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# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224  
PHONE 970-349-1162, WEBSITE: WWW.CRESTEDBUTTESOUTH.NET

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## DESIGN REVIEW COMMITTEE MINUTES TUESDAY, MARCH 21, 2024

DRC members present: Sue Schappert, Ben White, Eric Schull  
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak  
Community members present: Thomas Hein, Sina & Danette June, Jason Davis, Owen Peterson

Theresa called the meeting to order at 6:10

For the record Wes gave his proxy vote to Eric.

Approve Minutes from February 27, 2024, DRC meeting.  
Sue made a motion to approve the February 27, 2024, DRC minutes.  
Ben seconds.  
All are in favor and the motion carries; the minutes are approved.

Declaration of notification: For the record, this project was properly noticed in the CB News, on site, on the website, in the office and mailroom bulletin boards.

Thomas Hein, adjacent property owner, comments on the drainage. The drainage is drawn as if it will drain up hill. This lot is a pie shaped lot, and all drains down through the middle of the lot, and the proposed house is right in the middle of the drainage. He comments on the landscaping plan, and he is requesting trees in the back of the house. He comments on the utilities and their feasibility.

### **Design Review for June, Single-Family Residence, Lot 6, Block 19, Filing #3, AKA 101 Brackenbury.**

Ryan introduces the project. This is a single-family home.

#### **Formal Review:**

Neighborhood Context: approved.

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

Landscaping, labels, locations, calculations: Eric comments that the landscaping should be more dispersed on lot. The DRC would like to see it more natural looking.

Driveway location, Dimensions, Turnaround, parking: There are 4 parking spots. Approved.

Building location, Orientation:

Grading – Drainage, retaining walls: The applicant confirmed that the site plan was designed by a civil engineer. Ben discusses Thomas's concern of the flood path. Ben encouraged the civil engineer to take into consideration the historical flood path.

Thomas Hein comments that the drainage is being pushed off the lot onto the neighboring lot. All water needs to stay on existing lot. Looking at the west side of lot, Ben sees a lot of grading. He suggests either dropping the foundation height or elevating the deck. This will save the applicant money.

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Ben and the DRC asked the applicant to calculate impermeable surfaces (roof and driveway) and add a retention system that would offset the water that would leave the lot.

Setbacks, Labels, Dimensions: approved.

Privacy – Views: There was a continued discussion about dispersing the trees.

Snow Storage with square footage calculations: approved.

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: approved

Height benchmark noted: This needs to be provided.

Contour lines – Existing and Proposed: approved.

Proposed utility routes: approved.

All existing site conditions or structures detailed: n/a

60% open space calculation: approved.

### **Architecture:**

Building Mass: approved.

Overall concept meets the intention of RDG: approved.

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

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

All Exterior Finishes labeled with material type and color: Ben encourages protection of the hardy board around the bottom of the house. The applicants will use metal flashing.

Color Samples chart: 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:**

Building Mass: approved

Location: approved

Orientation: approved

Setbacks: approved

Floor Plans: approved.

### **Conditions:**

- Address site runoff calculations.
- Intersperse landscaping.
- Add benchmark.

Eric made a motion to approve the project with these three conditions.

Ben seconds the motion.

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All are in favor and the motion carries.

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

There was a new discovery with the deck, the applicant will address this and bring the project to DRC later.

Theresa will send out a survey to determine the April DRC meeting.

Ben made a motion to adjourn the March 21, 2024, DRC meeting at 7:51 pm.

Sue seconds the motion.

All in favor and motion carries.