

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

**Advisory Group Meeting Minutes**

**Thursday, October 19, 2017**

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

**Public in Attendance:** Nathan Lovett

The meeting was called to order by Dom at 6:18 pm. Nathan was introduced to the Group.

**Approval of Minutes:** Approval of the August CAMP Meeting minutes was received through email by the meeting attendees. Dom asked for any updates to the September 14<sup>th</sup> CAMP Meeting minutes. None were identified and the September CAMP Meeting minutes were approved.

**Continued Review and Discussion of the Crested Butte South Special Area Regulations and Commercial Area Master Plan**

The agenda for tonight's meeting focused on finishing the remaining Sections of the Special Area Regulations review. The Group started with Section 7 - Design Review Committee Approval. Chris outlined some of the redundancy and debatable statements of the existing content. It was suggested to combine this section with Section 6; the Advisory Group agreed. Chris will rework for future review.

The Group moved on to Section 8 - General Standard for All Developments.

- **Section 8.3 - Noise and Construction Hours** will comply with the most current, adopted guidelines.
- **Section 8.4 – Odors** will add verbiage to the current language so potential odor producing businesses will be clear on the mitigation requirements.
- **Section 8.6 – Landscaping**, areas under General Landscaping Requirements were discussed and will be reviewed again for landscaping, after further discussion regarding parking requirements. Chris introduced a new section, Walls, Fences and Berms, and reviewed the requirements typically incorporated into this topic. The Group suggested including verbiage for maintenance as well; Chris noted to incorporate.
- **Section 8.7 - Stormwater Management** falls under Gunnison County and should be reviewed and addressed by the County's Public Works Department. We will review at a later date after further discussion with the County.
- **Section 8.11- Energy Conservation** section is governed by the International Energy Conservation Code (IECC) therefore, restating requirements are duplication. The section will be removed with reference to the IECC.

The review of Section 8 concluded after a brief discussion of Section 8.14 - Wildfire Hazards, no significant changes were made to the section. This completes the redline undertaking of the current Special Area Regulations document.



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Chris presented a 3D-model of Pioneer Plaza within Block 6. The conceptualized image was based on the current platting. It was developed to help visualize density of buildings, building height massing and parking space allocations within Pioneer Plaza. The model provoked continued discussions about the issues surrounding parking, snow storage, and pedestrian/bike friendly access along with a dialogue about building heights, pedestrian/street level circulation and green space. Chris and Clark will collaborate regarding his concept plan to incorporate into the developing model. Chris noted that the SAR will require provisions for storage at all residential units built within Block 6. The Group's discussion did not result in any final resolutions but provided a collaborative platform to discuss alternatives, options and visions of the Village Center's future development.

The remainder of the allotted time was spent reviewing green highlights on the latest SAR within Section 9, CB South Village Center Design Standards. These areas were updated since the Group's last review. The updates evolved from comments and discussions impacting previously redlined areas and/or content covered within other areas of the SAR. Section 9.6 - Required Land Use Mix still needs further discussion as percentages were originally left as place holders. Chris will work on the Variance processes so that a Land Use Change will not require approvals by the both the Design Review Committee and the Board of Directors. The remainder of the Section 9 updates was approved by the Advisory Group.

The next step will be to convert the redlined document into the Draft SAR Document for the November meeting. An invitation will be extended to the CB South Board of Directors to attend. A summary will be prepared for the meeting's discussion. Chris and Dom will continue meeting with Gunnison County and keep them apprised of the most recent revisions.

**Next meeting** – Thursday, November 9<sup>th</sup>, 6:00 pm.

**Adjourn** – 9:00 pm.