From:	Bob Brutsch
To:	Hillary Seminick
Cc:	Lisa Lenander; Nancy Grindlay; Carlos Velado; Todd Carroll; Leah Desposato; Dusty; Janet Farmer; Reed Meredith; Kory Kula; Randy Sackett; Sara Morgan; Nicholas Kempin; Alec Lindeman; Roman Kolodziej; Steve Morris; Dwayne Lehnertz; Michael Bacani
Subject:	Town of Mt, Crested Butte Draft Master Plan
Date:	Wednesday, September 21, 2022 9:24:34 AM

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To: Hillary Seminick, the Town Council, and the Planning Commission

First of all, I apologize if I left anyone out that should be reading this email! If so, please forward or let me know. Thanks. Secondly, I would like to really thank each of you for your dedication and energy in representing our town and its residents. I have lived here full time for the last 27 years and care deeply about our community and how it develops.

Despite your efforts to communicate the Town's Draft Master Plan, I just learned of the proposed inclusion of part of Whetstone Rd. and Belleview Dr. in it. To say that I was shocked is an understatement. I do not plan to share with you my opinions on all aspects of the Draft Master Plan at this time as they would just be "opinions". What I do know for sure is the following:

1- The proposed change to high density for parts of Whetstone and Belleview is inappropriate given that these streets are home to a real community of mostly full-time, owner-occupied, single-family residences that they have invested mightily in over many years. They chose to be in an area without the heavy traffic of high-density housing and to live where their kids/grandkids can ride their bikes and play safely without the worry of traffic. They did not sign up for what is being proposed!! I believe you want streets like these in our town. We're neighbors and friends and that creates "community".

2- The potential negative esthetics of having high density housing (and the parking necessary for them) sandwiched in between single-family homes would not only adversely affect the value of the homes of your existing citizens but the quality of life currently being enjoyed. I can assure you that many of the full-time residents that you very much want to be part of our community will relocate with the very real probability that they'll be replaced by "investors" that will not live here full time and will most likely want to do short term rentals. This will further diminish the quality of life for those that stay. That reduces community!

3- Driving or walking thru high-density housing, with the increased traffic that comes with it, for residents to get to their homes is just a bad idea overall (e.g., kids walking home from their school bus to get home). The streets are narrow and have no shoulders. Not good!

4- Town character is important. The plan to include high density housing between single

family homes diminishes the character on what you already have on Whetstone and Belleview.

5- There are more appropriate places to accommodate high density housing. Even if there wasn't, ruining what you have makes no sense and is unfair to those that live there already. In medicine the Hippocratic Oath stresses "abstain from doing harm". The Master Plan should also abstain from doing harm. It's one thing for someone to buy into an existing area of high traffic/density. It's a totally different thing to change what you have and make it into high density/traffic!

Please consider what I know. Please support your existing citizens and remove Whetstone and Belleview from the town's Draft Master Plan now. Keep high density housing where there already is high-density housing. Build high density into the plans for the Village of Mt. CB or at the base. Please respect what you (and we) already have.

Thanks for your consideration,
Bob Brutsch, 26 Belleview Drive, Mt. Crested Butte