From: Howard Hambleton
To: Hillary Seminick
Subject: Re: Rezoning plan - request for your insights from a current homeowner
Date: Tuesday, September 20, 2022 8:44:53 PM

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

Hillary,

Thanks so much for the quick reply. I assumed the notice was placed on my door by the town. My apologies for the confusion. At any rate, a call would be great if you want to reach out to my cell sometime. My number is 214-681-2826.

Best Regards,
Howard

On Tue, Sep 20, 2022 at 2:39 PM Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

> Greetings Howard,
>
> 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 posted on your door drafted by the Town of Mt. CB. The majority of your questions below are difficult to answer because of the general nature of a future land use map, it does not go into that level of analysis since this is just a policy-level document. 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?
>
> 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.
>
> 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: Janet Farmer <jfarmer@mtcb.colorado.gov>
Sent: Monday, September 19, 2022 3:11 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Fw: Rezoning plan - request for your insights from a current homeowner

Could you please respond to his questions.

Thanks.

Janet R. Farmer, Mayor Pro Tem

Town of Mt. Crested Butte

From: Howard Hambleton <hhambleton@gmail.com>
Sent: Monday, September 19, 2022 2:03 PM
To: Janet Farmer <jfarmer@mtcb.colorado.gov>
Subject: Fwd: Rezoning plan - request for your insights from a current homeowner

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

Janet,

I am forwarding this email to you. My apologies. I misspelled you last name on the original email. Thanks for taking the time to read the email below.

Best Regards,

Howard Hambleton

---------- Forwarded message ---------
From: Howard Hambleton <hhambleton@gmail.com>
Date: Mon, Sep 19, 2022 at 3:01 PM
Subject: Rezoning plan - request for your insights from a current homeowner
To: <nkempin@mtcb.colorado.gov>, <jfamer@mtcb.colorado.gov>, <alindeman@mtcb.colorado.gov>, <rKolodziej@mtcb.colorado.gov>, <smorris@mtcb.colorado.gov>, <dLehnertz@mtcb.colorado.gov>, <mbacani@mtcb.colorado.gov>

Mayor Kempin/Town Council,

I received a notice to "Mt CB Property Owners" on our front door at 39 Cinnamon Mountain Road. It contained a link to the Mt. CB Draft Master Plan that would have our property rezoned from a Single Family Residential lot to a Medium-Density Residential lot.

While we have no intentions of selling our property, I assume the zoning strategy proposed is to attract multi-unit developers and investors to the neighborhood in an effort to solve for the deficit in affordable housing on the mountain. Is there anything more to this than what I am inferring from the notice? If so, who can I speak to about this so I am in full understanding of what's being proposed here. My goal is to simply be as informed as possible given the town is proposing to rezone a lot which I currently own. My next door neighbor was not aware of this proposal so perhaps I got lucky getting the letter. That said, I have a few questions:

1. If my lot is rezoned as a MDR, what are the implications, if any?
    1. Taxes?
    2. STR?

3. New Bus Routes?
4. How will utilities be impacted?
5. Can the water supply support more units on the mountain effectively?
6. Road wear and upkeep due to more traffic on these less traveled streets?

2. Is there a maximum capacity that any MDR can have as a proportion of the lot size?
3. Will lots be allowed to become near "zero lot line" properties with MDRs?
4. What will the impact to houses positioned below true MDRs in terms of water run-off and drainage with more concrete pads and parking?
5. What is the council's specific goal with the proposed changes? Is there a number of units the town council is shooting to add to the mountain area? If so, by when?
6. Per the plan, it would appear the proposed rezoning would have the MDR stop where Cinnamon and Anthracite merge whereas the upper part of Cinnamon would remain low-density single residence. How were the zoning lines determined and is there an openness to redrawing them to some extent?

Lastly, has the council considered a phased approach that starts near the epicenter of the base mountain and progresses upward such that it can take a more measured approach and make future zoning adjustments based on how well or not the initial phases of development for multi units perform with regards to solving affordable housing? If not, I would encourage you to be open to that approach as, in my own business experience, it has served as the most prudent way to go when introducing major change. The council would be well served by this approach too. Then again, there could be other factors that don't allow for phased "implement some and learn more" approaches.

As you can imagine, I have more questions than answers. And I am not a real estate expert or developer, nor a lawyer. The letter directed me to reach out to the town directly so I picked you first (apart from the CDD and the Planning Commission).

Thanks for your leadership as Mayor of Mt. Crested Butte. Thanks to everyone else here for their public service as well. I'll take the opportunity to show my gratitude while I have the chance. Anyone, please feel free to respond. If possible, please do so before the Public Comment Period closes 9/23/2022 so I have a chance to respond in a more informed manner. Thank you.

Best Regards,

Howard Hambleton

39 Cinnamon Mountain Road