

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

Advisory Group Meeting Minutes

May 11, 2017

Attendees: Dom Eymere, Chris Hawkins, Kevin Van Horn, Eric Roemer, Shay Wycoff

Phone Attendees: Rich Saperstein

Public in Attendance: Krista Hildabrandt, David Nevin, Al Smith

Approval of Minutes:

A Motion was made by Shay to approve the March 21, 2017 meeting minutes. Dom seconded and the Motion was unanimously approved. April 11, 2017 Public Forum minutes were also approved unanimously by the group.

Community Center Area Vision and Goals:

The Advisory Group reviewed the revised Vision Statement and the Goals. Providing a name to the clearly define the area was discussed. Since it will be a mixed use area and not just commercial, the name should encompass the residential component, rather than the current name of Commercial District. The Advisory Group unanimously agreed on Town Center.

- 1. Architectural Design** – Chris asked everyone to make suggestions on the architectural design of the center. He shared some of the common trends influencing traditional, western mountain facades today such as modern detailing and the popularity of more glass. Eric would like to see a design that lends itself to a flat roof and a zero lot line. Western mountain was suggested as the main design template but it was agreed to be flexible within the design elements. Various finishes were suggested as well as placing limitations on using one finish exclusively. In summary, the design should allow for creativity and flexibility, but maintain a western mountain interpretation.
- 2. Community Amenities** – The Group was in agreement with the statement as written.
- 3. Financing** – The Group was in agreement with the statement as written. Rich commented about the importance of the County's involvement. Noted as an action item.
- 4. Housing** – Chris will speak with Cathie Pagano regarding the County's housing goals.
- 5. Infrastructure** – Snow removal and storage designations are critical to the infrastructure plan and was added to the list of items. Also important is the infrastructure for internet service with proper fiber in place to support this development.
- 6. Land Use** – Current Pioneer Plaza design guidelines were discussed, as any changes to the SAR will impact the Pioneer Plaza owners, if commercial to residential percentages are to be adjusted. Rich requested consideration of the Group to allow the individual land owners the option to adopt the newer regulations. It was also presented that the new SAR be written with flexibility in mind so the land use designation may provide opportunities for new residents who have goals of opening a business in CB South.
- 7. Regulations** – The Group was in agreement with the statement as written.
- 8. Sustainability** – The Group was in agreement with the statement as written.



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9. Transportation – The Group was in agreement with the statement as written.

Community Survey Questions

The Group reviewed the list of survey questions. Comments were noted and a draft will be circulated to the Advisory Group prior to publishing to the Community.

Review of the Current Commercial Area Master Plan Goals and Polices

The Group discussed and reviewed the current Crested Butte South Commercial Area Master Plan – Draft Design Guidelines, Revised version, August 6, 2005. Chris delineated the purpose of this document versus the SAR. The Master Plan is an outline to the SAR and should not be detail oriented as in the current document. The Group reviewed and streamlined each section to trim out specific details that will reside in the SAR rewrite.

Unscheduled Property Owner Comment Opportunity Time – All discussions took place during scheduled meeting discussions.

Closing Comments

Chris will host a conference call for the Advisory Group members unable to attend tonight's meeting. The Goal is to have a draft of the Master Plan document available for review at the June meeting. The community survey will be issued in the next few weeks with results available for the next meeting as well. A presentation to the Board of Directors is being planned for the July BOD meeting. Chris will source preliminary costs on hosting a charrette by Architect, Gary Hartman. There was a thought that Gunnison County may have some funding to contribute but it was confirmed that the funds are not available. Chris looked to Kevin and Shay for approval to source an estimate. They both approved the request.

Next meeting – Thursday, June 8th, 6 pm

Adjourn – 8:06 pm