

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

Advisory Group Meeting Minutes

Thursday, December 6, 2018

Attendees: Clark Atkinson, Dom Eymere, Matt Feier, Chris Hawkins, Brett Henderson, Margaret Loperfido, Matt McCombs, Jeff Moffett, David Neben, Al Smith, Ben White, Shay Wyckoff

Public in Attendance: Mary Atkinson, Beth Appleton, Wes Bellamy, Jeff Hanggi, Mike Loperfido, Alli Melton, Mark Tardiff,

Dom called the meeting to order at 6:05 pm and introduced the Advisory Group members in attendance along with the Board of Directors and Beth Appleton, Legal Counsel. Tonight's meeting is to bring the Advisory Group together with the Board in order to finalize the SAR draft for approval. Currently, the document is under legal review to confirm we are operating within the existing Covenants. After Board discussion is complete, the floor will be open for public comment. Dom introduced Chris Hawkins from Alpine Planning who presented the overview. Chris noted that Section 5: Permitted and Prohibited Land Uses and Section 8: CB South Village Center Design Standards contain the most updates and changes. One of the key changes as suggested by Cascadia Partners at the time of their presentation was to focus on building form over building land use.

Chris opened the discussion and addressed the Board to share any questions. David identified that the terminology used to identify the various zones within Block 6 is confusing. It should be more concise, clearly defining the area of use, identified the Strategic plan as well as throughout the document. Margaret agreed and will add update the Strategic plan to reflect the terminology agreed upon during tonight's meeting.

The next topic of discussion was the Building Height. David pointed out the last CAMP meeting agreed upon on a 35-foot maximum height. It was also identified that within Section 8.10 the building height is missing; Chris will incorporate the missing dimension of 35-foot height. Beth Appleton confirmed the language of the recorded resolution with Gunnison County identifying a 35-foot height within Block 6 and 32-foot height for commercial perimeter structures. Dom noted additional language was added to address any future covenant change, should the approval of the three-story building be revisited.

The next topic focused on clarifying the Main Street building zone criteria. David suggests that a minimum building zone be required and requests the zero commercial requirement be removed, citing concerns on future business impacts if minimum commercial requirement is omitted allowing 100% residential. Chris shared that this was part of Cascadia Partners suggestions. Dom noted new commercial projects that have been presented to the DRC have been on average, 50% commercial and 50% residential. Margaret noted that there is a commercial requirement and that it focuses on building form instead of building use. Requiring a commercial form or buildout is

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higher construction costs therefore encouraging the developer to rent for commercial use rather than a residential lease.

Chris Hawkins encourages the Board to do traffic study regardless of what happens to the SAR revision. Commercial traffic generates more trips than residential. Whatever the decision, it should not hold up the SAR approval. The discussion turned to focus on parking, how the on-street parking will be addressed and how the we will get approval by the County since it is currently not allowed within the County. Dom will continue discussions with the County on the benefits and reasoning of approving on-street parking within the commercial district. Snow removal is the main reason for prohibiting on-street parking. Beth will also reach out to the County to discuss their current position and see if a seasonal solution may be possible.

Dom asked for Public comments. Residents continued the discussion on limited parking. Brett asked for clarification on how the Advisory Group determined the 1 space per 300 square feet for Assembly, Bar and Restaurant. Chris shared that examples of other community parking regulations provided case studies for analysis which was discussed by the Group. Brett noted that parking and egress are his main concerns. Circulation, street width, sidewalks and snow storage were cited as the major concerns. A final plan that identifies all the details is lacking. It was noted that all these items will be addressed through a snow removal agreement and as the lots develop. The SAR is addressing the largest issues and refining the design guidelines in order to move on with the development opportunities of Block 6.

David asked the group for input regarding the number of parking spaces for Multi-family units. David proposes to bump up the number of parking spaces from 1.75 spaces to 2 spaces per unit for two or more-bedroom units. Shay shared some of the Group's history on the topic of parking requirements and the challenges it has presented to date for ownership within Pioneer Plaza. It is understood by the group to be the most difficult part of this process but everyone was asked to collectively bring ideas forward and try to consolidate parking options with creative alternatives. The group discussed the impacts of increasing the requirements but the item was tabled until further discussion with Gunnison County's Public Works regarding on-street parking availability.

The Group referenced Section 8.10. Concerns were raised regarding the areas of Block 6 that are currently below grade and requests the language to be tightened up. Chris clarified that the intent was not to raise the entire finished grade above street level and agreed the to rework the language.

Al asked that the Association and its staff take a neutral approach. Dom shared that the Association was provided direction from the Advisory Group, which was made up of members from the community. Beth Appleton added that any owner has the opportunity to take on a ballot issue with the community, at their expense. Any covenant changes should meet the needs of the community.

The discussion turned back to on street parking. The Board shared varying perspectives outlining the pros and cons. Again, it was agreed to leave it open ended until conversations with the County



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and the Metro District. Chris asked for the Board's consensus on the percentage amount of the commercial requirement. Brett encouraged Chris and Dom to share any data that has been developed to date to assist the Board in coming to a final decision. Chris will share some of his modeling for the Board to gain better understanding. The Board will focus on parking standards and how to keep the commercial district activated for the next meeting. The current language within the covenants raised questions regarding the specific amount of commercial use vs. residential. Some folks believe less commercial is not benefitting the community while others believe more residential would help the valley with the current housing shortage. In review of the specific covenant, Beth spoke to the amended covenant that permitted residential in Blocks 4 and 5 but the interpretation of Block 6 needs further legal review. Council will continue the review and interpretation of the existing covenants to confirm the proposed changes to the SAR are operating within the legal language. Beth noted that the current document being revised (known as the October 2008 SAR) is a set of commercial area design guidelines. The County approved Resolution 2008-38 in 2008 which designated Crested Butte South as a Special Area which is not the same as the set of documents referred to as the current SAR. The county requests that the updates to the current SAR document be renamed as the Commercial Area design guideline.

Clark Atkinson introduced himself and provided comments to what he is hoping the Board will consider in developing a resilient, compatible community. He acknowledged that there are a number of conflicts within the Covenants. Clark commented on the rejection of the recommended heights as proposed by Cascadia and noted that current standards are not market feasible as supported by his market studies. As proposed, he believes the commercial district will have monotonous architecture with all the same height. He also noted that covered parking can be done within the walls.

Section 8.22 was discussed and Dom stated that it is currently under legal review and the Board will have a response shortly. The section will likely be removed.

Dom asked for final comments from all the in attendance. Chris will have the updates to the SAR completed within two weeks. Legal counsel will make their final edits and the document will be shared with the Board of Directors for January's work session.

Adjourn – 8:09 pm