

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net

DESIGN REVIEW COMMITTEE MINUTES THURSDAY OCTOBER 29, 2024

DRC members present: Wes Bellamy, Sue Schappert
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Tina Kempin, Michael Lovato, Chad Zummad

Theresa called the meeting to order at 5:49 pm.

Sue made a motion to approve the August 27, 2024, DRC minutes.
Wes seconds the motion.
All in favor and the motion carried.

For the record, Rachael 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 The Gunnison Bank & Trust Company, Commercial Building, Units 11, 12, & 13 Pioneer Plaza Commercial Townhomes AKA 28 Gillaspay.

Michael introduced the project. Gunnison Bank & Trust wants to add a bank to the Commercial District, with a drive-through and indoor space. The Parking plan will be accessed from the interior road. There is an agreement with Pioneer Plaza that the spots in front to this lot are designated for Little Red Schoolhouse, and not available for the Bank's use. The bank wants to cluster lots 11 & 12. They are willing to include lot 13 in the cluster if needed.

Formal Review:

In compliance with CB South Village Center theme and Strategic Plan: yes
Site Plan (1" = 20' min.) approved
Landscaping, labels, locations, calculations: There was a discussion of the Wildland-Urban Interface Code Code requirements. There was a discussion about the concentration of trees. Pioneer Plaza approved the drive-through going through to the alley behind the lot. The landscaping is not in compliance without including lot 13 in the cluster. The DRC agrees that lot 13 will need to be included in the cluster to allow for snow storage. They intend to pour a paved sidewalk in front of the bank. In the future they intend to pave the parking lot. Sue asked about parking in the setbacks. There is not a setback in the back of the lot.
Driveway location, Dimensions, Turnaround, parking: discussed, approved
Building location, Orientation: approved
Grading – Drainage, retaining walls: approved.
Setbacks, Labels, Dimensions: no comment, approved
Privacy – Views: approved.
Snow Storage with square footage calculations: There was a discussion about a reasonable amount of snow storage. There was discussion about public parking and if they are included in the

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required snow storage calculations. There was a discussion about the agreement between Pioneer Plaza and the public parking. The applicants want to have a parking plan that will be approvable with Pioneer Plaza, the POA, and the County. Sue encouraged the clarification is for the Banks safety. This area is busy in the afternoon when businesses and the school are closing down for the day.

The applicants agree that including lot 13 in the clustering is needed.

Fences – Storage: 2 dumpsters will be on the north side of the lot. approved

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: n/a

Architecture:

Building Mass: approved

Overall concept meets the intention of CAMP: 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: yes, approved

No unbroken roof plane over 30': n/a

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: n/a

Lighting Plan – Locations, Dark sky compliant: approved

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

Accessory building: n/a

Conditions:

- 1) Lot Cluster Application: Incorporate Lot 13 as it contains landscaping and snow storage requirements for the application.
- 2) Revise landscape plan and snow storage calculation.
- 3) Pioneer Plaza: Get Parking agreement and INCLUDE SNOW STORAGE agreement if necessary?
- 4) Provide a detailed exterior light plan and signage plan.
- 5) Get approval from Pioneer Plaza, as well as agreement or better understanding of the ownership and maintenance of the 4 public parking spots.

Sue made a motion to table this project until there is a complete application.

Wes seconds the motion

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The motion carries.

The applicants requested to be on the December agenda.

Work Session: Discussion and consideration of amendments to the Residential Design Guidelines, Section 3: Landscape Architecture.

There was a discussion about a project's landscaping plan being grandfathered if they apply for an addition. One suggestion was they are grandfathered if they do not change the footprint. If a footprint is altered, then applicants would be required to bring landscaping up to compliance.

Case by case the DRC may require additional landscaping and removing weeds.

Depending on the scope of the project, additional landscaping may be required.

Any time there is a modification to the footprint, it may require additional landscaping.

The size requirement of existing trees will be changed to a height specification. The DRC agrees that a height requirement of 7 feet will be ok for deciduous. 4 feet for evergreen.

There was discussion about requiring trees that are intentionally planted to die after they get their inspection.

The DRC agrees that 1500 points for a single family is reasonable. 3000 for a duplex, and an additional 500 points per unit for multi-family.

Existing landscaping gives more points, encouraging using existing trees. Keep maximum 750 points for existing landscaping.

Sue also wants to encourage rocks as landscaping points.

Eliminate that 20% must be evergreens.

Points:

Minimum of 7 feet for deciduous, 4 feet for evergreen trees.

Shrubs – keep as is.

More points need to be allotted for dry landscaping (rocks).

Other materials can be included with march mulch.

Boulders – keep as is.

Note that points do not include retaining walls.

Sue made a motion to adjourn the meeting at 9:05 pm.

Wes seconded.

All are in favor and the meeting adjourned.