From: Becky Stone
To: Carlos Velado; Hillary Seminick; Todd Carroll; Leah Desposato
Subject: Mt. CB Master Draft Master Plan re-zoning
Date: Saturday, September 24, 2022 10:49:38 AM

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

We are writing to you in response to your Mt CB Draft Master Plan and would like to submit the following comments. We have also responded via the Master Plan Public Comment Form.

First, a bit of 13 Anthracite history - Dick Eflin built this house in 1973 and he and his wife sold the property to our parents, Jerry and Virginia Stone, in 1988. Virginia and Jerry lived here for 24 years, moving to Vermont in 2012.
Though their children lived in other places through the years, we had the joy of spending ski holidays and summer vacations here..

This summer, we sold our home in Salt Lake City and have very recently made 13 Anthracite our primary residence, bringing some needed deferred maintenance to the house - (new roof, to start!) We are very grateful to neighbors who brought this new Master Plan to our attention last week. Otherwise we would have had no idea what was being decided.

With regard to re-zoning this neighborhood MDR -Medium Density Residential, we are very much against it for several reasons.:

1. It would bring more traffic to roads that are not laid out in a way conducive to added traffic burden, especially in winter.

2. Building 3-4 unit structures on lots that originally were planned for single-family homes would negatively impact neighboring owners with noise, traffic, etc.

3. We have questions about water use planning on the mountain. It is already expensive, how would squeezing multi-unit structures onto lots impact water usage?

4.We have strong opinions about what "short-term rental" as a business model does to a community and I do not see how the town can prevent developers from building multi-unit properties that are then sold to individuals who choose to rent their units out on a short-term basis to help defray costs on their unit (HOA fees, taxes,property management fees, etc.) With that as a consideration, if you zone this whole area MDR, you seriously undermine the potential to build community. If the whole purpose of this exercise is to address the lack of "affordable housing" in the area, will people living and working in the town be able to afford rent on these new buildings/units? I seriously doubt it.

On a personal note, 13 Anthracite is adjacent to four homes: the two buildings above us off of Anthracite are beautiful big houses. Both are short-term rentals.
The house right under our west windows, 15 Anthracite, is short-term rental only, with people arriving and leaving at all hours. We hear car doors close and people talking outside our BR window at night... Sounds travel up and down the mountainside. (The house was built without the proper set-backs, don't know how that happened.)

In closing, we concur completely with Matthew Pierson:
" -Completely rework the zoning proposals / future land use

-Integrate the Village at Mt CB into the Plan

-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 your attention to our thoughts. We care deeply about this town.

Best regards,
Gary and Becky Stone