

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 JUNE 22, 2023

DRC members present: Rachael Gardner, Lori Holgate, Eric Shull, Wes Bellamy, Ben White

Staff members present: Derek Harwell, Theresa Henry, Tee Pleak

Community members present: Bob Goettge, Peter Carey, Alissa Johnson, Bill Corcoran

Theresa called the meeting to order at 6:01 pm

Public comment:

Bob Goettge thanked Theresa and the DRC for their effort. He comments on the drainage of the Paulson's house, which is up hill of the Howe's duplex. He comments on the conditions of the approval for the Howe duplex. There was explanation of the conditions by the DRC. Theresa explained the hydrology plan that is needed.

Approve Minutes from May 25, 2023, DRC meeting.

Eric made a motion to approve the minutes.

Wes seconds.

All are in favor and the motion carries; the minutes are approved.

Declaration of notification: For the record, these projects were posted in the CB News, on site, on the website, in the office and mailroom bulletin boards on June 8, 2023.

Carey, Single Family Remodel and Garage ADU, Lot 3, Block 13, Filing #2, AKA 159 Shavano Street

Pete introduced his project. He reduced the size of the ADU since the first review. He will turn the existing garage into living space. The proposed project is a detached double garage with an ADU and covered deck.

Formal Review:

Neighborhood Context: approved

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

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: noted and approved.

Building location, Orientation: approved

Grading – Drainage, retaining walls: approved

Setbacks, Labels, Dimensions: indicated and approved

Privacy – Views: Pete has a letter of support from his surrounding neighbors, approved.

Snow Storage with square footage calculations: approved

Fences – Storage: labeled and approved.

Easements of any kind – Labeled with dimensions: approved

Height benchmark noted: noted and approved

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Contour lines – Existing and Proposed: approved
Proposed utility routes: 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, approved
Elevations (1/8" = 1' min.): yes
Floor plans (1/8" = 1' min.): yes
All Exterior Finishes labeled with material type and color: Same as existing home, approved.
Color Samples chart: provided and approved
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
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. This is the accessory building.

Conditions:

- **The existing garage must be converted into living space.**

Lori made a motion to approve this project with the condition.

Ben seconded the motion.

All are in favor and the motion passed with the condition that the existing garage will be converted into living space.

Maddux/Robinson, Single Family Residence, Lot 14, Block 28, Filing #4, AKA 281 Anderson Drive

Chereise Robinson introduces this project. This house is modular. 2 bedrooms, 2 bathrooms, 2 car garage that will be mostly underground. There was a question about the existing trees.

Ben suggested bumping the garage out to be at least 18', but this is not a requirement of the DRC.

Formal Review:

Neighborhood Context: appropriate

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

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: There was a discussion about the parking spots.

There is not a turnaround. There are enough spots, approved.

Building location, Orientation: approved

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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: noted
Contour lines – Existing and Proposed: approved
Proposed utility routes: electric only, no gas- 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
Floor plans (1/8" = 1' min): approved
All Exterior Finishes labeled with material type and color: approved
Color Samples chart: present and approved
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
Wall expanses properly broken both vertically and horizontally: approved
Metal Siding Calculation 30% maximum: n/a
Lighting Plan – Locations, Dark sky compliant: they will switch lights to night compliant approved lights
Height Calculation from average Existing Grade not to exceed 32': approved

Accessory building: n/a

Conditions:

- **Amend the parking area to comply with the Residential Design Guidelines. (RE: location and change parking dimensions to comply with the minimum 9'x18')**

Ben made a motion to approve the project with the condition.

Eric seconds the motion

All are in favor and the motion carries with the condition to the parking area.

Corcoran/Finucci, Single Family Residence, Lot 49, Block 26, Filing #4, AKA 386 Anderson Drive

Ben recused himself from the review. He designed this project, and he will introduce the project. This is a single-family house on a steep uphill lot. There will be solar panels and the house will be fully electric. There was a discussion on the roof plane.

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Formal Review:

Neighborhood Context: approved
Site Plan (1" = 20' min.) yes
Landscaping, labels, locations, calculations: approved
Driveway location, Dimensions, Turnaround, parking: approved
Building location, Orientation: 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: approved
Contour lines – Existing and Proposed: present
Proposed utility routes: 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
Floor plans (1/8" = 1' min): approved
All Exterior Finishes labeled with material type and color: approved
Color Samples chart: present
Windows, Doors, and Openings used in proper proportions: approved
Roof Plan with Pitch, Overhangs: approved
No unbroken roof plane over 30': There was a discussion about the roof plane, currently at 32' to accommodate for more solar panels. The DRC will approve this.
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: 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 soils test**

Eric made a motion to approve this project with the condition of providing a soils test.

Rachael seconds the motion.

All are in favor and the motion carries with the condition.

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Other business:

Lori asked to be moved to an alternate DRC member.

Clark Atkinson will be presenting a proposed subdivision of Adagio. There was a discussion about residential in the commercial area and what is required.

Rachael made a motion to adjourn.

Ben seconds the motion

All are in favor and the meeting adjourned at 9:10 pm.