From:	Patterson, Beth
To:	Hillary Seminick
Cc:	Mike Patterson
Subject:	Re: Mt. CB Draft Master Plan Update
Date:	Saturday, October 1, 2022 8:03:43 PM
Attachments:	Untitled Untitled Untitled

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

Hillary

I submitted my response to the draft. I have tried calling you several times unsuccessfully and think the phone system must be overwhelmed. My key points are included in this email.

I do not agree with selectively choosing to pick certain streets or sides of street to determine who can have their lot rezoned. It is inequitable that one neighbor can have a house rezoned multi and another gets to keep their lot single. Why would you choose to pick part of our street and not the whole street? I do not want want a duplex or triplex next to my residential home as it increases the lack of serenity and value as multi housing units bring a lot of stuff with them. Outside storage of multi units is often a pile of personal items, bikes, excess cars, trash and off leash pets all over the place. I would not appreciate having to look at this from my personal home. We spend a great deal of time and effort and dollars on our our properties to keep them pristine and abide by all the codes. Multi units never look pristine.
We have already heard about the issue with too much increased trash in Mt. CB and not enough people to service it. We have water restrictions on the current number of people that are residing here. There is not a bus that services all the streets and that would be needed for multi housing units. Property values will decrease if you put multi units in next door to million dollar homes. Second homeowners make up the large majority of the tax base in Mt. CB. We do not have voting rights but should have a voice in how the city plans will affect our economic investments in this town. There is a lack of medical care and health services like an urgent care to handle the current residential base how will you service more people? Overall, the majority of Mt. CB homes have a very nice, well maintained look. Driving thru any muti-zoned area in CB, CBS or Mt. CB will allow you to see the lack of pride and ownership that drew us to this community. I cannot stress enough how multi-zoned housing never has enough storage and seems to have piles of stuff all around the property which will negatively impact the properties around them.
I think a parcel of land near the existing free camping area or next the current city building where it is not competing with established single family homes is an option for multi housing.
I highly encourage the town Council to look at addressing the need for high density housing on undeveloped land not previously zoned single family.

Blessings,
Beth Patterson
817-781-3664 Cell

On Thursday, September 22, 2022, 09:34:27 AM MDT, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

If you are not able to see this mail, click here

MtCB
Mt. Crested Butte, CO

NEWSLETTER

Greetings Mt. Crested Butte Community Member!

The Town is extending the Draft Master Plan comment period to Friday, October 7, 2022, allowing for an additional two weeks to collect your feedback!

Review The Draft Master Plan HERE

You can find all project documents on our Master Plan Project page. All public comments will be available on the project website the week of October 11, 2022.

Submit Your Comments HERE

Comments can be submitted by using the feedback form (click button above) or email them to hseminick@mtcb.colorado.gov.

The Draft Master Plan has been presented to local government leadership and community members, you may review the presentations below.

- Mt. CB Town Council, Sept. 6, 2022 | Meeting Packet | Meeting Recording
- Town of Crested Butte Town Council, Sept. 6, 2022 | Meeting Packet
- Gunnison County BOCC, Sept.13, 2022 | Meeting Packet

Additionally, it has come to the Town's attention that a notice has been

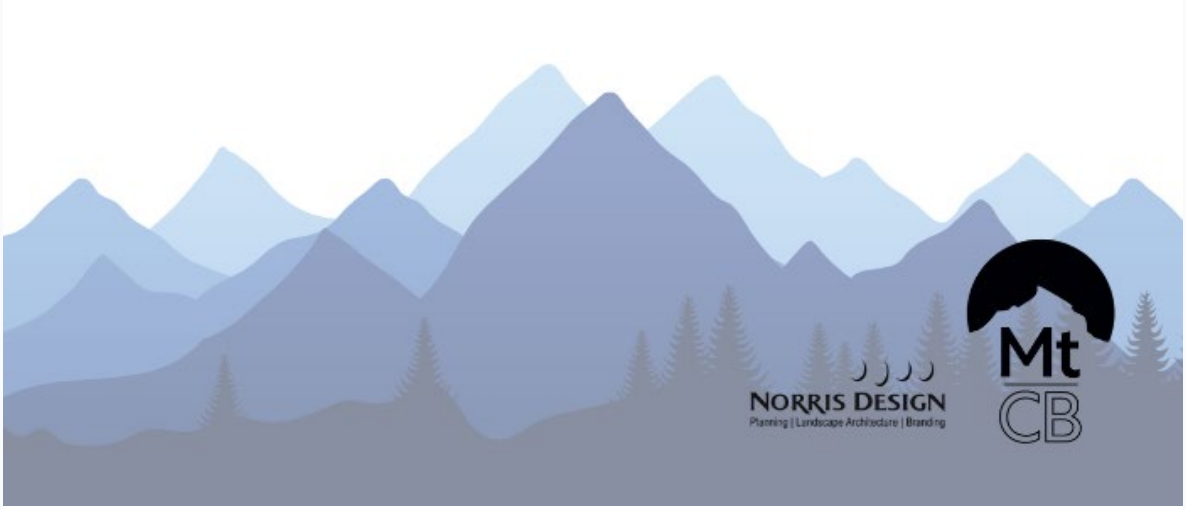
distributed within our community that may be causing some confusion. **This letter was not drafted or circulated by the Town of Mt. CB.**

To clarify, a master plan is a policy document with recommendations to implement various planning tools to achieve goals within the plan. **A Master Plan cannot change the zoning of properties**. Any rezoning would undergo a separate public process that is required to amend the zoning ordinance. **The Draft Master Plan and public comment will be reviewed at a special Town Council meeting in October**. All public comment will be provided to Town Council at the Special Meeting which will be scheduled during the regular October 4 meeting. The Town will send a notification email of the Special Meeting once a date is decided.

Please feel free to reach out to me anytime regarding the plan or other planning issues.

Thank you for your civic participation!

Hillary Seminick, AICP
Deputy Community Development Director
Town of Mt. Crested Butte
hseminick@mtcb.colorado.gov
970-349-6632, ext. 119



Town of Mt. Crested Butte I 911 Gothic Rd / POB 5800 I Crested Butte, CO 81225 I (970) 349-6632
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