From:	jay prentiss
To:	Hillary Seminick
Cc:	Nicholas Kempin; Janet Farmer; Alec Lindeman; Roman Kolodziej; Steve Morris; Dwayne Lehnertz; Michael Bacani
Subject:	Town of Mt. CB Master Plan
Date:	Thursday, September 15, 2022 1:04:22 PM

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Hillary and Mt. CB town council,

Hi, my name is Jay Prentiss and I live at 37 Belleview Dr. in Mt. Crested Butte. I have lived in Crested Butte for 26 years and in the Gunnison valley for 34 years. I have some knowledge of the Mt. Crested Butte master plan and in the past have volunteered my time to help with the creation of previous master plans.

I wanted to write to you and the town council regarding the "Future Land Use Map".

In regards to the designations I feel it would be to the detriment of our community to have HDR in the Whetstone/Belleview area. As of now, there is a very strong LDR in all of Belleview and most of Whetstone. This area between Whetstone, Belleview, Paradise and Cinnamon is heavily single family residential (with a few exceptions) and small community driven. Belleview and lower Whetstone in particular consists of many local families and would be impacted greatly by the potential for future HDR in the area. I realize the Map is just a template for future designations but even having those areas indicated opens up the possibility for future zoning.

As it currently stands, it is difficult enough in the summer to access Gothic Road from the intersection of the 2 streets. Adding any HDR in an area almost exclusively and currently consisting of single family homes (with a few exceptions) makes little to no sense from a Master Plan standpoint. Not to mention that it isn't really consistent with the vision of being located directly adjacent to the commercial core. The areas around Marcelina and Hunter Hill lend themselves much more to HDR than does Whetstone and Belleview.

I do have ideas for where and how the designations should be done but will leave that to the people that are working on the project unless you or the town would like my input.

I also feel that there is a strong need for affordable housing. I have personally lived in two separate deed restricted homes in my time in Crested Butte. I feel that issue is completely different and not entirely relevant to the Future Land Use Map. I am specifically talking about the designation of locations of residential/commercial areas and where it would or wouldn't make sense to have HDR.

The affordable housing issue is important and I also have ideas on how and where those options can be. The Land Use Map does not designate which areas will be for free market or deed restricted units and therefore I would have to assume that any HDR in the Whetstone/Belleview areas could potentially be free market and not assist in housing locals. If the Future Land Use Map designates specifically where affordable and local housing would be and the Master Plan lays out exactly how the affordable housing would be funded, then I would be somewhat open to low density multi family in areas that are consistent with each neighborhood.

I do think there are still some areas that make sense to have HDR and MDR in the town of Mt. Crested Bute I just feel very strongly that the lower part of Whetstone and Belleview should be designated LDR and not HDR in the Land Use Map.

If anyone would like to contact me about the Future Land Use Map, affordable housing or anything related I can be reached at 970-596-6715.

Thank you for your time,
Jay Prentiss