

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 October 20, 2022

DRC members present: Wes Bellamy, Sue Schappert, Eric Shull, Lori Holgate
Staff present: Bart Laemmel, Tee Pleak, Derek Harwell
Community members present: Allison Melton, Brett Henderson, Allegra Wolff, John Priemer

Wes called the meeting to order at 6:11pm.

For the record, the following project was posted in the Crested Butte News on 10/7/2022, and on the CB South website, in the mailroom and in the office on 10/4/2022.

Wes made a motion to approve the September 14, 2022, minutes.

Sue seconded.

Motion carries.

PROJECT: Hrbek, Single Family Residence w/ ADU, Block 1, Lot 8, 135 Cascadilla St
The architects speak about this project. They speak of the changes made to the plans.
This is a re-review of the project.

Public comment:

Allison Melton comments on several aspects that are not in compliance. She talks about height, snow storage, fitting in the existing community.

Brett Henderson comments on the impact on the wetland and wildlife. The massive glass expanse on the back of the house will cause birds to perish. He comments on the community impact of a hotel moving into the neighborhood. He comments on the neighbors who have come to three meetings to discuss this same project that continues to not meet neighborhood context. Allegra Wolff echoes the previous comments. She comments on how STR's degrade the neighborhood.

Sue Schappert comments on her experience with snow storage. She can't endorse a project with less snow storage. She comments on the glass and birds.

Eric comments on the logistics on building within the setbacks. He thinks they designers need to be given concrete feedback of things to change, not subjective feedback.

Tim Poltis comments on the being responsive to the wetlands concerns. He comments on the snow storage and wetlands health. He comments on the size of the units.

Wes Bellamy points out that this project is not in compliance with height.

There was a discussion about finish grade. There was a discussion about aspect of the hill.

There was a discussion about size.

Sue comments on the property owners possibly building on a different lot or simply building a single-family house to maintain compliance.

There was a discussion about variances.

Eric comments that this is too tall. The builders claim this is one story in the front, but this is drawn to be 27 feet. There was a discussion of finish grade and building upon a retaining wall.

The builder argues this is within the rules of the DRG. This not within the intent.

Wes comments that there are still too many non-compliances to review.

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Eric proposes the DRC gives concrete suggestions that could be approved.

Lori asked the neighbors what they want to see.

John Priemer speaks about the massive size.

Allison asked the light pollution to be addressed. The exterior lights are all noted to be night sky compliant.

There was question of the roof lines pointing inward.

Allison asks about the large size.

Eric comments that the DRC offers concrete suggestions.

Eric comments that the DRC needs to be quantify what they want to see from the builders.

The neighborhood continues to comment on the size of the project.

It was proposed to hold a special meeting, not in a public meeting, to come up with a list of suggestions for the designers.

Joe Hrbek comments on his frustration on continuing to have to redraw the plans. He comments on snow storage, parking, setbacks, windows, wildlife, finish grade, steepness of the lot, and design opinion. He is asking for a concrete checklist tonight.

Derek comments on the unique situation with the high neighbor involvement.

There was a discussion about the DRG and the Guidelines-At-A-Glance. The property owner and designers want suggestions in writing.

There was a discussion about front setbacks and potential variances.

Eric told the owners and builders that the DRC will go into special session and compose a list of concrete suggestions.

The committee members will meet at a different time when more members are present.

Wes makes a motion to adjourn the meeting at 8:20 pm.

Eric seconds and the motion.

Motion carries.