From: Marcus Qualls
To: Hillary Seminick
Cc: Nicholas Kempin; Janet Farmer; Alec Lindeman; Roman Kolodziej; Steve Morris; Dwayne Lehnertz; Michael Bacani; Elizabeth Rodman; Dusty Demerson; Sara Morgan; Reed Meredith; lleander@mtcb.colorado.gov; kkory@mtcb.colorado.gov; Nancy Grindlay; Randy Sackett; Morgan Qualls
Subject: Town of Mt. Crested Butte Master Plan
Date: Monday, September 19, 2022 9:29:14 PM

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

Hello Hillary, Town Council and Planning Committee Members,

My name is Marcus Qualls and my wife Morgan and I live at 27 Belleview Drive just off Whetstone with our three boys, Grayson 8, Prescott 4 and Crawford 2. Our family loves it here in Mt. Crested Butte, we have been coming here for years as second home owners and in 2020 sold everything we owned (literally) and purchased the home we live in with our children who attend Crested Butte Community School. We are committed community members and serve in several ways. I currently sit as the treasurer of our children's preschool and coach two different baseball teams as well as flag football and my wife is the vice-president of the PTA. I also run financial planning practice here in Crested Butte and have many locals and small businesses as clients.

We are writing out of concern for the addition of High Density Residential (HDR) mapping on the Master Plan that encompasses the frontage of Gothic, Whetsone and backs up to the Belleview Drive homes and turnoff. We feel this HDR designation on the map is a mistake, and we are requesting consideration that it be removed off the map so that future fights of zoning can be avoided. As neighbors we have gathered and gone door to door to discuss this mapping a few of our family's concerns and issues are outlined below. I am certain you will also hear from others. As Hillary and I discussed, just because HDR makes it into the master plan does not mean that the properties will actually be zone High Density. As the process has been explained to me there will be mass mailers, council meetings, open forums and input before a lot can be rezoned. Though I am sure money is also involved in the process somehow, and that is concerning as developers have much more than we the people. What we implore you to do is avoid all this future political trouble and avoid the image of the "little guy" resident and homeowner versus the big developer. That fight will certainly ensue if the HDR location on Gothic/Whetson/Belleview remains in the master plan. It does not matter if that fight is a year from now or ten years, this location is not suitable for High Density.

First, the overcrowding of the area is already a known fact. The traffic on Gothic and the time it takes for me to get to town for work, taking children to school or just general comings and goings is at a point we must plan for extended driving and waiting times. With the line to get to the ski parking lot, condos that are already in place turning on to Gothic, the Firehouse presents and the fact two great neighborhoods (Whetstone/Belleview and Paradise Road) all come together on that one street limits any building that can be done without making the situation unbearable. Added condos and High Density Property is going to increase traffic, make for a terrible parking situation and force residents (both full time and part time) to struggle to get around and in between these High Density locations to get home on Whetstone/Belleview and Paradise Road. Getting local children off the bus and home through these scenarios is also part of the danger of increased traffic congestion. Not to mention the danger to those who use the sidewalks and crosswalks on a regular basis for recreation and work travel. This area just is not suitable for the additional surplus of people, cars and buildings. As an alternative recommendation, places that are slated to be developed already and have had little to no movement should be considered first. Areas around the Nordic Inn and the far North end for example are better suited.

Second, residential property in this area is going to be adversely affected. Whetstone/Belleview and Paradise Road has limited short-term rentals and is mainly full time and part time residents. Those homes, those people, are not interested in living next to or driving through High Density areas. Our fear as a community is this will lead to home sales and drive down our values and turn over the residents of these wonderful neighborhoods. That turnover leads to property development and short term rentals that will continue a problem of driving out residents and increasing unsightly density. These short term renters tend to lead to more traffic, more property deterioration and in my case a specific danger of driving in a neighborhood that houses children (our street has 9 children and has already had to have new speed limit signs posted and numerous police calls to limit wild driving of short term renters).

Finally (and though I could go on my hope is you will get responses from others I have talked to) we are concerned about the changes this brings to our environment, both the community environment and the physical environment. This type of development will change everyone's view and will increase the noise pollution. No one on the mountain wants taller buildings, wider buildings blocking the views they have come to love, nor do they want the increased noise that comes with condo life right in their backyard. I am not sure if you have listened to late night drinkers loud talk over the sound of a roaring hot tub, but our community is certainly against that. That type of sight and noise pollution changes the attitude and feel of a beautiful, vibrant well maintained community. These types of projects in this location also brings about actual environmental changes as well. In our area for example sewage drainage has been an issue. The last three construction projects in our area have had plumbing backup, had to move or redo sewer lines or have come with neighbor disputes. This unnecessary digging that will come from developing a High Density area will affect the surrounding area life, the beauty and will have environmental repercussions for years to come.

I will conclude by saying thank you to those of you who serve, it is not an easy task but it is one that I hope is in my future here in Mt. Crested Butte. Please reach out and let me know as city council positions and planning committee positions open as I am interested. I keep in touch with several of you to make sure I am in the know. Further, I hope you consider removing the High Density Residential mapping on the Mt. Crested Butte Master Plan and that the projects that are already underway or have stalled can be completed and considered before any congestion of Gothic and blocking of two valuable Mt. CB neighborhoods are encumbered.

Sincerely,

Marcus and Morgan Qualls
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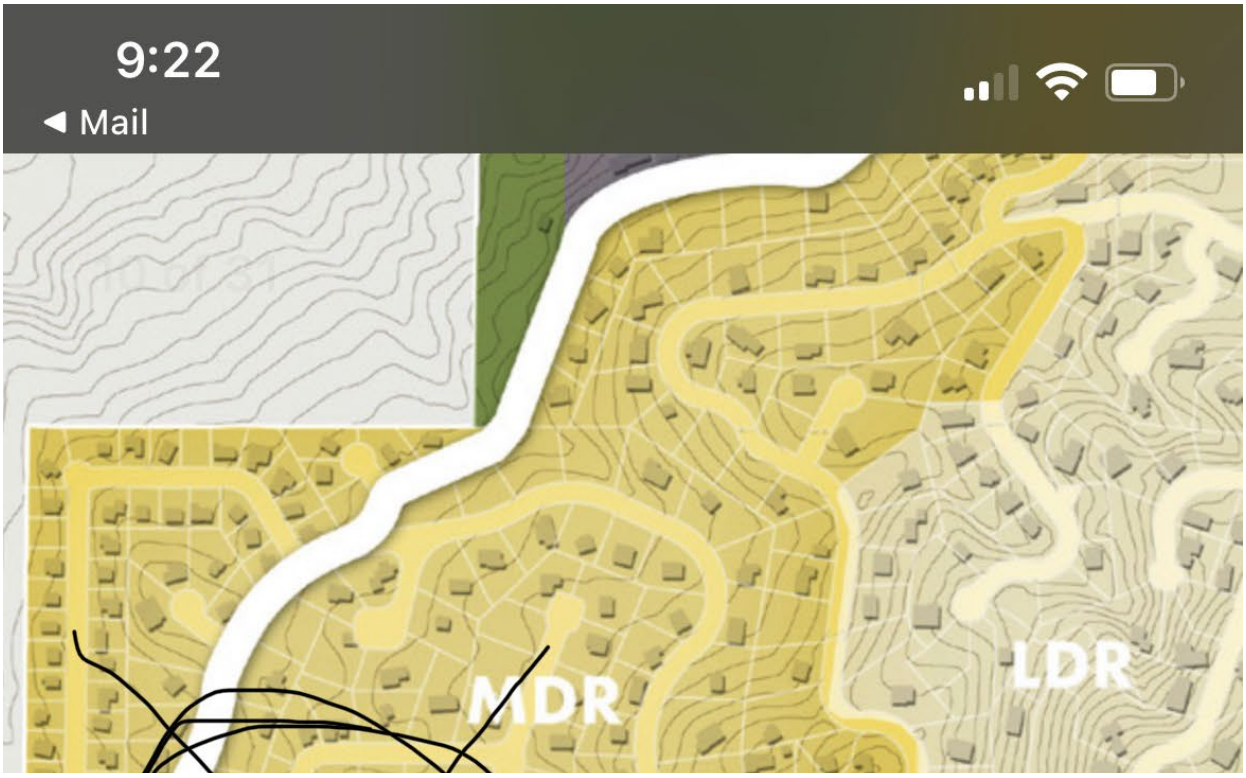

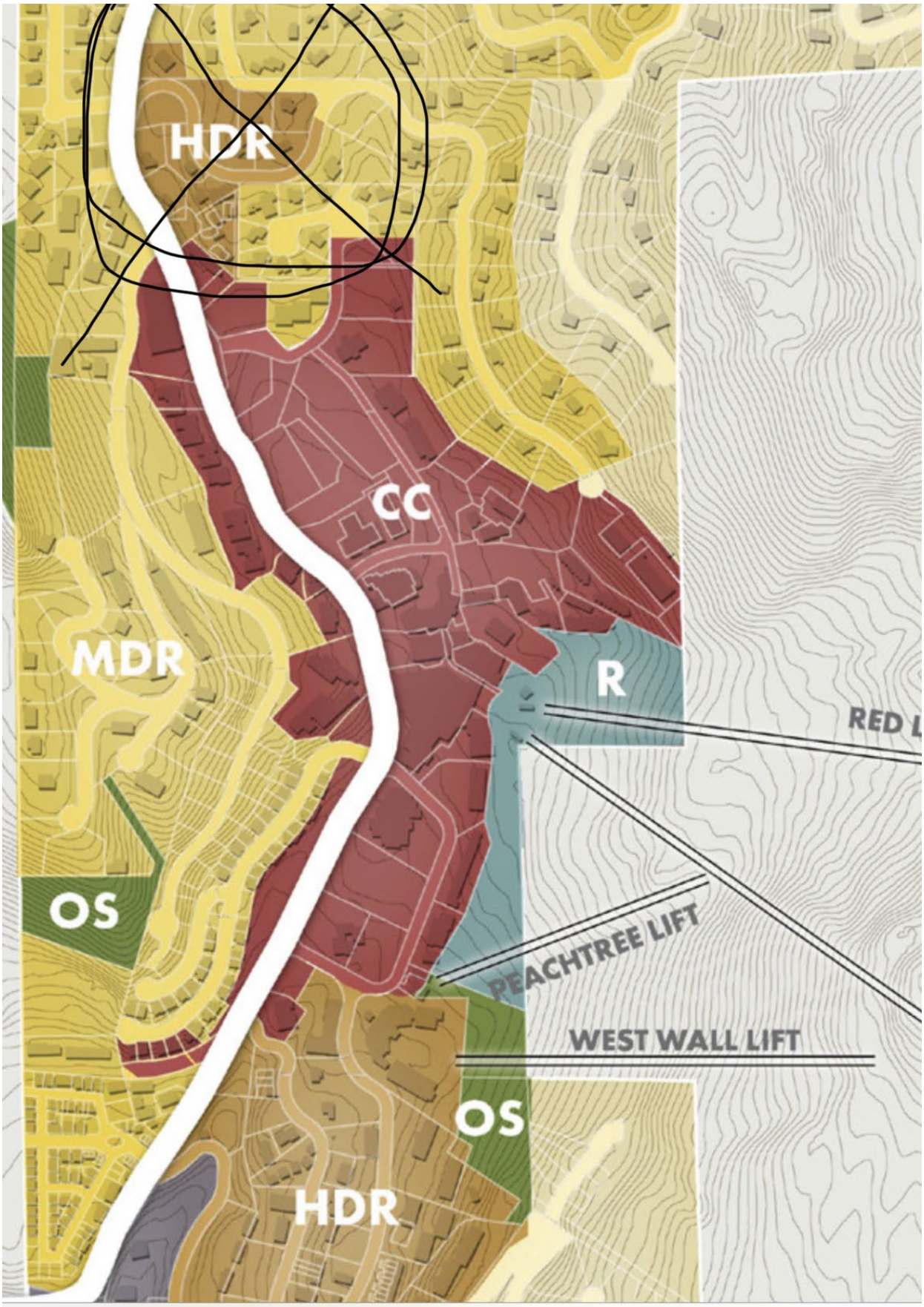

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