

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

**Advisory Group Meeting Minutes**

**Thursday June 8, 2017**

**Attendees:** Clark Atkinson, Dom Eymere, Chris Hawkins, Kurt Feltus, Molly Sloan, Jeff Moffett, Ben White,

**Public in Attendance:** Pat Del Tredici, Mark Trautman

The meeting was called to order by Dom at 6:05pm. Dom introduced the community members in attendance.

**Approval of Minutes:** Due to the absence of a quorum by the May 11, 2017 meeting attendees, approval of the minutes will be delayed until the July meeting.

**Review and Discussion of the Crested Butte South Special Area Regulations: Section 9 - Commercial Area Design Principles and Standards**

Chris provided an update of the conference call held earlier in the week with Advisory Group members unable to attend last month's meeting. Folks agreed with the decision that the Master Plan should include the Vision, Themes and High Level Policies of the Commercial Area only.

Chris introduced the review purpose of the SAR document. Sections 1-8 of the Special Area Regulations document will be reviewed for overall content as well as code compliance during the rewrite. These sections were briefly reviewed before focusing on the meeting's main objective, Section 9.

In Section 8 - General Standards For All Development, Chris commented on a few sub-sections. 8.7 Stormwater Management will involve partnering with the Metro District for a combined review effort. 8.12 Utility Connections - Chris stated that the International Energy Conservation Code may impact this verbiage as it is being adopted as the common standard. 8.14 Wildfire Hazards should also be reviewed, with the development impacts of taller buildings, landscaping, etc.

The Group moved on to Section 9 – Commercial Area Design Principles and Standards. The Advisory Group is charged with the rewrite of this section, providing the update of the Commercial Area design guidelines. Ben shared his County insight and suggested routing the SAR updates through the Planning Commission as a first pass prior to submittal to the Board of County Commissioners.

- NEW Section - The first sub-section will be a Purpose and Intent section, to include the addition of a Vision Statement, Themes and the Design Principals for the Town/Village Center (The Center).
- 9.1 Standards are Minimum will be updated for development flexibility.

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- 9.3 General Design Principles are good as currently written.
- 9.4 General Design Requirements – each line item was reviewed with actions to modify, relocate to another section or remove verbiage that is no longer applicable.
  - 9.4.A5 Refine width to accommodate for snow removal equipment requirements. Consider addition of a map/graphic.
  - 9.4.A7 Reference to exterior lighting (parking lot, pedestrian, etc.) will be relocated to a NEW sub-section dedicated to Lighting Standards.
  - 9.4.A9 It was agreed upon that any language referencing a variance procedure will be relocated to an NEW sub-section for Variance Criteria.
  - 9.4.B1-2-5 Building Orientation requirements will be reworked and combined into one sub-section. It is suggested to build parallel to street or request a variance for any exceptions. Ensure plazas and parks are open to sunlight, possibly request a sunshade analysis with the development plan.
  - 9.4.C Build-To Lines will be renamed Setbacks  
Significant discussion ensued for this section. Suggestions were made to identify two minimum setback requirements based on land use- 1). for multi-family units with a street side setback and no side lot lines and 2). for the Commercial core. One suggestion was to allow the development pattern identify the variable setbacks. Next meeting, the Group will look at the map and begin marking up the land uses to identify residential, mix use and commercial for a better understanding of minimum setback requirements required.
  - 9.4.D Fences section to be modified to add specifics height requirements per building elevation and for storage or utility coverage.
  - 9.4.E Materials section was revised to include Brick as a Primary building material. Accents were reviewed; the percentage allowed was not determined and requires further analysis/discussion. Additional materials added to the Accents section include Brick and board formed Concrete. Metal panels changed to just Metal.
- 9.5 Dimensional Standards for Commercially-Designed Lots – the discussion focused on permitting varied structure heights within the commercial core to provide visual interest, public benefits of a taller structure that could hide parking, therefore increasing the amount of open space dedication. There is a significant list of benefits as well as issues allowing some taller structures within the commercial core. A Design Charrette, with the public and developers present, is the recommended venue to develop a final plan that will serve the needs of both community and stakeholders. Ultimately, the community will voice their opinion on the maximum height preferred within the commercial core.
- 9.6 Minimum Setbacks
  - 9.6.C Commercial Perimeter Lots with Residential Uses – Chris will review and offer recommendations if required.
  - 9.6.E Setbacks for Parking Areas and Driveways – each will be moved; Parking Areas will be covered within Setbacks and a NEW sub-section for Driveway Standards will be added.
  - 9.6 F Variances will be moved to the Variances sub-section.

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- 9.7 Maximum Heights – The maximum building height discussion continued from the previous section. Benefits for going higher than the proposed three stories will need to be clearly identified to the community. The section’s verbiage will be reviewed to provide clear methodology for height measurements and to address varying lot grades. Changes to include measuring from lowest existing grade (vs. average) to ridge line, similar to criteria in the Residential Design Guidelines. Kurt inquired about the need for a regulation to identify a high density building’s footprint or maximum size. Chris has some examples of high density building analytics and will share with the Advisory Group at the next meeting.
- 9.8 Minimum Unit Size – The category of Single-Family may be removed and replaced with requirements for Duplex or Townhome within the commercial perimeter. It was determined that further discussion is required. Duplex square footage was questioned and it was decided that Chris will review building codes for various residential use types as well as affordable housing requirements. This section will be revisited.
- 9.9 Facades and Color – A suggestion to change the section name to Building Form was made as well as relocate Color to another section.  
9.9.B Remove all Residential Buildings references; provide reference to the Residential Design Guidelines.  
A new Dwelling definition section will be added to define dwelling types (i.e. Multi-family, Affordable housing, Accessory dwelling unit, Duplex, Townhome, etc.).
- 9.10 Building Entrances – Each line item was reviewed with actions to modify, relocate to another section or remove verbiage that is no longer applicable. Add a NEW section for Snow and Ice shedding and Snow storage.

End of Section 9 review for the evening. Chris will work with Dom and continue redlining the remaining sections for review at the next meeting.

### **Community Survey Update**

The results of the CAMP Survey responses were distributed to the Group. They results were not discussed in detail.

### **Commercial Area Design Charrette Discussion**

Due to the length of the SAR document review, no further discussion ensued.

**Next meeting** - Thursday, July 13, 2017, 6pm.

**Adjourn** – 8:45pm.