

CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
COMMERCIAL AREA MASTER PLAN (CAMP) AMENDMENT

Advisory Group Meeting Minutes

Thursday, November 9, 2017

Attendees: Clark Atkinson, Dom Eymere, August Hasz, Chris Hawkins, Margaret Loperfido, Jeff Moffit, Al Smith, Mark Trautman, Kevin Van Horn, Pat Wallace, Shay Wycoff

Public in Attendance: Laura Guccione, Mike Haddaway, Chris Laggis, Nathan Lovett, Eric Shull, Rob Young

Kevin called the meeting to order at 6:06 pm and welcomed all in attendance. The POA Board of Directors in attendance were introduced to the Advisory Group. The Board requested that tonight's meeting focus on the key changes from the current SAR to the proposed draft.

Approval of Minutes: Dom requested updates and/or corrections to the October CAMP Meeting minutes. None were identified and the October Meeting minutes were approved.

Continued Review and Discussion of the Crested Butte South Special Area Regulations and Commercial Area Master Plan

A summary of changes was provided to the Group and served as the meeting's outline for the Draft review. Chris facilitated the discussion and provided a quick history for new attendees.

Section 4. Definitions – Existing language and terms were reviewed, amended and clearly defined. New definitions identified throughout the revision process have also been added. CB South Village Center Area, Core and Perimeter are three new terms that have been identified and will be seen throughout the Draft document replacing language related to commercial center and business district.

Section 5. Permitted and Prohibited Land Uses – Chris walked through the list of revised line items. Within the Accessory Apartments section (5.2.C7) language was suggested by Gunnison County to prohibit short term rentals and significant discussion ensued. Those present agreed that since the new language impacts existing subdivision rules and regulations, it should be struck from the SAR rewrite and property vetted through established procedures. Manufacturing Uses (5.3.B5) will be revised to prohibit marijuana grow businesses, as supported by ownership within the CAMP survey responses. The list of permitted manufacturing uses was discussed and the Group appreciated the flexibility within this category to allow for future, unanticipated business industries.

Section 6. Development Review Procedures – A discussion ensued regarding specific language about outside consulting fees and ownership of payment. This line item will be revised and reference an adopted fee schedule(s) to determine associated project fees. The remainder of the section's revisions raised minimal questions by the Group.

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Section 7. General Standards for All Development (Former Section 8) - It was noted that content in this section will apply to the entire subdivision, both residential and commercial lots. Landscaping Plan Requirements (7.7.B1) will be revisited once Chris completes the parcel testing analysis. Fence height clarification within Walls and Fences section (7.7.C1) was questioned. This section will be moved to Section 8, specific to the Commercial Area Design Standards.

August inquired about the Group's decision to include or not include snow melt systems for the Village Center. To date, this is still up for discussion and no resolution has been made. It is noted in Section 8 and will require further discussion as the standards evolve.

Section 8. CB South Village Center Design Standards (Former Section 9) – Noted updates include the new CB South Village Center Vision and Goals along with the amended Design Principles to match the Vision and Goals. The Board members in attendance agreed to leave the language permitting Single-Family Dwellings (8.3) within the CB South Village Center Perimeter. A 3D Master Plan will be presented at the next meeting to assist in visualizing some of the suggested design elements of the Village Center and their relationship to parking and landscaping requirements. Chris updated everyone on the County's recent engagement of architectural group, Cascadia Partners. They will review the proposed design standards and will look at the plan from a design and code perspective.

Dimensional Standard (8.8) and Minimum Setbacks (8.9) were discussed next and Chris shared that it would be best to revisit after additional parcel testing.

Building Heights (8.10) include a new methodology for measuring building heights and Chris provided a graphic diagram of the calculation equation. Buildings will be no higher than (3) stories. Chris stated he will provide some additional illustrations to help clarify, at the next meeting.

The Building Design section (8.11) was not reviewed and will be revisited. The meeting concluded during the Parking Regulations (8.12) discussion and will continue at the next scheduled meeting.

Next meeting – Thursday, December 14th, 6:00 pm.

Adjourn – 8:25 pm.