

GLA Road Policy

Primary Roads

The paved roads in both North and South Glastonbury are deemed Primary Roads. These roads receive the greatest amount of funds ongoing, as they are main arteries, with the highest level of traffic, serving the entire Community. All landowners must pass over the paved roads to access their property. The paved roads serve the greatest number of landowners and require a greater share of the assessments that are allocated toward roads. It is the Association's duty to serve the greatest number of landowners.

Informational Note: In 2001, the landowners voted to pay for paving the main arterial roads to provide better entry roads to all residents. The road paving loan will be paid in full in 2016. Until then, the Association must pay 35% of its total road budget as a first priority towards this loan. The paved roads will also require ongoing maintenance, periodic chip sealing, crack sealing and repair to the paving. The paved roads will continue to be Primary Roads, receiving first priority in snow plowing and road maintenance expenditures because they serve the greatest number of landowners.

In North Glastonbury the primary roads are the paved portions of Capricorn Drive, Sirius Drive and Aries Drive.

In South Glastonbury the paved road is along Dry Creek Road. Dry Creek is actually a county road but the landowners voted to have the paving done by the Glastonbury Landowners Association, as this was not a priority road for the county, and the county had no plans for Dry Creek to be paved. Although Dry Creek is a county road, the Association will snow plow when it is necessary, as Park County's main priority is plowing only the bus turnaround area. The County will occasionally plow the snow from the paved portion of Dry Creek road in the winter, but this is not consistent, and when they do, they often do not get it done in the early morning hours when many owners need access. The Association will snow plow Dry Creek Road when necessary.

Secondary Roads

Secondary Roads include the main arteries off the paved roads in both North and South Glastonbury. Secondary Roads will receive the next greatest amount of maintenance expenditures and snow plowing priority after the Primary Roads. This is justified because the Secondary Roads provide access to the next greatest number of properties.

In North Glastonbury the Secondary Roads are the unpaved portions of Sirius Drive, Aries Drive and Capricorn Drive, Taurus Road, Venus Way and the beginning of Gemini Road.

In South Glastonbury the Secondary Roads are Arcturus Drive, Leo Lane and Leo Drive. Park County sometimes grades the small portion of Dry Creek Road that is unpaved from the end of the paving to the turn for Hercules Drive. The Association grades this portion of the road when the County fails to do so.

Third Tier or Tertiary Roads

The Tertiary Roads have historically served fewer parcels. Some Tertiary Roads are in the lower elevations and some are in hilly terrain. Tertiary Roads that serve fewer parcels require that the fewer number of assessments collected be stretched over a greater number of miles.

North Glastonbury Tertiary Roads include Aquarius Lane, Jupiter Way, Orion Way, Mercury Way, Pisces Way and a middle portion of Gemini Road.

South Glastonbury Tertiary Roads include Hesperus Lane, Aquila, and Virgo Way.

It is logical that the Primary and Secondary Roads must first be snow plowed in order to reach the Tertiary Roads. Landowners off Tertiary Roads and Fourth or Fifth Tier Roads who desire greater levels of snow removal services or gravel/grading/paving may consider joining with landowners in their areas to form local improvement districts.

Fourth Tier Roads

Fourth Tier Roads have steep terrain, and can be subject to heavy snowfall, high winds and drifting snow. Some landowners in these areas own their own snowplows. A few have accessed their property by snowshoes or snowmobiles during snowy months. Access to Fourth Tier Roads can be limited by weather, mud, snow, and ice. Four-wheel drive vehicles are generally required for safety and access. The Association's ability to remove snow on Fourth Tier Roads may be limited by available manpower, equipment and financial constraints. Road maintenance, gravel and grading are also limited in these areas due to steep terrain and budget limitations. Landowners accessing off Fourth Tier Roads who desire greater levels of snow removal services or gravel/grading/paving may join with local landowners to form local improvement areas.

Fourth Tier Roads in North Glastonbury include Caspari Way and the upper part of Gemini Road.

Fourth Tier Roads in South Glastonbury include Libra Drive, Scorpio Way, Polaris Way, Sagittarius Place and Hercules Road to the intersection of Sagittarius Place. Hercules Road from Dry Creek to the intersection of Polaris is a Main Arterial serving all residents in High South Glastonbury.

Fifth Tier Roads

Fifth Tier Roads have steep terrain, and during winter months, are often subject to heavy snowfall, high winds, icy conditions and drifting snow. Because of these conditions, these roads are often inaccessible during the wintertime. Four-wheel drive vehicles are recommended, but may not be adequate for access. Some landowners in these areas own their own snowplows. A few have accessed their property by snowshoes or snowmobiles during snowy months. Access to Fifth Tier Roads is limited by weather, mud, snow, and ice, and the Association's ability to remove snow due to available manpower, equipment and financial constraints. Road maintenance, gravel and grading are also very limited in these areas due to steep terrain and budget limitations. Fifth Tier Roads provide access to the fewest number of parcels. Landowners assessing off Fifth Tier Roads who desire greater levels of snow removal services or gravel/grading/paving may join with local landowners to form local improvement districts.

After the Big Creek Fire in 2006, the loss of trees along the Fifth Tier Roads in this high portion of South Glastonbury has caused significant snow drifting problems and has had significant impact on the Association's ability to remove snow from this area.

Fifth Tier Roads are found only in the highest parts of South Glastonbury including Sagittarius Skyway and the end of Hercules Road beyond Sagittarius Place.