From: Janet Farmer
To: Hillary Seminick
Subject: Fw: Mt Crested Butte Master Plan
Date: Monday, September 19, 2022 6:57:44 PM

We really need to revise the Future Land Use plan.

Janet R. Farmer, Mayor Pro Tem
Town of Mt. Crested Butte

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.