From: Marisa Hudson-Arney
To: Hillary Seminick
Subject: Comment to the Mt. Crested Butte proposed Master Plan
Date: Thursday, October 6, 2022 10:12:07 PM

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Ladies & Gentlemen:

We own 42 Anthracite and respectfully submit this comment to Mount Crested Butte's proposed Master Plan.

For 40 years, we have been a committed member of the Mount Crested Butte community, contributing to the economy, the tax base, and other aspects of the community. In the late 1970s, my business partner built 3 condo buildings at the base area (Ponderosa, Evergreen, and Redstone) and many families from our home area bought condos at the base. Then, in 2005, we purchased 42 Anthracite in Mt. Crested Butte and devoted two years and over $1 million to improving the property. Over 17 years of owning 42 Anthracite, despite our substantial financial obligation (i.e., mortgage expense, utilities, and property taxes), we have neither rented the house one time nor collected one dollar of rent.

Why did we make this commitment to Mount Crested Butte? Why have we maintained 42 Anthracite on an economically unfavorable basis? It's not because we have extraordinary wealth. Rather, we made this considerable investment because of the promise Mount Crested Butte made to us – a unique community, offering incomparable scenery, tranquility, and consistency of community. The value that affords is two-fold: (i) the intangible value of soaking-in Mount Crested Butte day-to-day, and (ii) one day, all of our sunk costs in the house can be recovered with the appreciation of the property.

So, today, we're merely asking for Mount Crested Butte to heed the long-established foundation it laid and on which we, and many others, relied in making such a substantial life investment. Sure, we'd vastly prefer no changes at all, including no development near the camping sites and horse barn and corral, and total preservation of the open, natural environment and beautiful views. Yet, we appreciate that if everyone invoked a "NIMBY" mindset, our community cannot thrive. We acknowledge the housing crunch and that we need ample lodging for our community to operate. Consequently, we're not asking you to scrap the entire plan, but rather, to make a modest adjustment to the Master Plan by retaining the area in which 42 Anthracite is located as low density zoning, for the following reasons:

- **Promise; Appropriation**. Simply put, we purchased and invested in 42 Anthracite, based on the low density, single-family character of the neighborhood. Changing that alters the original promise of the community. Further, we're relying on the value of the house one day offsetting the significant cash drain we experience by owning 42 Anthracite (and not disrupting

neighbors with short-term renters). Higher-density structures suddenly popping-up no doubt will adversely impact the value of 42 Anthracite. This absolutely is germane to 42 Anthracite, as 2 vacant lots, which would be the most likely to take advantage of higher-density structures, are directly across the street from, and consume the main views of, 42 Anthracite. Thus, such zoning change effectively is appropriation of a private asset by the city government.

- **Inconsistency**. When turning off Gothic on Anthracite or Winterset, one finds a long-established, single-family neighborhood, which is distinctly different than other areas (such as closer to the base). We, and all other owners, intentionally bought and improved homes in this neighborhood because of those attributes. Inexplicably, the Master Plan indicates that part of this neighborhood will remain lower density, yet part of the neighborhood (including 42 Anthracite), literally feet or blocks from the other part, will be changed to higher density. Such a proposal is entirely inconsistent, arbitrary and unfair, and the entire neighborhood should remain lower density.

- **Alternatives**. We can understand higher density along main arteries, like Gothic Road, or in new developments, where long-standing, single family neighborhoods have not existed. Furthermore, areas closer to the base (or along the major arteries) are already physically and psychologically accustomed to higher density lodging, so adding higher density zoning there is not a fundamental change. Finally, practically, the area near 42 Anthracite only has 2 undeveloped lots, which would likely be the only higher density adds, so Mount Crested Butte wouldn't even be solving any near-term housing problems by including 42 Anthracite in the higher density zoning. Other areas and alternatives are essential to solving the housing problem, not the small area where 42 Anthracite is located.

On behalf of our entire family, we submit the detailed comment and objection to the arbitrary Master Plan. If you have any questions or would like any additional information please do not hesitate to contact me.

Respectfully submitted,
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42 Anthracite
Mt. Crested Butte