

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 September 5, 2023
P.O.A. Commercial Subcommittee Meeting

Members present: Chelsea Stangl, Rachael Gardner, Erik Roemer, Benita Bellamy, Sean Hartigan, Ben White

Staff present: Derek Harwell

Community members present: Rich Saperstein

Chelsea called the meeting to order at 8:05

Minutes: August minutes approved with no changes

Discussion of Memo to Adagio

- Present memo to CBS Board in preparation for Adagio, LLC 2nd presentation of subdivision plan
- Memo created by Chelsea, Rachael, Andrew in conjunction with CBS POA legal council, Beth Appleton
- Focus is to utilize areas of CAMP for any changes to subdivision plan.

Eric comments on Adagio's presentation to the CBS POA July Board presentation:

- Scheduling deliveries to alleviate parking is not a solution.
- 80' circle needed for delivery trucks
- Doesn't seem to want to meet mechanics of a commercial district.
- Needs to transfer maintenance of Adagio Way to a responsible entity, not homeowners/POA
- Require infrastructure to be completed before sale of lots
- Mentions he transferred his half of Glacier Way to the county – this is incorrect
- Be sure there are utility easements

Chelsea comments

- Disagrees with the concept that this is a “good for community” idea, seems to maximize sellable land without thought to community
- Atkins Way responsibility/ownership clarity

Derek: Today at 10 AM meeting with County and Metro to discuss responsibility/ownership of Atkins Way and all roads within CBS

Benita asked how Cement Creek Townhomes/Elcho area roads are managed, specifically Timberline Way.

Ben asked if electrical was specified in infrastructure to be completed before land sales

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Derek clarified water, sewer and drainage as required by County and CBS Metro, hydrants as required by CBFPD included in infrastructure plan to be completed prior to land sales

Discussion to include verbiage that maximum build out per CAMP (35' height) is possible based on approved infrastructure.

Discussion on memo verbiage as it relates to rear lot access and width of Atkinson Way and any proposed roads within Block 6.

Review and confirmation that sidewalks will be roughed in with gravel and railroad ties and paved finish will be responsibility of lot owner upon buildout.

Discussion of PP regulations as it pertains to sidewalks. RG asked Rich if he will complete sidewalks surrounding Cement Creek Commons as he is the only built property not completed.

Discussion of Residential Lots on Haverly. They are being subdivided with residential in mind. If they can be built as commercial, we need to have the most restrictive building code apply to this area. Need more clarity around Lots 13-18 and how or if they will be restricted to multiple family dwellings.

Discussion of green space donation. Can't require of the developer but can't require. Ask for first right of refusal on a lot(s) in lieu of green space donation. Rick stressed we should at a minimum ask for green space and public parking to mimic the PP subdivision.

Memo approved to send to CBS POA Board. Encouraged attendance at monthly CBS POA Board meeting.

Discussion of implantation of one-way street with nose-in parking. Needs to be discussed with Metro and County at meeting to follow at 10 AM.

Meeting Adjourned at 9:22 AM