

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

TUESDAY, NOVEMBER 28, 2023

DRC members present: Ben White, Eric Shull, Rachael Gardner
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Brian and Carrie Morelan, Andy & Sue Tyzzer, Rod Morrill, Clay and Skip Meier, Scott Dobias

Theresa called the meeting to order at 6:02 pm.
For the record, Wes gave Ben his proxy vote.

Approve Minutes from September 21, 2023, DRC meeting.
Rachael made a motion to approve the September 21, 2023, minutes.
Eric 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 per the requirements in the CAMP document.

Public comment: none

Design Review for South Butte, LLC for a Three-Unit Multi-Family building on Lot 8, Block 9, Crested Butte South – Second Filing, AKA 499 Cement Creek Rd.

Public comments:
Sue Tyzzer read a letter from Norman Dumas. The letter is an opposition to the size of the proposed building.
Andy Tyzzer commented on the open space requirement and parking space requirements.

Theresa gave an overview of the history of this project. Ben asked about the gas meter location.

Formal Review:

Neighborhood Context: Approved.
Site Plan (1" = 20' min.) Present and approved.
Landscaping, labels, locations, calculations: Approved.
Driveway location, Dimensions, Turnaround, parking: 6 spaces are required, the applicant has provided 8 spaces. It was clarified that a residential parking space is 9x18 feet. There was a discussion about the driveway width. This is approved.
Building location, Orientation: Approved.
Grading – Drainage, retaining walls: Approved.
Setbacks, Labels, Dimensions: approved.
Privacy – Views: Ben commented on the location of the building. Approved.
Snow Storage with square footage calculations: Approved.

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Fences – Storage: N/A
Easements of any kind – Labeled with dimensions: Approved.
Height benchmark noted: Noted
Contour lines – Existing and Proposed: Present and approved.
Proposed utility routes: Approved.
All existing site conditions or structures detailed: Approved.
60% open space calculation: Compliant and approved.

Architecture:

Building Mass: Eric complimented the efforts to break up the mass. Approved.
Overall concept meets the intention of RDG: Yes, approved.
Elevations (1/8" = 1' min.): Compliant.
Floor plans (1/8" = 1' min.): Compliant.
All Exterior Finishes labeled with material type and color: Yes, approved.
Color Samples chart: Present.
Windows, Doors, and Openings used in proper proportions: There was a discussion about the windows and dormers being real and functional. Approved.
Roof Plan with Pitch, Overhangs: Approved.
No unbroken roof plane over 30': Approved
No single elevation plane over 32' tall from finished grade: Approved
Wall expanses properly broken both vertically and horizontally: There was a discussion on modular construction versus traditional construction. Approved.
Metal Siding Calculation 30% maximum: Compliant.
Lighting Plan – Locations, Dark sky compliant: Yes, Approved.
Height Calculation from average Existing Grade not to exceed 32': Approved.

Accessory building: N/A

There was a discussion about the size of homes and the open space requirement.

Conditions:

Verification of drive and parking dimensions for compliance and to ensure that open space be met at build out.

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

Rachael seconds the motion.

All are in favor and the motion carried.

Design Review for Meier & Fields, Addition to a Single-Family Residence, Lot 17, Block 23, Filing #13 AKA 391 Zeligman.

Skip and Clay Meier introduce the project. This is an addition with a semi-detached garage.

Formal Review:

Neighborhood Context: Approved.

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Site Plan (1" = 20' min.) Approved.
Landscaping, labels, locations, calculations: N/A - keeping existing landscaping.
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:
Fences – Storage: Approved.
Easements of any kind – Labeled with dimensions: Approved.
Height benchmark noted: Yes, approved.
Contour lines – Existing and Proposed: Noted and approved.
Proposed utility routes: Noted and approved.
All existing site conditions or structures detailed: Approved.
60% open space calculation: Compliant.

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: There was a question about the windows in the master bedroom. Approved.
Roof Plan with Pitch, Overhangs: Approved.
No unbroken roof plane over 30': Approved.
No single elevation plane over 32' tall from finished grade: Approved.
Wall expanses properly broken both vertically and horizontally: Approved.
Metal Siding Calculation 30% maximum: Compliant.
Lighting Plan – Locations, Dark sky compliant: Compliant.
Height Calculation from average Existing Grade not to exceed 32': Approved.

Accessory building: N/A

Conditions:

Driveway should be indicated as a minimum 16' wide, where it indicates it is only 15'.

Eric made a motion to approve this project with the noted conditions.

Rachael seconds the motion.

All are in favor and the motion carried.

Other business:

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Discussion and Consideration of Proposed Exterior Changes to Outstanding Issues for Dobias, Duplex Residence at Lot 23, Block 4, Filing #2 aka 80 Blackstock.

In May, the DRC asked for the front high wall of unit B to be all wood on one side and all metal on another side.

Scott is asking to leave it the way it is.

There was a discussion about the differing metal siding.

The DRC denied the request to leave it the way it was built.

The DRC is offering 3 options:

A. change it to all metal.

B. change it to all wood.

C. change it to what was originally approved.

Note – if it is all metal then all the metal must be uniform.

The next issue is the grading and height violation in the back. There was a discussion about the foundation height difference of the two units.

The DRC agrees that they approve what Scott did.

The next issue is the faux windows over the back doors. These windows were installed in place of a shed roof to break up the vertical plane. There was a discussion about a shed roof. There was a discussion about faux windows.

The DRC is asking Scott to remove the faux window.

Scott is asked to propose 3 options for a horizontal visual break. These ideas will be presented to Theresa and the DRC to be discussed at a future DRC meeting.

Theresa will craft this into a memo for Scott.

Rachael made a motion to adjourn the meeting at 9:43 pm.

Ben seconds the motion.

All are in favor and the motion carried.