

**Town of Crested Butte
Board of Zoning and Architectural Review
December 16, 2025**

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

With a quorum present, Nauman called the meeting to order at 7:39 pm.

Members present were: Nauman, Alvarez Marti, Davol, and Anderson.

Staff members present were: Earley, Archambault, Yemma and MacDonald.

Nauman made a motion to approve the agenda for the December 16, 2025 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously in support.

Nauman made a motion to approve the minutes from the November 18, 2025 BOZAR meeting.

Alvarez Marti seconded the motion. The motion passed unanimously in support.

Item No. 1

*Consideration of the application of **Priscilla Ann Hodes** for site plan modifications to be located at 915 Bellevue Avenue, Tract 5, Verzuh Ranch Annexation in the RID zone. Continued from the August 26, 2025 BOZAR meeting.*

Staff Presentation: Earley explained that this project came before the Board in August and the Board asked for additional information relating to sf on the existing site plan and also as it relates to adjacent properties for hardscape in the RID zone. The applicant has provided a site plan with sf called out. Staff has provided adjacent hardscape sf within the updated staff report. The hardscape totals for this lot are within the range for this zone and well below the total for a few lots. I suggest if the Board is concerned with the visibility, screening with landscaping or fencing could be required. Proper public notice has been given.

DRC: NA

Applicant Presentation: Priscila Hodges, property owner and Chris Mochulsky, legal representative, were present and explained they have provided what the Board requested. They requested that the Board approve the application as proposed.

Public Comment: None.

Close Public Comment

Board Questions and Deliberation: Board members appreciated the square footages that was provided.

Board members did not feel there was a need for screening.

Overall, there was support.

*The Board finds that the updated landscape plan associated with site plan modifications to be located at 915 Bellevue Avenue, Tract 5, Verzuh Ranch Annexation in the RID zone **can be supported**.*

*The Board finds that the coverage of hardscape areas **can be supported** based upon the application of guidelines 4.26, (dissimilarity), 2.16 (pervious materials), and 2.28 e. & f. (pervious materials).*

Nauman made a motion to approve the landscape plan associated with site plan modifications to be located at the aforementioned address in the R1D zone, and based upon the finding.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 2

*Consideration of the application of **Augusta Park Partners LLC** to site a single family residence and a cold accessory building to be located at 65 Pyramid Avenue, Lot T2, Slate River Subdivision in the R1F zone.*

Staff Presentation: Earley explained that Josh Gallen and Andrew Hadley submitted plans on behalf of Augusta Park Partners for siting the new single family residence and cold accessory building on lot T2 in Augusta Park, which is the R1F zone. All zoning requirements are met. Snow storage has been included on the site plan. The window well and trees on the west were removed from the utility easement a. M/S/F are supported by the GL. Design and style of the proposed is supported by the GL. Roof forms and porches are compliant. The window to wall ratio for the front (south) is proposed as 23%, which is higher than the 10-20% usually seen. DRC suggested inclusion of other window to wall ratios from the R1F/R1D zones. There are two included in the staff report and Hadley may have additional sf. The fenestration is well balanced having more fenestration on the first floor than second floor. Three packs of windows (east and west windows) are now separated with 3.5" of trim and cannot be mulled. Doors supported. Materials supported.

The new cold accessory building is placed on the west. The orientation of this lot precludes the allowance of placing the accessory in the rear. The building steps back 2' from the primary building. There are other examples similar to this situation. Staff finds that the building is simpler and subordinate to the primary building. Staff finds compliance. Staff finds support for all other elements of the building, as proposed.

DRC: Schmidt and Anderson were members at the November 10th DRC and explained that Earley had covered most everything.

Applicant Presentation: Josh Gallen and Andrew Hadley were present and walked through revisions and elevations.

Public Comment: None.

Close Public Comment

Board Questions and Deliberation: The accessory was discussed on how it does not face the alley and faces Augusta Drive to the east. Ultimately, it was supported.

Site plan was discussed and supported.

All elevations for the primary building were reviewed and supported.

All elevations for the accessory building were reviewed and supported.

The foundation cover height will step with the modules and grade and will be an 18" maximum height.

Materials were reviewed and support was given overall.

*The Board finds that the application of **Augusta Park Partners LLC** to site a single-family residence and one cold accessory building to be located at 65 Pyramid Avenue, Lot T2, Slate River Subdivision in the R1F zone **will not appear excessively similar nor dissimilar** to residential structures within the surrounding neighborhood. The scale and forms of the home **are effective in incorporating** traditional forms seen within the surrounding R1F zone; and*

(Accessory Building)

*The cold accessory building (garage) appears subordinate in scale to the residence by reducing the overall mass on the site and convey relationships with historic styles. The architectural design of the buildings can be **supported** based upon the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.84-4.86 (location and massing/forms, scale), 4.89 and 4.90 (materials).*

*The architectural design and style of the residence can be **supported** per the application of Guidelines 4.25-4.26 (similarity/dissimilarity-context), 4.32-4.34 (mass/scale) and 4.35 (contemporary interpretation), 4.41-4.45 (roof form/scale), 4.49-4.52 (porches), 4.53-4.63 (windows), 4.64-4.66 (doors), 4.72, 4.75-4.76, 4.82-4.83 (materials), with the following conditions:*

- *Final landscape plan should be provided to the building department for Chair review and sign off if changes are proposed during the construction phase.*
- *The natural average grade for the purpose of measuring FAR will be 8879' for the primary building. The natural average grade for the purpose of measuring FAR will be 8877'9" for the accessory building (garage).*
- *Parking will be maintained and accessible on a year-round basis.*
- *Snow must be stored on the site or removed from the site. Snow may not be placed on the Town rights of way.*
- *The improvements will be constructed as per the approved plan on file at the Town offices.*
- *Requirements of the Colorado Model Electric Ready and Solar Ready code must be met prior to permitting, including EV ready parking space for the dwelling unit.*

If approved by the Board, the approval is valid for one year from the approval date with a request for extension of up to three years administratively through Staff.

Nauman made a motion to approve the architectural appropriateness for the application of Augusta Park Partners LLC to site a single-family residence and one cold accessory building to be located at the aforementioned address in the R1F zone and based upon the findings, and per the plans and material list.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 3

Recommendation to Town Council to consider extension of temporary waiver to use the mobile food truck located at 208 Elk Avenue, Block 28, Lots 12-13 for a certain period of time. Provide direction for Town Staff to explore a permanent allowance of mobile food truck/supplemental kitchen through the zoning code update

Staff Presentation: Yemma overviewed her staff report and walked through the two recommendations that were been requested of the Board. This is not currently an allowed use within the zoning code. So, Yemma explained that we are asking for the Board's direction before the discussion with Town Council. Then, long-term relating to the zoning code update, we would like the Board's perspective on this as a use within the zoning code and pros, cons and any questions, which can better inform the discussion with Town Council. This meeting will occur on January 5th.

DRC: NA

Applicant Presentation: Hideout business owner, David Wilkins was present and explained how the use started under the restaurant emergency. They had discussions with previous staff. They recognize this has expired, but explained what an important use it is to their business.

Public Comment: None.

Close Public Comment

Board Questions and Deliberation: The Board discussed the idea of an addition to the code through the zoning code update. Some members expressed that they could be in favor of a conditional use relating to this. The items that were suggested were:

- Setbacks from the alley to ensure there aren't negative impacts to the alley.
- Solar only.
- No generator.
- The kitchen has to serve the use onsite, not offsite catering uses.
- Snow storage.
- Trash.
- Walk up potential
- Regulate size to meet food truck licensing
- Material of truck shall not be shiny metal.
- Confirming how wastewater would function on a more permanent basis.
- Hours of operation

Members felt that this was worthy to explore.

The Board also discussed the temporary extension and there were concerns due to the view that this allowance is given and then there are expectations associated with it.

Nauman made a motion to recommend support for the Town Council to direct Town Staff to consider use of a trailer as supplemental kitchen space in the zoning code update.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Nauman made a motion to recommend denial for the proposed suspension of current regulations prohibiting food trucks on Elk Avenue on private property followed by a second and a roll call vote.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 4

Miscellaneous

- DRC for January 12 and 20 (Tuesday): Anderson and Davol BOZAR is January 27th
- DRC for February 9 and 17 (Tuesday): Spann Labato and Schmidt BOZAR is February 24th
- DRC for March 16 and 23: Schmidt and _____ BOZAR is March 31st
- Reminders:
 - Saving Places Conference 2026: Denver February 11-13th
 - February 2nd, 2026 Joint Work Session with Town Council
- Appointment of Chair and Vice Chair in January

- Selection of date for Project of the Year/Year End Review presentation
- A huge thank you to Roxana Alvarez Marti for her time on the Board.
- A huge thank you to Kaitlyn Archambault, as this is also her last meeting.

Nauman adjourned the meeting at 9:41 p.m.