

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 MINUTES

THURSDAY MAY 25, 2023

DRC members present: Eric Shull, Wes Bellamy, Ben White
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Ilene Spector, Bob Goettge, Tom Irvin, Bill Kastning, Jacques Juilland, Michael Reha

Theresa called the meeting to order at 6:09.

Sue Schappert gave Eric Shull her proxy vote.

Approve Minutes from April 27, 2023, DRC meeting:
Wes made a motion to approve the April 27, 2023, minutes.
Eric seconds the motion; this includes Sue's proxy vote.
All are in favor and the motion carries; the April 27, 2023, minutes are approved.

Declaration of notification: For the record, this project was posted in the CB News, on site, on the website, in the office and mailroom bulletin boards on May 11, 2023

Howe, Duplex, Lot 3, Block 15, Filing #3, AKA 263 Blackstock

Public comment:

Bill Kastning, CB South resident for 41 years, submitted a letter to the CB South POA Board of Directors and DRC, as well as the CB South Metro District. He gave a history of the watershed in the neighborhood. He discussed the Metro's plan to build a catchment basin below this project. Bill comments that this lot is wet year-round. Bill suggested that every project in CB South requires a soils test and engineered water mitigation plan.

Ilene Spector wants to echo and support what Bill said. She commented on the water on the project above this one. She is asking for an engineered water assessment. She commented on the covenants. She commented that there is a sewer line on her property, which is next to this lot.

Bob Goettge wants to echo what Ilene said, he is asking for verification of how the drainage is modified.

Tom Irvin, the project designer, is presenting this project. He comments that there has been a soil study, but not a hydrology study. The structure is designed with pilings per the soils report. He comments that the material of swales behind the building is yet to be determined. Tom comments on the water running through the lot. Theresa recommended that the property owners determine the source of the water and come up with a drainage plan. Theresa comments that she met with the applicant and Metro and there is a drainage plan and how it will be diverted at the road. Derek comments that there are topographic maps that note an ephemeral stream on this lot.

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Ilene asked about the underground water flow. Derek answered that the POA is not tracking subsurface water.

Formal Review:

Neighborhood Context: a duplex is allowable.

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

Landscaping, labels, locations, calculations: There are retaining walls in the utility easement. It needs to be verified that retaining walls will not encroach on the utility easement. Landscaping is approved.

Driveway location, Dimensions, Turnaround, parking: Metro noted that they need to add a flare at the end of driveway. The driveway is 16 feet wide. The driveway needs to be 18 feet wide at the end. Ben pointed out that the driveway is in the 10 foot side setback, and the DRC doesn't see this as an issue. There are three parking places per unit, approved.

Building location, Orientation: Ben noted that the walls are over setback lines. They need to be condensed on all sides. Tom noted that this is a drafting glitch. The applicant needs to verify that these walls will not go over the setback boundary. There was a discussion about the building's location being in the path of the stream. Eric suggested a bridge. Tom commented they wanted the storage under the house, that is why they did not go with the bridge.

Bill Kastning comments on the movement of the drainage flow.

Grading – Drainage, retaining walls: see previous comments. Theresa noted the drainage will need to be engineered before any final approval. Eric comments that this project needs a solid drainage plan with details.

Setbacks, Labels, Dimensions: Needs to be noted that building does not encroach in setbacks.

Privacy – Views: approved.

Snow Storage with square footage calculations: approved.

Fences – Storage: n/a.

Easements of any kind – Labeled with dimensions: approved.

Height benchmark noted: approved.

Contour lines – Existing and Proposed: approved.

Proposed utility routes: One utility route is off the property. This needs clarification.

All existing site conditions or structures detailed: existing drainage noted.

60% open space calculation: approved.

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: noted and approved.

Color Samples chart: samples provided.

Windows, Doors, and Openings used in proper proportions: approved.

Roof Plan with Pitch, Overhangs: approved.

No unbroken roof plane over 30': approved.

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

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Wall expanses properly broken both vertically and horizontally: approved.
Metal Siding Calculation 30% maximum: approved.
Lighting Plan – Locations, Dark sky compliant: approved.
Height Calculation from average Existing Grade not to exceed 32': approved.
Accessory building: n/a

Conditions:

- **Provide a civil engineered drainage plan.**
- **Have Metro inspect and approve the engineered drainage plan (at the road: ditch and diverter box location).**
- **Retaining wall cannot be in utility easement.**
- **Make Driveway 18' or greater at flare.**

Wes made a motion to approve the Howe duplex with said conditions.
Eric seconds the motion to approve this project, this includes Sue's proxy vote.
All are in favor and the motion to approve the Howe duplex, with conditions, carries.

Riha/Pfister, Single Family Residence with ADU, Lot 4, Block 29, Filing #4, AKA 81 Barbra Place

Michael Riha presented his project. Single family house with ADU & garage. This house is an A-frame.

Formal Review:

Neighborhood Context: approved.
Site Plan (1" = 20' min.) approved.
Landscaping, labels, locations, calculations: approved.
Driveway location, Dimensions, Turnaround, parking: approved.
Building location, Orientation: There was a discussion about the location of the ADU. approved.
Grading – Drainage, retaining walls: approved.
Setbacks, Labels, Dimensions: approved.
Privacy – Views: approved.
Snow Storage with square footage calculations: approved.
Fences – Storage: approved.
Easements of any kind – Labeled with dimensions: approved.
Height benchmark noted: present and approved.
Contour lines – Existing and Proposed: approved.
Proposed utility routes: there are no gas lines proposed. This is an intentional decision to use electricity.
Approved.
All existing site conditions or structures detailed: approved.
60% open space calculation: approved.

Architecture:

Building Mass: approved.
Overall concept meets the intention of RDG: Yes.
Elevations (1/8" = 1' min.): approved.

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Floor plans (1/8" = 1' min): approved.
All Exterior Finishes labeled with material type and color: approved.
Color Samples chart: approved.
Windows, Doors, and Openings used in proper proportions: approved.
Roof Plan with Pitch, Overhangs: pitches need to be noted. Overhangs need to be shown on plans.
No unbroken roof plane over 30': planes are broken with windows and bump outs. 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: n/a
Lighting Plan – Locations, Dark sky compliant: compliant, approved.
Height Calculation from average Existing Grade not to exceed 32': approved.

Accessory building:

Building Mass: approved.
Location: approved.
Orientation: approved.
Setbacks: approved.
Floor Plans: approved.

Conditions:

- **Provide roof pitches and call out eaves and dimensions.**
- **Overhangs need to be called out, meeting the 1' requirement.**
- **Provide soil study.**
- **Exterior needs to meet wildfire interface code**

Eric made a motion to approve this project with conditions. This includes Sue's proxy vote.
Wes seconds
All are in favor and motion carries.

Juilland Duplex, Lot 42, Block 26, Filing #4, AKA 246 Anderson

Jacques Julliland presents his project. His project is a duplex. The large square footage is due to the steep lot. There is a drainage through the lot. There was a discussion about the drainage. This drainage flow will be moved then brought back to its original path. There was a discussion about the sewer line and if a lift will be installed or if it will be gravity fed through the utility easement on the downhill lot.

Formal Review:

Neighborhood Context: approved.
Site Plan (1" = 20' min.) approved.
Landscaping, labels, locations, calculations: approved.
Driveway location, Dimensions, Turnaround, parking: The cars will need to shuffle in the parking area.
There are 5 parking spots. Approved.
Building location, Orientation: approved.

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Grading – Drainage, retaining walls: There are a lot of retaining walls and boulders. Ben suggested moving the culvert away from the middle of the lot. It is suggested to talk to Ronnie about this.

Setbacks, Labels, Dimensions: approved.

Privacy – Views: approved.

Snow Storage with square footage calculations: approved.

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: approved.

Height benchmark noted: approved.

Contour lines – Existing and Proposed: present & approved.

Proposed utility routes: approved. Will use all electric, not use propane.

All existing site conditions or structures detailed: existing trees are noted. Approved.

60% open space calculation: Approved.

Architecture:

Building Mass: approved.

Overall concept meets the intention of RDG: Yes, approved.

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

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

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

Color Samples chart: provided and approved.

Windows, Doors, and Openings used in proper proportions: approved.

Roof Plan with Pitch, Overhangs: There was a discussion about the roof dumping snow on the deck. The DEC suggested a roof rake. approved.

No unbroken roof plane over 30': 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: n/a

Lighting Plan – Locations, Dark sky compliant: approved.

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

Accessory building: n/a

Conditions:

- **Provide soil test.**
- **Get approval from Metro on drainage plan, including realigning or relocating the culvert.**
- **Confirm sewer utility location.**
- **Note roof rake above upper deck.**

Eric makes a motion to approve with conditions, this includes Sue's proxy vote.

Wes seconds this motion.

All are in favor and the motion carries.

Unscheduled business:

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Eric asked about the Whetstone Vista project. The owners want to use dyed concrete instead of board form. The DRC approves this change. Thresa asked for color specification.

Ben brought up increasing the number of projects to review per meeting. The DRC agreed this will be agreed on a case-by-case basis.

There was a discussion about the fence at the corner of Haverly and Teocalli.

Eric makes a motion to adjourn the meeting at 9:36 pm.

Wes seconds.

All are in favor and motion carries.