From: Marcus Qualls
To: Hillary Seminick
Subject: Re: Town of Mt. CB Draft Master Plan
Date: Tuesday, September 20, 2022 1:24:37 PM
Attachments: 2007-Future-Land-Use-Map.pdf
2007-LU2-Top-Map.pdf

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

Hello Hillary,

Thank for your reply this is helpful. Our group would be interested in that meeting date we will want to show up together to present a unified front on the HDR mapping for Gothic/Whetstone/Bellecview. We all understand at this point the difference between a true zoning change and what is being proposed, which is a policy document. Our goal however stays the same, remove the HDR designation from the map. The reason we fee that is important is it is our belief that if the HDR is allowed to on the mapping it will eventually lead to zoning changes. By attacking this problem at the pass we feel it will make feeling known, lead to changes now, prevent future cost to the town mailing flier, having meetings, causing hurt feeling with full and part time residents. Our thought is if this a no big deal document it won't hurt to have the HDR on Whetstone removed.

That is our goal. Thanks again for your work!

Marcus

On Sep 20, 2022, at 11:44 AM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

Hello Marcus,

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 in addition to notification to members of the Master Plan email list. I will add your email to that list to ensure you receive this and other periodic Master Plan updates.

Attached is a copy of the 2007 Plan and Map.

Thank you for your civic participation!
Hillary

Hillary I. Seminick, AICP
Deputy Community Development Director
Town of Mt. Crested Butte
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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: Marcus Qualls <marcusqualls@gmail.com>
Sent: Sunday, September 18, 2022 6:09 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Re: Town of Mt. CB Draft Master Plan

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

Just wondering if you were about to find a 2007 master plan zoning map. Our neighborhood is really becoming active and even angry but we would like a point of reference to know what things used to be zoned since 2007. As you know we own 12 Cocklebur Circle and as of today people on this street and the blocks past us are now motivated as well. See below the sheet they put on our porch to get the neighborhood moving. We certainly hope major zoning changes don't got through, seems like it will create and us vs them (developers) situation.

Again a copy of 2007 master plan zoning map would be helpful.

Thanks
Marcus

Mt CB Property Owners

The Town of Mt CB is proposing to rezone your lot from Single Family Residential (SFR) to Medium-Density Residential (MDR).

Please review the Mt CB Draft Master Plan accessed from the link below. The Public Comment Period is open thru Friday, September 23rd.

*Link to the Mt CB Draft Master Plan

https://mtcb.colorado.gov/news-article/master-plan-update

Please spread the word to your neighbors as we have found that very few Mt CB property owners are aware of the proposed significant rezoning.

Contact the Town directly:

*Town Council
https://mtcb.colorado.gov/government/town-council

*Community Development Department
https://mtcb.colorado.gov/departments-services/community-development

*Planning Commission
https://mtcb.colorado.gov/government/planning-commission

Medium-Density Residential (MDR)
The Medium-Density Residential designation consists of a spectrum of housing types including primarily low-to-mid-rise multifamily buildings and single-family attached homes, such as townhomes and duplexes.

On Sep 6, 2022, at 2:11 PM, Marcus Qualls <marcusqualls@gmail.com> wrote:

Thanks. Wish I could make it at 4:30. Again maybe if we saw the 2007 map to compare what is proposed to be different would be nice.

Thanks
Marcus

On Sep 6, 2022, at 1:58 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

Hi again,

Thank you for pointing that out. I forgot to pass this along that I will be mentioning your/your neighbors concerns during tonight's worksession that starts at 430. You may find the packet and link here (it's on the first page of the agenda).
https://mtcb.colorado.gov/sites/mtcb.colorado.gov/files/agendas/agenda-packet-2022-09-06.pdf

Thank you again for your interest in planning in Mt. CB!
Hillary

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From: Marcus Qualls <marcusqualls@email.com>
Sent: Tuesday, September 6, 2022 1:13 PM
To: Hillary Seminick <hseminick@mtncb.colorado.gov>
Subject: Re: Town of Mt. CB Draft Master Plan

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

Is there a way to get a draft of the 2007 Master Plan? Specifically the map that is proposed in the 2022 Master Plan vs the Current Map in place from 2007. I was curious what areas have changed from MDR to HDR from 2007 to proposed now etc.

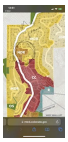
Thanks
Marcus

On Sep 6, 2022, at 12:57 PM, Marcus Qualls <marcusqualls@email.com> wrote:

Hi Hillary,

Thanks again for your time. After thumbing through what you sent I am attaching a picture of what my neighbors are upset about (again potentially prematurely). There is a small section marked HDR that is on Whetstone and includes part of Belleview Drive it appears. That is the spot in question. Looking forward to finding out more.

Thanks
Marcus Qualls
27 Belleview Drive



On Sep 6, 2022, at 12:41 PM, Hillary Seminick <hseminick@mtncb.colorado.gov> wrote:

Hi Marcus,

Thank you for reaching out today regarding the draft plan.

The main plan page is here, and you will be able to find all documents that have been created so far as part of this effort.
https://mtncb.colorado.gov/projects-initiatives/master-plan

A link to the google form, please use this to submit comment or send an email to me.
https://docs.google.com/forms/d/e/1FAIpQLSeBh1Ibe0hLc7tZOmuEcCv6tGDRbVHBBmVKSD-bNWGFSHSdQ/viewform

And a direct link to the master plan draft:
https://mtncb.colorado.gov/sites/mtncb/files/220823-MCB-Master-Plan-Draft-for-Public-Comment.pdf

Thank you again for your interest in the policies and recommendations in the plan. The plan doesn't create an entitlement, rather, is a policy document. No area within town limits would be rezoned – nor legally could be rezoned - by this plan. As noted on the phone, the current adopted 2007 master plan also has recommendations for increased density, compact neighborhoods, smaller lots, and to increase the number of year-round residents to promote vitality within our town.

Please feel free to reach out with any questions or comments, I really enjoy connecting with my neighbors and discussing our community.

All the best
Hillary

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