

Skyland Community Association
Design Review Committee
350 Country Club Drive
Crested Butte, CO 81224

Meeting Minutes – October 9, 2025 - Skyland Design Review Committee

Committee Members Present

Karen Allen
Steve Curtiss
Sam Lumb
Chris Laggis

Others Present

Theresa Henry – DRC Manager
Todd Walker – Architect and applicant representative
Roger Cesario - Contractor

Karen Allen called the meeting to order at 3:57 PM

Review and Approve Minutes

Sam Lumb made a motion to approve the minutes from the October 9, 2025 meeting as presented. Karen Allen seconded the motion. The motion passed with a unanimous vote.

S-61, 49 Willow Court, Preliminary Design Review, Bloomfield

Todd Walker, architect, was present and discussed the request for a variance on the open space requirement for Skyland. He also discussed the design choices made by the applicant and the home's square footage.

Roger Cesario, contractor for 49 Willow Court, was present and expressed his concern for the neighboring homeowner's public comment on the project and variance request. Past variance requests were discussed.

The DRC discussed the hardship outlined by the applicant in the submitted variance request letter. They did not come to an agreement that the proposed design preferences made by the applicant warranted a hardship.

Discussion continued on the public comment and variance request process. Theresa Henry explained that the public comment should be considered in regards to the design review, not the variance request, as the variance request if approved by the DRC would have its own noticing and public comment process.

The following was discussed:

- Home footprint and roof design.
- Design options that could accommodate the open space requirement.
- Open space calculations and vocabulary discrepancies in the design guidelines.
- Design Guideline revisions made to the open space calculation.

After lengthy discussion on the guidelines interpretation and how the open space calculation should be applied to this project, the DRC agreed that even at the most lenient interpretation the open space calculation remained .3% above the required minimum.

82.8% open space was proposed in the application. However, the minimum required open space at the most lenient interpretation was calculated at 83.1%.

Todd Walker stated that he could adjust the design to comply with the 83.1% open space requirement.

Steve Curtiss moved that due to the discrepancies and various interpretations of the guidelines open space calculation and definitions that the applicant comply to the most lenient interpretation of the open space calculation, minimum 83.1%. Chris Laggis seconded the motion. With all in favor, the motion passed.

Due to the length of the variance request and open space discussion, the preliminary design review was continued to the next DRC meeting.

S-151, 410 Country Club Drive, Architectural Change to Corbels

Frank Mangum submitted a request for a review and approval of an alternative to the approval condition to add corbels to the garage cantilever. Theresa presented the perspective drawings of the approved corbel design and the alternative cantilever floor joists as submitted by the applicant.

There was some discussion regarding the corbel addition requested by the DRC.

Steve Curtiss moved to approve the cantilever floor joist alternative as presented. Chris Laggis seconded the motion. The motion carried, 3 to 1, with Sam Lumb opposed.

Other Business:

- Theresa Henry announced her limited availability in the upcoming months due to a health issue.

Next Meeting:

TBD

Meeting Adjourned: 5:19P.M.