

# 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 SEPTEMBER 21, 2023

DRC members present: Sue Schappert, Ben White, Eric Shull, Rachael Gardner,  
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak  
Community members present: Robert Baker, Brian Armbrecht, Magda Tillger, Paul Tillger, John Martin, Dave Hilb

Theresa called the meeting to order at 6:17 pm.  
For the record, Wes gave Eric his proxy vote.

Approve Minutes from July 20, 2023, DRC meeting.  
Rachael made a motion to approve the July 20, 2023, minutes.  
Sue seconds the motion.  
All are in favor and the motion carries; the 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 September 7, 2023.

### Public comment:

Paul Tillger comments on the importance of the applicant adhering to guidelines, specifically the open space requirement. Paul asks if the structure is too large for the lot. Wants to make sure if variances are granted there is a hardship.  
Chris Ward commented on the private street.  
Roberta Davis comments on the snow storage, gas fireplaces, trash storage and drainage issues. She commented on the private street.

### **Design Review and Recommendation for a Variance: Elcho Townhomes I, II & III, Multi-Family Residence, Lot 2, Block 3, Filing #1, AKA 96 Elcho.**

John Martin, the architect of the project, introduced the project. This is a 3-plex building. The middle unit has a tandem garage. The end units have side by side garages. These garages are not oversized. Each unit has a driveway.

They want to appeal for 3 variances: Landscaping, Parking, Open space.

Ben commented that past multi family were allowed to provide 3000 landscaping points. The DRC agrees that they can submit new plans with 3000 landscaping points.

They are requesting a variance for the driveway plan. The middle driveway is narrow, 12 feet. No turn around, needs to be 18 feet at the street. This driveway backs out on to a private road.

Ben comments that the driveway has a ripple effect on the project.

Sue commented that the parking plan will fail.

Theresa comments that there are problems with the lack of turnaround, snow storage, and having to pull out into the street.

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There was a discussion about how building a longer driveway will take away from the open space.  
There was a discussion about the tandem garage.

Sue asked about the drainage, and the retaining wall of adjacent properties.

Ben asked about lot lines and setbacks.

Eric commented that there is room in the road easement for parking and snow storage.

There was a question about the utility easement. This needs to be noted on the plans.

There was a discussion about the open space calculations. They are at 59%. There was a question about Elcho Ave being on their property, and if the road counts against their open space.

Rachael comments that if this multi family is 2 bedrooms instead of 3, then it would fit better, requiring one less parking spot.

Sue comments that this is a flat lot, thus does not present a hardship. Eric agrees.

Ben comments that without a maximum size limit, open space is the only way to limit size.

John Martin comments on how density is discouraged by the driveway requirement.

There was a discussion about how 2-bedroom units would require less parking spots.

Theresa comments that the rear of the building needs a visual break.

Color samples of materials are requested.

Ben comments that there is a snow shed recommendation on the middle unit.

There was a discussion on the average existing grade calculation.

The building height is too high, over 34 feet tall.

Metal calculations show 34% on one side, the cumulative is not calculated yet. The DRC agrees that this is approvable.

John Martin asked about the Urban Wildfire Interface.

There was a discussion about how to move forward with his project. There was a discussion about variance requests going to the Board of Directors.

Sue comments that the application is not complete. The applicants should resubmit with suggestions taken into consideration.

The DRC agrees to table the application and allow the applicants to consider suggestions. The DRC will compile all suggestions for the applicants.

Ben made a motion to table this project to allow applicants to consider these suggestions and resubmit a new plan.

Rachael second the motion.

All are in favor and the motion carries.

Other business:

## **Consideration of Zuni Street Brewing Co. Exterior Building Change: Canopy Modification**

Ben introduces the proposed change. Due to financial constraints, The Brewery owners want to remove the canopy on the south side and remove the surface water holding tank and add swales.

The design alteration does not affect the open space or landscaping plan.

The DRC agrees that the awnings need to remain. They want to keep what was approved.

For the drainage, they will approve this change to a different type of drainage tank.

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Rachael makes a motion to keep the canopy as approved, and changed the on-site water management from a below-grade infiltrator to a surface retention zone.

Sue seconds the motion

All are in favor and the motion carries.

Ben asked about starting the meetings at 5:00 or 5:30 so they end earlier.

The next meeting will be Thursday, October 19, 2023.

Eric motion to adjourn the meeting.

Sue seconds the motion

All are in favor and the motion carries.