

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 April 4, 2023
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Eric Roemer, Chris Faulkner, Sean Hartigan, Benita Bellamy, Ben White, Rich Saperstein
Staff present: Derek Harwell
Community members present: Adam Cholewin, Ric Ems, Dale Hoots

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

Ric: Fire code summary for safety and property preservation as it pertains to roads and building access:

- Access roads with a fire hydrant have minimum width of 26'
- If you have buildings over 30' in height, an arial apparatus is required and road have minimum width of 26'
- No fire apparatus access roads can be less than 20' in width (PP CBS Alleys grandfathered in at 16' width)
- For every building in the district, FD must be able to stage within 150' of the furthest corner; reason is 200' hose length; 50' to get into the building.
- Staging distance can be extended to 225' from the furthest corner for sprinkled buildings
- No obstructions (ie: landscaping, parking) within a 3' radius of fire hydrant
- Code does not define one-way or two-way roads

Ric defines road as drivable surface and does not include bike lanes as part of the drivable surface.

Parking cannot be included as drivable surface.

Benita recaps distances within 60' R/W easement: Interior to Exterior = Sidewalk 6', Snow Storage 10', diagonal parking 20', one way road 15', bike lane 5', Snow Storage 10'. Martin from GUC mentioned we could go down to 10.5' for one-way road

**Note: Above totals exceed R/W at 66' – need to adjust in addition to future adjustments made with Fire Protection.*

Ric: County does not have an adopted fire code. Fire Protection will work with us to meet code specifications and achieve usable parking and snow storage areas.

Chelsea/Ric: Clarification on water hook up on mixed use commercial buildings. On-building hook ups are to supplement building in the event the internal fire suppression system fails.

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Benita/Ric: Concerns with snow storage on interior because they block breaks to interior properties and may negate 150' staging area code.

Ric: Suggestion of adding snow storage breaks in conjunction with parking breaks for access to interior to meet codes.

Eric: PP is grandfathered in with 16' interior roads with existing fire hydrants, circa 1995. Ric agrees and suggests we label all fire hydrants on plan with a minimum of 6'(3' radius) access.

Derek asked about Town of CB and alley access.

Ric responded blocks are 150' and hydrants are at intersections so hose can wrap around the front in most instances. Can use alleys if needed.

Derek noted alleys in PP allow access to all lots.

Ric mentioned need to consider traffic stopping solution on a one-way road in the event of bike wreck/car wreck or other issue requiring emergency vehicle blockage. Wider (26') drivable surface allows for access to continue in these instances.

Dale asked of Adagio plan is final in terms of access/alley in interior. Discussion on Adagio plan and status of Adagio submission to county for subdividing

**Note: Adagio will have to meet fire codes and gain approval from Fire Protection as part of County approval process. CBS POA & Commercial Subcommittee does not need to regulate.*

Ric: Building department triggers Fire Protection to identify fire safety needs of each building. Residential follows 150' staging area code and internal fire detectors. Mixed use commercial required to be sprinkled.

Chelsea notes most buildings will be sprinkled because they are mixed use. Haverly is designed residential and won't be required to be sprinkled, requiring more attention to access. Asked if landscape breaks can be combined with hydrants.

Ric: Landscape breaks be combined with fire hydrants if unobstructed by 6' (3' radius of hydrant). Ric called out Larkspur as a design model for fire hydrants within landscape islands.

Question on access to Cement Creek Commons. Nose-in on lot negates access concerns because it creates a break in proposed exterior parking and snow storage.

Ric: Suggestions to maximize parking and snow storage are creating breaks, bump outs for staging scenarios for emergency vehicles to meet 150' access code.

Ben: Widening the road may be the best approach

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Premature to talk with the community about the plan.

Ben to meet with Ric on adjustments for overall fire safety plan.

Ric would encourage Clark Atkins to meet with fire protection as he develops Adagio. Chelsea will connect Clark and Ric via email.

Board cannot address higher density building until we solidify infrastructure which may serve as a motivating factor to move the one-way plan forward.

Ben agreeable to meeting with FD and adjusting plan post-April and reworking plans.

Chelsea suggests we skip May meeting and reconvene in June when we have a better fire plan.

Adam Cholewin (president of David Gross townhomes on Elcho) mentions increased development and suggested an opportunity to pave the roads may increase public's willingness to move to one-way plan.

Derek explains Metro and Gunnison County are in discussion of who owns the improvements such as paving and it is not in the control of CBS POA.

Chelsea suggests Adam expresses his concerns to Metro and County so we can have more voices speaking to the road damage and public inconvenience of new construction, especially on Haverly.

Ric suggests we pre-tap in total before paving roads. He is now asking to pre-tap lines for fire suppression systems (~4" line), can we do pre-taps in total before paving as Adagio develops their plan.

Adam asked for contact information so he can reach out.

*Ronnie at CBS Metro: ronnie@cbsouthmetro.net

*Martin Schmidt at Gunnison County: MSchmidt@gunnisoncounty.org

Chris reiterates that we are in the infancy of development to make the most of our paving plan, prior to paving.

Chelsea provided her email address, drchelsea@crestedbuttedentist.com, to public for additional questions.

Meeting adjourned 9:00 AM