

**Town of Crested Butte
Board of Zoning and Architectural Review
August 26, 2025**

Note: The foregoing minutes of the meeting are designed to be a synopsis of the issues discussed at the public hearing not a verbatim account. The recorded audiotapes are the official account of the meeting.

With a quorum present, Davol called the meeting to order at 6:03 pm.

Members present were: Nauman (portion of the meeting), Davol, Anderson, Spann Labato, Schmidt (via Zoom), and Alvarez Marti.

Staff members present were: Earley, Fillmore, Yemma, and Archambault.

Davol made a motion to approve the agenda for the August 26, 2025 BOZAR meeting.

Anderson seconded the motion. The motion passed unanimously in support.

Davol made a motion to approve the minutes from the July 29, 2025 BOZAR meeting.

Spann Labato seconded the motion. The motion passed unanimously in support.

Item No. 1

*Consideration of the application of **Priscilla Ann Hodges** for site plan modifications to be located at 915 Bellevue Avenue, Tract 5, Verzuh Ranch Annexation in the RID zone.*

Staff Presentation: Earley explained that this project was constructed in 2019 and received its Certificate of Occupancy. In 2024, Staff received a complaint regarding the amount of concrete on the site and contacted the owner (see attached Notice of Violation). As shown in the 2019 construction plans, the amount of concrete on the site now does not reflect the amount approved. The owner would like to obtain Board approval for the amount of concrete on the site. GL 4.26, 2.16 e and 2.28 e and f speak to the use of concrete to aid in the Board discussion. Proper public notice has been given.

DRC: NA

Applicant Presentation: Chris Mochulsky and Priscila Hodges were present and stated that the concrete was useful for Mrs. Hodges because she has vertigo. With the concrete, it was a \$40,000 project, and to remove it would cost another \$10-15,000. Hodges had a fall, which is why she is in a sling. So, it is important that the pavement is even. There were pavers before, but these were removed, and the areas are now concrete. There was supposed to be round areas of gravel, which changed straight to concrete. The driveway was pavers, which was then concrete.

Public Comment: NA

Close Public Comment

Board Questions and Deliberation: Davol mentioned that the Board has usually held strictly to the Guidelines and plans, except this was already done. The Board still needs confirmation of the square footage of the concrete. From what is shown, it looks like most everything from these areas is going to be drained into the yard. There is a lot of green-scape, so there is not as much of a concern for drainage. Spann Labato voiced a concern for the safety, as concrete can be icier than grass or other. Concrete is easier to clear than other ground materials. Anderson explained that people have said that it is barely visible, but she can see it every day when she walks down the alley. They looked nice the day before they were torn out. The Board stated that they felt they couldn't require them to take everything out, but wondered if a portion should be removed to ensure that it better conforms to the Guidelines and neighborhood context for recent approvals. A member offered the idea of the proposal coming back to BOZAR in a future month, after seeing a site plan, just showing the footprints of the house and garage. All seemed to be in

agreement that this was the best option to make sure that the right decision was made with all of the information available.

Nauman made a motion to continue the application to the October 28, 2025 BOZAR meeting for the landscape plan associated with site plan modifications to be located at the aforementioned address in the R1D zone, provided that an updated site plan is provided with square footages noted to compare to the R1D neighborhood.

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Item No. 2

*Check in (one year) and consideration of the previously approved plan (8/30/2016, 8/29/2023, 8/27/2024) for the application of **Center for the Arts** to make permanent modifications to conditions of approval specific to the Center's allowed capacity based upon previous parking assumptions when compared to actual parking utilization collected over the previous 12 months for the existing building located at 606 Sixth Street, Block 50-51 in the P zone.*

Staff Presentation: Earley explained that explained that Crested Butte Center for the Arts staff analyzed the parking demand for large events. The largest event generated an average parking demand of 86 spaces. For the largest event, there was an average parking demand of 148 parking spaces. There are several public parking spaces available nearby including the 4-way, CBCS, and parking on Seventh Street. Excess parking is a challenge to the livability of this Town and the Town recommends the approval of the expansion with the previously used parking regulations in perpetuity. Proper public notice has been given.

DRC: NA

Applicant Presentation: Brett Henderson and Jillian Liebl were present and explained that an average event size is 400 people, which is clarified for events which have a minimum of 200 people. They are required to manage parking for events of 250 people or greater. The data shows 2.6 people per car, which is 1 more than the initial calculations. They manage parking west and east of Sixth Street.

Public Comment: Jimmy Faust (owner of 709 Bellevue Avenue) stated via email "Just wanted to report that the parking in the neighborhood for center events including Alpenglow hasn't posed any problems this summer. The 4th had cars everywhere for the parade but that quickly cleared out after the parade and the school parking lot was part of that situation. The center has done a good job with notifying the neighborhood of the parking rules and we appreciated them including free drink coupons for Alpenglow...nice gesture!"

Dave and Marie Dolan (owner of 720 Sopris Avenue) stated via email "Dear Members of the Board, I understand that BOZAR granted the Center for the Arts ("CFTA") a temporary increase in building capacity starting back in 2023 and the topic is back up for review. We unfortunately cannot attend the upcoming meeting where this issue will be discussed, but as nearby, full-time neighbors (living less than a block away), we wanted to send a brief note of support.

We believe the CFTA is an enormously important cultural cornerstone of our community, which hosts a significant number, and growing variety of events that not only entertain, but also help connect the community in meaningful ways. We have thoroughly enjoyed attending regular CFTA events, large and small, and through these have made strong connections and friendships with a number of other Crested Butte residents.

We know that hosting meaningful, high-quality performances is expensive and can only be done at a price which welcomes broad community attendance by allowing high volume participation. Over the past 2 years we believe the quality of programming at the CFTA has improved each year under the temporary capacity increase granted back in 2023, and we not only support making that temporary increase permanent, but allowing for further increases should they be requested in order to help the Center attract bigger, marquee acts to our community.

From our perspective, we believe the Center has done a great job managing event parking and have not experienced any issues at all on our street. Please accept this letter of support and we trust that Town staff will continue working closely with the Center to refine parking management in our neighborhood as needed, but first and foremost, in a manner which helps support the Center's ability to attract and host quality programming for our community."

Kelly and Bob Picarro (owner of 728 Whiterock Avenue) stated via email "Dear BOZAR, I live at 728 Whiterock Avenue, just down the street from the Center for the Arts, and I would like to share my thoughts on event parking.

I don't mind that people park on the street during Center events or other events in Town Park. It's a public right-of-way, and living near an important community center means there will be activity. I've not had issues finding parking myself. What has been frustrating is the Town-mandated parking program the Center is required to implement. The resident-only parking signs are a hassle in the middle of winter when streets are so narrow. Last New Year's Eve, two friends stopped by for a quick visit and ended up with tickets because it was not on the forefront of my mind to register their plates. That was both embarrassing and maddening. In my view, living next to a public space, no different than parking near a public beach or park elsewhere, is part of living in this area. I support increasing the Center's capacity and would ask the Town to consider a less cumbersome parking restriction process for our neighborhood. Thank you for your time and consideration"

Amy Brooks (owner of 715 Red Lady Avenue) stated via email "Good morning. I hope this email finds you both well. My name is Amy Brooks and I own and live at 715 Red Lady Avenue in Crested Butte, Colorado just around the corner from the Arts Center. My neighbor and friend Jimmy Faust said that you were looking for feedback regarding the Arts Center and the lack of parking and I am happy to contribute my experiences as well as an idea that may help.

First of all, I am a huge fan of the Center for the Arts. I attend a majority of Alpenglow concerts and have enjoyed films and artists inside the center year-round. It is such an amazing cultural center and truly a fantastic way to connect our community (and visitors alike).

Last winter while trying to follow the restrictive parking rules on the streets, a visiting friend was ticketed for parking in front of our house even though we knew she had followed the rules. Months later we realized it was because of an Arts Center event. Which was cause for some frustration for sure. As you know, we have limited parking spaces for homeowners and when we have friends staying the night it becomes a logistical nightmare during the winter. Which side do we park on and every night we have to remember to move. There seems to be an expectation that we, your neighbors, keep up with your schedule as well. And that is challenging at best.

My idea: please give all of us 2-3 temporary parking passes (the ones that hang from a rearview mirror) so that we can avoid having our visiting friends ticketed on those big event nights. Since I cannot seem to remember your large show dates and the rules that surround them, perhaps the big event nights could be listed on one side of the pass? Anyway, I hope this helps. I truly do appreciate the Center and all the joy it provides our community. As a neighbor, I am hope my idea is helpful, or at least spurs an even better one! Feel free to call/text me or email me back with any feedback.

Elliot Stern (owner of 512 Seventh Street, Unit 2) was present at the meeting and expressed his support for the Center as an organization but overruled his concerns for parking and frustration with the Town and decisions that have been made since the original Center approval in 2016. He noted four dates (September 20, 2024, January 8, 2025, February 14, 2025 and July 14, 2025) where he had complaints for noise and parking. He explained that the Marshal's were hesitant or expressed that they would not enforce.

Close Public Comment

Board Questions and Deliberation: Nauman thought that Stern made a great point, because he [Erik] also lives in the neighborhood. He thought there were a lot of people who are not people to call the Marshal's Department. Depending on the event, there are also people who will park at Ace Hardware. There are people who park along the highway (Sixth Street), which doesn't look good and could be an accident waiting to happen. Ace Hardware doesn't usually call the Marshal's; they will just let it happen. That is not the right move because it encourages people to do

it. Nauman noted from the data that it has gone from 67% of walk/bus/bike, down to 51%, with vehicle going from 33% up to almost 50%, from 2023 to 2025. Spann Labato was confused because Stern called the Marshal's, and they didn't want to do anything because it was the Art Center. Stern clarified that the Marshal's expressed great confusion over if the same rules applied to the Center, if it was the same noise ordinance. At first, they weren't sure about that, or about the time limit, which Stern said it was 10:00 PM, from having worked at bars and restaurants. Stern said that Peter Daniels said that the Marshall didn't want to go over there unless he filed a formal complaint and then would issue a citation. Members referenced Alpenglow, but Earley and Yemma continued to redirect the conversation that this is a special event and not BOZAR's purview. This would need to be discussed with Town Council. Members mentioned the Center and their other events, like weddings, where the Center is rented out, the event is impacting the neighborhood. Who is monitoring the situation to make sure the laws and rules are not broken? Staff explained that this would be the Marshal's Department. As the population increases, there were concerns that the problems would become more egregious. The management plan we have right now is not working well, according to this member. So, they wondered how it could be improved. When the Board approves a building, that is as far as it goes with BOZAR. They confirmed that they cannot improve the project on enforcement, just ensure that the conditions are enforceable. It seems like there is nobody within The Center monitoring the event. Henderson disagreed and said that there always is and it is usually him. They also have staff from the Marshal's Department drop by fairly often. The parking management plan implemented for the larger events is showing that this works. Alvarez Marti would like to approve this but was trying to understand how to have a platform to have neighborhood people to say that it isn't working. It was determined that the Center would need to come back next year, with a report that shows data on the parking management. The Board wanted it shown that not only did they contract it, but members asked if they could provide data on these dates of events: how many people patrolled and how many people were ticketed. This would require information from the Marshal's Department too. Members expressed if this was all going perfectly, they wouldn't be repeating the things that were said last year. It seems as though they have done what the Board has asked, but you can't expect it to be perfect. An annual report to the Board needs to be tied to what event the data is actually for, for event capacity above 400. If they had the dates in front of them, and understood which of those the Center was responsible for, then they could say whether it was working or not. Nauman mentioned that the staff Memo says 'The Center shall make every effort to mitigate the impact of parking and traffic with the Centers activities on the ongoing basis. It shall include the implementation of shuttle/valet parking to and from parking areas noted for future sites that may become available.' He said this has never been done. Earley clarified that this was in the original approval and then the 2020 plan superceded this. Nauman had concern that it is just going to get worse.

Nauman made a motion to conditionally approve a one-year, temporary modification to Development Condition #7 of the Architectural Appropriateness and Site Plan approved by BOZAR on August 31, 2016 to be re-reviewed at the August 2026 BOZAR meeting. for the Center for the Arts, 606 Sixth Street, located in Lots 1-32, Block 50, the Town of Crested Butte with the following conditions:

The Center of the Arts shall maintain a Memorandum of Understanding with the Gunnison Watershed School District permitting the Center to utilize the Crested Butte Community School's primary parking during non-school hours.

- **The Center of the Arts shall manage parking, ensuring resident only parking using portable resident only parking signs (approved by the Public Works Department) and a third-party parking management company for the following streets:**
 - **Sopris Avenue, Whiterock Avenue, Bellevue Avenue, and Red Lady Avenue east of Seventh Street, between Seventh and Eighth Streets for events larger than 250 persons.**
 - **Sopris Avenue, Whiterock Avenue, Bellevue Avenue, and Red Lady Avenue west of Fifth Street, between Fifth and Fourth Streets for events larger than 400 persons.**

- The Center for the Arts shall develop and distribute a transportation demand pamphlet showing transit routing options and allowed parking areas for the Center for the Arts for events larger than 250 persons.
- The Center for the Arts shall provide a list of events from the prior year, broken down by date and the size of event
- The Center for the Arts shall provide a list of any applicable complaints received during the prior year
- Staff will provide an overview from the Marshal's Department specific to the dates of events and any pertinent complaints.
- Staff will provide a comparison of the 2016 approval and the 2020 transportation demand management

Alvarez Marti seconded the motion. The vote passed unanimously in support.

Miscellaneous

- DRC for August 11 and 18: Spann Labato and Davol BOZAR is August 26th
- DRC for September 15 and 22: Anderson, and Alvarez Marti BOZAR is September 30th
- DRC for October 14 (TUESDAY) and 20: Schmidt and _____BOZAR is October 28th
- DRC for November 3 and 10: _____BOZAR is November 18th
- DRC for December 1 and 8: _____BOZAR is December 16th
- Reminders:
 - September 16th Open house for Roundabout
 - September 24th: Compass Navigation
 - October 6th: Joint Town Council and BOZAR work session

Nauman adjourned the meeting at 8:31 p.m.