

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

Advisory Group Meeting Minutes

Thursday, July 13, 2017

Attendees: Dom Eymere, Chris Hawkins, Jeff Moffett, Cathie Pagano, Rich Saperstein, Al Smith Shay Wycoff

Public in Attendance: Carol Dale

The meeting was called to order by Dom at 6:13 pm. CB South owners in attendance were introduced. After tonight's meeting, two meetings remain on the calendar with the goal to complete the Special Area Regulations (SAR) rewrite. Chris stated the August meeting will have a complete draft of the full SAR revisions. A request was made to send notice to the Advisory Group in order to confirm the remaining schedule and attendance.

Approval of Minutes: A quorum was not present to approve the minutes. The May 11, 2017 and, June 8, 2017 Meeting minutes will be emailed to the Advisory Group requesting review and approval.

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

The draft was sent to the group in advance of the meeting. It was redlined for ease of review of the changes. The Purpose, Vision and Goals were updated to reflect what was presented at the Public Forum and prior meetings. Chris gave a quick summary of the progress made to date and a brief overview of the objective for the SAR rewrite.

Rich shared some of the development challenges facing Pioneer Plaza ownership. He owns a serveral of the lots along with nine others that make up ownership of the platted 22 lots within Pioneer Plaza. The current regulations make it very difficult to develop as Rich has attempted to develop a couple lots in the past. Pioneer Plaza is eager to work with the SAR rewrite in hopes it will provide additional clarification and flexibility to enable development.

The Group proceeded to review the redlined content of Section 9. CB South Village Center is being used as the project name place holder. In previous meetings, it was agreed the Commercial Area name was limiting and did not provide a clear understanding of the overall business and land use being proposed.

- 9.21.1 – Standards area Minimum - This section has been reworked and will be included under a new variance section.
- 9.3 – Single-Family Residential Design - Discussion continued from prior meetings regarding the future of Single-Family Dwellings within the Village Center. Rich shared opinions that a Live-Work environment is really the preferred function for permitting a

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Single-Family Dwelling. This discussion will be ongoing whether to permit this type of housing within the Core and/or the Perimeter.

- 9.5 –Design Theme - Chris gave the option to keep or remove. If it remains, the purpose is to provide an overview of the design concept and image of the Village Center, without provided detail specifications. Carol liked the idea of stepping out of the limited definition of western mountain design. Rich reminded the Group that this concept was discussed at one of the earlier Advisory Group meetings but it was also agreed that the Design Review Committee will have control and final approval of all proposed projects within the Village Center.
- 9.6 – General Conformance - A subdivision design charrette process was explained and Chris shared the benefits for both developer and community. It brings together all interested parties and focuses on an intense planning session over a short timeframe (ie: two days). At the end for the final day, a clear design concept that meets the project vision and goals has been established with minimum design standards. This process would be a benefit for the un-platted area of the commercial core.
- 9.7 – Required Land Use Mix – The section’s redlined were reviewed. Pioneer Plaza would like to see an increase in residential. They have been trying to market commercial and there is not a demand. Creating a demand will come from increased residential. Rich shared recent planning steps he has taken and one of the biggest challenges is meeting the County’s parking requirements. The Pioneer Plaza group is willing to discuss alternate methods that meet both the regulations while permitting development and also leading to the commercial demand and public space development of the area.
- 9.8 – Dimensional Standards – Line items within the existing tables were reviewed and where appropriate, proposed updates were suggested.
- 9.9 – Minimum Setbacks – Redlined comments were reviewed and the Group was in agreement with the proposed updates.
- 9.10 – Building Height – A request was made to consider changing the height of the Village Center Core lots from 35’ to 36’ to help mask rooftop units. Discussion continued on the reality of building out Pioneer Plaza under the current restraints while adhering to current building standards. A creative approach with a mutual understanding between Pioneer Plaza and CB South ownership was suggested that would provide incentives benefiting the community and assist with continued development.

The meeting was ended at the end of Section 9.10. Chris will have the complete SAR redline of every section completed by the next meeting.

Next meeting – August 10th, 2017

Adjourn – 8:05 pm.



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