From: Dave and Corinne Tyler
To: Hillary Seminick
Subject: Re: Draft Master Plan Available Now
Date: Wednesday, October 5, 2022 9:27:55 AM

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]
Hillary, thanks for your response and for the reminder about the Sunshine Laws, as transparency is always critical with these types of discussions.

While I understand that any proposed rezoning will go through its own process and public comment period, I am still concerned that if a zoning change is embedded in the Master Plan, the town will have no choice but to implement it. Otherwise, the Plan is just "shelfware" and a lot of time, money and energy was spent on something that won't carry any weight, which would be unfortunate for all. I am assuming this is not the case, so things like the Future Land Use Map deserve intense scrutiny before being finalized. .

At any rate, I look forward to the special meeting and the what the Council and staff have to say about this element of the Plan.

Thanks again.

Dave Tyler

From: Hillary Seminick <hseminick@mtcb.colorado.gov>
Sent: Monday, October 3, 2022 1:58 PM
To: Dave and Corinne Tyler <djtcbt@msn.com>
Subject: RE: Draft Master Plan Available Now

Greetings Dave,

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 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, posting on the Town's website, and a notification distributed to the Master Plan email list. I will add your email to that list to ensure you receive this and other periodic Master Plan updates.

Community engagement for the plan took place over 2021-22 and is summarized on pages 52-53 of the draft plan. The draft plan was published and made publicly available on August 19th. Subsequent outreach included distribution to over 1,500 email recipients, an ad in the Crested Butte News published each week the master plan has been in the public comment period, an overview/interview on KBUT's Community Matters, a social media campaign, and fliers distributed throughout the community. The public comment period has been extended to October 7th, allowing the public to provide comment on the draft for over 6 weeks. The email distributed also noted that public comments will be published and made available the week of October 11th, after the public comment period closes.

Lastly, I would like to note that I did not include elected or appointed Town officials because I could potentially violate Sunshine Laws by holding discussion outside of a public meeting.

Thank you for your civic participation!
Hillary

Hillary I. Seminick, AICP
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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: Dave and Corinne Tyler <djtcbt@msn.com>
Sent: Wednesday, September 21, 2022 4:24 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Re: Draft Master Plan Available Now

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

Hillary, here are my thoughts on the Draft Master Plan. I have also submitted these via the feedback form for public comments, but because I am late in the comment period, I will also email this directly to the Planning Commission and Town Council.

As a property owner in Mt. CB for over 20 years, I applaud the town's initiative to formulate a plan that addresses the needs of its citizens over the next two decades. It is clear that maintaining a vibrant community in the face of rising costs, climate change, and a shifting socio-economic landscape in the North Valley presents a significant challenge for current and

future town leadership, and this plan represents a great step forward in preparing for things to come.

That said, I am particularly concerned about the Future Land Use Map included in the Plan and the implications it has for town zoning in areas that are already well established as single family homes (or, LDR in the Map parlance). While I understand that land use is a major consideration in creating adequate, affordable housing across the town's demographic, it seems premature to "immediately" rezone LDR areas to MDR given:

1. The Village at Mt CB appears close to becoming a reality, which would significantly shift the future housing density north of the base area and potentially mitigate the need for additional "upzoning" in existing neighborhoods.
2. The on-going initiatives throughout the valley tackling affordable housing, which have and will drive zoning decisions as they mature.
3. The general lack of visibility for owners and residents into zoning decisions when they are integrated into a 60 page document like the Master Plan.

It is clear that the town will need to make zoning adjustments as circumstances require, but making a major restructure to zoning requirements across the board is a "build it and they will come" strategy that is inappropriate in an established community like Mt CB, particularly given the amount of time and energy that went into soliciting and incorporating owner, resident and visitor feedback for the Plan.

My recommendations:

- Defer approval of the Plan until the Village at Mt CB has completed the planning process and its impact can be incorporated into the Future Land Use Map.

- Revisit the need for the blanket rezoning proposed in the Plan and consider a more tactical approach dictated by a detailed affordable housing strategy.

- Directly communicate proposed zoning changes to affected owners. A cursory review of the Plan by most people does not reveal the true potential impact to existing owners

- Extend the Draft Plan comment period. A month may seem like plenty of time, but given that the town wants to take actions in the "short term" that may have huge implications for many owners and residents, a thorough and thoughtful review by all stakeholders is critical.

Thank you for your time in reviewing these comments. I can be reached via email or the number below if I can provide any additional information.

Dave Tyler
47 Anthracite, Mt CB
303-916-1313

From: Hillary Seminick <hseminick=mtcb.colorado.gov@hz.d.sender-sib.com> on behalf of Hillary Seminick <hseminick@mtcb.colorado.gov>
Sent: Monday, August 22, 2022 11:31 AM
To: djtcbt@msn.com <djtcbt@msn.com>

Subject: Draft Master Plan Available Now

The Draft of the Mt. Crested Butte Master Plan is available for public review and comments.

Town of Mt. Crested Butte

Town of Mt. Crested Butte Draft Master Plan Now Available!

The Town of Mt. Crested Butte is delighted to announce that the Draft of the Mt. Crested Butte Master Plan is available for public review and comment.

The Draft Master Plan outlines a path to increase affordable housing, improve our existing multimodal transportation network, increase the vibrancy and vitality of the base area, expand access to essential services, and how to guide responsible growth to meet the needs of our community now and for the future. We want your comments on this plan to ensure that we are on track with how to move forward, *together.*

The Town welcomes all our community: full-time residents, Gunnison Valley neighbors, part-time residents, visitors, children, grandparents, and seasonal employees; to provide feedback on the Plan. We have created a Draft Master Plan Feedback Form to make it easy for you to share your thoughts with us. Please provide comments by **Friday, September 23.**

Upcoming Work Session
A joint Town Council/Planning Commission/DDA work session is scheduled for Tuesday, September 6 from 4:30-6:00 pm. Town Hall now has full hybrid meeting capabilities; please join us in person or virtually! The presentation will available on Friday September 2 in the meeting agenda and you may join by Zoom (link found on the agenda) or in person at 911 Gothic Road. Our next work session meeting is scheduled for October 4, 2022.

Upcoming Presentations
Town Staff will present the Draft Master Plan to the Town of Crested Butte and Gunnison County in September. Both meetings can be attended virtually and Zoom links will be made available the Friday before the meeting on the agendas linked below.

- Tuesday, September 13 | Gunnison County BOCC. Agenda and Meeting Portfolio
- Monday, September 19 | Town of Crested Butte Town Council Agendas and Meeting Packets

If you have any questions, comments, or just want to talk about planning in your community, I am here for you. Please reach out via email hseminick@mtcb.colorado.gov or give me a call at 970.349.6632, ext.119.

Thank you for being a part of shaping the future of your community and for your input on the Draft Master Plan!

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

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