

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

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

---

Tuesday February 7, 2023  
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, Ronnie Benson (CBS Metro), Martin Schmidt (Gunnison County)  
Community members present: Teresa Truettner, Willy Truettner, Clark Atkinson, Rich Saperstein

Chelsea called the meeting to order at 8:02  
No public comment.

Benita motion to approve January minutes, Chelsea seconds, Minutes approved

Chelsea calls meeting to order with reference of February Meeting Agenda:

*Discussion of infrastructure needs with Ronnie from CBS Metro as we work toward Commercial Area Master Plan*

- *Culverting in drainage around the edge of the inner district for more useable parking space*
- *Parking around the edge of the inner commercial district*
- *Martin's one - way street idea - adding on to that we could propose the alley in Pioneer and Glacier be opposing one-way cut throughs?*
- *Snow Storage – Snow storage vs snow removal?*
- *How to develop sidewalks and road surfaces in a uniform and timely way?*

Adagio has created a plan to subdivide and plans to submit for approval soon. Reference: Block 6 North Concept.jpg (attached)

Approval Process: CBS POA approval followed by County approval.

Chelsea's building was a special process to subdivide one lot through CBS POA and County. Reference Lot 1 on Block 6 North Concept.jpg (attached)

Ben's review of neighborhood diagram/idea for discussion. Reference: 230119 CAMP Site Diagram 01.pdf (attached)

- Used PP perimeter parking suggestion as an overlay for Adagio Properties, rough draft
- Ben did not include any landscape requirements or ADA Parking
- Drawn with 60' roadway

Eric questions to Ronnie/Martin:

- who is responsible for R/W maintenance, how do we define the edge of the roadway?
- how does it affect drainage overall?
- sidewalk issues on exterior and how it puts sidewalk burden on the interior

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

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

---

Derek clarified that R/W responsibility/ownership is an active discussion between Metro and GUC. Ronnie and Martin's invitation to the meeting was to add insight/guidance in forming a workable infrastructure plan once responsibility/ownership is established in a different arena.

Ronnie: GUC manages snow removal in the commercial and lower areas of CBS; seasonal drainage hits mostly on Clark's property; Ronnie agrees culverting and parking on top can be an easily managed solution to gain more real estate for parking

Eric: Is the 60' easement defined, especially on the North side of Block 6?

Ronnie: 60' is property line to property line; current driving surface is within the 60' easement but may not be centered; Easement is for roadway and snow storage.

Eric: Is CBS comfortable with ~24' driving service or do we want control of the entire 60' easement; Is the easement available for parking?

Martin: Minimum depth for nose in parking 18'; only realistic to have nose in parking on one side of the street; Denver goes to 10.5' lanes to keep speeds manageable (21' driving service) and this may be a good solution for CBS

Eric: if we're giving up public parking on exterior, 24' for driving service, 18' for nose in parking, 18' for snow storage and sidewalks

Derek: open discussion of one-way sections

Eric: interior roads currently designated one-way

Chelsea: in favor of Glacier being a one-way with parallel parking on both sides

Martin: opens up 12' when you create one way because 15' needed; suggests counter clockwise one way around entire loop; counter clockwise works well because you are taking a right in and a right out; angle parking is approximately 18' length and the depth is increased; balance out concerns of pedestrians and drivers

Chelsea: potential concerns/complaints could be having to drive entire loop to reach business on Gillespy or high density traffic at Little Red pick up/drop off

Martin & Group: concerns balanced by considerations of who arrives in commercial district via Haverly vs Elcho; increased parking with nose-in; catering to biking and pedestrian friendly environment

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

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

---

Eric: likes one-way for opening up parking and snow storage, 15' driving surface allows for bike path

Benita: likes from a safety standpoint

Group generally in favor of one-way concept in business district for all reasons of safety, pedestrian environment, increased availability for parking and snow storage.

Clark: Liked suggested layout on Gillespey; on Haverly trying to create a transition from townhomes to Adagio and was planning parallel parking on eastern edge with landscape islands vs nose-in that creates visual pattern which is not a row of cars because it is platted for townhomes; current plan has townhomes to corner of Haverly and Gillespey and plan to have a cull de sac at corner for snow storage and outdoor recreation space for townhomes (Reference: Block 6 North Concept); civil engineer has drainage to the west of interior roadway

Chris: likes one-way concept; benefit to have traffic loop entirely to see other businesses; suggests improved pedestrian link to bus stop from commercial district as a critical link for best traffic/pedestrian flow

Derek: suggests redesign POA so bus stop does a stop (not full pull in) and then continues to Red Mountain Park

Chelsea: requests requirement for one-way needs to be delineated space for walking and bike path

Derek: existing businesses will need to rethink parking in back of properties as commercial areas grow

Benita: important step is to invite existing business owners to explain concept and how this affects him in the future; stress inviting community feedback

Chelsea: who do we go to for approval for one-way?

Ronnie: does emergency services weigh in on one-way decision?

Eric: board needs to make some decisions with the business district owners first before inviting entire community

Martin: put forth one or two options with benefits and discuss pros/cons; stakeholder group first, then community group meeting; Community Development at County (Kathy Pagano) has a big role to play in approval process

# CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

---

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

---

Ronnie: CBS is designated special area so POA has some rights to manage and design on our own behalf and agrees we should talk with County Development

Willy Truettner: questions/considerations about trucks delivering to restaurants, bars, brewery

Rich: likes one-way but would eliminate delivery access on Glacier which requires any businesses on Glacier have rear delivery access so as not to block traffic; important that there are perimeter sidewalks on both sides of Glacier; Lot 22 in PP cannot have a sidewalk or parallel parking because the lot line goes to the road on Glacier

Chelsea: does making Glacier a one-way mitigate the issue on Lot 22? Will Glacier ever become a public road?

Rich: makes the point that PP has to be sensitive to owner's historical rights

Eric & Group: requested drawing showing counterclockwise one-way routing, snow storage, etc.

Rachael asked for Ronnie and Martin feedback

Ronnie: primarily interested in culvert updates

Martin: from a traffic management perspective can't do snow removal for cost and atmosphere reasons, once it's put in a truck it becomes a controlled substance

## Group Discussion

- As commercial district is built out, snow storage will tighten up on individual lots; it is a state statute that you must store your snow on your lot.
- Traditionally snow removal from road easement is split 50/50 right and left of easement boundary; possibility to plow one-way road to exterior and nose-in parking to interior for equal split; may change existing nose-in parking on exterior lots which was not an allowance in original plan; will have to develop practically in process.

Meeting adjourned February 7, 2023, at 9:37 a.m.