets the intention of the RDG: yes, approved

Elevations (1/8"=1' min.): approved

Floor plans (1/8"=1' min.): approved

All exterior finishes labeled with materials type and color: approved

Color samples chart: noted and approved

Window – doors – openings: approved

Roof plan with pitch, overhangs: approved

No unbroken roof plan over 30': approved

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No single elevation plane over 34' tall: approved  
Metal siding calculations 30% maximum: needs to be noted  
Lighting plan – locations, dark sky compliant: approved  
Height calculations from existing grade not to exceed 32': approved

## **Accessory building: storage shed**

Building mass: approved  
Location: approved  
Orientation: approved  
Setbacks: approved  
Floor plan: approved

Notes – Comments – Discussion points:

- Note that shed finishes will match the house.
- Show fence inside of the easement and that mesh will be inside.
- Call out color samples to match changes on plans.
- Metal calculations need noting.

Eric makes motion to approve this project with said conditions.  
Lori seconds.  
All are in favor and motion carried with the said conditions.

**PROJECT: Soulshine LLC, Single family home with ADU**, lot 12, Block 16, Filing #3, AKA 341 Blackstock

Ben questions the setback. Wes asked about the colors which were brought tonight.

## **Site**

Neighborhood context: appropriate  
Site plan (1"=20' min): to scale  
Landscaping, labels, locations, calculations: There was a discussion about the willows.  
approved  
Driveway location, dimensions, turnaround, parking: approved  
Building location, orientation: approved  
Grading- drainage, retaining walls: Will be cut into the hill. Bart asked for a note on how culvert will be preserved.  
Setbacks, labels, dimensions: approved  
Privacy – views: approved  
Snow storage with square footage calculations: present and approved  
Fences – storage: no fences, n/a  
Easements of any kind – labeled with dimensions: approved  
Height calculations and benchmark: this must be noted.  
Contour lines – existing and proposed: noted and approved  
Proposed utility routes: noted and approved  
All existing site conditions or structures detailed: existing culvert is noted. suggested to check with Metro on size of culvert needed.

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## Architecture

Building mass: big building and approved

Overall concepts meets the intention of the RDG: yes

Elevations (1/8"=1' min.): approved

Floor plans (1/8"=1' min.): approved

All exterior finishes labeled with materials type and color: brought new key with updates

Color samples chart: approved

Window – doors – openings: approved

Roof plan with pitch, overhangs: approved

No unbroken roof plan over 30': approved

No single elevation plane over 34' tall: approved

Metal siding calculations 30% maximum: approved

Lighting plan – locations, dark sky compliant: noted and approved

Height calculations from existing grade not to exceed 32': approved

**Accessory building: n/a**

Notes – Comments – Discussion points:

- Benchmark needed
- Silt fence needed
- Note 3:1 slope on west side

Eric makes a motion to approve with said conditions.

Lori seconds.

All in favor and motion carries to approve this project with said conditions.

Other business:

Bart wants to discuss the setbacks on block 4, lot 17 resultant. The property owner wants to change what is called front, back, and side. Bart will note this on the site plan. Eric's wants to be sure this works with the pedestrian easement and this easement will be preserved.

Bart adjourned the meeting at 9:03.