

# 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

---

Friday, June 2, 2023  
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Sean Hartigan, Benita Bellamy, Ben White, Rachael Gardner  
Staff present: Derek Harwell  
Community members present: Tina Kempin, Megan, Ashley Burt, Kate Sawyer, Keith Schneider, Chad Zumach, Chris Klein

Chelsea called the meeting to order at 8:00

Public comment: Gunnison Savings & Loan in CBS

GSL attending because they are in development stages of building in CBS and want to be involved so they can design to the future of roadways in CBS.

Chelsea explained history of one-way development proposal.  
Rachael explained estimated timeline will likely take longer than development planning and/or building of the bank.

Tina explained the drive through takes up a significant amount of property on the lots and must be designed initially. A significant change in traffic flow could greatly affect the design of the building.

Benita asked if we are losing more parking. Rachael suggests one way traffic works well for the bank's existing design; Ashley agrees the one-way flow works well for the bank. Rachael asked if two directional traffic changes their drive through design. Ashley explained history of their development plans (we viewed 2<sup>nd</sup> iteration), a next step would be to create a 3<sup>rd</sup> design that works well in both one-way and two directional traffic environments. Expressing that they hope we will be flexible in approval process with a design that fits with both scenarios. Rachael explained that CBFPD was less concerned about the parking plan in the area of the future bank location due to Pioneer Plaza already providing access points for safety and emergency vehicles in the existing development.

Chelsea & Rachael discussed how delivery trucks for Zuni and future development might affect traffic flow for the bank drive through. Not an issue because we have an access road behind those commercial lots. Cement Creek Commons also has its own delivery access that does not block the alley,

Derek mentioned Little Red rents 4 spots in front of GSL which will go away once GSL. Chelsea pointed out that 6-9 more spots will be added with the new plan. There could be gap where spots are lost before more parking is gained.

# 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

---

Ashley confirmed he has the answer he needed to move forward with plans.

Keith (GSL architect) asked if two of existing spaces will be eliminated with drive through plan, will these be required to be replaced.

Rachael said not according to CBS POA which highlights need for this revised one-way plan with increased public parking.

Derek said PP may have a requirement in their bylaws that contradicts RG/CBS POA answer but does not see this as an unworkable situation. Ben suggested they reach out to Rich Saperstein.

Chris Kline suggested to GSL that it helps the bank to have more parking on lot than required, especially in winter months. Chelsea agrees as a business owner in CBS, parking in back is very beneficial for employee and tenant parking. Ashley reiterates he is in favor of doing more parking than needed where possible. Derek noted the parking requirements are most clearly identified in the CAMP document.

## Discussion of Revisions from CBFPD

- Ric didn't have comment on fire hydrants until he sees subdivision plans for Adagio section of Block 6
- Ric was more comfortable with the parking plan on the PP side due to the existing breaks and access points; needs to see more breaks on the northern block
- Continuous snow storage is an issue and needs to be broken up for emergency access
- Some unknowns on the Adagio section of Block 6 until the development plan is brought forward
- Remove bike lane – stripe it as a fire line instead
- 26' drivable surface
- 20' parking
- (14') 7' of snow storage on each side of the road – can be a dual use bike line in summer months
- 6' Sidewalk is on the individual lots
- Ben to calculate snow storage needed and can allocate storage pockets on the lot

Discussion of crosswalk from Cement Creek access, existing from Teo and future access point(s) from the park.

Benita approves minutes, Sean 2nds

Sean is doing the 30 second elevator speech for one way plan.

Benita motions to adjourn meeting, Sean 2nds