

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 August 1, 2023
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Rachael Gardner, Erik Roemer, Benita Bellamy, Ben White
Staff present: Derek Harwell
Community members present: Rich Saperstein

Chelsea called the meeting to order at 8:08
Minutes: None for July due to recording error

Discussion of presentation at Annual Meeting

- RG sent v8 CAMP diagram to CBFPD for approval and/or feedback
- Decided to present v9 one-way plan without Adagio's subdivision layout and DRAFT watermark.
 - Response to issues mentioned by the community: parking, snow storage, drainage, flow of deliveries and traffic, pedestrian traffic which has led us to one-way traffic.
 - Note we have spoken to County, Metro, CBFPD
- Decided to leave discussion of requested recommendation to County for the Adagio Subdivision plan out of the Annual Meeting presentation.
- Encourage community to attend upcoming Board and Subcommittee meetings to share feedback.
- Board can approve one-way plan without a vote to the community.
- Prepare for possible questions.
 - Three Story – we are working on parking and infrastructure so we can tackle future density issues.
 - Road Maintenance & Ownership – largely out of our control, residents will need to reach out to county commissioners, may be able to source funding through grants
 - PO Box expansion – not in our purview since postal service has removed annexing from their master plan

Eric proposed changing to one-way before construction of roads to help the public get used to flow. Derek reminded that the cross-streets are now private.

Benita reminded to talk to existing business owners.

- RG talk to Al Smith, Fletcher, already talked with Molly Sloan and Tully Buron
- CS talk to Jessica Rutherford and Dana Zobs, already talked to Spencer Armstrong
- BB talk to Alpinegardener
- ER talk to Caleb Brewer

Review of Adagio Subdivision Proposal

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- Plan for highest use of lots
- Consider that lots are large enough to accommodate buildings and required parking.
- Lots should have rear access and better circulation.
- Concerned public parking will be consumed by delivery trucks if there is not better lot access.
- Potential parking taken with lot cuts vs alleys/streets offering rear access
- Lot 7 presents the most access limitations.
- Rough sidewalks to link up with existing sidewalk network on PP.
- Like Atkinson Way set up with a guarantee that he builds the road
- Explanation of how the residential lots will be platted.
- Inquire what community benefits will be provided (ie: pocket parks, ROW Glacier, community parking). RS example is PP was asked to sacrifice sellable land for public parking.
- Send feedback to Adagio prior to September CBS POA board meeting presentation.

Rachael adjourning meeting at 9:18 AM