From: Dale A. Broekemeier
To: Hillary Seminick
Subject: Re: Mt Crested Butte Master Plan
Date: Wednesday, September 21, 2022 12:11:25 PM

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

Hi Hillary,
I appreciate your response to my Draft Master Plan comments. My home phone is 970-349-0365 and my cell is 402-676-6214. We will be leaving town Friday so I appreciate being included on your e-mail list.

Dale

> On Sep 20, 2022, at 2:01 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:
>
> Greetings Dale,
>
> Thank you for taking the time to review the Draft Master Plan and provide public comment. I appreciate your feedback and concerns regarding the recommendations outlined in the proposed Future Land Use Map. A master plan is a policy document with recommendations to implement various planning tools to achieve goals within the plan. It cannot change the zoning of the property; any rezoning would undergo a separate public process that is required to amend the zoning ordinance. The Town is not in the process of rezoning any areas within Town, nor was the letter regarding rezoning that has been distributed in the community drafted by the Town of Mt. CB.
>
> The plan was released for public comment on August 22nd to allow for a 30-day comment period. The public draft plan was presented at a town council worksession with the DDA and Planning Commission on September 6th, 2022. There have been several meetings on the plan, you can access links to the past presentations and all other master plan materials on the project site.
>
> The Draft Future Land Use Map and other areas of the plan will be discussed again at a special Town Council meeting in October. All public comment, including your email, will be provided to Town Council in the meeting packet. This meeting has yet to be scheduled but there will be notice in the paper in addition to notification to members of the Master Plan email list. I will add your email to that list to ensure you receive this and other periodic Master Plan updates.
>
> I would appreciate the opportunity to give you a call at your convenience to discuss your comments in greater detail. What is the best number to reach you?

Thank you for your civic participation!
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: Dale A. Broekemeier <dalebroek@cox.net>
Sent: Monday, September 19, 2022 5:01 PM
To: Nicholas Kempin <nkempin@mtcb.colorado.gov>; Janet Farmer <jfarmer@mtcb.colorado.gov>; Alec Lindeman <alindeman@mtcb.colorado.gov>; Roman Kolodziej <rkolodziej@mtcb.colorado.gov>; Steve Morris <smorris@mtcb.colorado.gov>; Dwayne Lehnertz <dlehnertz@mtcb.colorado.gov>; Michael Bacani <mbacani@mtcb.colorado.gov>; Dusty Demerson <ddemerson@mtcb.colorado.gov>; Reed Meredith <rmeredith@mtcb.colorado.gov>; Sara Morgan <smorgan@mtcb.colorado.gov>; Lisa Lenander <llenander@mtcb.colorado.gov>; Nancy Grindlay <ngrindlay@mtcb.colorado.gov>; Randy Sackett <rsackett@mtcb.colorado.gov>
Subject: Mt Crested Butte Master Plan

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We purchased our home in Mt Crested Butte in 1993. We were persuaded by the beautiful scenery and the quiet neighborhood where children played in the street and easily accessed the ski slopes. We are very concerned with the Master Plan's emphasis on "up zoning" lots off of Whetstone and Belleview road. The implication of much heavier traffic on our narrow streets is not a smart decision. Our snowy winters produce several sliders in the ditches each year.

The Master Plan has an emphasis on "up zoning" lots as soon as possible. The definitions of High-Density and Medium-Density are very vague. All of my neighbors would be quite surprised to see a multi-story apartment/condo complex arising from the up-zoning, but there is no provision in the Plan for advising owners of the zoning consequences. Also, there is no recognition of the reality of our Belleview neighborhood of a majority of full time residents, creating the "community" the Master Plan pretends to want to create. Changing the character of our neighborhood and the

possible economic impacts will produce a very angry reaction.

The Master Plan provided for review/comment has housing maps that are very difficult to read and interpret. With a Comments provision ending on Sept 23rd, it appears that the Plan creators wish to rush this Plan through. It also appears that the current draft has not been reviewed by the Council and the Planning Commission.

There also seems to be no reference to placing high-density housing in larger lots more suited for high-density such as the North Village, Brush Creek park, and the empty lot near the Nordic Inn. In short there is ample reason to extend the Comments period for several weeks to ensure more understanding of this far reaching Plan.