
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

61 TEOCALLI ROAD, CRESTED BUTTE, CO 81224
PHONE (970) 349-1162, WEBSITE: www.cbsouth.net, FAX (970) 349-1163

Tuesday December 6, 2022
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Rachael Gardner, Eric Roemer, Chris Faulkner, Sean Hartigan, Benita Bellamy, Ben White

Staff present: Derek Harwell

Community members present: none

Rachael called the meeting to order at 8:00.

No public comment.

Committee Formation

Chelsea explains CBS has had massive growth and increased interest in commercial district. CBS at critical point for development, issues to be discussed before productive development can be obtained (i.e.: parking, snow removal, maintenance, density). Need to define CBS POA, Metro and County responsibilities.

Derek mentions Metro and County are at odds with maintenance responsibilities. Derek would like to see clarity on this issue. We will need to lean into larger entities/partners in the county/state to be sure that we are creating workable solutions within the neighborhood

Benita acknowledged she is on the board at Metro. Metro (Ronnie) is very open to discussions.

History of Commercial District

Benita noted we are a Special Area District; the 2007 SAR (Special Area Regulations) document focused primarily on the commercial district and less the neighborhood. CAMP created to create better document for building. Goal to clarify SAR vs CAMP for design regulations across entire neighborhood.

Benita provided hard copy binder of all documentation for duration of development of CAMP. 18% of residents voted on CAMP.

Eric provided history of Pioneer Plaza and commercial district development 1992 - present. Development has been historically hindered by a lack of clarity on building guidelines, quick turnover in board seats, inconsistency in allowances by past CBS POA management.

~2018 PP and Clark (Block 6) were to dedicate Glacier Street, parking lots, Block 6 pocket parks, 10' into right of way on roads for nose in parking for PP; verbal agreement with 3 stories and 20% offset in parking for the exchange. Did not come to fruition.

~2020 Last 6 PP lots were sold. 2 lots built out consistent with original scale and PP covenants.

Eric noted CAMP consultants viewed area as clean slate/single property area, but it was already subdivided so it doesn't work in total. Need consistency on 3 floors within the subdivision,

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residential has allowed 3 stories. First floor should be commercial but with the ceiling height of 11 – 14' high you can't get 3 stories. Inconsistent and unclear information out to community Ben confirmed 32' height for residential, 35' height for commercial

Chelsea stressed one of our jobs is information to the community, pros/cons, educational meetings or information to residents.

Eric suggested another change; you can build a house in PP and perimeter; this won't work for a tax base. Glacier Street only must be commercial; the rest has to be built out to look like commercial but can be residential.

Chelsea mentioned discussion of incorporation of CBS, cost to residents would be too high, need the tax base to head in that direction

Block 6

Chelsea provided an historical update Clark Atkinson and challenges faced in his development plan of Block 6 over the last 10 years. Clark has expressed frustration with previous management but is willing to discuss one more time. Clark plans to subdivide Block 6 and commence selling lots in lieu of pursuing his original development plan.

Derek confirmed Block 6 can be platted to 9 lots (max); 1 vote equals 1 plat

Goals Agenda

Master Plan with Streetscape Consistency in Commercial District. Eric suggested Gunnison Rising as a good example.

Parking, need to counter 20% parking offset with nose-in parking or other solution
Affordable housing incorporation to CAMP, currently too restrictive

Discussion of how to move forward at next meeting, agreed a master plan addressing parking is a good start. Stress on community buy in needed for long term success.

Meeting adjourned December 6, 2022, at 9:37 a.m.