

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

Advisory Group Meeting Minutes

Wednesday, November 7, 2018

Attendees: Clark Atkinson, Dom Eymere, Chris Hawkins (via conference), Margaret Loperfido, Jeff Moffit, David Neben (via conference), Eric Roemer, Al Smith, Ben White

Public in Attendance: Laura Guccione, Katie Neben

Dom called the meeting to order at 6:11 pm.

Dom requested comments and/or corrections to the June 14, 2018 Advisory Group Meeting Minutes. It was suggested that any comments be forwarded directly to the staff.

The meeting began with a brief recap of the project history and outcomes completed to date. Dom summarized the next steps are to finish the draft SAR for final Board of Directors and Board of County Commissioners approval. Tonight's decisions on the open-ended design items will be updated to the draft SAR and the final document will be reviewed with the Board of Directors at the next meeting on December 6th. These outstanding items include parking and land use as well as the building height as a result of the failed ballot to amend Covenant 24.03. Dom reiterated that the covenants are the governing documents of the Association as dictated by state statute. Even though the previous SAR addresses a three-story structure, we are unable to move forward without an approved covenant amendment. The Group agreed that it was unfortunate the covenant was not passed, identifying that the building height was more the topic of discussion than the change to a three-story structure over a two-story structure. The Group discussed various points and perspectives on the impacts to the ballot decision which will be further addressed later in the meeting.

Review of Final Recommendations

The Group reviewed the outstanding design components within Section 8: CB South Village Center Design Standards. Minutes reflect the order in which each section was discussed.

Section 8.6 Required Land Uses. It was suggested to clarify the naming convention of the area identified as the Main Street Building Zone vs. the area dedicated to Ground Floor Use Zone criteria. Chris will provide further clarification in the update.

Section 8.11 Building Design

8.11.A – Main Street Building Zone Standards for Village Core

A.1.a. – A discussion ensued on the correct height for the first level within this Commercial Building Zone. Some comments suggested a 15-foot height was too high. The proposed height is integral to creating the aesthetic for commercial use. The original suggestion was 15-foot to 16-foot but this dimension was lowered to 11 feet to 15 feet. The Group agreed to leave it open with the opportunity to apply for a variance for a lower ceiling height.

8.11.B - Active Ground Floor Use Zone Standards for the Village Core

Chris will find an alternate image for Figure 8-2. Example of a Main Street Building.

B.2. - A discussion, followed by a vote, was made to replace the requirement of 30 feet within the front façade to be dedicated to commercial land use in the Active Ground Floor Use Zone and was replaced with the requirement that reads, 20% of the total ground floor area shall be dedicated to commercial land uses. All Commercial Building Zone area may have 100% residential land use on first floor as long as the building is built to the commercial design standards and has elements of a commercial building.

Dom shared that the County is requesting a name for the Village Center Main Street and asked the Advisory Group to share their suggestions.

B.4. – Chris will remove the language for “No window coverings or screenings” and rework the statement without notation of window coverings.

8.11.C.1.a. – A recommend change to include notes that if a building façade exceeds 60 feet in length, the façade will be broken up to reflect a separate building. The Group was in agreement of the change.

Section 8.13 Parking Regulations

8.13.A Parking Requirement. A discussion took place regarding the parking requirements for high use commercial such as Assembly, Bar and Restaurants. Chris recommended that 1 space per 500 sq. ft. is a more typical standard; the current 1 space per 250 sq. ft. is much more restrictive. The Group deliberated on the various parking options and agreed to modify the requirement to 1 space per 300 sq. ft. of gross floor area. Dom noted that the DRC can require additional parking during the design review process as stated in the SAR and the Residential Design Guidelines. The Group discussed the impacts of the 1.75 spaces for 2 or more-bedroom units within Multi-Family Units. After a thorough review and comparison of the a few calculation examples, it was agreed upon to leave the 1.75 requirement as shown.

Section 8.10 Building Height

The document will be updated to reflect no more than two stories are permitted in Block 6. It was suggested to add conditional language if a covenant change was approved in the future such as “the maximum number of stories and building height shall be per the adopted covenants”. The Group was in agreement.

The Group continued discussion on the heights, criteria for measuring the building height, gable roof heights vs. flat roof heights as well as the impacts aesthetically, functionally and by land use type. It was noted that the International Building Code defines heights that exclude items such



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mechanical equipment and stair overruns; the Group discussed whether it is beneficial to include the rooftop mechanical equipment or not. No final decision was made.

Chris and Dom will finalize the updates from this evening's dialogue and issue the final SAR prior to the December 6th meeting between the Advisory Group and Board of Directors.

Adjourn – 8:15 pm