From: Katie Henry
To: Hillary Seminick
Subject: Re: Comments to MtCB Proposed Master Plan
Date: Tuesday, September 27, 2022 2:30:34 PM

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

Thank you for your thorough response, Hillary. Yes, please add me to any/all email lists regarding the Master Plan, including future meetings on the topic. I appreciate it. Katie

> On Sep 27, 2022, at 3:04 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:
>
> Good afternoon Katie,
>
> 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. This public process would include noticing utilizing the Gunnison County Property Assessor record referenced below.
>
> 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, 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 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. You may attend and participate in the meeting virtually.
>
> I will add your email to that list to ensure you receive notification when the meeting is scheduled and other periodic Master Plan updates.

Thank you for your civic participation!
Hillary

Hillary I. Seminick, AICP
Deputy Community Development Director
Town of Mt. Crested Butte
P.O. Box 5800
911 Gothic Road
Mt. Crested Butte, CO 81225
(970) 349-6632, ext. 119
hseminick@mtcb.colorado.gov

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: Katie Henry <katiehowardhenry@gmail.com>
Sent: Monday, September 26, 2022 1:00 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Comments to MtCB Proposed Master Plan

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]
Hi Hillary. As an introduction and some background, my husband has been visiting MtCB since the 1980s. We purchased our home in MtCB in 2012, but do not currently reside full time in the Gunnison Valley. We come as often as we are able to and intend to retire there in the not so distant future. We love MtCB and cannot wait to be there full time. We do operate our home as a STR in the fall and during ski season, but only when we are not able to be there ourselves. That is not the primary purpose of the home.

Generally speaking, we support the goal of increasing residential housing options for local residents and the MtCB workforce. However, we strongly oppose the proposed zoning changes in the Master Plan to include low, medium and high density development where there are currently only single family homes. Additionally, the way the Plan has been disseminated leaves a lot to be desired and we do not think residential property owners have been adequately represented in the Master Plan drafting process.

1. While property owners may not technically be entitled to official notice of the adoption of an advisory document, merely sending a link to the Master Plan by email is completely inadequate to put property owners on notice that the Town is proposing a plan recommending a sweeping, ill-conceived zoning change for almost every single tract of property in Town. At a minimum, even if for no other reason than optics, I would expect written official notice via USPS to all potentially affected property owners

(in this case, every property owner in MtCB whose zoning would change under the Plan) to the mailing address listed in the Gunnison County property records. We are disappointed that we have received more information and had more contact about the Plan from our neighbors than directly from the Town.

2. The Master Plan "Stakeholder Engagement" lists several CBMR reps, several local governmental entity reps, and several local business owners, all Stakeholders in their official governmental or business owner capacity. I do not see a single person listed solely as a representative of the residents or residential property owners. Commercial interests seem to heavily outweigh any input from the residents after the community survey and during development of the Plan. This lack of resident input consideration in drafting the Plan, combined with the lack of notice to property owners mentioned above, is why you are likely now receiving opposition from blindsided residents and residential property owners.

3. The Master Plan's stated goals and proposed policies include to "maximize the number of housing units within town, *while ensuring a sense of place*, neighborhood livability, environmental sensitivity and *compatibility with adjacent development and land uses* (emphasis mine)." The proposed zoning changes are in direct contravention of this stated policy goal. Changing the zoning of single family residences currently surrounded by other single family residences on quiet residential streets to high density is on its face incompatible with adjacent development. Our house is on Belleview, directly across the street from where there are currently only single family homes and where the Plan proposes to rezone to high density. High density is defined as developments between twelve and fifty(!!) dwelling units, and may include "lodges...with recreational or retail establishments.' No thank you. Lots in single family residential areas, specifically on Gothic, Whetstone and Belleview, should continue to be zoned Single Family Residential, not LDR, MDR or HDR. Yes, I understand that the Plan itself would not change zoning, but it would create a policy goal to allow higher density zoning that the Town would then be obligated to support. CBMR and/or developers should build any higher density housing in the central core area or adjacent to existing condos that are already zoned high and medium density, and not try to shoehorn a huge 50 dwelling unit structure in the middle of a neighborhood of single family homes. It will completely forever change the character and "sense of place," the reason many people choose to live in MtCB in the first place.

4. Another stated policy goal is to "[p]reserve critical view corridors to the surrounding mountains during the development review process" and "[p]reserve and enhance visual and physical connections to the outdoors, surrounding mountains and natural environment." The lots on Belleview that are proposed to be rezoned as high density sit at the top of a hill. A multistory structure on these lots will block mountain views for ours and many homes on Belleview, and create much additional traffic and noise. Staring at the backside of a hulking structure that is blocking our mountain views and disturbing our quiet residential neighborhood is not what we had in mind when we

purchased our home. It is a completely inappropriate location for a multistory structure. This is not a NIMBY opposition to adding some denser developments where appropriate. This is opposition to living in the shadow of multistory multifamily residences and a Grand Lodge-esque structure. There are empty lots both at lower elevations and closer to the central core that are much more appropriate locations for such zoning changes and development. But why change the zoning at all? Why not develop in areas that are already zoned for medium and high density?

MtCB has to ask itself what the goal is. Is it to create arbitrary zoning policies that maximize density for the benefit of commercial interests, pushing out residents in favor of short term renters and vacationers? Or is it to encourage *appropriate* development in keeping with the character of the Town so that there are more options for residents, employees and vacationers alike? The Plan as currently drafted would do the former, not the latter. Please pass my comments along to the appropriate local officials. I would hope you/they consider the "sense of place" and appropriateness when making changes to the Plan. The choices made now will permanently affect the character and future of the place we all love.

Katie Henry