

# 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 MINUTES THURSDAY DECEMBER 22ND, 2022

DRC members present: Eric Schull, Lori Holgate, Sue Schappert, Racheal Gardner, Ben White

Staff present: Derek Harwell, Tee Pleak

Bart called the meeting to order at 6:03.

Eric makes a motion to approve the October 22, 2022 minutes.

Sue seconds the motion.

All are in favor and the October 22, 2022, minutes are approved.

For the record this agenda was posted on the website, in the office and mailroom and in the Crested Butte news on December 8 2022.

**Zuni Brewery, Restaurant / Brewery** Lot 17/18, Block 4, Filing #1 AKA 235 Elcho Ave  
Ben White is the designer and recuses himself from the DRC.

This project has a brewery, tap room, kitchen, a fenced in front patio, a walk-in cooler, parking, and snow storage. There is driveway space for a semi-truck to turn around for deliveries. There are roof drains and three garage doors. The siding will be a muted tone metal. There will be a stage and they will have live music. They will only serve beer that is brewed on premise. No food and no hard liquor will be served. There will be a brewery smell.

The committee moves to the formal review:

### Site

Neighborhood context: appropriate. There was a discussion on the western and mountain modern look in the commercial area.

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

Landscaping, labels, locations, calculations: approved

Driveway location, dimensions, turnaround, parking: Parking is adequate. Two additional parking spots were added for the seasonal patio and one spot was replaced with a bike rack.

There was a discussion about parking in Pioneer Plaza.

Building location, orientation: approved

Grading- drainage, retaining walls: flat lot, details need to be noted on final plans. approved

Setbacks, labels, dimensions: approved

Privacy – views: approved

Snow storage with square footage calculations: calculations are present. It looks like snow will be stored on the sidewalk. There was a discussion on who's responsibility it is for the Pioneer Plaza parking spots. Snow storage needs to be identified.

Fences – storage: approved

Easements of any kind – labeled with dimensions: no easements

Height calculations and benchmark: present and approved

Contour lines – existing and proposed: present and approved

Approved 1/19/2023

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Proposed utility routes: all in the back in the alley. approved  
All existing site conditions or structures detailed: n/a

## **Architecture**

Building mass: appropriate and approved  
Overall concepts meets the intention of the CDG: approved  
Elevations (1/8"=1' min.): to scale  
Floor plans (1/8"=1' min.): to scale  
All exterior finishes labeled with materials type and color: labeled and color identified.  
Color samples chart: present  
Window – doors – openings: present  
Roof plan with pitch, overhangs: n/a  
No unbroken roof plan over 30': n/a  
No single elevation plane over 34' tall: n/a  
Metal siding calculations 30% maximum: The proposed design is all metal. The committee requests the building meet the 30% maximum. Trim and siding are included in the calculations.  
Lighting plan – locations, dark sky compliant: approved  
Height calculations from existing grade not to exceed 32': approved

Notes – Comments – discussion points:  
The smell issue needs to be addressed

## Conditions:

Parking needs to be discussed with Pioneer Plaza.  
Snow storage need to be discussed with Pioneer Plaza. Possible removable fence to accommodate snow storage.  
Smell mitigation if it becomes a problem.  
Roof top seating will need to be approved in the future.  
Metal siding will meet 30% maximum requirement.

Eric makes a motion to approve with conditions. One of the conditions is that Pioneer Plaza also approves this project.

Sue second the motion

All are in favor and the project is approved with said conditions.

Meeting adjourned at 7:48 pm