

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

Wednesday January 11, 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
Community members present: none

Rachael called the meeting to order at 8:00.
No public comment.

Roadways

Eric notes on existing situation:

- CBS road definitions and defining property lines are needed
- 60' R/W for roadways; 24' existing roadway/driving surface (Elk Ave 60' curb to curb)
- Exterior already has nose-in parking so parallel parking is not permissible
- Only option to increase parking is on the PP side and Clark side
- Common elements in PP: Border periphery is 15' from R/W to property lines, 5-6' walkway required by property owner within 15', leaves ~10' for PP common; combine 10' PP common, 10' R/W for 20' of nose in parking, leaving 50' R/W for roadways
- Chelsea mentions snow storage concerns in alleys - addressed by Eric in lot setbacks
- 16' alleys (same as town) – appears larger because not abiding by property lines
- Ditch would need to be culverted for nose in, who's responsibility?

Derek: Metro does drainage and would be responsible for culverting ditches

Chris:

Establishing ownership of easements is key in development of area and consistent streetscape, parking.

Identify ownership to find funding sources.

Chelsea agrees.

Chelsea: Will Clark's property be its own HOA? How will common spaces be regulated if area is subdivided and sold?

Derek: Clark's property, drainage runs through the middle of property versus PP where it runs on perimeter

Chelsea:

- Who can we start to speak with concerning the master plan and timeline
- Are alleyways of PP private or is the hope that responsibility will be covered by others?

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Eric: Alleyways are private as is parking in PP and on Clark's property; 12 spaces in front of Tavern are private to the Tavern; remainder are PP Property; 11 spaces in front of lots 8, 9, 10 are public day parking

Agree to invite Martin and Ronnie to the February 7 meeting

Derek: Background on Metro and County responsibilities discussion

- Speed limit regulations and signage opened discussion
- Neighborhood roads default to 35 mph
- Upper roads qualify a winding mountain roads and default to 20 mph
- Metro added stop signs in commercial district; need to meet certain regulations which opened discussion of ownership/responsibility of roads
- Division of responsibility of snow removal; County flats, Metro upper
- Funding for maintaining roads in county comes from gas tax – floating number per consumption, can range up to 1M per year; always falls short; results in Metro misdirecting funds from tap fees to CBS road maintenance
- Metro crafted legal document to County stating with the platting of CBS zones, County took ownership of roads; County is hesitant to agree; discussion on going

Ben: Will CAD the commercial district with lot lines and offsets/right of ways for roads for entire Block 6

Parking Criteria: 9' wide for nose in parking; 22' wide for parallel; Derek mentions issues of length in nose in parking; angled parking may/may not be practical

Discussion of Zuni Brewery and how they may be affected by infrastructure development after the fact.

Meeting adjourned January 11, 2023, at 9:16 a.m.