

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 AUGUST 27, 2024

DRC members present: Wes Bellamy, Sue Schappert, Rachael Gardner, Ben White, Lori Holgate
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Shea Guillory, Kent Cowherd, Alex Mattes-Ritz, Matt Mattson, Jim Barney

Theresa called the meeting to order at 5:37 pm.

Rachael made a motion to approve the July 23, 2024, DRC minutes.
Wes seconds the motion.
All in favor and the motion carried.

For the record, Eric gave Wes his proxy.

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 on.

Design Review for Guillory, Single-Family Residence, Lot 37, Block 24, Filing #4, AKA 4433 Bryant.

Kent Cowherd introduced the project. This is a steep wooded lot. There is an existing driveway to the neighboring lot. The applicant will share this driveway with the neighbor. Sue asked for clarification on the shared driveway.

Formal Review:

Neighborhood Context: approved

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

Landscaping, labels, locations, calculations: retaining wall and rock retaining wall details are provided. Approved.

Driveway location, Dimensions, Turnaround, parking: There was a discussion about how cars would back into the existing/shared driveway to get out. Sue asked about an agreement with the neighbor with the shared driveway. There is an agreement in place. There was a discussion about the parking requirement per bedroom. This house has multiple rooms that could be considered bedrooms (office, gym, storage room). There was a discussion about parking in the setbacks. There was a discussion about variances and how the current Board of Directors does not grant variance requests easily.

Building location, Orientation: approved

Grading – Drainage, retaining walls: see parking situation

Setbacks, Labels, Dimensions:

Privacy – Views: approved

Snow Storage with square footage calculations: note parking situation

Fences – Storage: approved

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

Easements of any kind – Labeled with dimensions: Approved
Height benchmark noted: approved
Contour lines – Existing and Proposed: present
Proposed utility routes: present
All existing site conditions or structures detailed: approved
60% open space calculation: verified - see parking situation

Architecture: approved
Building Mass: approved
Overall concept meets the intention of RDG: see parking situation
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: 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: parking: There was a discussion about the quantity of bedrooms required. The DRC agreed that this project meets the parking requirements. Designated parking needs to be removed from the setback.

Ben made a motion to approve this project with said conditions.
Rachael seconds the motion.
Lori and Wes are in favor, Sue is opposed. The motion passed.

Design Review for Mattson & Stayley, Duplex Remodel and Addition, Lot 32, Block 14, Filing #1 AKA 35 Stephenson, Units A & B.

Jim Barney introduced this project. They are wanting to improve an existing house by reworking the attic to create habitable space. They redesigned the rooms, and they are calling this a 3 bedroom. They will plant conifer trees to provide privacy for the neighboring houses. They are bringing creativity to accommodate the parking requirements for the two 3-bedroom units. The bedroom count is not changing. There was a discussion about the retaining wall in the back and the roof line.

Formal Review:
Neighborhood Context: approved
Site Plan (1" = 20' min.)

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

Landscaping, labels, locations, calculations: not provided. The applicants are asked to provide a plan with required points.

Driveway location, Dimensions, Turnaround, parking: There was a discussion about the existing parking and if it needs to be brought up to code. The DRC agrees that existing parking is pre-approved. The drive-through garage was discussed.

Building location, Orientation: approved

Grading – Drainage, retaining walls: approved

Setbacks, Labels, Dimensions: approved

Privacy – Views: approved pending the landscaping plan.

Snow Storage with square footage calculations: approved

Fences – Storage: approved

Easements of any kind – Labeled with dimensions: no changes noted, approved

Height benchmark noted: present

Contour lines – Existing and Proposed: present

Proposed utility routes: approved

All existing site conditions or structures detailed: approved

60% open space calculation: requesting additional information of breakdown. Currently at 60%

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: approved

Windows, Doors, and Openings used in proper proportions: approved

Roof Plan with Pitch, Overhangs: No roof plan submitted, this is required.

No unbroken roof plane over 30': approved

No single elevation plane over 32' tall from finished grade: Noted as exactly 32', approved

Wall expanses properly broken both vertically and horizontally: approved

Metal Siding Calculation 30% maximum: The applicant wants to use a new material that is primarily metal, bringing the calculation over 30%. The DRC agrees they need to comply.

Lighting Plan – Locations, Dark sky compliant: approved

Height Calculation from average Existing Grade not to exceed 32': 31', approved

Accessory building: n/a

There is a discussion about what is considered a 3rd story. Rachael brought up that she would like to find a way to let them use the space. There is already a floor that is accessible. There was a discussion about the covenants not allowing a third story. There was a discussion about using habitable attic space. The area is discussion needs to be 50% of the lower floor to be considered a habitable attic, not a third story. The County considered anything with a 5-foot ceiling height as habitable. The applicant is proposing a 7-foot requirement to be considered habitable. The DRC

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

agrees they will default to the International Residential Building Code, which is less than 50% higher than 7 feet.

Conclusion: the applicant will justify that this is defined as a habitable attic space, not a third story per the building code.

Conditions:

- 1) PARKING: Rework parking and driveway plan to compliance per the Residential Design Guidelines.
- 2) 3rd STORY: Provide calculation to verify that the attic space is NOT a 3rd story – regarding IRC R326.1 Habitable attic (304 and 305) and showing that the habitable attic space below 50% of the size of the level below.
- 3) ROOFS: Provide roof plan with pitches and overhang dimensions.
- 4) LANDSCAPE PLAN: Provide landscape points calculation and boulder retaining wall information.
- 5) METAL SIDING: Provide updated calculation with the elimination of the plankwall metal siding. Provide alternative siding sample.
- 6) OPEN SPACE: Provide a breakdown of the open space calculation as per the Residential Design Guidelines.
- 7) SETBACKS: Indicate the 15' side setbacks on the site plan.

Rachael made a motion to approve this project with the above-mentioned conditions.

Wes seconded the motion.

Ben and Lori agreed, Sue opposed. The motion passed.

The next meeting will be a workshop to discuss DRG updates.

Rachael made a motion to adjourn.

Lori seconded.

All are in favor and the meeting adjourned.