From:	Nicholas Kempin
To:	matthew.pierson@yahoo.com; Carlos Velado; Todd Carroll; Leah Desposato; Hillary Seminick
Cc:	Janet Farmer; Alec Lindeman; Roman Kolodziej; Dusty Demerson; Reed Meredith; Sara Morgan; Lisa Lenander; Nancy Grindlay; Dale Broekemeier; Bob & Kelly Brutsch; Marcus Qualls; Jay Prentiss; Rick LaDue; Henry Katie Stanton; Patricia Pierson; Joseph Williams; jegedy@gmail.com
Subject:	Re: Draft Master Plan Public Comments - To the Town of Mt B
Date:	Monday, September 26, 2022 10:07:07 AM

Hello Matthew,

I have been out of town on vacation so sorry for the delayed reply.

Thank you for your feedback, you are not alone in your opposition. We have received much input on this topic.

As you know, the Master Plan is in Draft form so your feedback is important to shape the Plan in a way that reflects how we want our town to look in the future.

Thank you again, contact me anytime with questions or feedback.

Nicholas

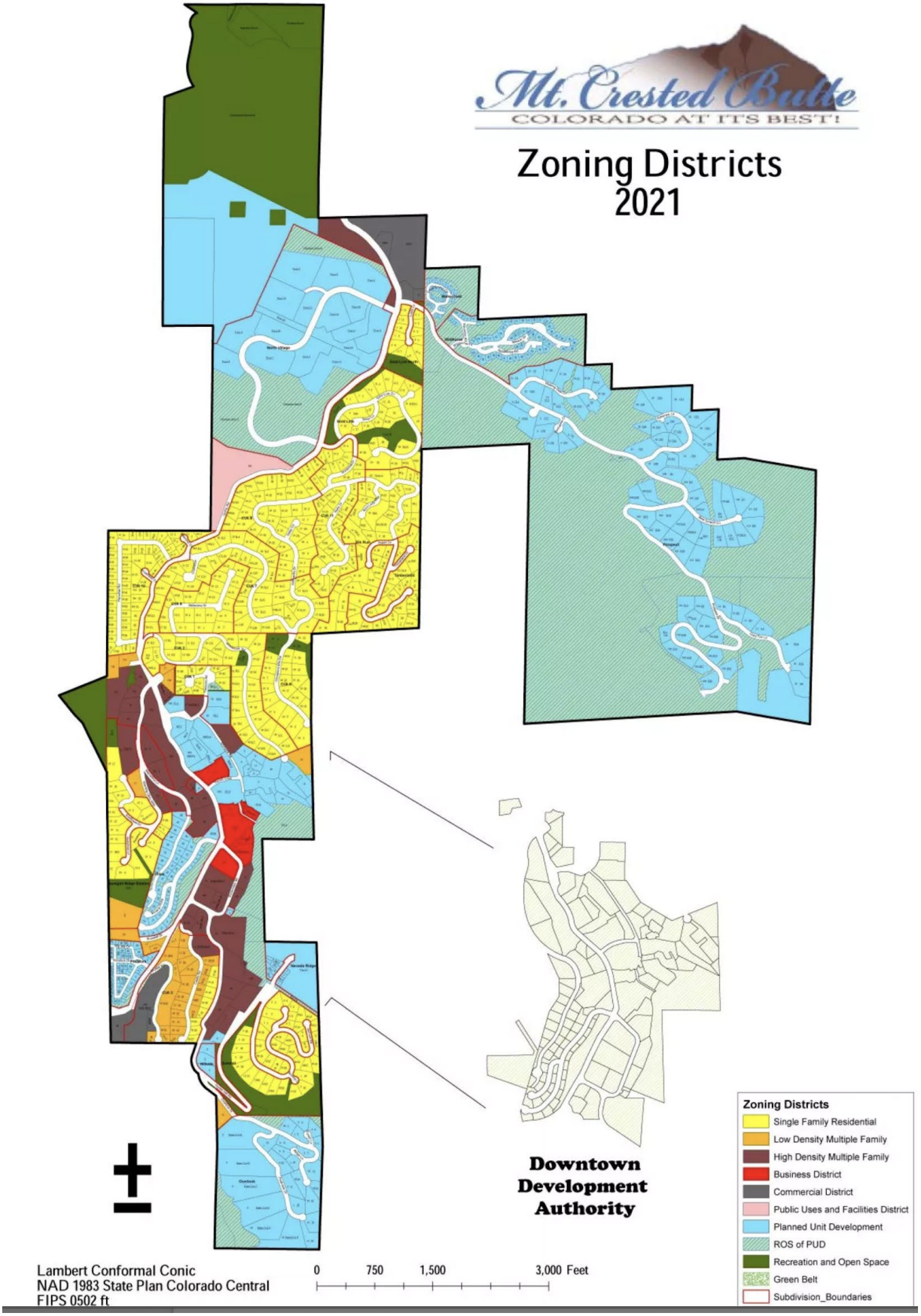
From: matthew.pierson@yahoo.com <matthew.pierson@yahoo.com>
Sent: Thursday, September 22, 2022 11:49 AM
To: Carlos Velado <cvelado@mtcb.colorado.gov>; Todd Carroll <tcarroll@mtcb.colorado.gov>; Leah Desposato <ldesposato@mtcb.colorado.gov>; Hillary Seminick <hseminick@mtcb.colorado.gov>
Cc: Nicholas Kempin <nkempin@mtcb.colorado.gov>; Janet Farmer <jfarmer@mtcb.colorado.gov>; Alec Lindeman <alindeman@mtcb.colorado.gov>; Roman Kolodziej <rkolodziej@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>; Dale Broekemeier <dalebroek@cox.net>; Bob & Kelly Brutsch <bbkb@hotmail.com>; Marcus Qualls <marcusqualls@gmail.com>; Jay Prentiss <prentissjay@hotmail.com>; Rick LaDue <jrl99@mac.com>; Henry Katie Stanton <katiehowardhenry@gmail.com>; Patricia Pierson <pierson.patricia@rocketmail.com>; Joseph Williams <jwilliams@atlplastic.com>; jegedy@gmail.com <jegedy@gmail.com>
Subject: Re: Draft Master Plan Public Comments - To the Town of Mt B

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]
Hi Hillary - Thanks so much for responding!

I think we all understand that the Draft Master Plan is proposed and a plan, and that it cannot change the zoning of the property. But if approved as is, the Town staff would

be obligated to make decisions in support of implementing the approved Plan. Correct? The Plan's timeline for rezoning is immediate. We want our lots shown as Single Family Residential (SDR), not LDR, MDR or HDR, and we don't want to have to come back in January and go thru a round of rezoning meetings / comment periods and potentially hire legal support.

The current 2021 Town of Mt CB zoning map, found here,
https://mtcb.colorado.gov/maps/zoning
is excellent. I suggest that the 2022 Draft Master Plan Future Land Use Map should have the same zoning as the current 2021 Town of Mt CB Zoning Districts, with a few tweaks for the new development off Hunter Hill Rd and of course the Village at Mt CB.


Mt. Crested Butte
COLORADO AT ITS BEST!
Zoning Districts
2021
Downtown
Development
Authority
Zoning Districts
Single Family Residential
Low Density Multiple Family
High Density Multiple Family
Business District
Commercial District
Public Uses and Facilities District
Planned Unit Development
ROS of PUD
Recreation and Open Space
Green Belt
Subdivision_Boundaries
Lambert Conformal Conic
NAD 1983 State Plan Colorado Central
FIPS 0502 ft
0
750
1,500
3,000 Feet

I am concerned that the 2022 Draft Future Land Use Map has dropped the SFR zoning category. Is the Plan proposing that there will no longer be a SFR zoning category? If so, then the Plan is proposing to up-zone every residential lot in all of Mt CB. LDR is an up-zoning of SFR.

Low-Density Residential (up-zone from SFR)

This land use designation includes single-family detached,
low-density single-family attached and multifamily
residential development as well as neighborhood
commercial uses.

Can the public access all comments on the Draft Master Plan, I would think that this would be public information. Where can I go to access all comments?

I just received your Mt CB Newsletter notifying that the Draft Mt CB Public Comment Period well be extended to 07 October 22. Fantastic news. Unfortunately, the distribution for this email is probably going to those residents that are already aware of the Plan and the proposed rezoning of the town and who may have already commented. Are you expecting the residents to perform the community outreach so that property owners are aware? For every lot that the plan is proposing to rezone, the property owner (and the adjacent impacted property owners) should be contacted directly from the Town to let them know and provide them an opportunity to respond. There should be a notification sent by US mail. Official property mailing addresses can be found on the Gunnison County Assessor's web site. You can export the addresses to a spreadsheet.

Hillary, I will call so we can chat, but I would appreciate it if you could respond in written words, so we have something to refer to, and not rely solely on memory three months down the road.

Sorry for such a wide distribution, but this issue is extremely important for us and the Town we call home.

Sincerely,

Matthew Pierson (Mt CB Full-time Resident of over 20 years – I Love This Place!)

On Tuesday, September 20, 2022 at 09:47:31 AM MDT, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

Hello Matthew,

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 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.

You had a number of questions that would probably be more easily addressed over the phone. I would love the opportunity to set up a time to discuss your concerns. Please let me know some dates and times that may work for you so we can have a discussion regarding the questions you outline in your email.

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: matthew.pierson@yahoo.com <matthew.pierson@yahoo.com>
Sent: Saturday, September 17, 2022 10:10 AM
To: Carlos Velado <cvelado@mtcb.colorado.gov>; Hillary Seminick <hseminick@mtcb.colorado.gov>; Todd Carroll <tcarroll@mtcb.colorado.gov>; Leah Desposato <ldesposato@mtcb.colorado.gov>
Subject: Draft Master Plan Public Comments - To the Town of Mt B

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

I am writing regarding the Mt CB Draft Master Plan and would like to submit the following comments. I have also responded via the Google Draft Master Plan Public Comment Form.

GENERAL COMMENTS

I found the Plan to be clear, easy to follow, and generally well done. I do feel however that the entire premise of the Plan is flawed - that all the Mt CB property owners / residents want to live in a high-density urban zone, that is simply wrong. If you were to ask the existing property owners directly probably 95% would disagree with the rezoning proposals. I completely disagree with the proposal to rezone existing single-family lots.

Like most other Mt CB property owners, we moved here to leave behind the urban density, traffic, noise, pollution, etc. We love the way Mt CB is now – quiet; 1/2 acre lots; great outdoor access; decent mix of single-family homes and base area condos / hotels. If the town staff, government, planning commission or any other residents feel they want or need to live in a high-density area then they should move to downtown Denver or NYC. I don't want any rezoning, up zoning, co-housing, condos, or micro units in my neighborhood - period.

It is inevitable that the proposed increased density would degrade the quality of life for every resident. It will mean more traffic, noise, pollution, conflicts, crime, dog poop, etc. These are common attributes for just about any high-density area around the world. It is like the Plan has its head in the sand.

Mt CB is already 60% multi-family (versus 6% in CB), is this not enough? The town should focus on acquiring some of the existing multi-family housing stock to be used for affordable housing. Also, most of the land is down valley (i.e., Brush Creek parcel; the large parcel across the road the county just bought; Buckhorn Ranch). Instead of

trying to make Mt CB overly dense it makes more sense to focus on parcels like these. The valley has great public transportation, and these parcels are a short beautiful free 10-minute ride to Mt CB.
The Plan does not even discuss the Village at Mt CB, hard to believe. This area will be the Elk Avenue of Mt CB, a 2nd Core Commercial area probably bigger than the existing base area – the new Town Center. Would you not want to put high-density at the new Town Center? It's still a clean slate and an opportunity for substantial affordable housing. Also, not sure why the Future Land Use Map shows the entire area as Medium-Density Residential, are there not plans for a Hotel and RMBL dormitories? Maybe run a gondola from the new Town Center to the base of Gold Link where there is also ample resort land to develop.
The Survey is flawed, heavy on the Farmer's Market, Concert Series, and visitors (who may only visit her once). Appears the town tried at community engagement but apparently the engagement did not, to a large degree, include existing property owners. Not one of my neighbors that I talked to was aware of the proposed plan to substantially rezone the town. For every lot that the plan is proposing to rezone, the property owner (and the adjacent impacted property owners) should be contacted directly from the Town to let them know and provide them an opportunity to respond. I think the public comment period should be extended by at least a few months.

QUESTIONS/COMMENTS ON THE FUTURE LAND USE MAP / ZONING

*The only proposed rezoning of lots to HDR north of the base area are along Whetstone Rd up to Belleview Dr and then the first two lots on Belleview. This is completely incompatible with the existing neighborhood, plus the lots are on the hill where tall buildings would be extremely visible and block views. Selection of these lots for HDR seems arbitrary.
*Treasury Rd all the way up into the cul-de-sac are the closest walkable lots to the Core Business Area. Why would these lots not be shown as being HDR? Plus, the block is low in elevation and tall buildings would not be as visible. Might someone on the Mt CB Planning Commission possibly live on this block, you got to wonder!
*Why would the entire Paradise Rd not be shown as being HDR? These are close to the Core Business Area and some of the most walkable.
*Why is the Town's own Homestead affordable housing project zoned LDR? This area is already at least MDR, and if there were to be an area that should be zoned HDR this would be it, to maximize housing opportunities for locals! Plus, this area will be the closest to the new Town Center and bus stops.
*As mentioned above the Village at Mt CB zoning seems wrong.
* How can the Three Seasons, Ski Jump, Outrun, Chateaux condo area not be HDR? Isn't this area already HDR?
Seems that the entire proposed zoning was not thought out and needs to be revisited. The timeline for rezoning is shown as 'Immediate'. Is it the Town's plan to try and slam this thru before most of the property owners are even aware of it and it's too late to do anything about it? If so, you are going to have many incredibly angry citizens and potentially a number of lawsuits.

QUESTIONS/COMMENTS ON THE CORE BUSINESS AREA

*I do like most of what the plan is proposing for the base Core Business Area, this just makes sense.
*I do have concerns about where the heck all the skiers are supposed to park their

cars if this area gets developed unless the plan were to include some type of mega underground parking garage. Don't think the Front Range skiers will want to visit if they get here and there is nowhere to park.
* I don't think there is enough real estate in the Core Business Area to create a significant meaningful number of decent jobs that would pay a livable wage. Visitors don't need to work while they are here, all the retired people that own properties don't need to work when they are here, a lot of residents are now working in virtual jobs, and this will become increasing more common in the future. People that work from their houses don't need or want to commute to the Core Business Area and pay high rent for an office.

QUESTIONS/COMMENTS ON THE PARKS, OPEN SPACE, TRANSPORTATION

*Yes, more parks and open space the better. Make the Town camping space a giant park like the Rainbow Park in CB, with a nice, covered pavilion and some ball fields for the kids!
*The free public buses are great, no real issues here.
*Getting around town on a bike if the roads are not icy is easy, just takes a couple minutes to get anywhere.
*Walking in summer is not much of an issue, it would be nice to have some east to west connectors.
*Walking in the winter when the ground can be covered in snow for 7 months of the year is the biggest issue. Any new sidewalks/paths would have to be a plowable surface. If you are not on the Rec Path, walking in winter can be dangerous, it be nice to at least have some connector sidewalks along the main roads (Cinnamon Mnt, Paradise, Whetstone, etc.) to get to the Rec Path.

In summary,

*Completely rework the zoning proposals / future land use
*Integrate the Village at Mt CB into the Plan, no brainer
*Extend the public comment period
* For every lot that the plan is proposing to rezone, the property owner should be directly contacted by the Town to let them know and provide them an opportunity to respond

Thank you for considering my comments.
Sincerely,
Matthew Pierson (Mt CB Full-time Resident of over 20 years)
23 Belleview Dr
Mt Crested Butte