

# 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 MINUTES

THURSDAY MARCH 23, 2023

DRC members present: Lori Holgate, Wes Bellamy, Sue Schappert, Ben White, Eric Shull  
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak, Beth Appleton  
Community members present: Brian Morelan, Travis Scheefer, Carrie Morelan, Tray & Jenny Trombetti, Andy Tyzzer, Norman Dumas, Daniel Spivey, Holly Emerson, Rod Morrill, Brian Armbrecht,

Theresa called the meeting to order at 6:00 pm.  
Quorum was established.

Approve Minutes from February 16, 2023, DRC meeting.  
Lori made a motion to approve the minutes.  
Ben seconds.  
All are in favor and the motion carries; the minutes from February 26, 2023, are approved.

Declaration of notification: For the record, these projects were posted on the website, in the office and mailroom bulletin boards on March 7, 2023, and in the CB News on March 9, 2023.

**Trombetti, Single Family Residence**, Lot 14, Block 25, Filing #4, AKA 226 Cisneros:

Travis Scheefer, the architect, introduced the project. Travis comments on the topography of the lot regarding the driveway. The house is set down in the depression to minimize the look of the height. The low slope roofs are meant to fit in with the landscape.

The submitted application was complete.  
The flat roof was noted and discussed.  
There was a discussion on the roof plane.  
There was a discussion on the quantity of poured concrete. Travis discussed this regarding the new Gunnison County wildfire mitigation.  
There was a discussion about the width of the lot and the driveway.  
There was a discussion about retaining walls and landscaping.

Theresa starts the formal review:

**Site:**

Neighborhood Context: approved.

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

Landscaping, labels, locations, calculations: There was discussion about the County wildfire rules. The tree locations might be an issue at the county level. Eric proposes moving the tree rather than removing it.  
Approved.

Driveway location, Dimensions, Turnaround, parking: Approved.

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Building location, Orientation: approved.

Grading – Drainage, retaining walls: The committee suggests a swale. The maximum height of retaining walls is 6’.

Setbacks, Labels, Dimensions: Trees are should not be planted in the utility easements.

Privacy – Views: approved.

Snow Storage with square footage calculations: approved.

Fences – Storage: approved.

Easements of any kind – Labeled with dimensions: approved.

Height benchmark noted: yes.

Contour lines – Existing and Proposed: yes.

Proposed utility routes: yes.

All existing site conditions or structures detailed: yes.

60% open space calculation: yes.

## **Architecture:**

Building Mass: approved

Overall concept meets the intention of RDG: Yes

Elevations (1/8” = 1’ min.): approved

Floor plans (1/8” = 1’ min): approved

All Exterior Finishes labeled with material type and color: Yes, approved.

Color Samples chart: present and approved.

Windows, Doors, and Openings used in proper proportions: Ben recommends putting a post between the windows. Approved.

Roof Plan with Pitch, Overhangs: approved.

No unbroken roof plane over 30’: discusses previously. approved.

No single elevation plane over 34’ tall from finished grade: approved.

Wall expanses properly broken both vertically and horizontally: approved.

Metal Siding Calculation 30% maximum: metal is at 26%. Approved.

Lighting Plan – Locations, Dark sky compliant: approved.

Height Calculation from average Existing Grade not to exceed 32’: approved.

**Accessory building:** n/a

## **Conditions:**

Make exterior materials wildfire compliant.

Note drainage path of the valley.

Move the trees in the utility easement.

Note max retaining wall of 6’.

Note the roof plain is over 32’ and this is approved because of the low pitch.

Wes makes a motion to approve the Trombetti single family house project with conditions.

Eric second the motion.

All are in favor and this project is approved with conditions.

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**South Butte, LLC, 3 Unit Multifamily Building**, Lot 8, Block 9, Filing #2, AKA 499 Cement Creek Road

Theresa noted that neighboring property owners submitted a petition to the DRC, as well as a letter from the applicant.

Public comment:

Holly Emerson comments that the project looks like a big box.

Andy Tyzzer comments that he thinks the project was improperly noticed. He asked the meeting to be rescheduled. He comments on the roof pitch. He commented on the previous application of a neighboring project. He commented on the open space requirement. He commented on the parking.

Norman Dumas commented the project is bigger than surrounding buildings.

Brian Morelan introduced the project. They purchased the lots to build multi-family houses. He discussed the attributes of the proposed homes.

Theresa comments that the project was properly noticed. This lot is zoned for multi-family.

Looking at the plans, Theresa noted that the window trim color isn't noted. The open space is compliant.

There is no roof pitch requirement. She noted that unit 2 snowshed falls in the doorway. She noted that the vertical height expanse exceeded the requirement. She noted that there is no exterior lighting on the back of the building. The applicant has been alerted of the wildfire interface. Color samples have been submitted, but the plans are not colored. She noted it is hard to see where the units sat on the lot.

Theresa discussed that the application process for this project was started with Bart, the previous DRC Manager. There has been lots of communication between staff and applicant.

There was a discussion about the perspective drawings. These would be helpful to see the colors and where the building sits. The committee requested to see perspective drawings before conducting a formal review.

The committee decided to conduct an informal review and offer suggestions to Mr. Morelan:

There was a discussion about the definition of neighborhood.

Ben recommends moving the building back on the lot, so it doesn't obstruct the views of the neighbor.

Lori reminded the applicant of the importance of living harmoniously with the neighbors.

There was a suggestion of visual grounding to break up the massing.

Window and door trims need to be noted.

Exterior lights are needed in the back of the house.

Faux windows on the dormers are unnecessary.

Window placement could be reworked.

The fire department needs to approve the location of the gas meters. They don't like them under shed roofs.

Elevations planes of end units need to be visually broken.

Roofs over porches need to be drawn realistically.

There is exposed concrete at foundations, this needs to be called out.

Materials and products need to be noted.

Materials and landscaping should comply with wildfire interface.

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Eric noted the proposed building presents a lot of mass. And there are ways to reduce that. He suggests more staggering and softening the edges.

Lori suggested a different color for the middle unit.

Ben makes a motion to table the review of the south butte LLC project.

Wes seconds.

All are in favor and motion carries.

Theresa suggests moving the next DRC meeting back a week to April 27<sup>th</sup> because of the school break.

All are in favor.

Lori makes a motion to adjourn the meeting at 8:21

Eric seconds.

All are in favor and the meeting is adjourned.