

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

Advisory Group Meeting Minutes

Thursday, March 22, 2018

Attendees: Clark Atkinson, Dom Eymere, August Hasz, Chris Hawkins, Margaret Loperfido, Jeff Moffit, Rich Saperstein, Kevin Van Horn, Pat Wallace, Ben White, Shay Wycoff

Public in Attendance: Wes Bellamy, Nathan Lovett, Katie Neben, Eric Shull

Dom called the meeting to order at 6:07 pm and welcomed all in attendance.

Approval of Minutes: Dom requested updates and/or corrections to the January CAMP Meeting minutes. No comments were made during the meeting. The group was asked to forward any additional comments to the POA office.

Update on the Progress to Date

A handout was provided for the meeting's discussion. Dom revisited the completed tasks to date, including the hiring of Alpine Planning Group, to facilitate the rewrite, the development of both the CAMP Charter and Vision Statement and Timeline overview. A public forum was held in April 2017, along with a membership survey to gather information, comments and feedback. The responses ultimately provided a roadmap and vision of what members envisioned within the Village Center and for the Advisory Group tasked with amending the SAR.

Dom also noted the recent hire of Cascadia Partners through DOLA grant money provided by Gunnison County. The firm's review of the proposed rewrite will provide comments and recommendations from an economic feasibility perspective as well as a design strategic map to identify land use within the Village Center, public space vs. residential/commercial areas as well as zones for infrastructure. Chris added that we want to be certain to dovetail these comments with the rewrite for the next Advisory Group meeting. Such meeting will be scheduled once the information has been received. Dom is targeting sometime in May for this presentation.

A question was raised inquiring when the SAR rewrite would be available for public comment and how the information will be shared with membership. Dom responded that open comments have been encouraged throughout the process, the regular meeting agendas and minutes have been posted on the website and all regular meetings have been open to the public. The SAR rewrite is still in the form of a working document with ongoing revisions, therefore it has not been posted to the website, which is why attendance at the meetings has been encouraged.

Dom identified the preliminary target dates and meetings leading up to completion, ultimately ending with a review and adoption by the POA Board of Directors, and then final review by Gunnison County. Prior to final Board adoption, the document will be published for public comment. A question was asked about which Gunnison County entities will need to approve; Dom stated that decision lies within the recommendations of the Board of County Commissioners.

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Review of Project Outcomes and Results and Significant Changes to the Special Area Regulations and Design

Dom outlined what was initially identified as priorities to the SAR amendment. Several items on the list resulted from the membership survey including a central plaza for the community and providing for business opportunities and jobs of the residents. Other items include developing a strategic map and providing language that will permit future development of concepts and businesses that may not be established at this time.

Density continues to be a significant topic as it relates to determining tangible metrics. Estimated square footages in the current document included over 400,000 square feet identified as commercial land use. This square footage was shared in the 2017 survey and answers provided a positive response for more residential. The rewrite proposes to reduce the commercial land use from 33% to 20%. Current estimates are in the 50,000 to 60,000 square foot range but those are only estimates and ultimately, build out will be driven by the market. Also, it will not be determined without a design charrette process of the un-platted half of Block 6. Pioneer Plaza will require a different approach as a result of the existing lots and multiple ownership within their homeowners' association. Ongoing discussions continue between Pioneer Plaza and the POA to determine the best approach in obtaining the 20:80 ratio. It was noted that these owners are currently grandfathered under the current SAR and should have the right to maintain the existing 33:66 ratio, if preferred. Some of the land dedication being requested for parking and circulation have significant impacts to certain lots and lot owners within Pioneer Plaza, while others are not as impacted.

Adagio Properties provided their analysis of what is the right size for their parcel. By right, there is 428,000 square footage that they can build, however there is no plan to develop a full buildout as it is out of context for the community. Preliminary estimates include between 15,000 and 20,000 square feet of commercial and approximately 160,000 square feet of residential. Residential categories being considered include townhome, multi-family and condominium. The total buildout is less than half of the land available. The change in language to the SAR should allow for flexibility and the ability to evolve as the needs of the community change and grow.

The topic of a traffic or transportation study was raised. A traffic study is outside of the scope of work regarding the SAR rewrite undertaking. Dom shared that the Board continues to discuss doing a traffic study, encompassing a broader scope to include other roads impacting the subdivision such as County Road 740 and Teocalli Road. Included in the scope is the development of a parking plan that will incorporate areas for public parking, shared parking, right of way parking, etc. The POA is working closely with the County Planners as well as recommendations from planning consultants and discussions with the Metro District.

Public Comment and Discussion

Much of the feedback and comments were shared throughout the meeting's discussion. Requests were made to publish a step by step summary of the entire process and to provide some type of graphic rendering for purposes of visualization. Also requested was a comparison chart of current SAR buildout square footages to proposed square footages.



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A significant discussion ensued regarding the adoption of Gunnison County's Building Height Measurement Criteria. Members voiced concerns regarding the variation of building heights based on the new equation for calculations. The question was asked if there was a way to identify a maximum building height and what those impacts might affect. It was explained that the architectural details and design of the roof pitch will dictate the overall building height and each specific project will go through the Design Review Committee as the governing entity to approve or deny a design. Further discussion will take place after the recommendations of Cascadia Partners are presented.

Next Steps – It was agreed that an additional Advisory Group meeting will be needed in order to review Cascadia Partners' recommendations. A date will be scheduled when information has been received. Continued discussions will include parking, density and land uses, and maximum building heights.

Next meeting – No date was identified at this time.

Adjourn – 8:05 pm