

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

Advisory Group Meeting

Thursday, September 14, 2017

Attendees: Dom Eymere, Chris Hawkins, Al Smith, Shay Wycoff, Ben White, Jeff Moffett

Call in: Clark Atkinson, Rich Saperstein

Public in Attendance: None

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. Clark and Rich were on the conference call.

Approval of Minutes: Approval of the August CAMP Meeting minutes was delayed, due to the absence of a quorum by those in attendance at the August meeting. The Minutes will be distributed by email to the Advisory Group for review and approval.

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

Chris followed up with a discussion with an update that Cathy Pagano had recently provided a copy of the County Road standards. The County does not have any current guidelines for driveways so it will remain as part of the SAR document.

• **Section 9.21 – Variances (New Section)**

A Variance Section was added in order to develop baseline for variance requests. The variance process would be initiated when changes to the SAR design standards are proposed. Category Sections were identified in line items 1 – 8. Chris asked the Advisory Group to identify other sections to be included.

Al pointed out that DRC decisions may be the final decision but an owner would be able to go through an appeal to the Board, should they challenge the DRC decision. Clark supports the DRC and the Board as the checkpoint for variances but suggests to not limit the list of sections so that unforeseen uses that may be submitted as well. Dom and Al agreed with Clark's perspective.

• **Section 9.22 – Subdivision Charrette Process (New Section)**

This Process has been added to identify the necessary steps to be taken for changes to the CB South Village Center Master Plan and for alteration of the required land use mix. Chris walked through the line items included within the section, outlining the steps to be taken for the Charrette Process. Ben asked if there would be a determination to clarify who makes the final decision, DRC or BOD. Chris suggested the DRC to remain the recommending body with the POA Board as the approving body but that may be adjusted to fit the specific project. Clark is in agreement with a Charrette process and believes the community involvement is good. A lengthy

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discussion continued regarding on the specifics of this section and previously submitted comments.

- **Section 10 – Residential Design Standards**

Line items were reviewed. This section refers to residential within the Village Center. The Residential Design Guidelines will continue to be the guiding document for all residential projects within CB South.

- **Sections 11, 12, 13, 14 and 15** – Very minor changes to the current verbiage were outlined.

This completes the redline review of Sections 9 through 15 within the current SAR. The Advisory Group continued redlining from the beginning of the SAR document. Chris reworked the Table of Contents based on the re-numbering of the section. A new Definitions Section was added for clarification of both new and existing terminology. The Group reviewed and refined the definitions based on SAR updates and revisions made to date.

- **Section 5: Introductory Provisions** – Various updates for redundancy and/or expanded clarification were identified and noted during the section review.

- **Section 6: Variance Requests**

Discussion continued from earlier comments that the DRC will be the initial step for reviewing and approving Variance Requests prior to making a recommendation to the POA Board for approval. Chris will revise the language to make this a two-step process. Line items were revised based on input from the Advisory Group discussion. The submittal requirements (6.4.A) will be part of a Permit Application and removed from the SAR.

The meeting ended after review of Section 6. The October meeting will begin with Section 7 and Section 8. Dom and Chris will review the DRC section in advance of the next meeting. The goal for the October meeting will be to complete the remaining SAR revisions. The goal will be to meet with the POA Board sometime within November and December to obtain approvals. This will position presentations to the Board of County Commissioners in Early 2018. Chris noted that current Covenants may be impacted by the SAR revisions.

Next meeting – Meeting dates for through the remainder of the 2017 will be sent by invitation to the Advisory Group once identified.

Adjourn – 8:40 pm.