

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 March 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

Community members present: David Neben, Clark Atkinson, Richard Saperstein

Chelsea called the meeting to order at 8:04

No public comment.

Eric motion to approve February minutes, Chelsea seconds, Minutes approved.

Chelsea emailed with Sean Caffery, Ric Ems, Robert Weisbaum at EMS and CBFPD regarding the Commercial District diagram. Had a few minor concerns, overall thought one-way plan would work; hope to have official comments by April meeting; requested Ben join phone call with Chelsea between now and April meeting.

Derek asked if EMS and CBFPD had any comments about Wildflower development at intersection of Hwy 135 with access off Cement Creek. They did not.

Rachael asked if we wanted to talk with another entity between now and April.

Group Discussion.

Rachael will contact Cathie Pagano with Commercial District diagram.

Eric suggested Commercial District property owners should be contacted for feedback.

Dave Neben suggested to talk with Alex, Deputy County Attorney – Rachael will call, if applicable.

Clark mentioned his redlines on Ben's 3rd plan. Suggestion to reverse one-way in alleys. Eric reminded this was discussed in February; delivery truck traffic could be difficult with a left turn. Clark agreed.

Group discussion of pros/cons to Camp 4 Coffee and Little Red.

Rich asked if Al Smith at Camp 4 Coffee had been contacted yet due to driving most of the loop and/or increasing use in PP alley.

Rachael reminded February discussion of residents changing traffic patterns to enter through Haverly; all business lot owners, existing and vacant, have equal voice.

Dave mentions county may require a traffic study to change to one-way.

Chris mentioned new routing allows for more visibility to all businesses.

Chelsea mentioned Clark's landscaping suggestions; will make a more welcoming area.

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Chelsea asked how we want to engage the existing business district lot owners.

- Sean suggests a personal delivery to existing business prior to email
- Richard asks if we should invite Cathie Pagano
- Timeline: Get official feedback from EMS/CBFPD, Cathie Pagano, invite existing business owners to April meeting before email blast
- Rachael will create a bullet point list of pros/issues to be addressed on April 4 meeting
- Decided owners at this time, owners can share with tenants/businesses

Dave questions how the road on Haverly border on Clark's side will be constructed to allow grader to move through the one way and snow storage. Matter for County and CBS Metro to determine and this is currently in discussion between those entities.

Clark will have tuck under parking under units with interior road on Adagio and main living floor/entry will be at grade on Haverly. What is unclear to him is how the easement is delineated in the currently non-paved area, primarily exterior.

Group discussion on snow removal, easements, road location, parking, sidewalk, etc. Many unresolved issues that the committee cannot address until the County and CBS Metro resolve responsibility issues of the roadway and easement.

Specify no overnight parking permitted into Commercial District parking plan.

Richard raised a future issue that PP has existing covenants and those are in direct conflict with CAMP in several sections; important for this committee to identify those conflicts; Eric can send out PP covenants to the group; Richard can create document with PP and CAMP conflicts.

Eric suggested a survey in summer months to identify roadway easement. Future discussion needed to identify financially responsible party to make roadway and easement improvements to enact any Commercial District parking and traffic flow plan. Discussion of ownership of the CBS roads is still unclear as discussions continue between the CB South Metro District and Gunnison County.

Meeting adjourned 9:17 AM, Eric seconds.