

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

Advisory Group Meeting Minutes

Thursday, August 10, 2017

Attendees: Dom Eymere, Chris Hawkins, Rich Saperstein, Al Smith, Shay Wycoff, Ben White, August Hasz, Eric Roemer, Kevin Van Horn

Public in Attendance: Pat Del Tredici, Ken Buck

The meeting was called to order by Dom at 6:09 pm. The Advisory Group introduced themselves along with the CB South owners in attendance.

Approval of Minutes: Dom asked for on any updates or corrections to the July 13, 2017 minutes; no changes were made. Shay motioned to approve the minutes and Rich seconded the motion. The motion was unanimously approved.

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

Tonight's meeting will continue where discussions left off in July. Chris shared that a preliminary update of the revised document has been given to the County. At September's meeting, we will review the remaining sections of the SAR which will place us fairly close to having a final document ready for presentation to the P.O.A. Board of Directors. This will allow us to move toward completion in October or early November, for presentation to the Board of County Commissioners.

- 9.9 – Building Height – Chris reviewed the redlined comments and the group was in agreement with the proposed changes.
- 9.10.B – Building Orientation – Chris reviewed the redlined comments. It was agreed that Lines 4, 7, and 8 are no longer relevant and can be deleted. Line 6 will add the language, “to the extent practical.”
- 9.10.C – Commercial and Mixed Use Building Form and Massing - The group thoroughly discussed each of the lines within this section and agreed to reduce the amount of information, providing minimum requirements. Areas of this section will be reworked and Chris will move to the alternate sections within the document.
- 9.10.E – Roof Design – Redlined line items were discussed. Content was revised to include mixed use buildings and additional revisions were made regarding roof top screening. Lines 2 and 3 will be deleted.
- 9.10.F – Exterior Materials – Chris reviewed the redlined comments. Natural stone was added as an approved Primary building material. Use of lesser accent area material was increased from 20% to 30%.

Approved 9/25/2017

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- 9.10.H – Windows – Chris asked for the Advisory Group’s criteria regarding this section.
- 9.10.I – Doors and Entryways – This section was reworked to remove several lines. All references for Residential Buildings will be removed.
- 9.11 – Grading and Drainage Design – Chris reports this section is covered in another section and will be removed.
- 9.12 – CB South Village Center Parking Standards – Chris reviewed the chart outlining ‘Land Use to Number of Parking Spaces’. Discussion focused on what is currently written within the SAR and how businesses actually utilize parking around the existing commercial district. Head in will be considered as preferable over parallel in order to accommodate more parking spaces, as long as the minimum right of way is maintained. It will not eliminate or impact dedicated sidewalk areas. The newer businesses have designed this type of parking and it seems to be working well.
Shared use parking between businesses as well as the use of on street parking was discussed as options that increase parking counts within the commercial district.
New sections to be added will include addressing the on street parking as well as a change of use and/or change of occupancy section. Dom also mentioned ‘cash in lieu of parking spaces’ as an option. This will provide the P.O.A. with funds to purchase parking.
- 9.12.B – Parking Space Size – Chris asked the group to review and share any comments with him.
- 9.12.C – Parking Area Design – Section 2 will be revised to reflect Head in parking as preferred over diagonal or parallel parking. The section on Snowmelt Systems was added and the Group discussed the pros/cons versus traditional plowing and snow removal. Chris asked for August’s input on the written criteria within this section.
- 9.13 – Lighting Design – The redlined items were reviewed. A discussion ensued regarding the appropriate levels of illumination to maintain our dark sky regulation but also to show commercial vitality. Good lighting design can accomplish both. Chris will add a line for seasonal décor lighting.
- 9.14 – Lot Design – This section will have further review to determine if it is needed. The platted lots are already determined within Pioneer Plaza. The function of the building design typically designates the lot design.
- 9.15 – Street Design – Minor updates to this section will include a provision for one way alleys and possible one way streets. Most of the requirements are dictated by fire code. It was agreed that the ongoing challenges to meet parking County requirements should embrace all options and creative solutions.



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- 9.16 – Sidewalk Design – Chris reviewed the redline comments. Minimum sidewalk widths will be revised from 4’ wide to 6’ wide. Parking areas shall be connected when possible.
- 9.17 – Driveway Design – New section added to the SAR. Driveway widths are required to be 16’ wide, per fire code. This section will follow the CB Fire Protection District as well as the County’s standards.
- 9.18 – Residential Garages – This section can be removed; it is part of the Residential Guidelines.
- 9.19 – Storage, Loading and Service Areas – Existing section; items were reviewed and updated accordingly.
- 9.20 – Snow Storage and Snow Staging – Existing section; Line E will be revised to add an off premise snow storage provision. The Metro District will need to weigh in on this section.
- 9.21 – Metro and Fire District Approval – New section added.
- 9.22 – Mailbox Design – Existing section; no changes.
- 9.24 – ADA Accessibility – Section will be removed. Ownership falls on the responsibility of the Architect of Record to comply with required ADA regulations.

The meeting ended at the start of 9.25 Variances Section. Next month’s meeting will resume here, finish the last two sections within Section 9 and then proceed with markups to the remainder of the SAR.

Next meeting – September 14, 2017

Adjourn – 9:00 pm.