From: Dave and Corinne Tyler
To: Hillary Seminick
Subject: Re: Draft Master Plan Available Now
Date: Wednesday, September 21, 2022 4:23:46 PM

[*** 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
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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

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
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