From: Kathleen@tinhousecreative.com
To: Hillary Seminick
Subject: Re: Mt-CB Master Plan draft
Date: Wednesday, October 5, 2022 2:35:30 PM
Attachments: image001.png
image001.png

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]
Thank you Hilary for taking the time to explain all of that to me.

Best- Kathleen

On Oct 4, 2022, at 3:49 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:

Hi Kathleen,

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. The draft Future Land Use Map will serve as a start in the conversation for what the recommended uses should be within our Town. These would recommendations, it cannot change the zoning of the property; any rezoning would undergo a separate public process that is required to amend the zoning ordinance. A change to zoning would be subject to public notice mailing to the affected properties, a public hearing to discuss the proposal, and a vote by Town Council.

The Village at Mt. CB (aka North Village) project area has a long history and has had past approvals that have not been acted upon. The Village is currently in the planning process again and the project has not been approved. The Future Land Use Map (FLUM) has defined the Village area as Medium Density Residential/ MDR and the uses and densities that are proposed align with what is currently proposed. This is consistent with how the 2007 Comprehensive Plan addressed what was then North Village. The current application is also a PUD, which allows for site-specific development approvals that might not fit neatly into existing zoning.

I will add your email to the mailing list so you receive periodic updates.

Thank you
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: Kathleen@tinhousecreative.com <kathleen@tinhousecreative.com>
Sent: Monday, October 3, 2022 5:01 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Re: Mt-CB Master Plan draft

[*** This email originated from outside The Town of Mt. Crested Butte - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING ***]
Thank you so much Hillary. I am concern that many of the homeowners are not on your mailing list much like myself.

I do not know what a municipality can do with or without a vote in terms of changing a neighborhood from low density to medium. Can the town redesignate an existing neighborhood without a vote?

I feel that every person who owns property in Mt CB should be notified of this potential and the other plans being put forth in the North Village master plan.

Can you help me understand why each household is not being made aware of these drastic proposed changes?

Thank you for your time-
Kathleen

> On Oct 3, 2022, at 2:09 PM, Hillary Seminick <hseminick@mtcb.colorado.gov> wrote:
>
> Hi Kathleen
>
> Thank you for reaching out regarding the draft Master Plan. I will add you to our mailing list to ensure you are included on future periodic master

plan updates. Please let me know if I can provide any additional information. Thank you!! Hillary

Links to pertinent information:
Feedback Form
Draft Master Plan
Master Plan Project Page

Outline of public engagement process
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. As you noted, 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.

Here's a copy/paste of the email that was distributed to over 1,500 recipients. It's a formatted email, so a little has been lost in copying it into this email. Links referenced can be found above.

Comments can be submitted by using the feedback form (click button above) or email them to hseminick@mtcb.colorado.gov.

The Draft Master Plan has been presented to local government leadership and community members, you may review the presentations below.

1. Mt. CB Town Council, Sept. 6, 2022 | Meeting Packet | Meeting Recording
2. Town of Crested Butte Town Council, Sept. 6, 2022 | Meeting Packet
3. Gunnison County BOCC, Sept.13, 2022 | Meeting Packet

Additionally, it has come to the Town's attention that a notice has been distributed within our community that may be causing some confusion. **This letter was not drafted or circulated by the Town of Mt. CB.**

To clarify, a master plan is a policy document with recommendations to implement various planning tools to achieve goals within the plan. **A Master Plan cannot change the zoning of properties**. Any rezoning would undergo a separate public process that is required to amend the zoning ordinance. **The Draft Master Plan and public comment will be reviewed at a special Town Council meeting in October**. All public comment will be provided to Town Council at the Special Meeting which will be scheduled during the regular October 4 meeting. The Town will send a notification email of the Special Meeting once a date is decided.

Please feel free to reach out to me anytime regarding the plan or other planning issues.

Thank you for your civic participation!

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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From: Tiffany O'Connell <toconnell@mtcb.colorado.gov>
Sent: Sunday, October 2, 2022 6:56 PM
To: Hillary Seminick <hseminick@mtcb.colorado.gov>
Subject: Fwd: Mt-CB Master Plan draft

Tiffany O'Connell

From: Kathleen@tinhousecreative.com

<kathleen@tinhousecreative.com>
Sent: Sunday, October 2, 2022 3:28:44 PM
To: Tiffany O'Connell <toconnell@mtcb.colorado.gov>
Subject: Mt-CB Master Plan draft

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Hi Tiffany-

One of our neighbors texted me the proposed Master Plan draft and a form for comments the other day. I checked my email, and I don't see that I missed anything from the town regarding this.

Can you let me know how you are sharing this information and gathering comments from everyone that lives here?

Thanks so much! Kathleen Summers

Kathleen Summers
Producer • Accounts Manager

Tin House Creative

970•389•0985

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