

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

TUESDAY MAY 27, 2025

DRC members present: Wes Bellamy, Ben White, Rachael Gardner, Travis Hall, Sue Schappert
Staff members present: Derek Harwell, Theresa Henry, Tee Pleak
Community members present: Bradley Jose, Gustav DesAulniers, Giles Billick, Maryn Pritchett, Ethan Armbricht, Sam Bullock, Kate Holsteen, Dayla Smith, Andrew Hadley, Jennifer Reithel, Ian Billick, Steve Jennison, Todd Wasinger, Sam Kay, Bobbi Kay, Clark Atkinson, Shawna Castillo, Kara Erickson,

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

Ben made a motion to approve April 22, 2025 DRC minutes.

Wes seconds.

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

Declaration of notification: For the record, tonight's meeting agenda and notices for public hearing were properly noticed in the CB News, on site, on the website, in the office and mailroom bulletin boards.

Public Comment: none

Mock Design Review for Educational Purposes Only, Crested Butte Community School Students, Single-Family Residence, Lot 4, Block 9, Filing #2 AKA 79 Blackstock.

The students introduced their project. This is a single-family house with an ADU. Travis asked for clarification of the retaining wall and driveway width. Ben asked for clarification of the parking placement. The students explained how they would construct the awning.

Formal Review:

Neighborhood Context: approved

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

Landscaping, labels, locations, calculations: approved

Driveway location, Dimensions, Turnaround, parking: approved

Building location, Orientation: Ben commented on ways to make the cut into the hillside smaller. There was a question about the neighbor's deck that is close to the property line.

Grading – Drainage, retaining walls: There was a discussion about having the retaining walls engineered.

Setbacks, Labels, Dimensions: approved

Privacy – Views: approved

Snow Storage with square footage calculations: approved

Fences – Storage: n/a

Easements of any kind – Labeled with dimensions: utility easements need to be noted on plans.

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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: approved
Overall concept meets the intention of RDG: approved
Elevations (1/8" = 1' min.): noted
Floor plans (1/8" = 1' min): noted
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: The metal siding is 40%. The students presented their case and the DRC agrees that this is appropriate.
Lighting Plan – Locations, Dark sky compliant: approved
Height Calculation from average Existing Grade not to exceed 32': This was explained to the students.

Design Review for Kay, Single Family Residence with ADU, Lot 9, Block 16, Filing #3 AKA 486 Bryant Avenue.

This is a modular build single-family house with ADU. The applicants used the survey of a previous application on this lot.

Formal Review:

Neighborhood Context: approved
Site Plan (1" = 20' min.) approved
Landscaping, labels, locations, calculations: Aspen trees need to move away from house or are omitted.
Driveway location, Dimensions, Turnaround, parking: The DRC is not able to approve the driveway until a final set of floor plans is submitted. Parking must move out of the setbacks.
Building location, Orientation: approvable
Grading – Drainage, retaining walls: requesting information on new plans. Travis suggesting they be mindful of electrical easement in the drainage.
Setbacks, Labels, Dimensions: need dimensions noted on front setback line.
Privacy – Views: approvable
Snow Storage with square footage calculations: need information, conditional on driveway revision.
Fences – Storage: n/a

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Easements of any kind – Labeled with dimensions: advised to check with Metro about how deep utility lines are buried.

Height benchmark noted: needs noted

Contour lines – Existing and Proposed: needs to be noted

Proposed utility routes: approvable

All existing site conditions or structures detailed: The DRC needs more information

60% open space calculation: pending revision

Architecture:

Building Mass: approvable

Overall concept meets the intention of RDG: yes

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

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

All Exterior Finishes labeled with material type and color: if they change materials colors they need to be noted.

Color Samples chart: need

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

Roof Plan with Pitch, Overhangs: approvable

No unbroken roof plane over 30': approvable

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

Wall expanses properly broken both vertically and horizontally: needs clarification

Metal Siding Calculation 30% maximum: to be determined

Lighting Plan – Locations, Dark sky compliant: approvable

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

Accessory building: n/a

The DRC agrees there will be a resubmission fee of 50% of the to be reviewed at the next available meeting.

Ben made a motion to review revised plans. The DRC will charge a resubmittal fee to cover the secondary review

Rachael seconds the motion.

All are in favor and the motion passes

Design Review CBS Block 6, LLC/Clark Atkinson, CBS Block 6 Townhouses, Lot 11 A-D, Block 6, Filing #2 AKA Street Address TBD.

Ben recused himself from the DRC for this review.

This is the first lot of townhomes that will eventually extend to the end of the block.

There was a discussion about the continuity of future townhomes on the street.

Formal Review:

Neighborhood Context: There was a discussion about utility lines running through the townhomes.
approved

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

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Landscaping, labels, locations, calculations: There was a discussion about the open space boundaries.

Clarification needed

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: 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: n/a per SAR

Architecture:

Building Mass: approved

Overall concept meets the intention of RDG: need more information

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

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

Roof Plan with Pitch, Overhangs: approved

No unbroken roof plane over 30': n/a

No single elevation plane over 32' tall from finished grade: n/a

Wall expanses properly broken both vertically and horizontally: need more information

Metal Siding Calculation 30% maximum: metal is compliant, stone needs clarification

Lighting Plan – Locations, Dark sky compliant: approved

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

Accessory building: n/a

Conditions:

Driveway, grading and drainage to be designed by CO engineer per SAR 8.16 C. 5.

CBFPD review is underway.

Open area as noted on the plan set to be used for the landscape requirement/allocation

Benchmark verified by survey once manhole construction is complete.

Utility routes need to be verified.

POA to obtain HOA declarations.

Travis made a motion to approve the project with the conditions:

Wes seconds the motion.

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Rachel is opposed.

Quorum is not met, and this will continue next meeting.

Design Review Sandra A. Derickson Revocable Trust, Cement Creek Veterinary Hospital Lot 2, Block 6, Filing #2 AKA *Street Address TBD*.

Ben recused himself from the DRC for this review.

Ben introduced this project. Single story veterinary clinic.

Let it be noted and acknowledged that overnight hospitalization could happen for medical reasons.

Formal Review:

Neighborhood Context: approved

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

Landscaping, labels, locations, calculations: there was a discussion about sidewalks and landscaping needs & setbacks. Landscaping presented is the best attempt to comply with the SAR for this corner lot. Approved.

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: approved

Fences – Storage: 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: n/a

60% open space calculation: n/a

Architecture:

Building Mass: approved

Overall concept meets the intention of SAR: 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: present, approved

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

Roof Plan with Pitch, Overhangs: approved

No unbroken roof plane over 30': n/a

No single elevation plane over 32' tall from finished grade: n/a

Wall expanses properly broken both vertically and horizontally: approved

Metal Siding Calculation 30% maximum: approved

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Lighting Plan – Locations, Dark sky compliant: approved

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

Accessory building: n/a

Conditions:

- CBFPD Approval.
- Colorado Engineer can provide the final design for the Driveway, Grading, and Drainage per SAR 8.16 C. 5.
- Fix ramp direction
- Sign application submission and approval at a later date.

Rachael made a motion to approve the Cement Creek Veterinary Hospital with the conditions outlined.

Wes seconded.

All are in favor and the motion passed.

Travis made a motion to adjourn the meeting at 11:01 pm

Rachael seconded the motion.

All are in favor and the motion passed unanimously.