

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

Ownership Public Forum

Tuesday, April 11, 2017

7pm, Sunset Hall

**Advisory Group in Attendance:** August Hasz, Chris Hawkins, Dom Eymere, Jeff Moffet, Kevin Van Horn, Kurt Feltus

**Ownership in Attendance:** Owner Sign In form available upon request at the Crested Butte South P.O.A. office.

Dom greeted the group and opened up the Forum by providing an overview of the update process for Commercial Area Master Plan (CAMP). Dom explained that the original Special Area Regulations (SAR) were adopted in 2008 and should be reviewed from time to time. Amending the SAR is one of the Board of Director's 2016-2021 Strategic Plan directives. As a result, an Advisory Committee Charter was developed in 2016:

"The purpose of amending the CAMP and SAR is to guarantee to the community that a unified vision will be pursued to create a real sense of place for the community to assemble, to obtain essential goods or services, visit with other members and sustain economic viability to the business district. In addition, the project will achieve and foster the improvement of the area by clarifying the goals of the CAMP for investors, developers and residences, while recommending public improvements and infrastructure during the process."

The current need to update as well as amend the Special Area Regulations (SAR) is to create a town center that is reflective of the character of CB South providing an area for public gathering, pedestrian centered design and a real sense of place for our residents. This will also finalize the commercial district design guidelines which are required to attract qualified developers to invest in our community.

Dom shared with the group, the Advisory Group members and introduced those in attendance. The members include: August Hasz, Ben White, Kurt Feltus, Jeff Moffett, Molly Sloan, Shay Wycoff, Kevin Van Horn, Eric Roemer, Rich Saperstein, Clark Atkinson, Cathie Pagano and Russ Forrest. Also noted was the Stakeholder interviews (with Block 4 & 5 ownership) conducted earlier in the day.

Lastly, Dom shared the next steps. Following today's meetings, the Advisory Group will identify applicable themes which will help identify business categories, create a vision statement, revisit the CAMP goals and polices with input from a community survey and conduct a design charrette session. These steps will provide the necessary information to allow the Advisory Group to develop an amended plan for adoption by the Board of Directors as well as the County.

Dom introduced our planning consultant, Chris Hawkins of Alpine Planning Group.

Chris shared insights from his years of experience in the community planning process and thanked everyone for participating in the forum. He commended the Board of Directors for taking these necessary steps in revisiting the current Commercial plan. The goal is to create a Master Plan and

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Design Guidelines for the Commercial Area that will create opportunities for the economic vitality and sustainability, while integrating it within the larger community of Crested Butte South. The design guidelines will only focus on commercial, this project does not change any residential guidelines currently in place.

The original plan layout was on display as a reference. As it stands, approximately 420,000 square feet of first floor commercial space would need to be developed within the Commercial Core (Block 6).

Chris shared relative mountain community business district square footages, as a comparable: Town of Crested Butte (391,000 sq.ft., 1996), Mt. Crested Butte (237,000 sq.ft., 1996) and Mountain Village, CO (152,970 sq.ft.). August Hasz clarified the square footage could grow if the second floor commercial is to be a consideration. He further explained that the CAMP project will be focusing on revisions to the adopted SAR guidelines.

Chris shared some of the themes that have emerged, asking the group to share their thoughts as well. They include Community meeting area, Housing, Financing, Infrastructure, Land use (live/work, types of uses, percent mix), Sustainability and Transportation (bus, pedestrian, cars). A more extensive community survey will be issued to gather more detailed feedback from ownership.

At his time, Chris turned the meeting over to the group, requesting their input on two specific inquiries:

1. What are the main issues facing the Commercial Area today?
2. What opportunities do you see for the Commercial Area?

**Ownership comments, concerns, feedback:**

1. Sue S. - Asked what categories are being considered in the Commercial Area outside of retail and office? Are you considering light industrial?  
**Response:** Everything is on the table. Ownership will be able to voice their opinion on what they want to see. Service commercial, light industrial, residential are all on the table as part to the mix until decisions are made.
2. Diedre W. –Stated the challenge as well as opportunity is determining the auto-centric versus pedestrian/bicycle centric district. There is an opportunity for sustainability if we can be more pedestrian focus.
3. Laura G. – Asked if residential buildout means this is high density housing? Does the SAR need to be amended for the change? Is there any room for community center (i.e.: swimming pool)? Is the investors' ROI a driver of how this core is developed?  
**Responses:** The term high density evokes different responses from folks based on their definition. Yes, changes to residential requirements within the SAR will need to be amended. A community center was previously identified. A challenge may be the amount of land dedication that is already committed to roads within the core, thus limiting the needed square footage for such a center. It is to our benefit to develop a plan that works for the developer ownership as well as the community. It should be a balanced partnership.

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4. Sue S. – Asked who owns Block 6 and have they all been sold off?  
**Response:** Dom responded that most of the ownership remains the same and we are working with the existing stakeholders through this process as well. The North part of Block 6 is one parcel/owner and the South is the Pioneer Plaza Commercial Townhome Association, with various owners. Pioneer Plaza is already platted and the North half is not.
5. Bill O. - Asked about any discussion in building a school here or elsewhere in CB South.  
**Response:** Chris state it is very difficult to incorporate all the requirements of a school within the space, they require a lot of land and a school would be out of scope for this project.
6. Tom H. – The biggest challenge is what will be sustainable in terms of maintaining businesses. In terms of development, likes the idea of being pedestrian and bicycle centric town center and a bus hub but we will need to address how to service or provide parking for upper residents of CB South. What are the estimated build costs and probable revenues based on current assumptions?  
**Response:** Chris agrees and suggests maybe a shuttle service. The CAMP process will not be evaluating the estimated infrastructure or building costs, or trying to estimate revenues.
7. Les W. - Lives above the Commercial core and enjoys seeing activities and movement. He is in favor of mixed use. Inquired on the past approval of an auto shop and if that land use was still applicable.  
**Response:** Dom said we would need to review some past minutes to confirm what was in agreement. Chris shared that a specific land use approval would typically cease after 60-90 days of the business termination. He highly recommends incorporating into the SAR a Land Use Table that would provide all the approved/not approved Land Use options along with the requirements. This would provide all the metrics necessary to approve a potential business request that is not listed. We will be looking to the community to weigh in on the controversial business categories (light industrial, craft industry, etc). The survey will allow us to delve into public opinion and what the community would like to see.
8. Ilene S. - Will there be regulations put in place that will take in to consideration impacts to the upper level lots with regards to noise, light, etc.?  
**Response:** Chris responded we can look but it is very hard to regulate. This would be a P.O.A. Board decision. Dom added this is a good example why owner feedback is important, “What is the threshold that we want to live within?”. Noise, light, dust and odor are part of the outcomes from certain business operations. Also, keep in mind that enforcement will be another issue, added Chris. It is better to keep it broader for future growth.

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9. Ilene S- Who is responsible to enforce or not enforce our regulations?

**Response:** Dom shared that we rely on the County Sherriff's department, as they are responsible for enforcing the county laws. Much of the local zoning issues fall on Dom. Chris states strong rules of enforcement as well as penalties are important along with a process to enforce them.

10. Renee – Sees the biggest challenges as the amount of extreme regulations that are placed on new business owners trying to create a new business. Too many regulations are detouring people from moving here or starting a business. Be more flexible to new ideas of expanding beyond the current regulations and business types. Let's see what we can sustain here even if we need to take a step back and open our minds.

**Response:** Dom mentioned that this has been brought up and we hear the need to be less restrictive. The process will evaluate permitted uses, prohibited uses and process to look at new uses that fit within the new vision, goals and CAMP.

Chris switched the focus to opportunities. He asked the group, Twenty years from now, what do you want to see within the commercial core development?

1. Unidentified attendee: Breweries and distilleries.

2. Diedre W- Shared the new Buena Vista development as a good example. Designed very well, walkable, mixed use, encouraged walkability. Let's create an opportunity where people want to visit our commercial district as a destination.

**Response:** Chris spoke that the current plan was designed around a smaller central community gathering place but that the amount of commercial required limits us. The charrette process will help to vet out these ideas and assist to create our community center focus.

August H. shared some knowledge of the Buena Vista development. This was a single developer who had a very clear vision with stringent guidelines for the design review and approval process.

3. Bill O. – Suggested an area that is child friendly, safe to travel to and from, with activities for entertainment.

**Response:** The question of how to finance such an arena is a big challenge; it expensive and requires funding. Are there area foundations that may contribute to or fund such developments? The crowd seemed to know of a few organizations within the valley. Chris has run across the same requests of other communities, tagged as 'cradle to career'. Bottom line is it takes funding.

4. Ilene S. - Asked if we are looking at other mountain resort communities to foster ideas.

**Response:** This will fall on the group in charge of the design charrette process. They will be the experts on developing mountain community trends and best practices. If we are able to determine the land dedication for use, we could focus on how to go about funding such types of uses.

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5. Unidentified attendee - Does anyone know of the status of the Cement Creek tavern? Is there a way to implement a rule/regulation for a timeline requirement for occupancy?  
**Response:** Chris stated that is very unlikely and would open up another set of issues to require a mandatory rental fee so that it can be occupied. The property management company representative shared that there have been prospects looking at the facility and that they are working to get it rented.
6. Bill O. – Asked if we working with the County on the affordable housing?  
**Response:** Some of the current owners are looking into the multi-family residential. Also noted, the Housing Authority typically will not allow a mixed use building with affordable housing as they want control of whole building. Chris feels the plan can encourage support some affordable housing and will look to the County’s housing policies for guidelines. Further analysis of the current platted and un-platted areas is required as well.
7. Ilene S. - Who has responsibility to pay for the infrastructure?  
**Response:** Typically it is the developer’s responsibility for the tenant buildout however public amenity components are to be determined. There are incentives to develop community amenities out there to be tapped into. Dom noted that Pioneer Plaza has already completed some of the required infrastructure. The group confirmed for Chris that we are considered an enterprise zone, which may be beneficial to the developers. This can be a big benefit for the development.
8. Kevin –Inquired about the benefit of keeping the old plan, since the plan is 10 years old. Are there incentives to keep this plan? He stated he is fairly new and would look for the community to be agreeable and unified with a cohesive plan.  
**Response:** It is an approved starting point. To start over would set the development back; we have the current Block 6 ownership/developer’s attention now. Regarding community agreement, Chris clarified that is the goal of CAMP and the reason for hosting the forum. There will be no further steps to amend the SAR and pursue County approval if there is not a consensus representing the CB South community.  
The Advisory Group will make a recommendation to the P.O.A. Board. Once approved, they will present to the Board of County Commissioners.
9. Laura G. – Asked if the process for community opinions to be heard is to shadow the steps as they progress.  
**Response:** Chris agreed and also suggested reaching out the P.O.A. Board. All future meetings will be posted for community attendance and a survey will be issued to hear folks voices.
10. Unidentified attendee - What is the timeframe?  
**Response:** One of the next steps is to put together a time frame. Chris wanted to host the ownership introductory meetings first.

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11. Bill O. – Inquired if the P.O.A. has any insights as to property tax impacts if the development and amenities grow within the commercial district  
**Response:** Chris indicated that community planning does not evaluate the impacts to property values. There is not anything that is known to be shared. A discussion continued regarding the tax base benefits of a town vs. staying a coveted community and the cost impacts of becoming a city with associated requirements.
12. Korrie A. – Shared concerns about the cost of building any business based on the current amount of regulations in place. We should ensure that it is builder friendly as well as keeping an open mind with the types of businesses we include. We want to encourage building not turn potential folks away, something to keep in mind.
13. Kate H. – Asked for clarification of who are the developers to build within the commercial core. Are they the current developers or are they selling to a bigger developer? With experience in building costs, has it been discussed with the developers to build turnkey facilities where a business would be able to operate without the cost of building a structure?  
**Response:** Chris clarified that he is using developer interchangeable with the Block 6 property owner. They are eager to move forward with developing their lots. We are not catering to them but developing a plan designed on what the community would want and what it wants to see. We need to keep marketing and selling our community to encourage growth, visitors which will ultimately support our Commercial Area.
14. Unidentified attendee – Suggested a Community hall to host several different things within the park, not in the community area.  
**Response:** Dom shared that project has been identified on the Strategic Plan. Chris shared that he thought CB South had a great Strategic Plan in place.

Chris asked for any additional comments and thanked the group for attending.

**Meeting adjourned:** 8:37pm