

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 DECEMBER 21, 2023

DRC members present: Sue Schappert, Wes Bellamy, Eric Shull, Lori Holgate

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

Community members present: Travis Scheefer

Theresa called the meeting to order at 6:09 pm.

Approve Minutes from November 28, 2023, DRC meeting.

Eric made a motion to approve the minutes.

Sue seconds the motion.

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

Declaration of notification: For the record, these projects were properly noticed in the CB News, on site, on the website, in the office and mailroom bulletin boards.

Design Review for Reber House, Single-Family Residence, Lot 31, Block 14, Filing #2, AKA 21 Stephenson Place.t

Travis Scheefer presented the project. The site has a slope with a 10' elevation change from front to back. They will have a walk out basement. The driveway will come off cul-de-sac. They want a back in & out driveway. He is asking for this to be discussed. The house is modern with low slope roof lines.

Theresa discussed the restricted covenant that was put in place by the neighbor in 199???

There was a discussion about the driveway backing out into the cul-de-sac. Sue commented that it is a road and should not be permitted. She asked about the close placement to the neighbor's house. After discussions Eric, Sue, and Lori are in favor of plan B. Wes agrees that the extra parking space will not be wasted.

Formal Review (alternate site plans as presented):

Neighborhood Context: approved.

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

Landscaping, labels, locations, calculations: present and approved.

Driveway location, Dimensions, Turnaround, parking: approved

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Building location, Orientation: approved.
Grading – Drainage, retaining walls: approved.
Setbacks, Labels, Dimensions: approved.
Privacy – Views: approved.
Snow Storage with square footage calculations: present and 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: approved.
All existing site conditions or structures detailed: approved.
60% open space calculation: approved.

Architecture:

Building Mass: Eric commented that he likes that it is one story from the street. 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 and 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 32' 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:

Driveway with turn around be drawn on final plan sets.

Wes made a motion to approve this project with the condition.
Sue seconds.
All are in favor and the motion carries.

Design Review for Hodgson & Hosterman, Single-Family Residence, Lot 35, Block 28, Filing #4 AKA 230 Neville Way.

Ryan is on Zoom presenting this project. This is a modular prefabricated single-family house.

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Formal Review:

Neighborhood Context: approved.

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

Landscaping, labels, locations, calculations: approved.

Driveway location, Dimensions, Turnaround, parking: there was a discussion about the number of bedrooms and other rooms that could require more parking to be in compliance. Sue comments they need more parking. Right now there are three parking places and the house is a 5 bedroom (three rooms are labeled offices and music room). Wes sees that a minimum of 4 spaces are required. The DRC wants to see 4 at a minimum, 5 is preferred. There was a discussion about snow melting onto the carport. There was a discussion about eaves and gutters.

Building location, Orientation: approved.

Grading – Drainage, retaining walls: There was a discussion about drainage. Per Metro, a drainage must enter and exit at the existing place on the lot.

Setbacks, Labels, Dimensions: approved.

Privacy – Views: approved.

Snow Storage with square footage calculations: The additional required parking spots could alter the open space calculations if hard surface is added. Ryan commented that they can accommodate the parking without changing the hard surface. 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: routes are not known and routes will be established before approval of final plans.

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.): approved.

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: There was a discussion about the roof material and drip control. There was a discussion about the color of the roof and if it will be ballasted. There are no eaves present on some of the roofs, which is not in compliance.

No unbroken roof plane over 30': the east roof elevation is 32.5'. The west roof elevation is 31.5'

No single elevation plane over 32' tall from finished grade: compliant.

Wall expanses properly broken both vertically and horizontally: Some of the walls are too big and need a break. There will be 4" of concrete foundation showing around the base below where the siding ends.

Ryan will provide a solution to be in compliance.

Metal Siding Calculation 30% maximum: n/a

Lighting Plan – Locations, Dark sky compliant: approved.

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

Accessory building (garage):

n/a

Conditions:

Parking: 5 spaces minimum DRC recommended. Driveway must present turnaround.

Sue comments that this application should be tabled until the application is complete.

The property owner asked a clarifying question about the eaves.

Wes comments that he would like to see details of drainage off the roof onto the siding. The guidelines clearly require 1' eaves. Theresa comments on the guidelines and future problems of approving a project that is out of compliance.

Eric made a motion to table the project and the architect will consider the feedback that was provided.

Sue second the motion.

All are in favor and the motion carried.

Other Business

Discussion and Consideration of Changes to Owen, Duplex Residence at Lot 31, Block 26, Filing #3 aka 60 Anderson.

Bart is here presenting this project. This is an old foundation, and a new modular company will be used for the duplex. The roof planes and window configurations will change. All will be compliant.

There was a discussion about the colors and siding. There was a discussion about the slope of the lot.

The DRC likes this plan. The DRC is asking to see the plans and go through the formal review process with a motion.

Other business:

There was a discussion on the Meier addition. He started his project prior to inspection of the footers, which is out of compliance. Theresa will investigate this.

Sue made a motion to adjourn the December 21, 2023, DRC meeting at 9:15 pm.

Lori seconds the motion.

All are in favor and the motion passed.