

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

Advisory Group Meeting Minutes

March 21, 2017

Attendees: Dom Eymere, Kurt Feltus, August Hasz, Chris Hawkins, Jeff Moffett, Rich Saperstein, Ben White, Shay Wycoff

Public in Attendance: none

The meeting was called to order by Dom Eymere at 6:07pm.

Approval of Minutes

A Motion was made by Rich to approve the February 9, 2017 meeting minutes, with noted corrections from the group. Jeff seconded and the Motion was unanimously approved.

Commercial Area Vision Statement

Chris presented the proposed Vision Statement language for review and comment. The discussion was kicked off with an overview of the next steps which will include community engagement, after statement approval. The goal is to have an approved Vision Statement prior to the April meeting.

The April meeting will include forums with the commercial district property and business owners and community residents. The May meeting agenda will present final themes to the Advisory Group.

Ideas and responses to the proposed statement included but are not limited to: providing a visual comparison of the current planned commercial square footage to the commercial square footage of Elk Avenue, defining public space uses, focusing on connectivity with the greater Gunnison Valley, incorporating sustainability and affiliating the area as a Town or Village center vs. commercial district. Chris will revise the Vision Statement based on the discussion and re-issue for review and approval.

Much of the discussion focused around the previous plan from 2008. This conceptual plan challenges the Special Area Regulations (SAR) criteria as currently written. Transportation, parking and vehicular circulation throughout area will be one of the biggest obstacles. Conducting parking studies of current businesses was suggested in order to gather a sense of parking needs.

Review of Current Commercial Area Plan Goals and Policies

Chris reviewed the typical process steps: Goals, Actions, Policies, Implementation measures. In order to create the goals, the themes need to be identified. Themes identified at the meeting include:

1. Architectural design (homogeneous vs. creative)
2. Community meeting area
3. Financing

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4. Housing
5. Infrastructure (water needs, sewer capacity, access roads, parking)
6. Land use (live/work, types of uses, percent mix)
7. Regulations
8. Sustainability
9. Transportation (bus, pedestrian)

The Group also discussed additional business category opportunities outside of the restaurant, office and retail sectors.

Chris asked we include all residents considered to be the “commercial plus” area so all stakeholders are engaged sooner than later. This will be important for pursuing access from Cement Creek Road to Haverly Street. Other key stakeholders include CB South Metro District as additional infrastructure will be needed for building out the entire Block 6.

Ownership within the Pioneer Plaza platted area will also be contacted and encouraged to participate in the early planning discussions. Rich suggests having conversations with the owners who are interested in developing the lots, clarifying impacts on proposed development guidelines along with an option for them to be grandfathered based on any new plans. Chris will coordinate the interview process.

Unscheduled Property Owner Comment Opportunity Time – n/a

Closing Comments

Dom and Chris will develop April’s meeting format. The survey will be drafted within the next month. The P.O.A. office will issue a letter to commercial district stakeholders.

Chris summarized the June or July goal will be to complete a thoroughly vetted plan, adopted and endorsed by Gunnison County, CB South ownership, Board of Directors and the Design Review Committee. Only after all plan endorsements are received will the SAR document revisions commence. The legislative process for making changes to the SAR will not require membership vote.

Next meeting – Tuesday, April 11, 2017, Sunset Hall

Part 1 – Afternoon forums with Commercial district property and business owners

Part 2 - 7pm open forum with Crested Butte South property ownership

Adjourn - 8pm