From: -Rob -Boyle
To: Hillary Seminick
Subject: RE: New Land use map
Date: Friday, September 16, 2022 11:33:42 AM

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]

Dear Hillary Seminick and the Community Development Department,
My name is Rob Boyle. I am association manager for the Villas at Mount Crested Butte (the "Villas") and have been asked by the board of the Villas to respond to the draft master plan disseminated by the Town of Mount Crested Butte on August 22, 2022.
On behalf of the board and the owners of the Villas, we commend the Town for its farsighted and thoughtful guidance regarding future land use and optimal development in the Town. It is obvious that preparation of this master plan required much hard work, focus, and long-range vision.
The board has asked me to clarify some items on the Future Land Use Map. There are several areas within the Villas PUD that we believe should be counted as open space rather than MDR. That same Future Land Use map also has the last few lots on the east side of Snowmass rd marked as Commercial Core and are part of the PUD. The wetlands area between Snowmass and Gothic Rd is also marked CC, I think this area is required to be maintained as wetlands indefinity. There is also an area at the entrance to the Villas that was at one time deed restricted as affordable housing. These 2 lots were unbuildable and have been acquired by the HOA and will be maintained as open space. These lots are colored as CC on the map.
The Housing Opportunities Map has 4 spots within the Villas PUD labeled as housing opportunities. These areas we believe are mislabeled and should be considered open space or snow storage.
I've attached an image with some of these areas circled for reference.
We very much thank you for your attention and for your service.
All the Best,
Rob Boyle
Villas HOA
970-275-5684

> On 09/16/2022 11:00 AM MDT Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:
>
> Hi Robert,
>
> Happy to discuss the future land use map and anything else planning related!
> Please feel free to reach out to me directly anytime.
>
> Thank you

Hillary

Hillary I. Seminick, AICP

Deputy Community Development Director

Town of Mt. Crested Butte

P.O. Box 5800

911 Gothic Road

Mt. Crested Butte, CO 81225

(970) 349-6632, ext. 119

hseminick@mtcb.colorado.gov

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Todd Carroll <tcarroll@mtcb.colorado.gov>
Sent: Thursday, September 15, 2022 12:34 PM
To: Robert Boyle <rob@redmountainbuilders.us>
Cc: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: RE: New Land use map

Yes, the community development department, and Hillary Seminick (cc'), is the person to contact with any questions or comments.

Todd Carroll

Community Development Coordinator

Town of Mt. Crested Butte

911 Gothic Rd / PO Box 5800

Mt. Crested Butte, CO 81225

970-349-6632, ext. 120

tcarroll@mtcb.colorado.gov

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Robert Boyle <rob@redmountainbuilders.us>
Sent: Thursday, September 15, 2022 12:12 PM
To: Todd Carroll <tcarroll@mtcb.colorado.gov>
Subject: RE: New Land use map

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Thanks

Its the draft master plan that they want me to comment on.

I'll read up and get back with you.

Is it your department that puts this together? Rob

On Sep 15, 2022 11:17 AM, Todd Carroll <tcarroll@mtcb.colorado.gov> wrote:

> This is the zoning map and wetlands map, hope this is what you are looking for.

Todd Carroll

Community Development Coordinator

Town of Mt. Crested Butte

911 Gothic Rd / PO Box 5800

Mt. Crested Butte, CO 81225

970-349-6632, ext. 120

tcarroll@mtcb.colorado.gov

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From: -Rob -Boyle <rob@redmountainbuilders.us>
Sent: Wednesday, September 14, 2022 5:07 PM
To: Todd Carroll <tcarroll@mtcb.colorado.gov>; Todd Carroll <tcarroll@mtcb.colorado.gov>
Subject: New Land use map

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Hello todd.

Can you tell me where I can find this latest land use map? Can't seem to find it on the town website.

HOA wanted me to pass along some comments but I can't find the map.

Some concerns about commercial core district at the end of snowmass and the wetlands?

Rob