

Community Values

Authentic
Connected
Accountable
Bold

Town Council
5-year Goals:

- Approach community challenges through active collaboration and public engagement.*
- Accommodate growth in a way that maintains our rural feel.*
- Enable people who live and work here to thrive.*
- Retain the unique character and traditions of Crested Butte.*
- De-emphasize cars and focus on walking, biking, and transit.*
- Continue to passionately care for our natural surroundings and forever protect Red Lady.*
- Act on the urgency of climate change and prepare for the changes we expect from it.*

Critical to our success is an engaged community and knowledgeable and experienced staff.

AGENDA
Town of Crested Butte
Regular Town Council Meeting
Town Council Chambers
507 Maroon Ave; Crested Butte, CO
Monday, May 5, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/81306361297>
Join via audio: +1 719 359 4580 US +1 669 444 9171 US +1 253 205 0468 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US
Webinar ID: 813 0636 1297

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.

6:00 WORK SESSION

1) Marshals’ Facility Concept Alternatives.
Staff Contact: Community Development Director Mel Yemma and Chief Marshal Mike Reily

6:15 2) Draft Community Plan - Community Feedback and Refinements
Discussion.

Staff Contact: Community Development Director Mel Yemma

7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER
BY MAYOR OR MAYOR PRO-TEM

7:02 APPROVAL OF AGENDA

7:03 CONSENT AGENDA

1) April 21, 2025 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
2) Amended Memorandum of Understanding (MOU) between the Town of Crested Butte and the Town of Crested Butte Municipal Judge James McDonald.
Staff Contact: Town Clerk Lynelle Stanford

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council’s vote. Items removed from the Consent Agenda will be considered under New Business.

7:05 PUBLIC COMMENT

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under “Other Business to Come Before the Council.”

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PROCLAMATION

Proclamation designating May 2025 as “Mental Health Awareness Month.”

7:25 PUBLIC HEARING

1) (Second Reading) Ordinance No. 3, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 8-2-150 of the Crested Butte Municipal Code.
Staff Contact: Chief Marshal Mike Reily

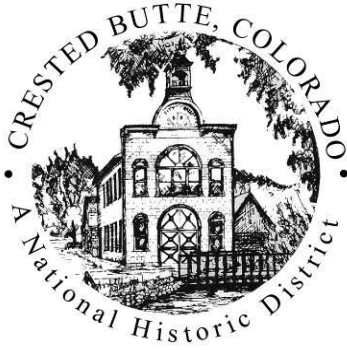
7:35 NEW BUSINESS

1) Letter from Council for the 2030 Climate Action Plan.
Staff Contact: Sustainability Coordinator Dannah Leeman

7:50 2) Resolution No. 8, Series 2025 - A Resolution of the Crested Butte Town Council Amending the Leasing of Residential Municipal Property Policy.
Staff Contact: Housing Director Erin Ganser

8:05 3) Resolution No. 9, Series 2025 - A Resolution of the Crested Butte Town Council Adopting a Paradise Park Workforce Rental Tenant Selection Plan.
Staff Contact: Housing Director Erin Ganser

- 8:25** 4) Resolution No. 10, Series 2025 - A Resolution of the Crested Butte Town Council Setting an Application Fee for the Paradise Park Workforce Rental Housing Project.
Staff Contact: Housing Director Erin Ganser
- 8:35** 5) Consideration for the Applicant Household Affected by the Paradise Park Lottery Drawing.
Staff Contact: Housing Director Erin Ganser
- 8:55** 6) Discussion on Possible Moratorium on New Development.
Staff Contact: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Community Development Director Mel Yemma
- 9:30** **COUNCIL REPORTS AND COMMITTEE UPDATES**
- 9:35** **OTHER BUSINESS TO COME BEFORE THE COUNCIL**
- 9:40** **DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**
- Wednesday, May 14, 2025 - 6:00PM Joint Work Session with Mt. Crested Butte Regarding Mountain Express
 - Monday, May 19, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, June 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council
 - Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- 9:45** **ADJOURNMENT**



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director and Mike Reily, Chief Marshal

Thru: Dara MacDonald, Town Manager

Subject: Marshals' Facility Concept Alternatives

Summary: This work session will present two concept plans for improvements to the existing Marshals' Station. Staff is seeking Council direction on which concept to move forward with for detailed design this year.

Previous Council Action: On March 17, the Town Council approved Resolution No. 5, Series 2025, supporting a grant application to the Colorado Department of Local Affairs (DOLA) for \$200,000 to support the design of an improved Marshals' Station. As part of the 2025 budget, the Council also allocated \$500,000 toward the facility's design. The capital budget currently anticipates spending a total of \$5 million in 2026 and 2027 to improve the facility.

Background: The Marshals' current facility is significantly over capacity, undersized, and the space does not align with best practices for law enforcement, particularly in terms of security. The facility lacks a proper interview room, creating privacy concerns for victims and suspects, and does not provide adequate training space or indoor vehicle storage. The latter is increasingly important as the Town transitions its fleet to electric vehicles through facilitating charging and maintaining battery capacity during cold weather. Though it should be noted that with combustion vehicles, this is also a long-time need as current practice has vehicles idling for long periods during snow events to prevent frozen windshields. Ahead of the work session, Council members are invited and encouraged to take a tour of the current facility on April 29, May 2, or May 5-8 (please contact Mike Reily, mpreily@crestedbutte-co.gov to coordinate a time).

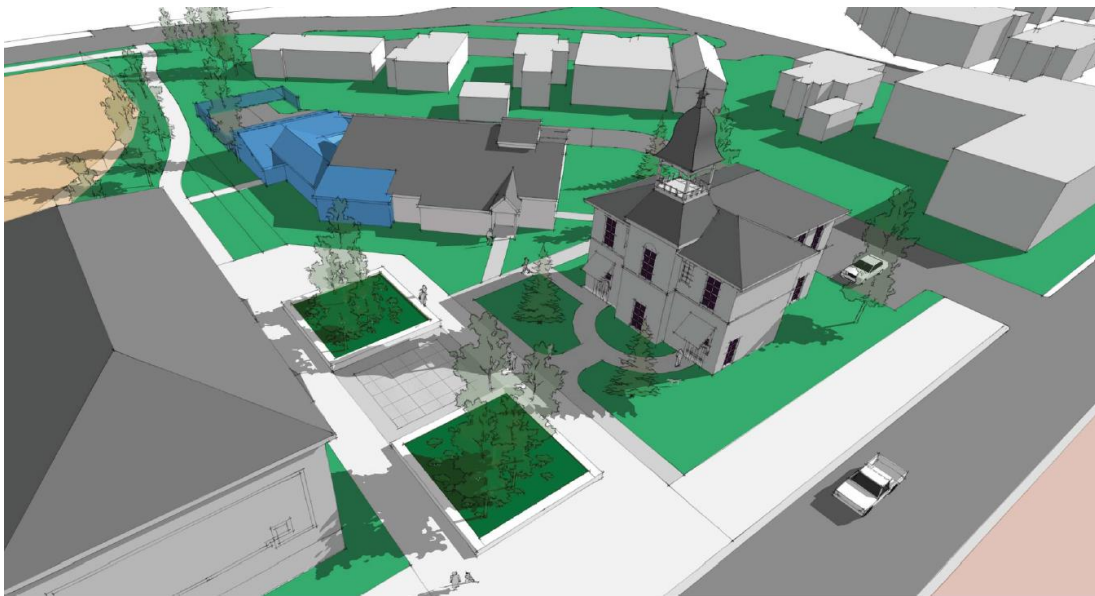
Originally, the Town planned to relocate the Marshals' to Station One (with improvements to that facility) following the Fire District's planned departure. However, in 2023, Council adopted the Town's Facility Plan, which recommended exploring whether the Marshals' Station could be renovated or redeveloped on-site to better meet operational needs and support the creation of a civic campus at Crank's Plaza.

In 2024, the Town secured a \$25,000 DOLA EIAF Administrative Planning Grant, matched with an additional \$25,000, to conduct a concept plan and preliminary budget analysis. Town staff partnered with Torti Gallas and Partners to integrate this work into the broader Community Plan process.

The resulting concept plans explore whether the site can accommodate an improved facility in terms of scale, massing, and general feasibility. Specific design details (e.g., roof pitch, interior layout, windows, landscaping) will be addressed during the formal design phase. The plans were informed by a 2018 needs assessment for the Marshals' office. Additionally, KBUT submitted a letter (attached) on November 1, 2024, requesting additional space and improvements, but did not indicate financial participation in this project.

Discussion: The concept planning process produced two potential approaches. Town staff is seeking Council direction on which concept to advance to detailed design. A summary of each concept and a pros/cons analysis is provided below. Full concept packages are attached.

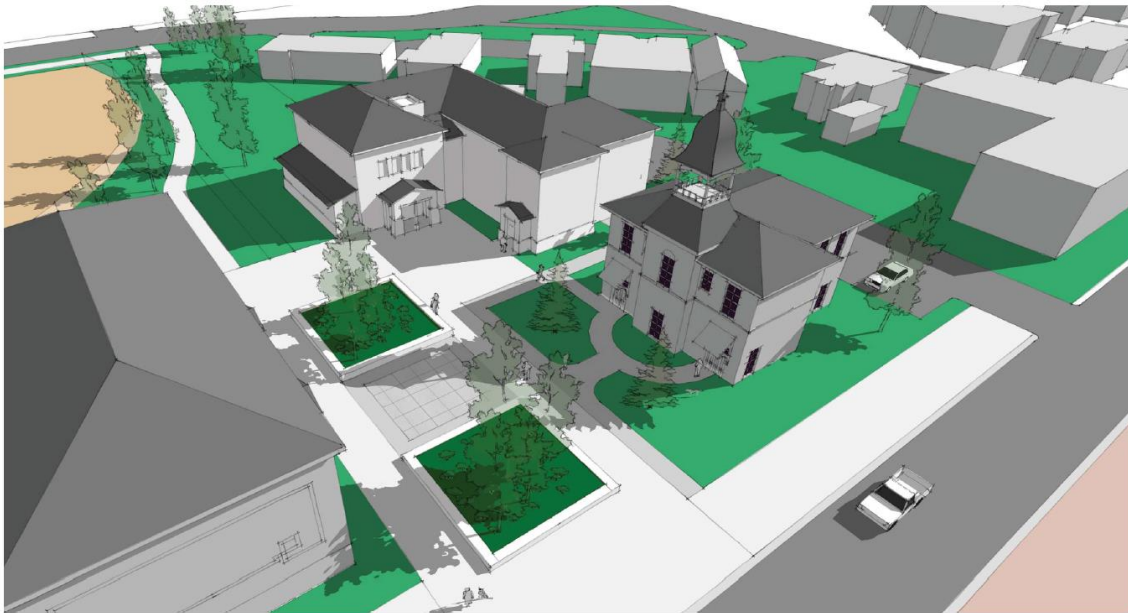
1. **Addition Concept** – This option includes a garage addition and reconfiguration of the interior to meet operational needs and improve security. KBUT's existing space would remain unchanged, but the building would receive general upgrades (e.g., electrical, mechanical, energy efficiency). Future KBUT space needs would be addressed through other long-term planning efforts, such as repurposing Station One or the Center for the Arts' Phase 2. The rough estimate for this concept is approximately **\$3.91 million** (preliminary and subject to construction cost volatility).



Pros	Cons	Additional Refinements in Design
<ul style="list-style-type: none"> • More cost effective • Adds garage and improved interior layout • Adds customer service space for Park Crested Butte • Maintains modest building scale at the plaza • KBUT likely able to remain in place during construction; temporary 	<ul style="list-style-type: none"> • Code upgrades introduce budget unknowns (the estimated budget is conservative to account for replacing mechanical/electrical) • Snow plowing and storage challenges with garage location (which can be further improved in design) 	<ul style="list-style-type: none"> • Assess ideal garage location and vehicle access in consideration of snow removal and storage • Explore adding a storage shed for Town Hall's bike fleet • Refine architecture, roof pitches, and interior layout

Marshal relocation to Station One would be relatively simple	<ul style="list-style-type: none"> • No added space for KBUT • Uncertainty around grant funding 	<ul style="list-style-type: none"> • Improve plaza landscaping and drainage
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2. **Full Redevelopment Concept** – This option involves a complete rebuild. The new facility would house the Marshals’ and Park Crested Butte on the first floor, and KBUT and community/meeting rooms on the second. Many of KBUT’s requests would be accommodated, although the Town still plans to explore long-term alternatives for KBUT space. The rough estimate for this concept is approximately **\$8.55 million** (preliminary and subject to construction cost volatility).



Pros	Cons	Additional Refinements in Design
<ul style="list-style-type: none"> • Meets needs of Marshals’ and KBUT • Adds flexible community/meeting space • Opportunity for highly energy-efficient new construction • Efficient garage location that avoids snow storage conflicts 	<ul style="list-style-type: none"> • Higher cost overall • Adds significant mass to Crank’s Plaza, which may feel out of scale • Relocating both Marshals and KBUT during construction would be more complex • Uncertainty around grant funding 	<ul style="list-style-type: none"> • Explore reducing overall scale/mass of building • Explore adding a storage shed for Town Hall’s bike fleet • Further refine roof pitches • Refine architecture, roof pitches, and interior layout • Improve plaza landscaping and drainage

Climate Impact: The design phase will prioritize energy efficiency and electrification. The addition of indoor vehicle storage supports the Town's transition to an electric fleet and reduction of idling of combustion vehicles. Any new construction will comply with current building codes and the additional concept will explore energy-efficient and electrification options through a cost-benefit lens.

Financial Impact: The Town has budgeted \$500,000 for design in 2025 and submitted a grant for \$200,000 (leaving the Town with a \$300,000 match). The conceptual cost estimates are \$3.91 million for the addition and \$8.55 million for the full redevelopment. A \$5 million placeholder exists in the Town's 2026/2027 capital budget for this project.

Legal Review: N/A

Recommendation: Staff recommends proceeding with the Addition Concept into the design phase and further exploring garage placement to mitigate snow management issues. Based on Council feedback, staff will issue an RFP for architectural services in May. The detailed design phase will include broader community engagement and collaboration with KBUT and the Library, recognizing Crank's Plaza as a key civic asset.

ATTACHMENTS:

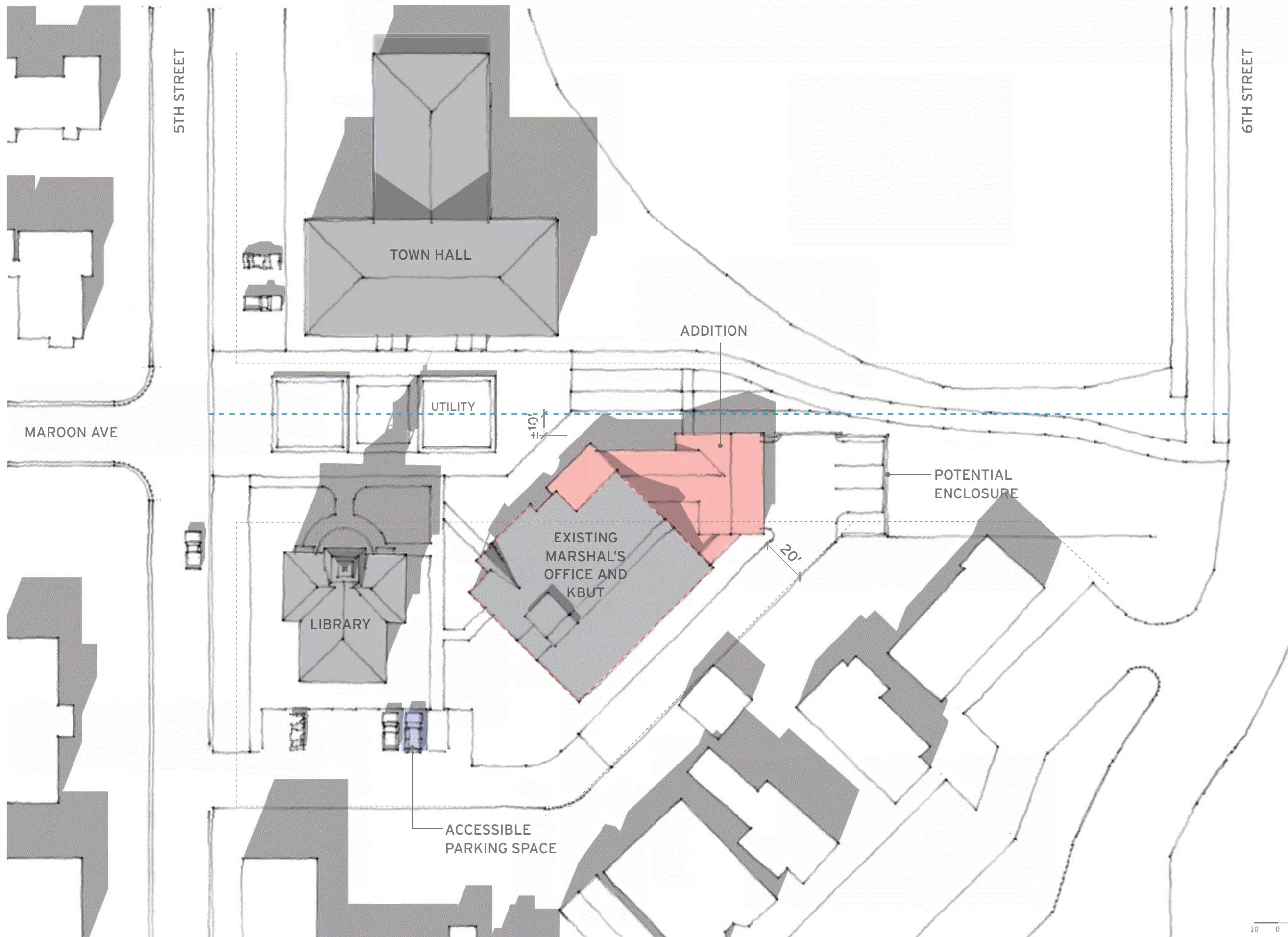
- Addition Alternative Concept Package
- Redevelopment Alternative Concept Package
- KBUT Letter

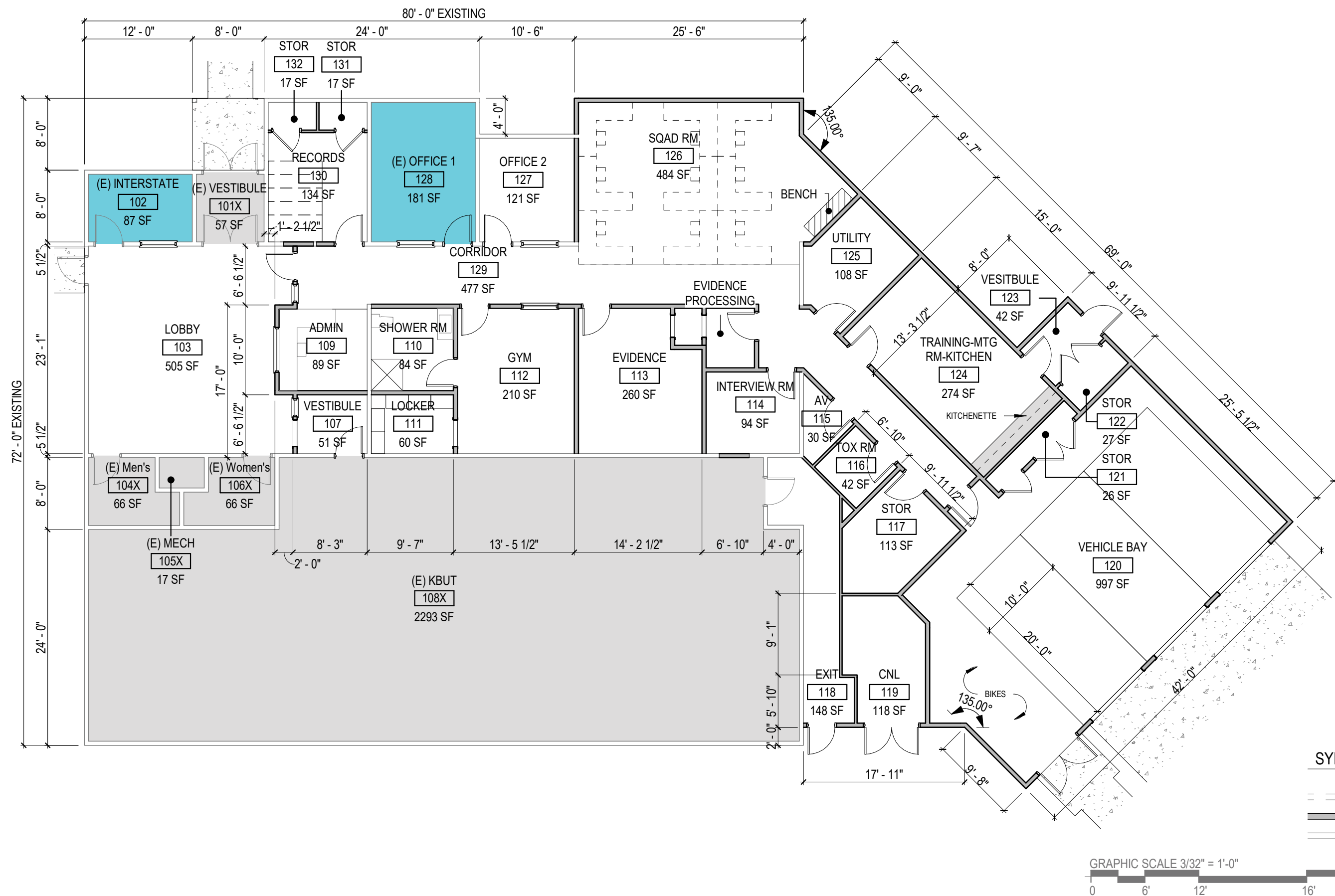


VIEW FROM 5TH ST AND MAROON AVE

CRESTED BUTTE MARSHAL'S OFFICE







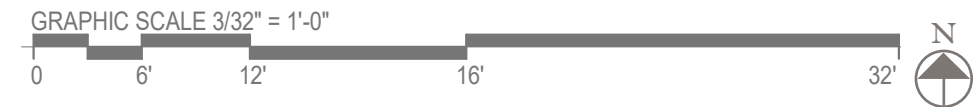
No.	Room Name	Area
101X	(E) VESTIBULE	57 SF
102	(E) INTERSTATE	87 SF
103	LOBBY	505 SF
104X	(E) Men's	66 SF
105X	(E) MECH	17 SF
106X	(E) Women's	66 SF
107	VESTIBULE	51 SF
108X	(E) KBUT	2,293 SF
109	ADMIN	89 SF
110	SHOWER RM	84 SF
111	LOCKER	60 SF
112	GYM	210 SF
113	EVIDENCE	260 SF
114	INTERVIEW RM	94 SF
115	AV	30 SF
116	TOX RM	42 SF
117	STOR	113 SF
118	EXIT	148 SF
119	CNL	118 SF
120	VEHICLE BAY	997 SF
121	STOR	26 SF
122	STOR	27 SF
123	VESITBULE	42 SF
124	TRAINING-MTG RM-KITCHEN	274 SF
125	UTILITY	108 SF
126	SQUAD RM	484 SF
127	OFFICE 2	121 SF
128	(E) OFFICE 1	181 SF
129	CORRIDOR	477 SF
130	RECORDS	134 SF
131	STOR	17 SF
132	STOR	17 SF
		7,292 SF

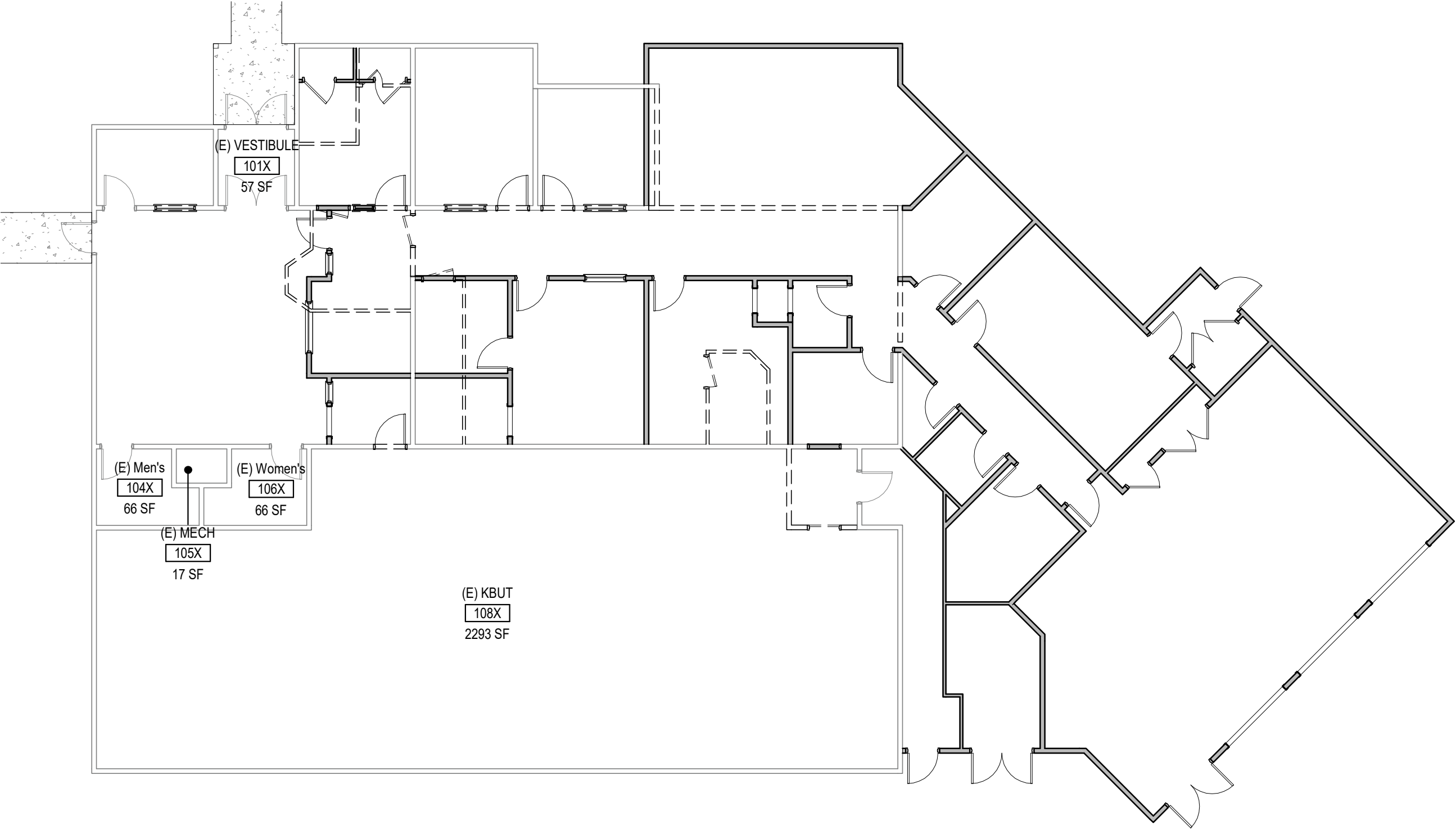
SYMBOL LEGEND

--- WALL TO BE REMOVED

— NEW WALL

== EXISTING WALL





SYMBOL LEGEND

- WALL TO BE REMOVED
- NEW WALL
- EXISTING WALL

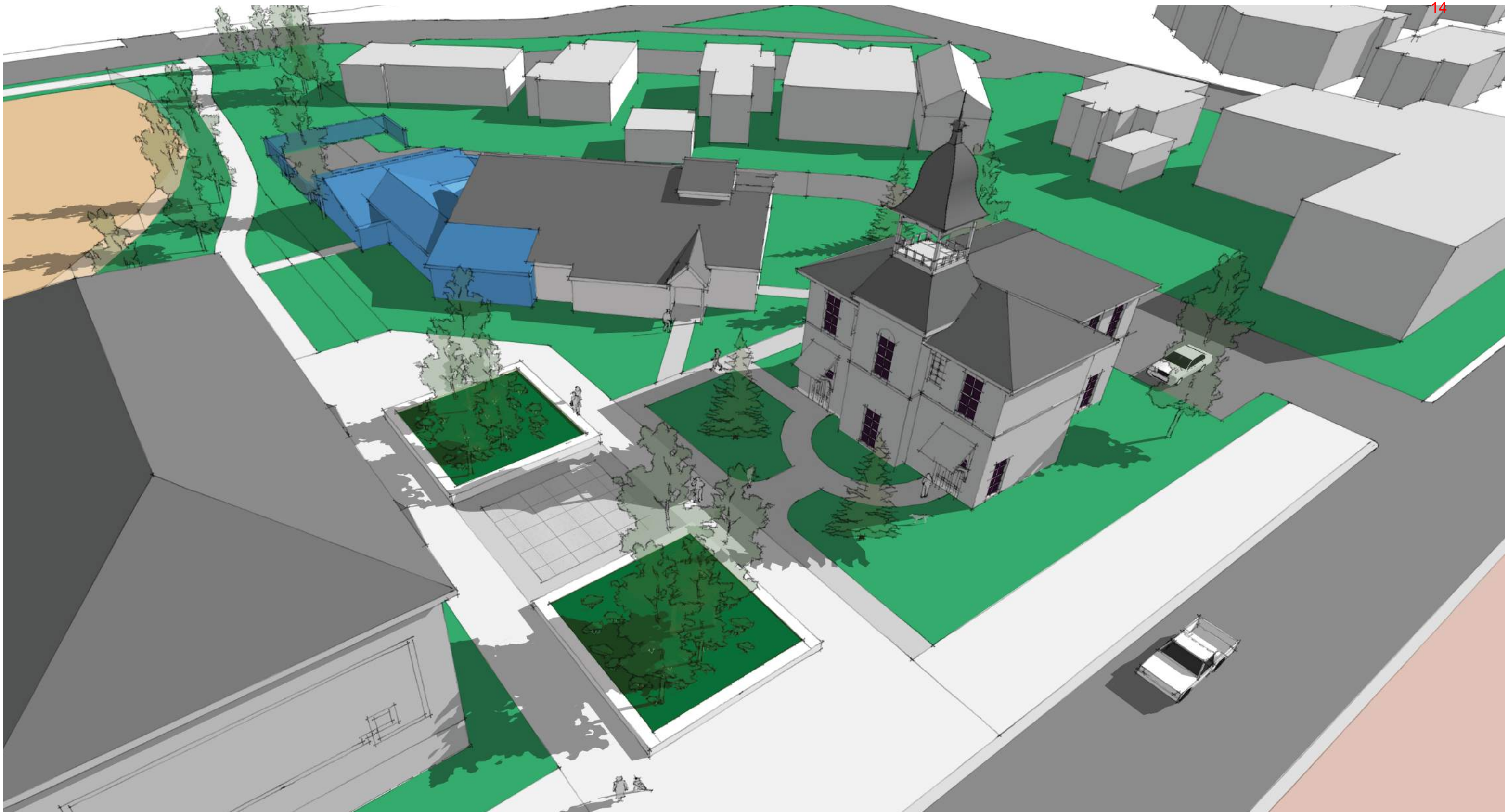
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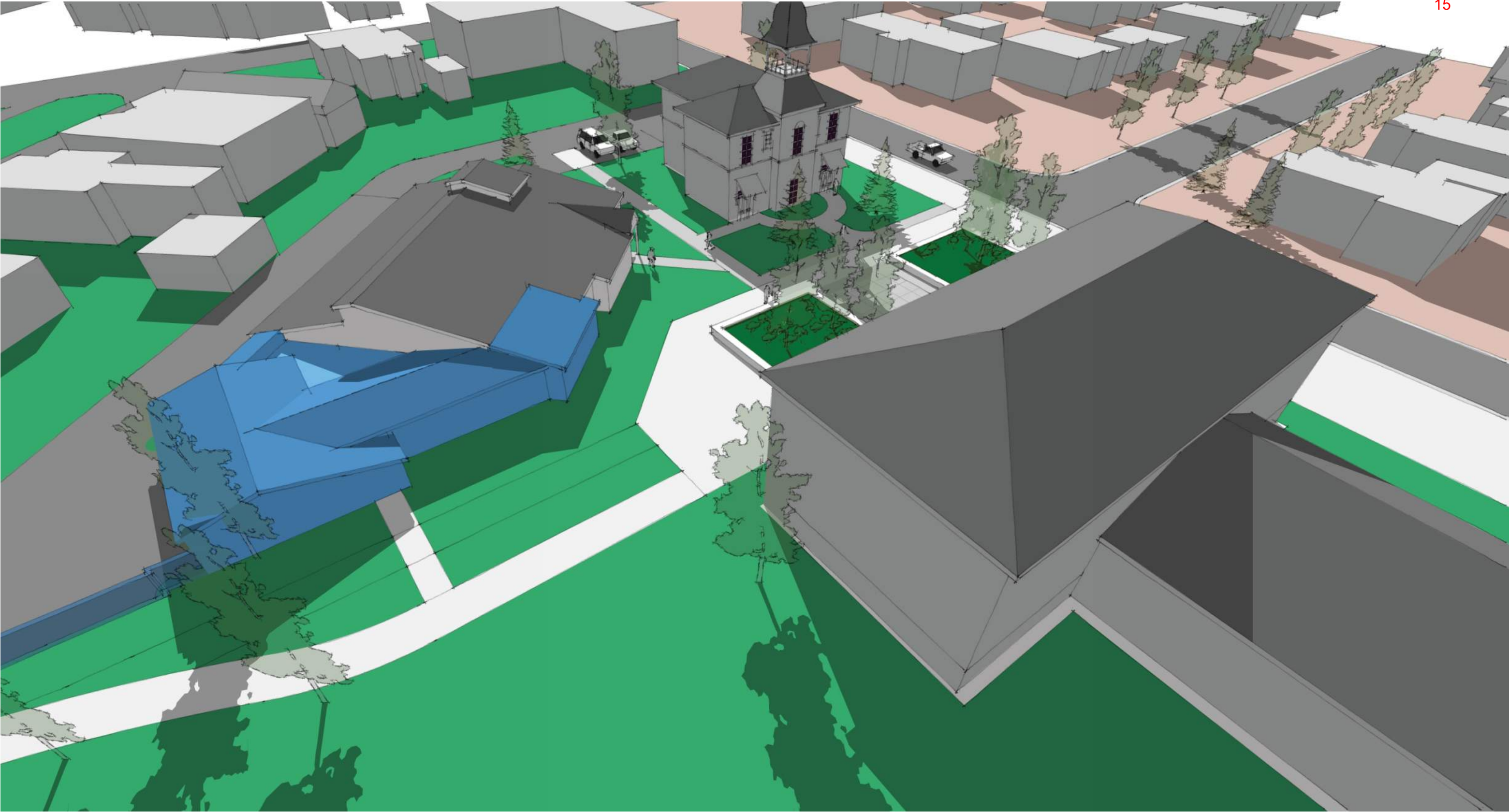










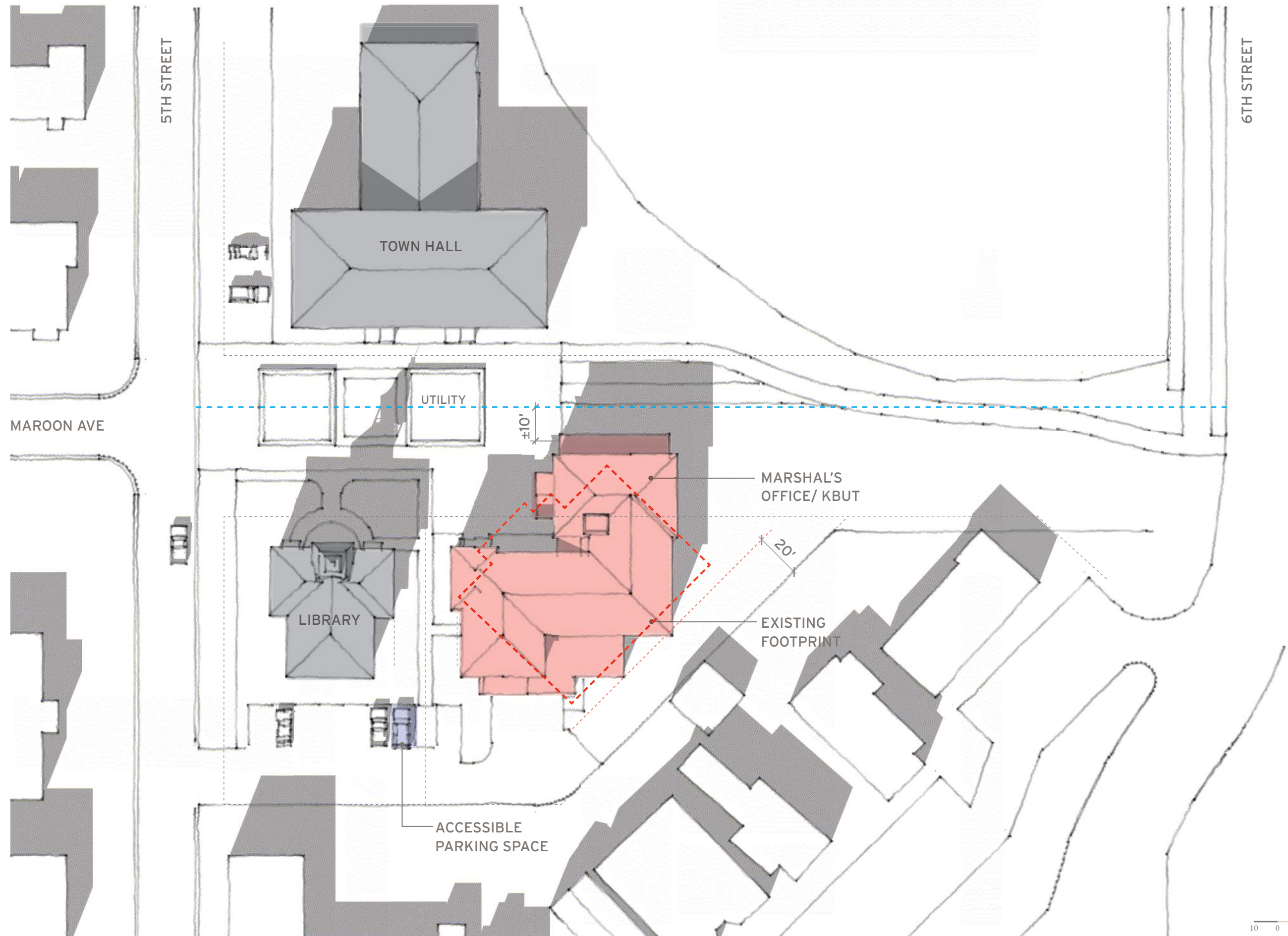


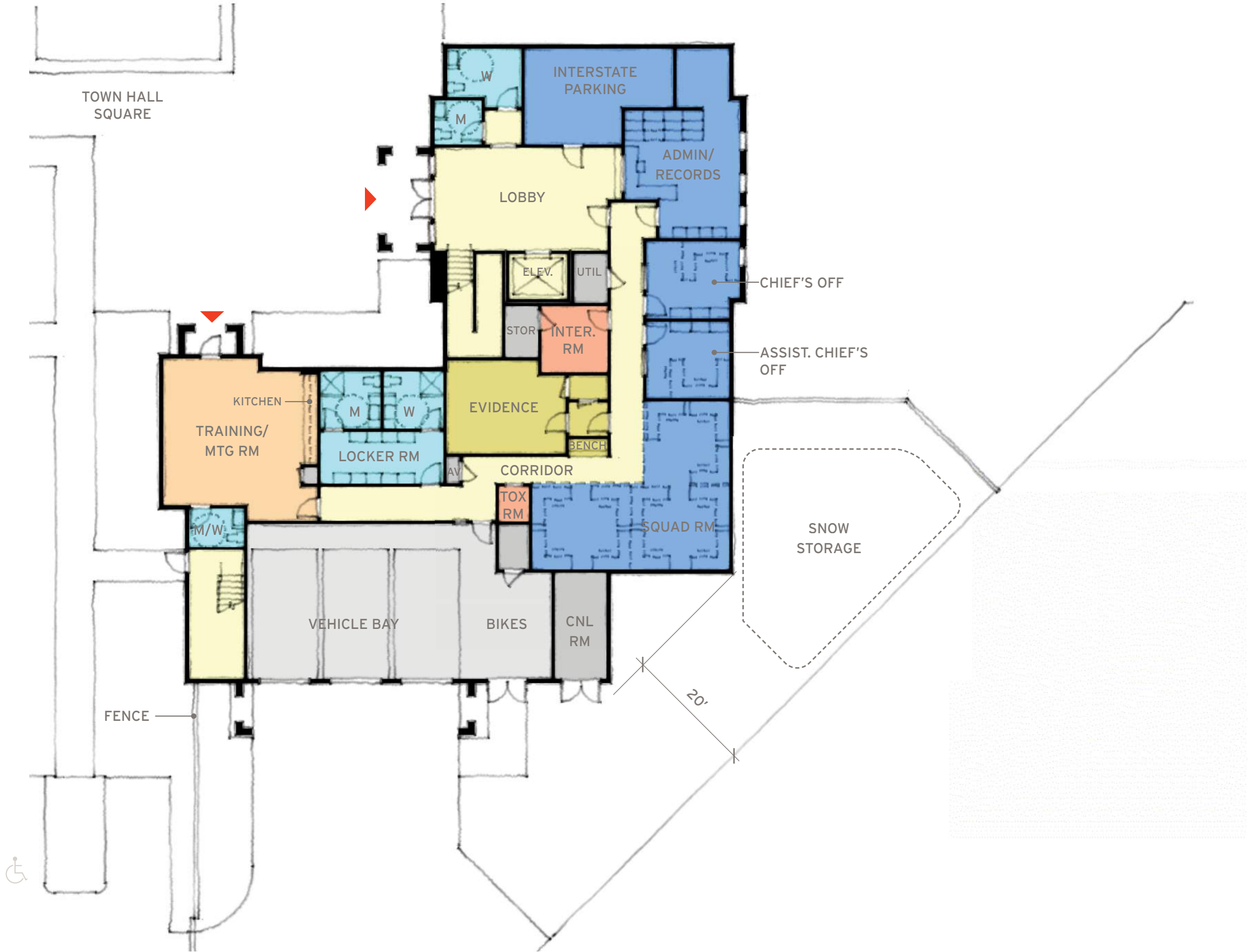


VIEW FROM 5TH ST AND MAROON AVE

CRESTED BUTTE MARSHAL'S OFFICE





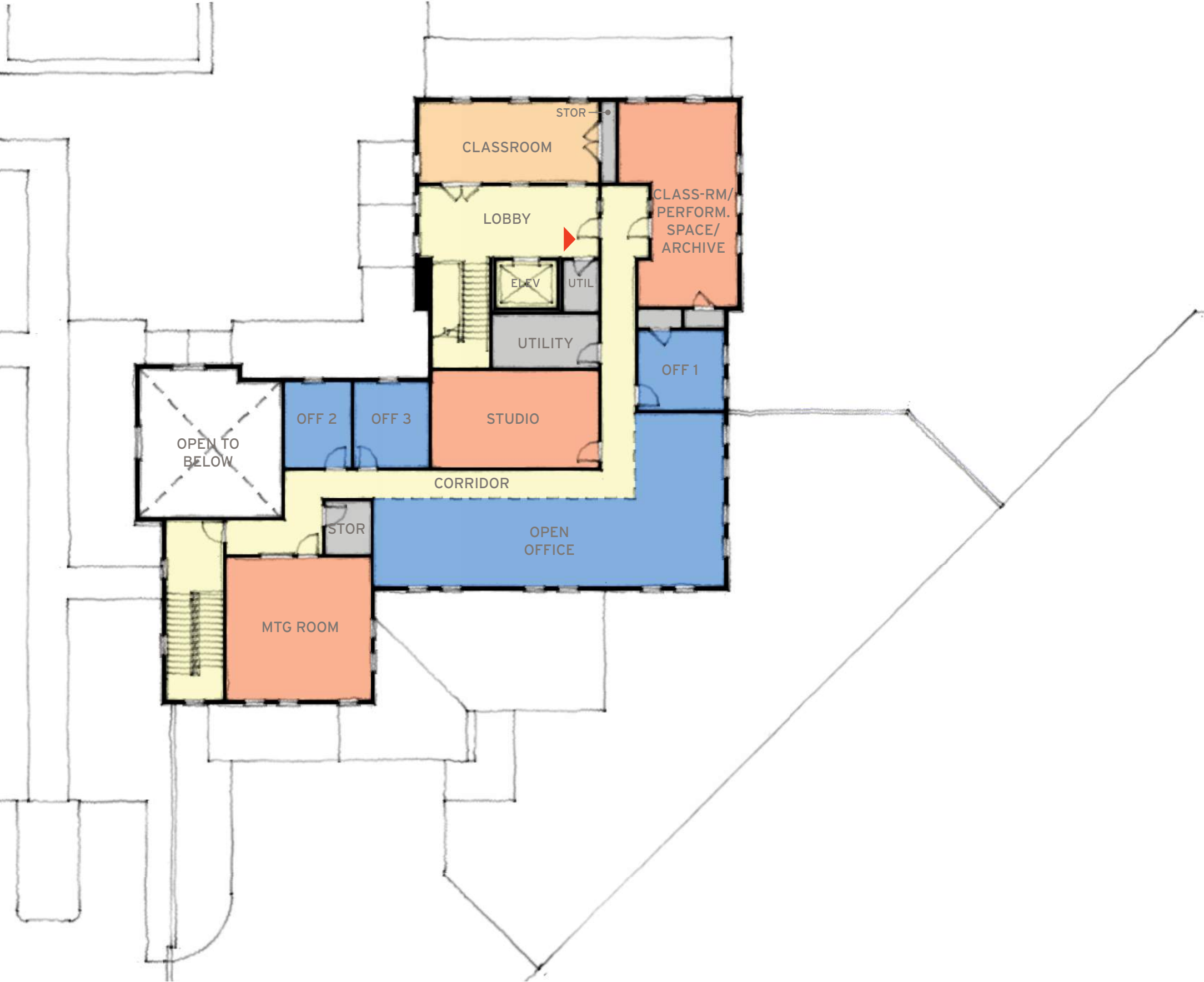


MARSHAL'S OFFICE PROGRAM NSF:

ADMIN/ RECORDS	399 SF
CHIEF'S OFFICE	169 SF
ASSISTANT CHIEF'S OFFICE	152 SF
INTERVIEW ROOM	105 SF
EVIDENCE AND PROCESSING	311 SF
SQUAD ROOM	576 SF
WAITING BENCH	17 SF
TOX ROOM	25 SF
AV	8 SF
LOCKER ROOM	153 SF
RESTROOM X2	160 SF
TRAINING/ MTG RM	538 SF
RESTROOM	51 SF
VEHICLE BAY	1,070 SF
STORAGE	77 SF
CIRCULATION	467 SF
TOTAL	4,278 NSF

BUILDING PROGRAM GSF:

1ST FLOOR:	
MARSHAL'S OFFICE	3,550 SF
VEHICLE BAY	1,126 SF
LOBBY/ CIRCULATION	961 SF
INTERSTATE PARKING	324 SF
PUBLIC RESTROOMS X2	175 SF
UTILITY	48 SF
FIBER TERM ROOM	155 SF
SUB-TOTAL	6,339 SF
2ND FLOOR:	
KBUT	3,634 SF
LOBBY/ CIRCULATION	476 SF
UTILITY	48 SF
CLASSROOM	394 SF
SUB-TOTAL	4,552 SF
TOTAL	10,891 GSF

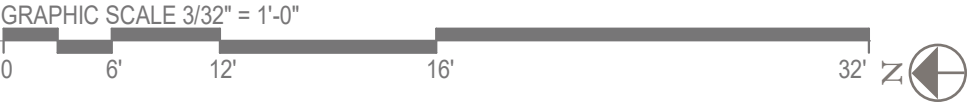
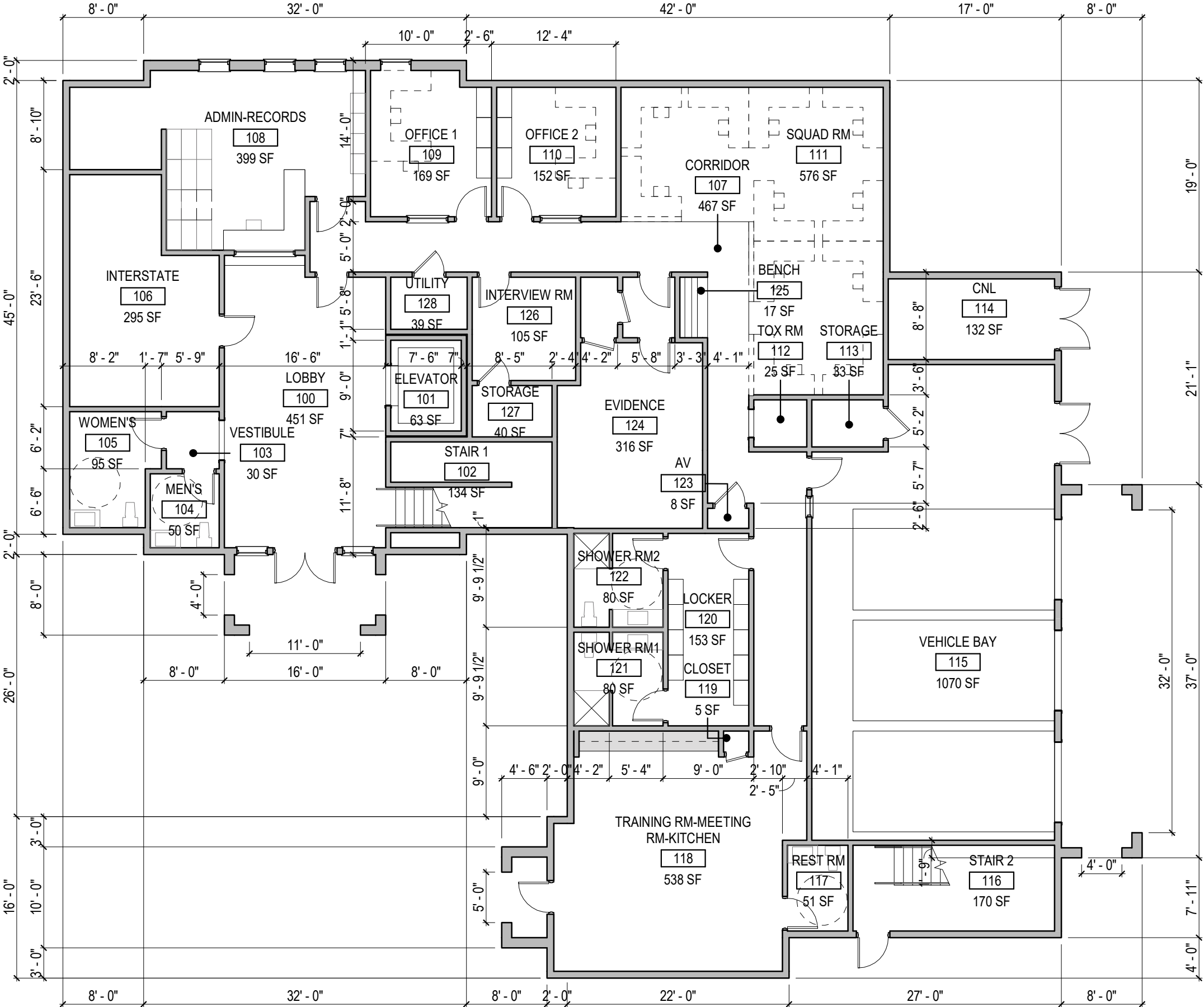


KBUT OFFICE PROGRAM NSF:	
CLASSROOM/ ARCHIVE/ PERFORMANCE SPACE	467 SF
OFFICE 1	152 SF
OFFICE 2	126 SF
OFFICE 3	144 SF
OPEN OFFICE	869 SF
STUDIO	359 SF
MEETING ROOM	464 SF
CIRCULATION	541 SF
STORAGE	87 SF
UTILITY	125 SF
TOTAL	3,334 NSF

PUBLIC PROGRAM NSF:	
CLASSROOM	324 SF
STORAGE	25 SF
TOTAL	3,49 NSF

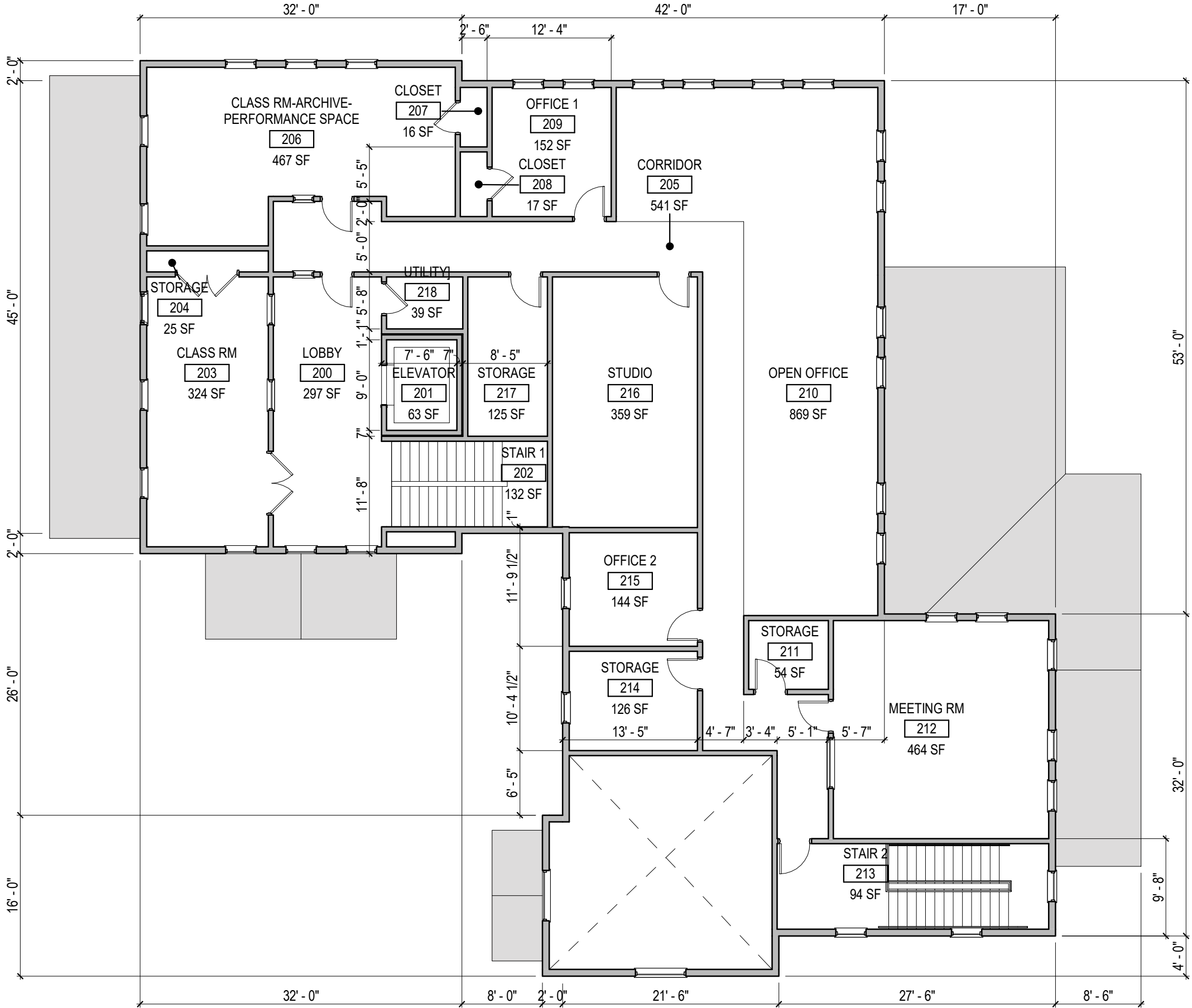
PROGRAM 1ST FLOOR

No.	Room Name	Area
100	LOBBY	451 SF
101	ELEVATOR	63 SF
102	STAIR 1	134 SF
103	VESTIBULE	30 SF
104	MEN'S	50 SF
105	WOMEN'S	95 SF
106	INTERSTATE	295 SF
107	CORRIDOR	467 SF
108	ADMIN-RECORDS	399 SF
109	OFFICE 1	169 SF
110	OFFICE 2	152 SF
111	SQUAD RM	576 SF
112	TOX RM	25 SF
113	STORAGE	33 SF
114	CNL	132 SF
115	VEHICLE BAY	1070 SF
116	STAIR 2	170 SF
117	REST RM	51 SF
118	TRAINING RM-MEETING RM-KITCHEN	538 SF
119	CLOSET	5 SF
120	LOCKER	153 SF
121	SHOWER RM1	80 SF
122	SHOWER RM2	80 SF
123	AV	8 SF
124	EVIDENCE	316 SF
125	BENCH	17 SF
126	INTERVIEW RM	105 SF
127	STORAGE	40 SF
128	UTILITY	39 SF
		5743 SF



21
PROGRAM 2ND FLOOR

No.	Room Name	Area
200	LOBBY	297 SF
201	ELEVATOR	63 SF
202	STAIR 1	132 SF
203	CLASS RM	324 SF
204	STORAGE	25 SF
205	CORRIDOR	541 SF
206	CLASS RM-ARCHIVE- PERFORMANCE SPACE	467 SF
207	CLOSET	16 SF
208	CLOSET	17 SF
209	OFFICE 1	152 SF
210	OPEN OFFICE	869 SF
211	STORAGE	54 SF
212	MEETING RM	464 SF
213	STAIR 2	94 SF
214	STORAGE	126 SF
215	OFFICE 2	144 SF
216	STUDIO	359 SF
217	STORAGE	125 SF
218	UTILITY]	39 SF
		4308 SF



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OPTION 1

VIEW FROM SPORTS FIELD

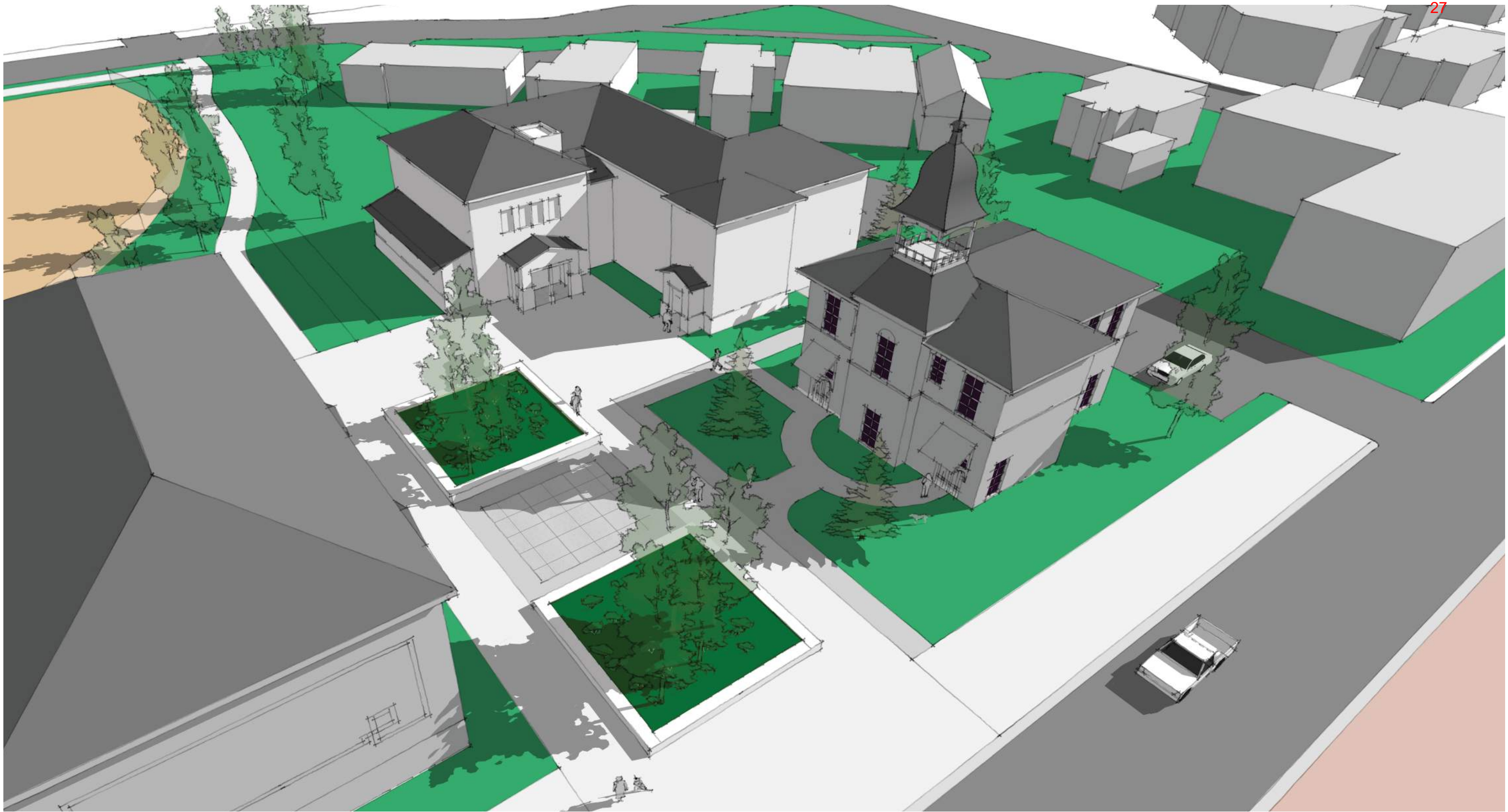
CRESTED BUTTE MARSHAL'S OFFICE





OPTION 1

VIEW FROM 6TH ST LOOKING WEST
CRESTED BUTTE MARSHAL'S OFFICE





November 1, 2024

Town of Crested Butte and whom it may concern:

For more than 38 years, KBUT has been a dedicated voice for Crested Butte, connecting our community through music, local news, education, cultural programming, and emergency broadcasts. We believe that KBUT's legacy is intricately tied to the Town of Crested Butte's. We hope, together with the Town, we can continue to share this path while also advancing KBUT into the future.

With over 800 members who support our mission, KBUT is a strong and financially healthy organization. It has been rewarded with the hard-earned, long-standing respect of the entire Gunnison Valley. We work to connect all aspects of the community while helping other Gunnison Valley nonprofits advance their own missions and foster their own legacies.

Our organization is constantly discussing legacy. This includes our building's history and its heritage, what they mean to us, and how we move KBUT forward while not setting them aside. We have cultivated KBUT's goals and ambitions with the guidance of comprehensive strategic planning, the generous counsel of professionals, and an insistent community outreach. This has produced clear and consistent needs that we strive to meet. We truly hope any changes to KBUT's home will help us meet those needs, which we believe are in line with the Town of Crested Butte's Community Compass.

Simply put, KBUT needs more space. Since relocating from the old Bus Barn in the 1990s, KBUT has fully grown into our location. We have spent hundreds of thousands of dollars creating and maintaining the infrastructure needed to run a modern radio station. We are root-bound in our current footprint. To continue to grow and maintain relevancy in a rapidly changing modern world, KBUT must also grow. We have discussed this growth at length, as well as the various ways open to us to achieve it.

We believe this growth is centered around the following community needs: education, community inclusion, timely and accurate local and regional news, and local and regional entertainment. We have integrated these needs into our programming, planning, and long-term vision. It is where KBUT strives now and hopes to continue to grow.

KBUT's needs for additional space include the following:

A Classroom

KBUT has made education and fostering a relationship with the Gunnison Watershed School District one of our primary missions. Our KBUT Teens and KBUT Kids Club

programs facilitate hands-on real world media experience, help strengthen college applications, and overall provide local youth a glimpse into, and a voice in, the adult community around them. We are currently using cramped studio space to facilitate these programs.

A Multimedia Recording Studio

Social media, video, and streaming are now an intrinsic part of our modern world and KBUT aims to provide a space for our community to reach this world. We hope to build a Recording and Performance Space that would create a Crested Butte-branded home for video recording and streaming. Local news, students, singer-songwriters, and national acts could all utilize and create in this space, inspired by the amazing beauty and community around them.

Office Space

Some of our staff's offices could be better described as closets. One of six office spaces was lost to the Region 10 fiber termination point, with no discussion and about a week of forewarning. We have grown our staff roles into desirable, full time, well-compensated positions and we want to offer our employees workspaces that match their level of professionalism.

Storage Space

We have a storage issue. We maintain an ever-growing library of music that we hope to continue to foster (e.g. vinyl collections lovingly donated to the station from folks no longer with us), as well as technical equipment necessary for radio operations, and supplies for KBUT events. We currently rent a storage unit in Riverland because we are out of space. We would love to house KBUT's equipment and supplies in-house.

Overall, KBUT is incredibly grateful for the commitment the Town of Crested Butte has had for our community radio station. Since its inception in 1984, Town Managers, Council Members, Mayors, and our citizens have made KBUT a collective priority. We have been provided an amazing home that has created years of memories and we believe the best home for KBUT is right where it is, with our ideal situation being granted full use of the entire building. We hope that with your ongoing support we can continue this cherished legacy.

Sincerely,

KBUT Community Radio's Board of Directors



Staff Report

May 5, 2025

To: Mayor and Town Council
Prepared By: Mel Yemma, AICP, Community Development Director
Thru: Dara MacDonald, Town Manager
Subject: **Draft Community Plan – Community Feedback and Refinements Discussion**

Summary: This Town Council Work Session is intended to:

1. Review community feedback on the focus areas and considerations in the Draft Community Plan (CP)
2. Discuss proposed refinements for the next draft of the CP

Previous Council Action: On January 6, 2025, the Town Council held a work session to review the purpose of the CP and reaffirm its goals and success measures. The session also introduced the CP Policy Toolbox and key considerations outlined in the Draft Plan.

Council Members Kent Cowherd and John O’Neal have served on the CP Advisory Committee. Several Council members also attended the Compass Navigation Committee meeting on February 5, which introduced the Draft CP considerations and gathered feedback.

Background: About the Draft CP: The CP identifies a long-term vision to improve Crested Butte’s livability, functionality, and sense of community by aligning the Town’s development regulations with the community’s values and strategic goals. The CP seeks to encourage and stimulate private-sector investment in community-serving housing, businesses, and non-profits to address Crested Butte’s pressing local challenges – an escalating affordability crisis, a vulnerable and concentrated economy, a decline in full-time residency, and zoning regulations that are overall failing to produce the housing and infrastructure the community needs.

The Draft CP centers on a clear vision for the community that reflects and integrates the Community Compass goals and values – the vision is centered on keeping Crested Butte, Crested Butte and retaining and growing the full-time community. The Draft CP then outlines key zoning considerations needed to bring that vision to life, which will be codified through a comprehensive update to the Zoning Code, which is expected to begin this summer and will be accompanied by targeted outreach efforts to property owners. Additionally, the CP sets the stage for a forthcoming five-year Housing and Resilient Community Plan—also anticipated to launch this summer—which will actively guide implementation through Town-led development, incentives for property owners, and supportive community programs.

Process Recap: The CP was developed over the past year through the Compass framework, blending community insight with technical expertise.

1. Discovery (March–May 2024):

- Collected data and analyzed trends to better understand local challenges and define the CP goal.
- The “Crested Butte’s Context” chapter (page 14) of the Draft CP describes the overarching challenges, particularly how high land values, rising construction costs, and outdated regulations skew development toward tourism, amenities, and luxury uses, undermining essential community services and threatening Crested Butte’s social and economic fabric.
- The CP’s goal is to improve the livability, functionality, and sense of community in Crested Butte by leveraging the Town’s development regulations to stimulate free market investment in community serving housing, businesses, and non-profits.

2. Desire and Continued Discovery (June–August 2024):

- Continued data analysis and community outreach defined the CP’s success measures:
 - ✓ Ensure that new regulations and incentives align with Crested Butte’s physical character, preserving the Town’s mass, scale, orientation, and the integrity of the historic district and historic resources.
 - ✓ Increase full-time occupancy in the Town.
 - ✓ Increase the quantity, variety, distribution, and opportunities for mobility in deed restricted housing units in the Town.
 - ✓ Increase opportunities for the establishment and retention of community-serving businesses within the Town.
 - ✓ Strengthen social connections by maintaining or enhancing community gathering spaces in the public realm.
 - ✓ Maintain Crested Butte’s rough edges and polish only when necessary.
 - ✓ Support the Town’s transportation mobility goals by increasing opportunities for people to live closer to where they work.
 - ✓ Support the Town’s climate action goals by increasing opportunities for development efficiencies.

3. Design (September–January 2025):

- Explored build-out scenarios and zoning considerations in key focus areas, based on community input and alignment with success measures.
- Focus areas analyzed in the “Unlocking Potential” chapter (page 30) include:
 - Parking Requirements
 - Areas of Stability (historic core and neighborhoods)
 - Bellevue Avenue
 - Sixth Street
 - Slate River Annexation

4. *CURRENT PHASE*: Discussion (February–June 2025):

- The Draft CP (attached) was released for public review from March 7 to April 3, 2025, the Draft includes:
- The public feedback period yielded 70 survey responses and 4 written comments (attached).
- The CP Advisory Committee met on April 10 to review community feedback and identify refinements for the next draft, which will be discussed further during this work session.

Discussion: This work session is intended for Town Council to share feedback on the key considerations of the Draft CP and discuss proposed refinements in response to community input.

The survey collected feedback on the central components of the Draft CP, including the vision, parking requirements, areas of stability, Belleview Avenue, Sixth Street, and the Slate River Annexation. For each focus area, respondents were asked to rate how well the considerations align with the CP's success measures using a scale of 0 (does not meet) – 100 (fully meets). In addition, open-ended responses provided more detailed insights. The full survey summary includes a distribution of rating scores, categorized open-ended responses, and demographic information for context.

The table below outlines each plan element, summarizes key themes from the community feedback (both quantitative and qualitative), and details the committee's proposed refinements.

Focus Area & Considerations	Community Feedback (see attached summary for full results)	Proposed refinements
<u>General Plan</u> <ul style="list-style-type: none"> • Introduces plan purpose and process • Provides context on key challenges and opportunities • States the draft vision • Outlines how the CP toolbox can be leveraged to enable the vision • Sets the stage for upcoming 5-Year Housing & Resilient Community Plan and Corridor Plan 	<ul style="list-style-type: none"> • Mixed views: thoughtful direction vs. too many plans at once • Skepticism about Town's ability to influence future growth • Requests for more clarity on transportation and environmental initiatives • Ongoing concerns about parking 	<ul style="list-style-type: none"> • Frontload the vision • Condense introduction and context chapter; move details to appendix • Replace “Unlocking Potential” with a future land use map, area-specific strategies, and zoning matrix; move toolbox explanations to appendices • Rename “performance zoning” to “incentive zoning” for clarity
<u>Vision</u> <ul style="list-style-type: none"> • Keep Crested Butte, Crested Butte (both physical character and community character (of characters in the community)) • Growing in - not out - in thoughtful ways (commercial areas different than neighborhoods) • Strong community connections • It takes effort and grit, but it's possible to join the community and build a future here 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 65/100</i> • Described as “damn good” and forward-thinking • Strong support for full-time resident focus • Some felt it was overly idealistic • Concerns tied to related policies (parking, height, density) 	<ul style="list-style-type: none"> • Make it extra clear and more explicit to retain and grow full-time residency • Shorten and make more concise

<p><u>Parking Requirements</u></p> <ul style="list-style-type: none"> • <i>Residential:</i> Reduce minimums and maximums • <i>Commercial:</i> Maintain demand-based approach; update fee-in-lieu; exempt deed-restricted units • Prohibit structured/underground parking to support affordability 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 51/100</i> • Frequent complaint: there's never enough parking • Concern over banning underground parking • Winter vehicle movement is a hassle • Preference for residents parking on-site, tourists parking elsewhere 	<ul style="list-style-type: none"> • Reduce residential minimum to 1 space/unit; current absolute becomes maximum • Confirm the mixed-use scenarios on Bellevue & Sixth (maintaining current commercial requirements and lowering residential to 1 space per unit) • Mixed committee views on underground parking: potential incentive for deed-restricted units (staff recommend maintaining prohibition and consider additional review of environmental impacts)
<p><u>Areas of Stability (Historic Core & Town Neighborhoods)</u></p> <ul style="list-style-type: none"> • Allow two ADUs per lot outside Historic Core (1 must be long-term rental) • Evaluate micro-lot subdivision • Adjust FAR treatment for homes with ADUs (basements/garages may not count), or basements could be prohibited for homes without ADUs • Relax setbacks, open space, and parking for lots with 2 ADUs • Address other zoning improvements: unit size, home occupations, mobile home zone, etc. 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 58/100</i> • Broad support for more ADUs/micro-lots; some felt it's too dense • Mixed feelings about regulation trade-offs • STR (short-term rental) debate continues 	<ul style="list-style-type: none"> • Reduce parking minimum to 1 space/unit • Continue evaluating alley access for ADUs/micro-lots, as well as winter access and snow storage
<p><u>Bellevue Avenue</u></p> <ul style="list-style-type: none"> • Maintain light industrial/commercial, add more residential mixed-use • Offer incentives: 4th story on south side, reduced parking/setbacks for percentage of deed-restricted units or commercial 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 64/100</i> • Support for mixed use with more residential, but concerns about pushing out commercial • Split feedback on height incentive • Parking concerns persist 	<ul style="list-style-type: none"> • Refine 4th-story incentive to emphasize mass, scale, and design standards • Shift from head-in parking to rear parking; continue exploring sidewalk improvements from TMP
<p><u>Sixth Street</u></p> <ul style="list-style-type: none"> • Expand mixed use (residential + services, restaurants, retail, community spaces) • Incentives: 3 ft. height bonus, reduced parking, flexible setbacks for percentage of deed-restricted/commercial 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 61/100</i> • Support for mixed use, but concerns about visual clutter and corridor character • Divided opinions about the 4-way intersection • Ongoing traffic and parking concerns 	<ul style="list-style-type: none"> • Keep 3 ft. height bonus with strong design standards • Postpone 4-way intersection decisions; zone as "P" for now • Consider limiting bonus/incentives south of the 4-way to protect Town entry character

<p><u>Slate River Annexation</u></p> <ul style="list-style-type: none"> • Support higher residential density, add recreation and community services • Offer mix of housing types • Reduce parking minimum to 1 space/unit; utilize on-street parking • Need to maintain 30 ft. height limit per annexation agreement 	<ul style="list-style-type: none"> • <i>Reflective of success measures: Average 61/100</i> • Support for higher density and potential senior living • Persistent concerns about additional growth • Parking concerns remain 	<ul style="list-style-type: none"> • No changes proposed
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Climate Impact: The CP supports the goals of the Climate Action Plan and the Transportation Mobility Plan by integrating land use with transportation. This approach is intended to create more opportunities for residents to live closer to where they work, thereby reducing vehicle emissions. The plan focuses on identifying these opportunities within Town limits, while coordination with Gunnison County through the Corridor Plan will expand this integration at the regional level.

Financial Impact: The development of the Draft CP was funded through a \$200,000 grant from the Colorado Department of Local Affairs, with an additional \$150,000 match from the Town over 2024 and 2025. While updates to the zoning code will not result in additional financial impacts, further financial incentives, programs, and Town-led development opportunities will be explored as part of the forthcoming 5-Year Housing and Resilient Community Plan, which will begin this summer.

Legal Review: The Town Attorney has reviewed the zoning code considerations included in the Draft CP and confirmed their feasibility. The Attorney will continue to work with staff throughout the code update process to ensure the final code is clear, concise, defensible, and user-friendly for both the Town and the development community, and that it effectively enables the CP vision.

Recommendation: Staff requests Council feedback and direction on the focus areas and proposed refinements outlined in the Draft CP. Following this work session, staff will incorporate Council input and return with a revised Draft CP for presentation at the joint Town Council and BOZAR Work Session scheduled for May 19.

ATTACHMENTS:

1. Draft Community Plan, published for Community Feedback on March 7
2. Draft Community Plan Feedback Survey Results

TOWN OF CRESTED BUTTE COMMUNITY PLAN



PUBLISHED FOR COMMUNITY FEEDBACK ON MARCH 7, 2025



March 2025



TORTI
GALLAS +
PARTNERS

Acknowledgements

Colorado Department of Local Affairs

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Town Council

- Ian Billick, Mayor
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- Beth Goldstone
- Kent Cowherd
- Gabi Prochaska
- John O’Neal
- Jason MacMillan, Former Town Council Member

Board of Zoning and Architectural Review (BOZAR)

- Erik Nauman, Chair
- Donny Davol, Vice Chair
- Ed Schmidt
- Halley Anderson
- Josh Staab
- Luz Spann-LaBato
- Roxana Alvarez-Marti

Community Plan Advisory Committee

- Kent Cowherd, Town Council Member
- John O’Neal, Town Council Member
- Roxana Alvarez-Marti, BOZAR Member
- Danica Ramgoolam
- Jessica Welborn
- Jim Starr

Compass Navigation Committee

In addition to the Community Plan Advisory Committee, Town Council, and BOZAR, the Compass Navigation Committee is comprised of:

- Glo Cunningham, Transportation Mobility Plan Advisory Committee
- Cal Fenerty, Transportation Mobility Plan Advisory Committee
- Chris Hensley, Transportation Mobility Plan Advisory Committee
- Andrew Hadley, Historic Preservation Plan Advisory Committee
- Molly Minneman, Historic Preservation Plan Advisory Committee
- Andris Zobs, Historic Preservation Plan Advisory Committee
- Nicole Blaser, Climate Action Plan Advisory Committee
- Gesa Michel, Climate Action Plan Advisory Committee
- Valeda Scribner, Climate Action Plan Advisory Committee

Town Staff

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- Mel Yemma, AICP, Interim Community Development Director
- Troy Russ, Former Community Development Director and Special Projects
- Jessica Earley, Senior Planner
- Erin Ganser, Housing Director
- Dannah Leeman, Sustainability Coordinator
- Shea Earley, Public Works Director
- Janna Hansen, Parks, Recreation, Open Space, and Trails Director
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- Economic Market Study
- Design Charrette Report





Executive Summary

The Crested Butte Community Plan (CP) identifies a long-term vision to improve Crested Butte’s livability, functionality, and sense of community by aligning the Town of Crested Butte’s (Town’s) development regulations with the community’s values and strategic goals.

The CP seeks to encourage and stimulate private-sector investment in community-serving housing, businesses, and non-profits to address Crested Butte’s pressing local challenges –an escalating affordability crisis, a vulnerable and concentrated economy, a decline in full-time residency, and zoning regulations that fail to produce the housing and infrastructure the community needs.

While the Town has incrementally advanced affordable housing and business support over several decades, it cannot sustainably solve these challenges alone. Without action, Crested Butte risks becoming less like the place people cherish—less affordable, less livable, and less connected. Addressing these challenges requires a proactive and strategic approach that shapes the future rather than allowing incremental change to reshape the town.

The CP lays out a bold yet thoughtful strategy to preserve the unique character and spirit that define Crested Butte while guiding development in alignment with the Town’s core values: authenticity, connection, accountability, and boldness.

To achieve this, the plan proposes implementing performance-based zoning, which introduces new development incentives that align with Crested Butte’s character in exchange for key community benefits of deed-restricted housing and spaces for local-serving businesses and non-profits. By leveraging these incentives, the CP ensures that new development actively contributes to the community’s long-term needs while providing clarity and feasibility for responsible development.

However, performance-based zoning is not a one-size-fits-all solution. Crested Butte’s neighborhoods each possess a unique character and charm that must be preserved to maintain the town’s authentic feel. The CP prioritizes protecting the distinct identity of residential areas while promoting thoughtful, incremental infill outside the National Historic District. Strategies such as incentivizing accessory dwelling units and allowing micro-lots aim to introduce more diverse, community-serving housing options without compromising the integrity of each neighborhood.

In key areas identified for potential change—such as Belleview Avenue and Sixth Street—the plan considers modest increases in building height and density, along with reduced parking and setback requirements, in exchange for additional community-serving housing and commercial spaces. These adjustments seek to enhance community vibrancy and connectivity by fostering more mixed-use development tailored to local needs. Additionally, the Slate River Annexation is envisioned as a natural extension of the Sixth Street corridor, supporting higher-density development complemented by recreational amenities and other community-focused uses. This approach aligns with surrounding land uses while creating more opportunities for residents to live in Town, closer to where they work.

Beyond zoning changes—which will be further refined and implemented immediately following CP adoption—the plan lays the foundation for a new five-year Housing and Resilient Community Plan. This initiative will focus on Town-owned development opportunities, property-owner incentives, and supportive programs to collaboratively implement the community’s vision. Additionally, the CP highlights the importance of

regional collaboration, setting the stage for the 2025 Gunnison County Corridor Plan. This regional initiative will integrate land use, transportation, and infrastructure planning along the CO-135 corridor, ensuring a well-connected future for the Gunnison Valley.

With this forward-thinking approach, the CP ensures that Crested Butte remains Crested Butte—a spirited and thriving community for generations to come.

WHAT’S INSIDE THIS DOCUMENT

In this document, the reader will be guided through the essential elements of the CP:

INTRODUCTION: About this Plan & How it Was Developed

This section introduces the CP, outlining its mission, relevance, and integration with the Town’s Compass Navigation effort. It also highlights the data-driven development process and community engagement that shaped the plan.

CRESTED BUTTE’S CONTEXT: How Challenges & Opportunities Define Success

This chapter identifies Crested Butte’s challenges and explores opportunities for the CP, with success measures rooted in the community’s values of authenticity, connection, accountability, and boldness.

CRESTED BUTTE’S FUTURE: A Vision Rooted in Community Values

This section explains how the vision for Crested Butte’s future reflects the community’s seven strategic goals and emphasizes preserving what makes Crested Butte, Crested Butte.

UNLOCKING POTENTIAL: Enabling the Community Plan through Policy

This chapter explores strategies to bring the CP vision to life, including leveraging zoning policies to create vibrant areas of change while preserving the stability of existing residential neighborhoods and the historic core.

MAKING IT HAPPEN: Setting the Stage for Implementation

This implementation chapter outlines the steps to realize the CP’s vision, focusing on creating a five-year housing and resilient community plan and reimagining the use of Town-owned properties to align with community goals.

LOOKING AHEAD: Collaborating Beyond Boundaries

The CP concludes with a commitment for regional collaboration through the upcoming 2025 Gunnison County Corridor Plan, which will integrate land use, transportation, and infrastructure planning to achieve collective, long-term goals.



Introduction

About this Plan & How it was Developed

This chapter introduces the mission and goals of the Community Plan (CP), highlighting its urgency and importance. The CP builds on the foundation of the Crested Butte Community Compass – a declaration of the Crested Butte’s shared values and strategic goals. Informed by comprehensive data analysis and enriched through meaningful community input, the CP embodies a collective vision rooted in the Community Compass and the voices of Crested Butte .

About this Plan

What is the Community Plan?

The CP outlines a future vision for the Town of Crested Butte (Town) and establishes a regulatory framework to bring this vision to life. It also sets the stage for creating a new five-year housing strategy and a resilient community plan, ensuring the community thrives while staying true to its values for years to come.



WHAT IS A “THRIVING” COMMUNITY?

A thriving community is a livable place, shaped by the people who call it home. It’s a place where people can live, work, play, and grow with stability and opportunity. It balances diverse needs, fosters belonging and connection, and uplifts its members through life’s ups and downs, allowing for a vibrant, inclusive, and enduring community future.



The Urgency of this Plan

Crested Butte is celebrated for its historic charm, colorful buildings, and stunning natural surroundings. But what truly sets it apart is its close-knit and caring community, evident in neighborhood street gatherings, townie-takeovers, and quirky costume celebrations.

However, Crested Butte stands at a pivotal crossroads, facing the contradiction of increasing economic investment and a worsening community affordability crisis. As Crested Butte and the surrounding region grow, high land values and construction costs, combined with outdated development regulations, are skewing investments and growth toward luxury uses and amenities, overshadowing and underproducing essential and affordable community needs.

This trend has led to a growing dependence on unsustainable public subsidies for community development. Despite decades of significant public investment in affordable housing, the challenge to retain Crested Butte's full-time resident community persists, threatening the community's livability, functionality, and close-knit social fabric. The impacts extend beyond housing. The increasing costs of building homes and living is displacing the local workforce and essential services to areas farther down the valley and even out of Gunnison County. As a result, longer commutes, time away from families, and less time spent in Crested Butte are gradually chipping away at Crested Butte's authentic sense of community.

Addressing these challenges requires a regional approach to expanding affordable housing and essential services within Crested Butte and Gunnison County. Bringing housing closer to jobs and aligning development with existing infrastructure are key solutions. However, the Town cannot continue to fully subsidize community needs while the free market prioritizes luxury housing and amenities. A comprehensive update of development regulations is necessary to realign market forces with the needs of a functional, affordable, and livable community.

The CP evaluates and proposes how to harness the Town's development regulations to strike a better balance between the demands of a tourism and amenities-based economy with the needs of Crested Butte's residents. Rather than waiting for economic challenges to escalate, this plan takes the reins of change, outlining a future vision that aligns with the community's goals and values.

The Community Plan Goal

The goal of this plan is to improve the livability, functionality, and sense of community in Crested Butte by leveraging the Town's development regulations to stimulate free market investment in community-serving housing, businesses, and non-profits.

BREAKING DOWN THE GOAL

Strengthening our sense of community and protecting what makes Crested Butte the place we all love.

DEVELOPMENT REGULATIONS are embedded within the Town's zoning code and should be a direct reflection of Crested Butte's values. The code regulates and guides public and private investment, shaping the look, feel, and function of the community.

FREE-MARKET INVESTMENT refers to development by private developers, not the public sector.

COMMUNITY-SERVING HOUSING is affordable, accessible, and encompasses a diverse range of housing types and programs designed to meet the evolving needs of the community. From seasonal employees, to year-round service providers, to individuals, growing families, seniors, and households across varying income levels, the goal is to provide a variety of attainable housing options that support a wide spectrum of the community's needs.

COMMUNITY-SERVING BUSINESSES & NON-PROFITS refers to the availability of suitable spaces within the Town for local businesses and nonprofits to establish, operate, and thrive. These businesses and organizations play a vital role in meeting the everyday needs of Gunnison Valley residents, from essential services to local initiatives that support the community's quality of life.

Following the Compass

In 2022, Crested Butte's Community Compass was created as the Town's North Star, guiding the community through its most pressing challenges with a strategic and coordinated approach. The Compass established four community core values—**authentic, connected, accountable, and bold**—and articulated a 5-year strategic plan and decision-making framework to navigate the Town's many complex challenges.

Crested Butte's economic challenges are not new, but the Town has addressed them incrementally over time without a comprehensive strategy. Since the adoption of its zoning code in 1961, the Town has made piecemeal amendments to address emerging issues, often leading to unintended consequences or inconsistencies. Together, the CP, Community Plan, Transportation Mobility Plan, Historic Preservation Plan, and Climate Action Plan shift the Town towards taking a more proactive, strategic, and holistic approach to addressing these economic challenges.

The CP, developed with extensive community input, aims to enhance livability, functionality, and sense of community while aligning with the strategic goals from the Community Compass:

1. Approach community challenges through active collaboration and public engagement.
2. Accommodate growth in a way that maintains the Town's and Valley's rural feel.
3. Enable people who live and work here to thrive.
4. Retain the unique character and traditions of Crested Butte.
5. De-emphasize cars and focus on walking, biking, rolling, and transit.
6. Continue to passionately care for our natural surroundings and forever protect Red Lady.
7. Act on the urgency of climate change and prepare for the changes we expect from it.

The CP seeks to facilitate and balance the Town's goals of **“accommodate growth in a way that maintains Crested Butte's rural feel”**, **“enable people who live and work here to thrive”**, and **“retain the unique character and traditions of Crested Butte”**. In total, this plan touches all seven Compass goals, as they are interconnected and will shape the Town's future.



Navigating the Future, Comprehensively

The Town took a comprehensive and integrated approach to crafting the CP through an effort called “Compass Navigation”, which included four major planning processes.

One of the only constants in life is change, and change is happening to Crested Butte and the Gunnison Valley. Proactively managing change here in Crested Butte requires addressing the community’s conflicting

priorities – such as affordable housing, climate action, historic preservation, and transportation – while balancing trade-offs to minimize unintended consequences. Compass Navigation goes beyond mapping an individual plan; it’s about taking a proactive approach to ensure the community’s goals and values guide the Town’s future development in a way that supports all its strategic goals. By connecting these efforts and incorporating community input, Crested Butte is charting a path forward that reflects its shared values and goals.

TRANSPORTATION MOBILITY PLAN (TMP) <i>Adopted March 4, 2024</i>	HISTORIC PRESERVATION PLAN (HPP) <i>Adopted November 18, 2024</i>	CLIMATE ACTION PLAN (CAP) <i>Anticipated Adoption March 2025</i>	COMMUNITY PLAN (CP) <i>This Document - In Progress</i>
			
<p>Creating a <u>connected</u> community.</p> <p>The TMP establishes a long-term roadmap to support the Community Compass goal to “de-emphasize cars and focus on walking, biking, rolling, and transit” by improving mobility choices, managing parking resources, and integrating land use with transportation.</p>	<p>Preserving Crested Butte’s <u>authenticity</u> and character.</p> <p>The HPP aligns with the Compass goal to “retain the unique character and traditions of Crested Butte” by ensuring the Town’s architectural identity reflects its deep sense of community and its evolution over time. The plan continues to protect the national historic core, identifies and preserves the Town’s transition from a mining town to a ski/recreation destination, and allows flexibility for more design creativity outside historic districts, while celebrating Crested Butte’s mass, scale, and form.</p>	<p>Taking <u>bold</u> and <u>accountable</u> action on climate change.</p> <p>The CAP aligns with the goal to “act on the urgency of climate change and prepare for the changes we expect from it” by setting a roadmap to reduce Crested Butte’s emissions through 2030, focusing on building decarbonization, renewable energy, and waste management.</p>	<p>Living Crested Butte’s <u>core</u> community values.</p> <p>This CP is informed by the TMP, HPP, and CAP to strategically meet the Compass strategic goals by identifying a future vision that aligns with and supports Crested Butte’s community values. The CP proposes a new regulatory framework and public investment strategy that enables Crested Butte to leverage its economic opportunities and address its affordability challenges.</p>

A Crested Butte Plan within an Important Regional Context

Crested Butte is a small town with a big community and its challenges are not isolated; they are part of a larger regional landscape that requires active coordination and collaboration. Addressing housing, transportation, and community needs involves working closely with regional partners including Gunnison County, Mt. Crested Butte, Crested Butte South POA, Mountain Express, RTA, and other key stakeholders. The Town plans to collaborate on the upcoming 2025 Gunnison County Corridor Plan, which will integrate land use, transportation, and infrastructure planning along the CO-135 Corridor. This plan will integrate land use and transportation, and guide infrastructure investment to better meet the needs of the entire region.

The Gunnison County Corridor Plan will build upon the priorities outlined in the One Valley Resiliency Roadmap (OVRR), which identifies three regional priorities to build and sustain community, create a more equitable and inclusive region, and advance climate action and environmental resiliency. By aligning land use with transportation and infrastructure investments across jurisdictions, the

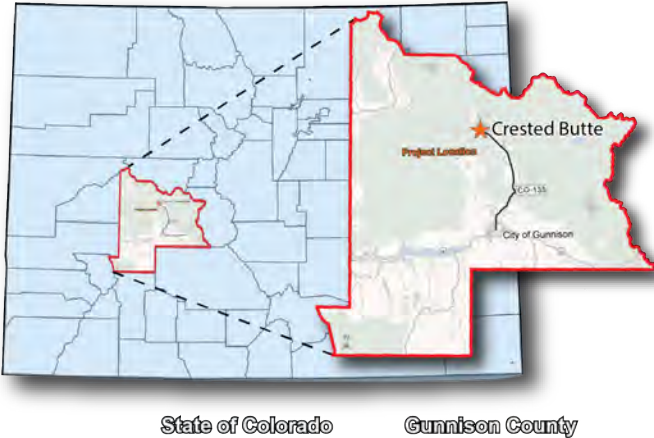
Corridor Plan will guide decision-making to benefit the entire valley. The goal is to create a more cohesive approach to regional development, ensuring that both local governments and agencies are working toward shared objectives.

While regional collaboration is crucial, Crested Butte is also focusing inward on local investment and development. This CP identifies opportunities within the Town that align with existing infrastructure and services, ensuring that future development supports both the Town’s strategic goals and the broader regional vision. This approach positions Crested Butte to integrate seamlessly into regional plans while addressing local needs.

In addition to housing and commercial development, the CP is centered on improving the overall quality of life in Crested Butte. This includes access to childcare, a strong local school, and ample parks, recreation, and open space. These elements are essential for creating a thriving, livable, and vibrant community. In 2025, the Town will update its Parks, Recreation, Open Space, and Trails (PROST) Plan as well as develop a new 5-Year Housing and Resilient Community Plan. These plans will address the growing needs of residents and visitors, ensuring the Town is well-prepared to support its expanding community, in collaboration with regional partners.



Regional Approach. The Town of CB has control over its municipal boundary, but it’s important to leverage partnerships and collaborate to ensure a cohesive region.



State of Colorado Gunnison County



How this Plan was Developed

Blending Community Wisdom with Technical Expertise

The CP was developed through a four-step process—discovery, desire, design, and discussion—that combined data analysis with community feedback. A diverse advisory committee, including Town Council and BOZAR representatives as well as community members with expertise in architecture, land use law, mortgage lending, and small business ownership, ensured the plan aligned with the Community Compass Decision-Making Framework and integrated seamlessly with the Compass Navigation plans.

Supported by funding from the Colorado Department of Local Affairs’ *Strong Communities* grant program, the Town engaged Torti Gallas + Partners and Hoffman Strategy Group to provide specialized expertise in community development, housing, and market analytics, resulting in a plan that reflects the community’s values and advances its strategic goals.

THE COMPASS DECISION- MAKING FRAMEWORK

STEP 1

Understand the challenge and define the goal.

STEP 2

Commit to a community engagement strategy.

STEP 3

Define success measures.

STEP 4

Create alternatives and filter them through the success measures.

STEP 5

Make decisions based on informed consent.

Phase 1: Discovery

March - May 2024

The first phase concentrated on data collection and analysis. This included a [review of the Town’s existing development regulations and policies](#), an [economic market study](#) to comprehend the region’s current market conditions, and [review of an updated housing needs assessment](#) to understand the current needs of local residents. These efforts culminated in a thorough **understanding of the CP challenge and the definition of the goal**, marking the first step of the Compass Framework.

Phase 2: Desire & Continued Discovery

June - August 2024

Phase two introduced **an extensive community outreach strategy** designed to engage a diverse audience. Throughout the summer, a [comprehensive bilingual survey](#), completed by 238 respondents, sought community input on the four Compass Navigation plans, including tools the community wanted to explore in the CP. In addition to the survey, various events provided opportunities to educate the community on the planning efforts and gather feedback on Crested Butte’s challenges and opportunities. A collaborative event with the [Crested Butte Public Policy Forum](#) brought in experts on zoning and community affordability and attracted 250 attendees. Four [neighborhood block parties](#), engaging approximately 300 participants, facilitated discussions among neighbors, town staff, BOZAR members, and council members. Targeted stakeholder and focus group interviews with over 30 individuals provided diverse perspectives to inform the CP, including those from emergency services, public works, the design/build community, the school district, childcare providers, small business owners, and local non-profits. The feedback and insights from the community were synthesized with the discovery phase findings to **develop measures of success**.

Phase 3: Design

September 2024 - January 2025

The design phase built upon the developed success measures and concentrated on **creating alternatives** for community consideration. This phase featured a multi-day iterative [design charrette](#) facilitating the physical exploration of initial design alternatives for Crested Butte’s future. Using hand sketches, digital renderings, and 3D models, several test concepts were crafted for different parcels in Crested Butte, examining different ways to meet the CP goals in alignment with the success measures. Approximately 200 people participated in a community meeting, design studio hours, or one-on-one meetings. Following the charrette, the CP advisory committee, BOZAR, and Town Council refined these concepts into alternatives for this draft plan.



Community Engagement. The community gathered in person for a Design Charrette (above) and Public Policy Forum (below).



Phase 4: Discussion (CURRENT PHASE)

February - June 2025

In this final phase, ongoing community outreach will further refine the alternatives into the plan. Additional feedback will be gathered through a comment period and stakeholder presentations. The advisory committee will then integrate this feedback to refine the draft alternatives into a preferred vision and implementation plan. This plan will be considered for adoption using the **informed consent** decision-making model, first by BOZAR and then by the Crested Butte Town Council.

IF YOU...

• Attended the Public Policy Forum with Neal Payton, Justin Farrell, and Jason Blevins

• Took the Compass Navigation Survey

• Reviewed plan materials on the Compass Navigation or Community Plan website

• Read about the Compass or Community Plan in the Crested Butte News

• Sent an email or other communication to Town Council or had coffee with a Council member

• Chatted with Town Staff at a block party, outside the post office, or at Alpenglow

• Participated in the Design Charrette

• Participated in the Community Compass

• Participated in the Transportation Mobility Plan, Climate Action Plan, or Climate Action Plan

• Continue to share feedback with Town Staff and Town Council

... THEN YOU DIRECTLY INFORMED THE CREATION OF THE COMMUNITY PLAN.



Crested Butte's Context

How Challenges & Opportunities Define Success

This chapter begins with a brief history and an overview of Crested Butte's unique context, setting the stage for a deeper understanding of the Town's current challenges. It examines the economic and social issues facing the community, reframing them as opportunities to inspire actionable solutions. Finally, it defines measures of success to ensure the CP reflects and upholds Crested Butte's core values of authenticity, connection, accountability, and boldness.



Crested Butte's Past & Evolution

A Town Shaped by its Environment and History

Crested Butte rests on Núuagha-tuvu-pu (Ute) land, a region shaped by centuries of transformation. Originally home to the Ute people, the area's history was shaped by both natural forces and human activity and shifted dramatically when the Town was incorporated in 1880. The Town's early history was driven by the discovery of rich coal deposits, which sparked a mining boom that lasted through the late 19th century. With the arrival of the railroad in 1881, the region's rugged terrain became more accessible, transforming Crested Butte from a remote frontier settlement into a thriving coal town, home to over 1,000 residents by 1882.

The 20th century ushered in both progress and disruption. As automobiles and mail-order catalogs changed commerce and connectivity, the environmental landscape remained a constant force, with coal production advances helping the Town weather the Great Depression. World Wars I and II fueled coal demand, but by the early 1950s, the decline of coal mining and the closure of the Big Mine in 1952 marked a period of retreat. When the railroad was dismantled in 1955, the Town was left isolated, and its population dwindled to fewer than 300 people.

In the 1960s, Crested Butte began to evolve once again, but this time toward a new identity rooted in its natural beauty. The opening of paved mountain roads and the establishment of the Crested Butte Winter Sports Area in 1961 began a new chapter focused on

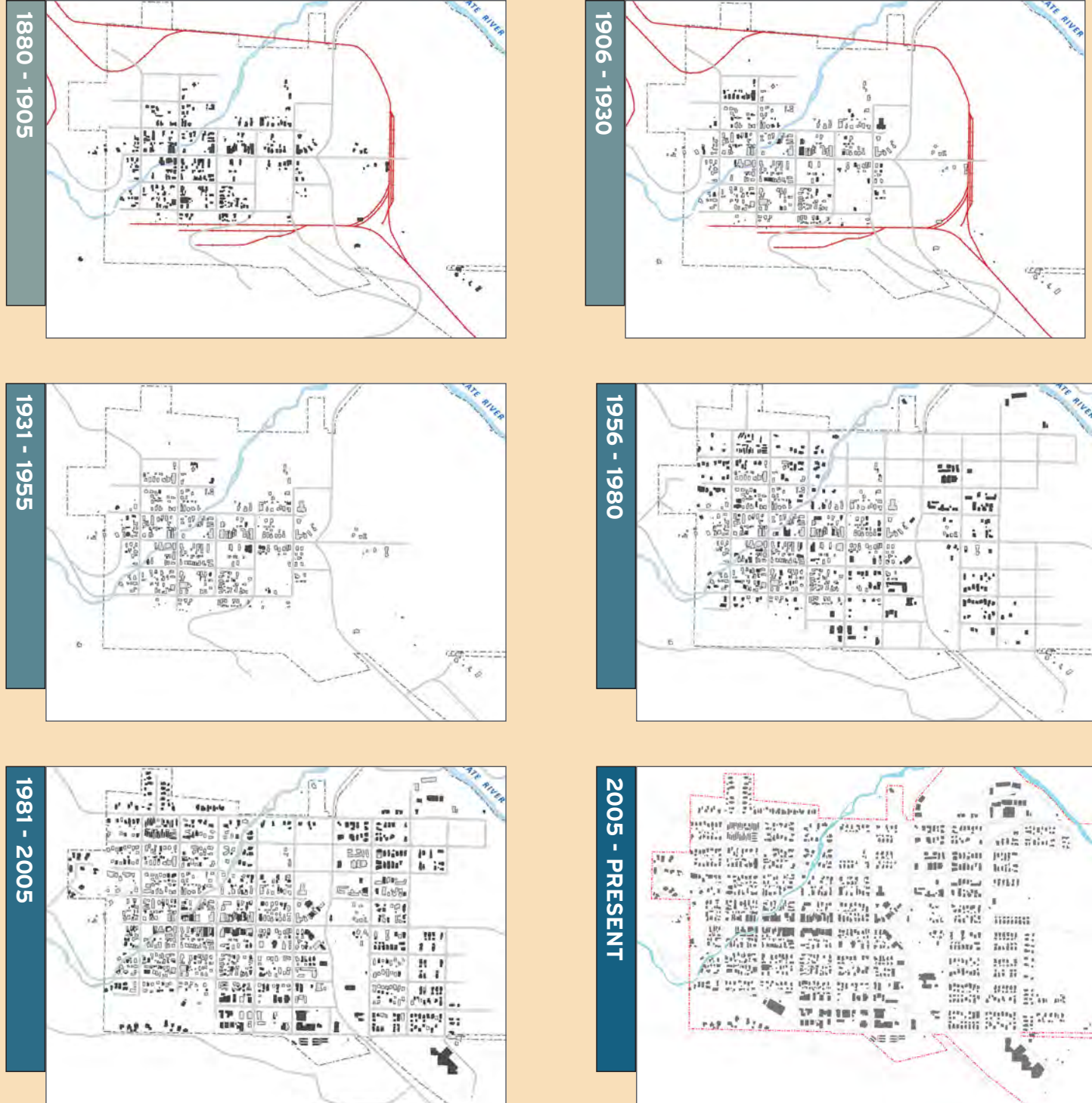
recreation, as the area's mountainous terrain drew visitors seeking winter sports and outdoor adventures. Over time, the ski area grew into a renowned resort and Crested Butte also became a summer destination for its acclaimed mountain biking and hiking, and the Town's population rebounded, surpassing 1,500 by the turn of the century.

The Town's evolution has always been closely tied to its environment. Nestled at 8,885 feet in the Elk Range of the Colorado Rockies, Crested Butte is surrounded by natural beauty—snow-capped peaks, wildflower-filled meadows, mountain streams, and expansive forests. This natural beauty is not just a backdrop—it defines the Town's character while imposing clear limits on its physical expansion.

The Crested Butte community famously charted its own path by becoming the "Town that said 'Hell No!'" to a massive molybdenum mine on the cherished Red Lady (Mount Emmons), a 48-year battle that finally successfully concluded in 2024. This decisive movement reflected a bold commitment to protecting the essence of the community and a future inspired by harmony with the land rather than a return to mining its riches.

Tucked at the end of the road, Crested Butte embraces a sense of isolation, especially during the winter months. Surrounded by a patchwork of conserved private and public lands including three national wilderness areas, the Town faces unique constraints that demand intentional community planning. Balancing growth with a steadfast dedication to preserving the area's environmental integrity, while preparing for resiliency in the face of a changing climate, remains a defining challenge—and opportunity—for this mountain community.





Crested Butte. The evolution of the Town has predominantly adhered to the historic boundaries of the 1880s settlement.

Crested Butte Today Facing Complex Challenges that should be leveraged as Opportunities

Crested Butte stands at a critical moment. With a population exceeding 1,600—the highest since its mining days—the Town is grappling with an economic paradox common to many amenities-rich communities throughout the world. Rising property values, driven by continued investment, are exacerbating housing affordability and pricing out full-time residents and the local workforce. While new high-end restaurants and a \$20 million art center signal economic growth, the real estate market's median sales price of \$1.1 million and homes listed as high as \$5.5 million in 2023 highlight the challenge created by this snowballing investment in the community and the financial pressures faced by its residents.

This paradox is no surprise. As this chapter will illustrate, the forces driving Crested Butte's current growth—escalating land values and rising construction costs, coupled with the Town's outdated development regulations—are disproportionately favoring construction of luxury developments and amenities, over providing locally affordable housing and community-based goods and services. As a result, critically needed community infrastructure—such as affordable housing, locally-owned businesses, and essential goods and services—continue to be undersupplied and are slowly eroding out of the economy.

In this chapter, the economic paradox facing Crested Butte is explored in greater detail, highlighting the key challenges the Town and community is encountering. But with challenge, comes opportunity, and opportunities for the CP are identified to shape Crested Butte's future, setting a course for a future where Crested Butte's community can continue to thrive.



Development in Crested Butte is producing luxury amenities, while the shortage of workforce housing continues to grow.



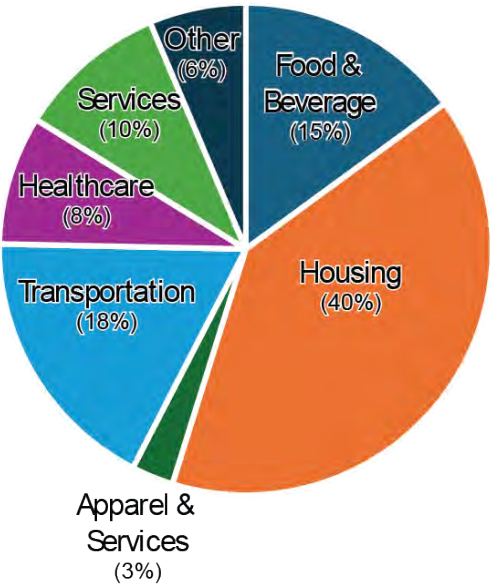
Crested Butte is facing...

...An economic paradox

The economic market study conducted for the CP revealed a striking “economic paradox”—while the local economy appears strong, with taxable sales growing at 6.7% annually, residents’ purchasing power is shrinking. The typical household spends 18% of income on transportation, 15% on food, and 40% on housing, far exceeding the national housing burden threshold of 30%. The rising cost of living and lack of affordable housing weaken economic resilience, forcing many to live farther from work, reducing quality of life and community cohesion.

With challenge comes opportunity

Addressing affordability requires more than just addressing housing. The CP takes a holistic approach, integrating community-serving housing, businesses, and nonprofits with affordable transportation options. By concentrating these elements within Crested Butte—where transit, infrastructure, and walkability already exist—the plan aims to lower household costs, reduce transportation burdens, and ease financial pressures, shifting the trajectory of the affordability crisis.



Crested Butte's Typical Household Expenditures. 2024.

...A very concentrated economy

Crested Butte’s economy is heavily reliant on tourism and serving part-time residents. 67% of total economic activity in the Town and 50% of the North Gunnison Valley is estimated to be from accommodation and food services, which primarily cater to tourists and part-time residents.

Meanwhile, essential goods and services—such as trades, education, and childcare—contribute minimally, highlighting a shortage of businesses that support daily community needs. Rising land values and construction costs threaten these businesses further, as many owners face retirement or closure due to economic pressures. This dependence on tourism and serving part-time residents not only makes the economy vulnerable to seasonal fluctuations but also risks displacing the very businesses that sustain the local workforce.

With challenge comes opportunity

The CP proposes a regulatory framework that preserves space for community-serving businesses and ensures economic resilience. Strategies include regulating commercial unit sizes, introducing incentives and deed restrictions, and exploring Town-led programs such as subsidized rents or incubator spaces for emerging community-serving businesses. By fostering economic diversification, the CP can help sustain essential services and strengthen Crested Butte’s long-term economic stability.



Crested Butte's economy is heavily reliant on tourism, particularly accomodation and food services.

...A decline of full-time community

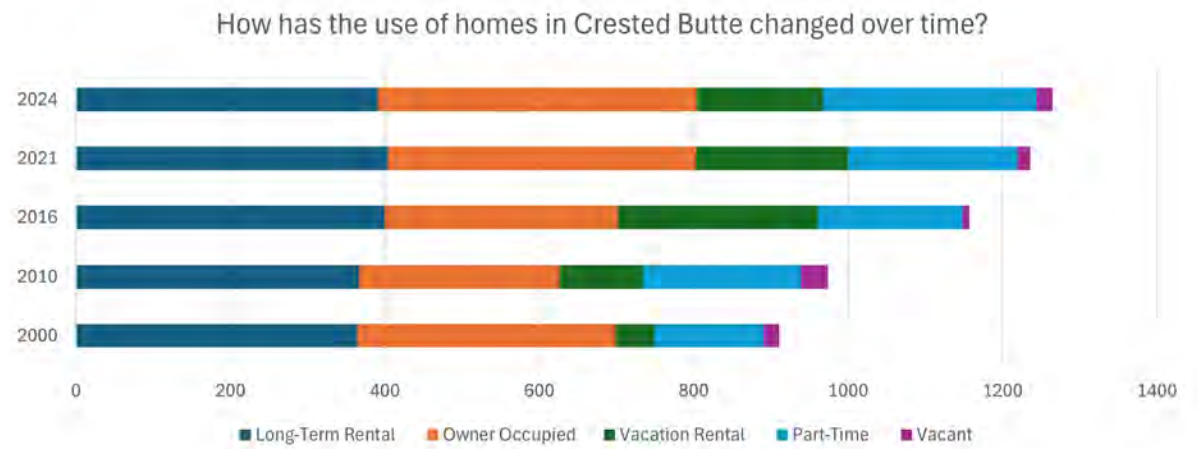
Crested Butte’s full-time occupancy rate has dropped from 80% in 2000 to 64% today, according to a local census—down from 65% in 2021. While higher than many mountain towns, this decline is concerning.

Many long-time residents who bought homes when prices were lower now face rising essential commodity prices and property taxes on fixed incomes with limited downsizing options. If they sell, homes are often purchased by wealthier buyers who may not live or work full-time in Crested Butte, further driving up property values and reducing housing availability for the local workforce. This trend threatens to erode Crested Butte’s full-time community, undermining its character and sense of belonging.

With challenge comes opportunity

The CP prioritizes retaining and growing the full-time community, recognizing the benefits of a stable workforce, engaged local citizenry, and stronger volunteer networks. Expanding diverse affordable housing options is key—addressing the needs of essential workers, seasonal employees, new families, and retirees. Different areas present opportunities for ADUs, multi-family units, and mixed-use apartments with varied bedroom counts.

To ease pressures on existing homeowners, the CP also explores strategies like incentivizing affordable ADUs and creating micro-lots through subdivision on parcels that can accomodate them to generate income or provide downsizing options. These initiatives could help longtime residents stay in Crested Butte while maintaining affordability and community stability.



Crested Butte Census Comparison of Home Use. 2000 v 2024.



Crested Butte's neighborhoods are becoming increasingly bifurcated, with deed-restricted areas maintaining full-time residency, while some free-market neighborhoods are witnessing a decline in year-round residents.



Crested Butte is facing...
...A hamster wheel of affordable housing development

Since the late 1980s, Crested Butte has proactively developed affordable housing, from deed restricted ADU incentives to large-scale projects, ensuring 26% of its housing stock is deed-restricted for local workers and long-term rentals (soon to be 29% with current projects under construction). Yet, demand continues to outpace supply, and the Town cannot build its way out of this crisis.

A 2024 Housing Needs Assessment underscores the challenge, projecting that the North Gunnison Valley needs 545-650 units by 2029 to address rental shortages, unfilled jobs, workforce turnover, and job growth. While projects like Mineral Point (34 units, 2025), Paradise Park (14 units, 2025), and Whetstone (255 units, 2026) will help, the current reliance on public funding is unsustainable. As the free market

prioritizes luxury development, local governments bear the burden, creating a cycle that is increasingly difficult to break.

With challenge comes opportunity

While the Town will remain a key player in community development, it must leverage its regulations to encourage private-sector participation. Performance-based zoning incentives—such as increased height or density in exchange for affordable housing—can help expand supply at little to no cost to the Town.

Additionally, strengthening tools like the Resident Occupied Affordable Housing (ROAH) policy can require developers to mitigate housing impacts by building units or contributing funds based on the jobs created by the development.

By aligning the Town’s regulatory framework and market forces with the community’s needs, Crested Butte can change the paradigm and break out of the hamster wheel.

...A development code that isn’t achieving what the community wants or needs

Crested Butte’s current development code, coupled with rising property values and construction costs, is driving development toward luxury amenities instead of addressing the Town’s essential needs. The zoning code, which heavily favors single-family homes, has resulted in high-cost developments catering primarily to high-income buyers rather than the long-term local community.

For example, the R1 single-family zoning covers 60% of the Town’s developable land, permitting only single-family homes and ADUs or duplexes through a conditional use process. This has led to the construction of large, expensive homes—often priced at over \$1,000 per sq ft—with typical homes like a 2,800-sq ft house costing around \$2.8 million, and a 450-sq ft ADU making the total \$3.5 million.

The emerging homogeneity of maximized, large homes are a departure from Crested Butte’s historic housing stock, creating housing that is

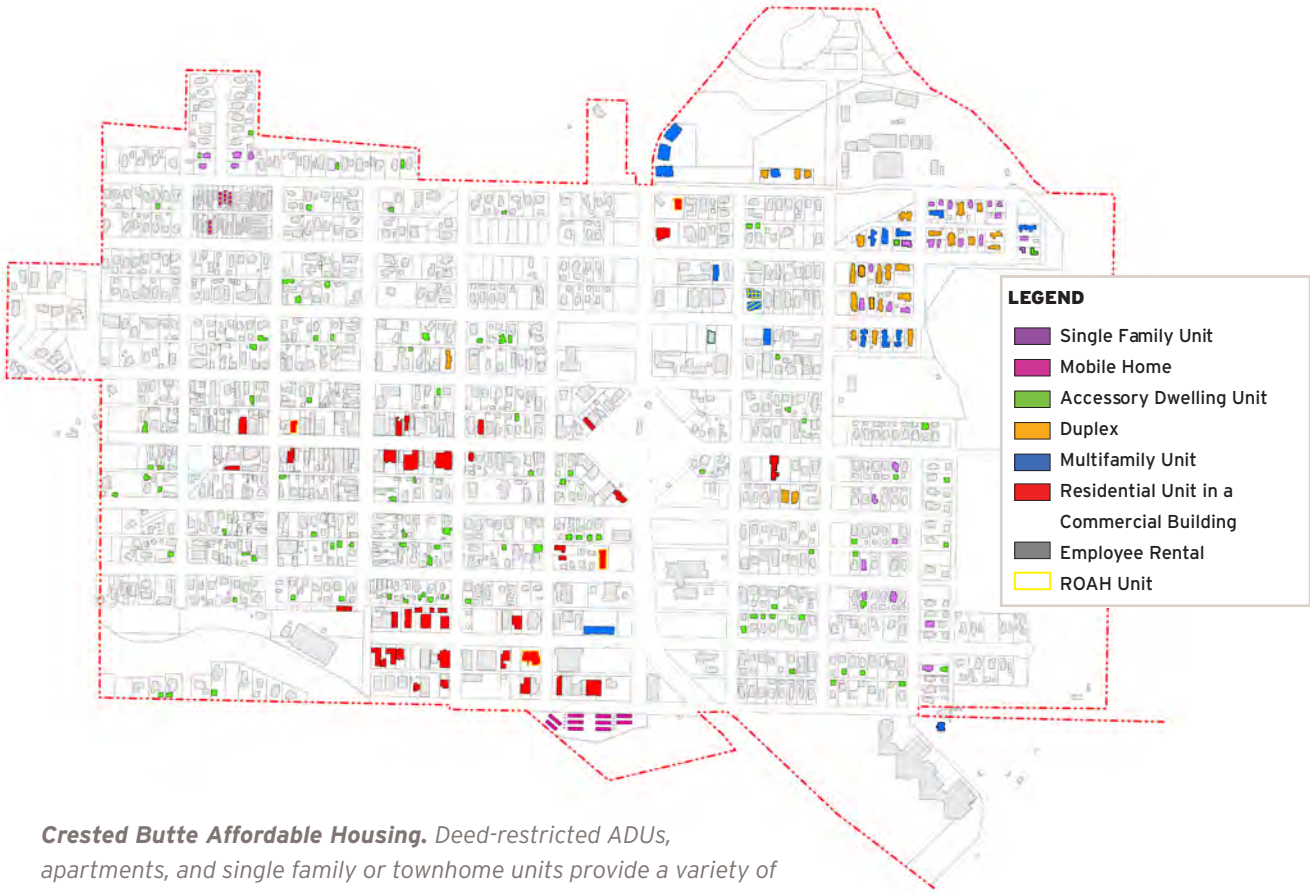
both unaffordable for the local community and incompatible with the Town’s character. **The issue isn’t merely the number of units but the type of housing the zoning allows.**

Without intervention, this trend will only escalate, driving Crested Butte toward a future increasingly at odds with the community’s values and priorities.

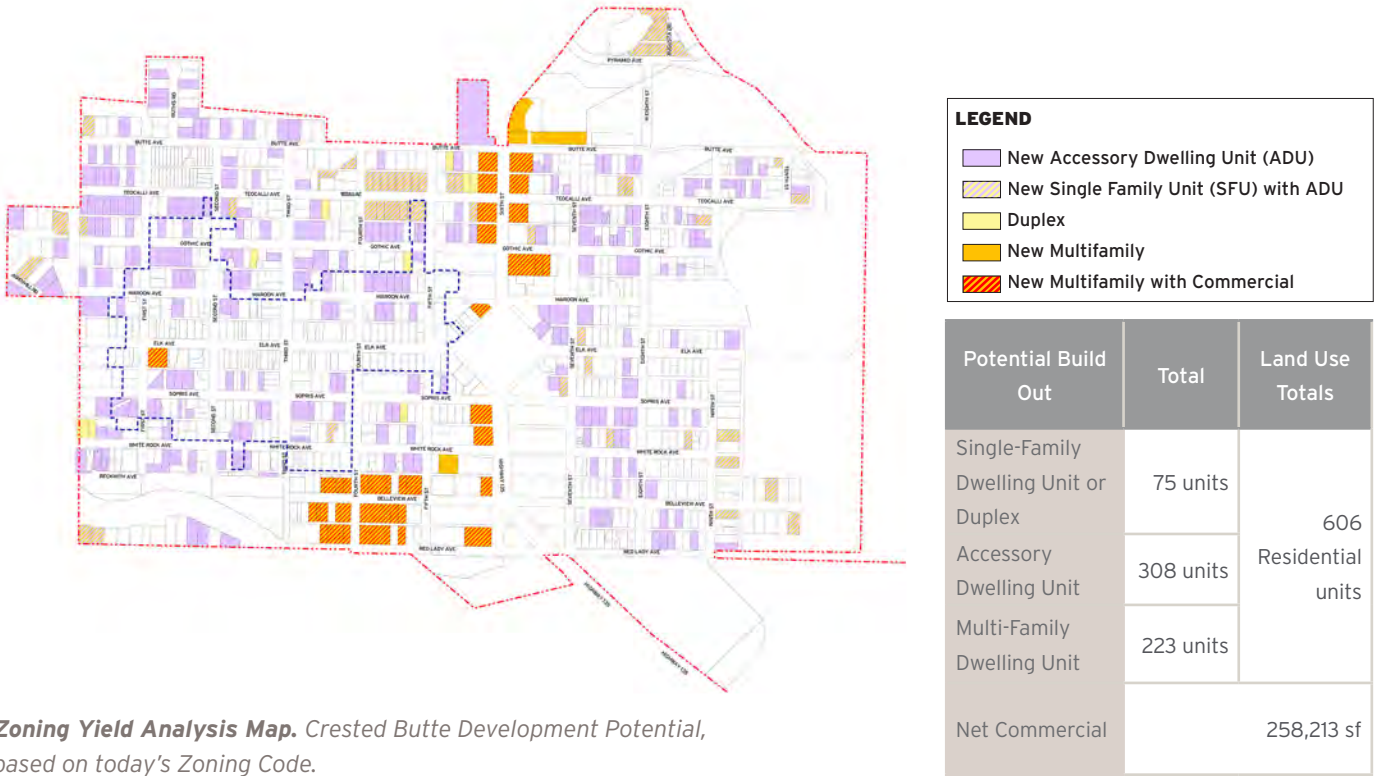
Though Crested Butte may seem fully built out, the zoning code still allows for up to 655 more residential units and 366,503 sq. ft. of commercial space. **This raises a critical question: Can this potential development align with the community’s vision?**

With challenge comes opportunity

The CP provides a powerful opportunity to update the zoning code to align with the Town’s vision, ensuring that future development meets community needs and supports both economic vitality and livability. By reshaping the regulatory framework, Crested Butte can ensure a more balanced and livable future for the community to thrive.



Crested Butte Affordable Housing. Deed-restricted ADUs, apartments, and single family or townhome units provide a variety of affordable housing typologies.



Zoning Yield Analysis Map. Crested Butte Development Potential, based on today’s Zoning Code.



Crested Butte is facing...

...Uncertainty of change

Navigating change in the 21st century is its own challenge, especially for a town like Crested Butte. This community has a rich history of preserving its character, holding fast to its beliefs, and proudly being the “Town that said ‘Hell No!’” to large-scale mining. The community’s tradition of holding boundaries and staying true to its values can serve as a powerful tool for proactively navigating the challenges ahead. **While it may be tempting to wish for no more change, the reality is that change will continue, and if left unmanaged, it may not reflect the needs or desires of the community.** It’s natural to fear change—it holds deep meaning for this Town and its community. The thought of adapting or changing perspectives can be intimidating, particularly when it feels like the future of something cherished is at stake.

With challenge comes opportunity

The Community Compass and CP aren’t about imposing a top-down vision; they’ve been shaped from the ground up, based on input from over 2,500 community members—including full-time residents, part-timers, visitors, and people from throughout the Gunnison Valley. Moving forward, the Town will continue to prioritize transparent, inclusive planning, listening closely to community feedback. This collaborative approach allows Crested Butte to navigate future changes in a way that aligns with its values, turning the fear of change into an opportunity to shape an innovative yet authentic future.



The Community Compass empowers the Crested Butte community to proactively shape its future, rather than simply reacting to change as it unfolds.

Defining Success for the Future, on the Community’s Terms

Understanding Crested Butte’s challenges and opportunities is the first step in creating a future vision through the CP. To guide this vision, it’s crucial to define what success looks like on the community’s terms. Clear success measures ensure the plan reflects local values and aspirations, building trust and aligning decisions with community priorities.

In line with the Community Compass framework, success measures were developed by identifying how the community’s values—**authentic, connected, accountable, and bold**—align with the CP’s goals and challenges, establishing meaningful criteria for success.

Success Measures

- ✓ Ensure that new regulations and incentives align with Crested Butte’s physical character, preserving the Town’s mass, scale, orientation, and the integrity of the historic district and historic resources.
- ✓ Increase full-time occupancy in the Town.
- ✓ Increase the quantity, variety, distribution, and opportunities for mobility of deed restricted housing units in the Town.
- ✓ Increase opportunities for the establishment and retention of community-serving businesses within the Town.
- ✓ Strengthen social connections by maintaining or enhancing community gathering spaces in the public realm.
- ✓ Maintain Crested Butte’s rough edges and polish only when necessary.
- ✓ Support the Town’s transportation mobility goals by increasing opportunities for people to live closer to where they work.
- ✓ Support the Town’s climate action goals by increasing opportunities for development efficiencies.

LIVING BY OUR VALUES

Some examples of how Crested Butte’s values relate to this plan (and taken directly from the Compass) include:

Being authentic means...

- this Town has people living and working in it.
- this Town’s vibe is diverse, modest, and quirky.

Being connected means...

- our neighborhoods have an enduring sense of community year-round, where we stop and chat with friends and acquaintances.
- we seek collaborative solutions that span jurisdictional boundaries.

Being accountable means...

- living in Crested Butte is accessible to those who work locally.
- our economy is resilient and fosters the ability for community members to grow and thrive, while accommodating those who want to visit.

Being bold means...

- we are willing to listen to different perspectives and new ideas.
- our decisions prioritize community resiliency over short-term gains.





Crested Butte's Future

A Vision Rooted in Community Values

This chapter weaves together the Town's seven strategic goals and community insights to shape a compelling physical vision for Crested Butte's future. **At its heart, the CP vision is centered on preserving the unique character and spirit that make Crested Butte, Crested Butte.**

Crafting a Vision

Building on Crested Butte's challenges, opportunities, and core values, this chapter focuses on creating a clear vision for the community's future. By blending the strategic goals from the Community Compass with insights from the community, this vision not only honors the spirit of Crested Butte but also embraces opportunities to enhance its character—both the physical look and feel of the Town, as well as the community which is comprised of diverse and unique individuals who call it home. This vision aims to foster a thriving community that stands the test of time, strengthening the distinctive qualities of Crested Butte for generations to come.



The CP vision is centered on preserving the unique character and spirit that make Crested Butte, Crested Butte.



From Goals to Vision

The Community Compass outlines seven guiding strategic goals, but how can these abstract ideas be translated into a tangible vision? This plan takes the Compass a step further by crafting a vision for the Town to realize its goals:

1. Approach community challenges through active collaboration and public engagement.

Picture a town where the streets and public spaces foster regular gatherings and promote ongoing dialogue between full-time residents, part-time residents, and visitors, helping to ensure that community engagement is at the heart of decision-making.

2. Accommodate growth in a way that maintains the Town’s and Valley’s rural feel.

Picture new development concentrated on Belleview or Sixth Street and not in the rural corridor. This new development is near existing infrastructure, transit, and services, preserving open spaces and agricultural lands as buffers to maintain the Valley’s town and country feel and strong connection to the landscape.

3. Enable people who live and work here to thrive.

Picture a Crested Butte where living here takes effort, but the rewards are real. With attainable housing options, accessible services, and a vibrant local business scene, residents at any stage of life have the opportunity build a future and support the community that sustains them.

4. Retain the unique character and traditions of Crested Butte.

Picture a Town where life isn’t just about having a roof over your head and accessing the services you need, but it’s about living life in its distinctive and quirky ways. It’s about skiing through the alleys and admiring the historic sheds, digging trails together, burning the grump, joining in a polka dance, slowing down for the cattle drive, and celebrating the things that remind us why we fell in love with Crested Butte.

5. De-emphasize cars and focus on walking, biking, rolling, and transit.

Picture a town where neighbors casually chat while walking or biking to work, where townie takeovers are the norm, and public transit feels like a natural part of daily life, creating a more connected community that prioritizes people over cars.

6. Continue to passionately care for our natural surroundings and forever protect Red Lady.

Picture an area where protected natural areas, including Red Lady, are part of the town’s landscape, preserving Crested Butte’s natural beauty for future generations.

7. Act on the urgency of climate change and prepare for the changes we expect from it.

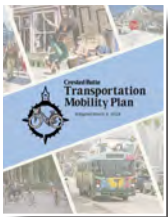
Picture a community that builds on its legacy of environmental stewardship to become a leader in climate action, proactively preparing for the changes ahead. It prioritizes energy efficiency, with buildings designed to minimize consumption, while renewable energy sources power everyday life.



When goals seemingly conflict, but work together

While the Community Compass goals often complement one another, there are instances where they conflict. For example, how can the Town preserve its historic character while increasing housing and commercial spaces, all while reducing greenhouse gas emissions? Through the Compass Navigation effort, these conflicts were taken into account to minimize the degree of conflict while addressing all the critical needs of the community, including those identified in this CP.

Picture a Crested Butte where this CP, the TMP, HPP, and CAP proactively work together to create a thriving, interconnected community:



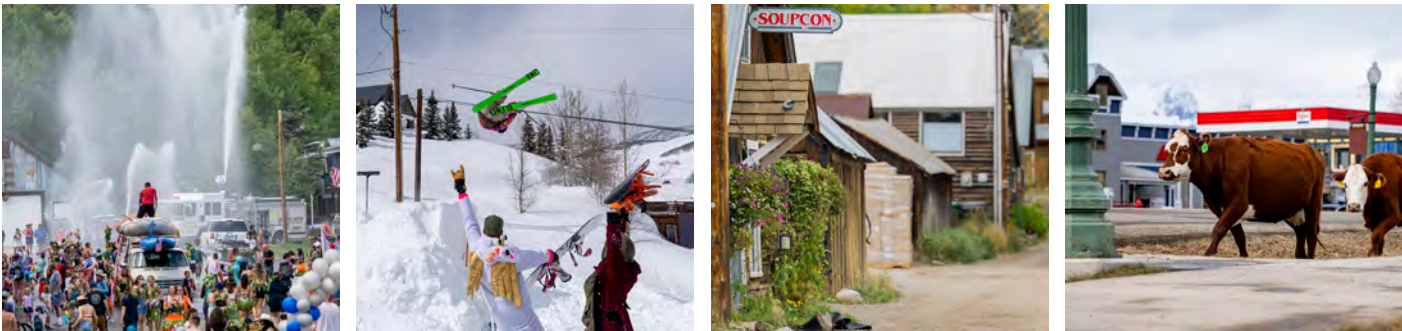
The **Transportation Mobility Plan** envisions a town where efficient transit systems connect the community and reduce reliance on cars. By reimagining parking, creating more affordable housing, and allowing the workforce to live closer to their jobs, residents can enjoy easier commutes, giving choices to congestion and lowering carbon footprints. The town’s streets and corridors are prioritized as inviting spaces that connect residents to essential services, parks, and vibrant community hubs.



The **Historic Preservation Plan** envisions the Town’s iconic character remaining intact. Its historic architecture of mining-era buildings and the early recreation era are preserved, maintaining Crested Butte’s charm and cultural identity. Meanwhile, outside these historic districts, more flexible design guidelines allow for modern design that complements the Town’s roots, allowing for new, more affordable, buildings to enhance Crested Butte’s architectural vernacular rather than disrupt it.



The **Climate Action Plan** ties these strategies together by promoting sustainable building practices and incentives to reduce greenhouse gas emissions. Housing near jobs reduces transportation-related emissions, while the overall design and efficiency of buildings helps mitigate the community’s emissions. New construction uses flexible architectural styles and materials that support sustainability, contributing to Crested Butte’s long-term environmental goals.



The Community Plan Vision

A THRIVING CRESTED BUTTE

Preserving the unique character and spirit that makes Crested Butte, Crested Butte.

In the future, Crested Butte will remain a place where the community thrives together, staying true to its roots while embracing thoughtful development. Its small-town charm will stay intact, and we'll build in, not out—keeping density where it makes sense in mixed-use corridors, so we can continue to enjoy the open spaces and breathtaking views around us, and find charm in our small-scale neighborhoods, all while being able to easily move around comfortably by boots, bikes, or bus.

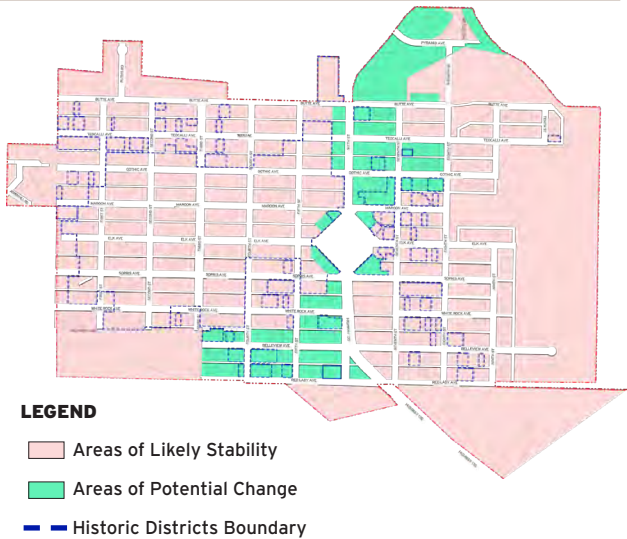
The heart of town will pulse with local businesses and homes above, creating vibrant corridors where starting a business or renting an apartment isn't a dream, but an attainable possibility. Residential neighborhoods will grow gradually while retaining their small-scale and historic charm, with a mix of homes and accessory dwellings to meet the diverse needs of the community—from seasonal or year-round workers, to growing or, down-sizing families, retirees, and all those who make up and embrace the community.

Crested Butte isn't just about living here; it's about connecting with your neighbors, whether in the street, at the post office or other public venues, or during spontaneous gatherings. It's a place where relationships bloom and community is always at the forefront.

Living in Crested Butte isn't easy—it takes grit to embrace mountain life. But for those who are up for the challenge, this can continue to be a place to make a real home—where you don't need wealth to get started, where the community always has your back, where people are valued over property, and community is prioritized above all.

COMING SOON

COMING SOON: Future Land Use Map



COMING SOON: What does this vision look like?

In the final plan, a future land use map will turn the CP vision into a physical land use map to guide the Town's development regulations, to ensure the community grows in a way that meets the Town's vision. The vision and map will frame Crested Butte's land uses within the context of **Areas of Change** and **Areas of Stability**, which are further explored in the next chapter.

- **Areas of Stability** are the Town's built-out neighborhoods and historic districts with distinct character that the community cherishes and wants to preserve. In these areas, small tweaks to the zoning code can help achieve the CP vision, while keeping the essence of what makes these places feel like home intact.
- **Areas of Change** are those with potential for significant future development or redevelopment, offering opportunities to intentionally shape the community to match its vision. By making thoughtful adjustments in these areas, spaces can be created that align with the community's core values, without compromising the unique character that makes Crested Butte so special.

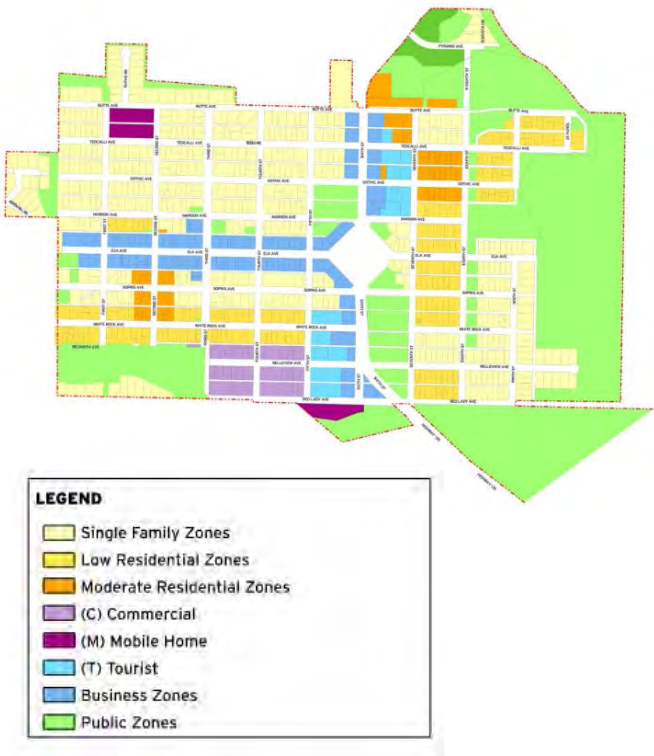


Unlocking Potential

Enabling the Community Plan through Policy

The CP vision is firmly rooted in the values and strategic goals of the Community Compass—but a vision alone isn’t enough. The real challenge lies in transforming that vision into reality by leveraging the Town’s policies and regulations to shape the future of Crested Butte.

This chapter examines how policy tools—particularly the zoning code—can be used strategically to unlock opportunities and guide the free market in a way that aligns with the community’s aspirations.



A consolidated map showcasing Crested Butte’s current zone districts.

Check out the [Policy Review Summary at this link](#) to learn more about Crested Butte’s current zoning code.

About Zoning and its Influence

Zoning is the framework that towns and cities use to partition areas, or zones, into different land uses. It is a direct reflection of a community’s values and one of the most powerful tools to strengthen what makes Crested Butte, Crested Butte.

The Town’s first zoning ordinance was adopted in 1961 and has since evolved into the comprehensive zoning code found in Chapter 16 of the municipal code. Today, Crested Butte has 23 distinct zoning districts, each designed with specific goals to influence the look, feel, and function of that district. While Town Council is responsible for adopting zoning regulations, BOZAR (the Board of Zoning and Architectural Review) administers the code, ensuring that development aligns with the Town’s standards.

Yet, as outlined in earlier discussions on challenges and opportunities, the current development code—combined with skyrocketing property values and rising construction costs—has pushed new development toward higher-end amenities rather than addressing the community’s essential needs.

Now, the key question is: How can the zoning code be reimagined as a tool to guide development in a way that supports the community’s vision?



Zoning Can Make Things Really Hard...

Development is inevitable—under the Town’s current zoning code, entitlements are already in place for up to 655 additional residential units and 366,503 square feet of new commercial space. While full buildout may happen gradually—or not at all—the potential exists.

Zoning has the power to shape this growth, but it can also make development unnecessarily difficult. Inconsistent rules, overlapping regulations, and excessive red tape can slow projects down, creating barriers to progress. However, as land prices rise, these regulatory challenges are less apt to stop luxury development—they stop the types of development the community needs most.

Everyone must follow the same rules, but projects with greater financial resources can afford to navigate delays, absorb higher costs, and wait out the system. Meanwhile, affordable and community-oriented projects struggle the most, making it harder to achieve a balanced and sustainable future for Crested Butte.

Or It Can Be a Tool to Reflect A Community’s Values...

Zoning doesn’t have to be a regulatory hurdle—it has the potential to be a powerful force for good. When thoughtfully applied, it can shape livable, thriving neighborhoods and commercial districts that align with Crested Butte’s vision for the future.

Zoning influences the very fabric of a community, guiding how spaces look, feel, and function. Elements like building orientation, size, and placement define the character of a street, shaping inviting public spaces that honor Crested Butte’s historic charm or creating walkable corridors that foster social connections and active lifestyles.

Beyond aesthetics, zoning plays a crucial role in land use planning. When applied strategically, it can encourage vibrant, mixed-use areas where people can live, work, and play within the same neighborhood. By allowing a diverse mix of housing, shops, restaurants, and small businesses, zoning supports the local economy, reduces reliance on cars, and enhances the convenience and dynamism of daily life.

When harnessed effectively, zoning is more than a set of rules—it’s a framework for building a strong, connected, and thriving community that truly reflects Crested Butte’s values.

Don’t let Perfection be the Enemy of Progress

But, zoning is neither a perfect nor a precise tool, and relying on piecemeal, incremental changes to address every new challenge can sometimes create more problems than solutions. Instead, a holistic approach is needed—one that thoughtfully evaluates the zoning code as a foundation for a future where development aligns with, rather than undermines, the values of the Crested Butte community.

This effort won’t resolve every community concern nor predict every future challenge, but it can guide the market in a direction that better reflects Crested Butte’s vision. Perfection isn’t the goal—progress is. By focusing on intentional, meaningful adjustments, the zoning code can become a catalyst for a future that stays true to Crested Butte’s identity while remaining flexible and adaptable over time.

**STRONG
COMMUNITIES
STRATEGIES**

Crested Butte is not alone in its challenges, many towns and cities across the country are updating their zoning codes to encourage more affordable housing. The Town received a grant from the Colorado Department of Local Affairs’ Strong Communities program to support this effort. As a condition of the grant, Crested Butte must evaluate and adopt at least one Strong Community strategy:

- **Higher Density:** Identify areas for higher densities to promote affordable housing for the local workforce while maintaining the Town’s character.
- **Multi-family Housing:** Evaluate permitted and conditional uses for different multi-family housing types across different zones.
- **Inclusionary Zoning:** Evaluate density bonuses to incentivize workforce housing and deed-restricted commercial development.
- **Land Programs:** Identify Town-owned parcels or potential acquisitions for infill development of affordable housing and essential services.
- **Parking Standards:** Incorporate recommendations from the 2023 TMP to reduce parking requirements.
- **Alternative Building Options:** Evaluate barriers to alternative building methods that reduce construction costs, in line with historic preservation.



Crested Butte’s zoning shapes the look, feel, and function—and in turn- the strength of the community.



The Community Plan Toolbox

THE Y AXIS: LEVEL OF RESTRICTION

The Top: Loosening Restrictions

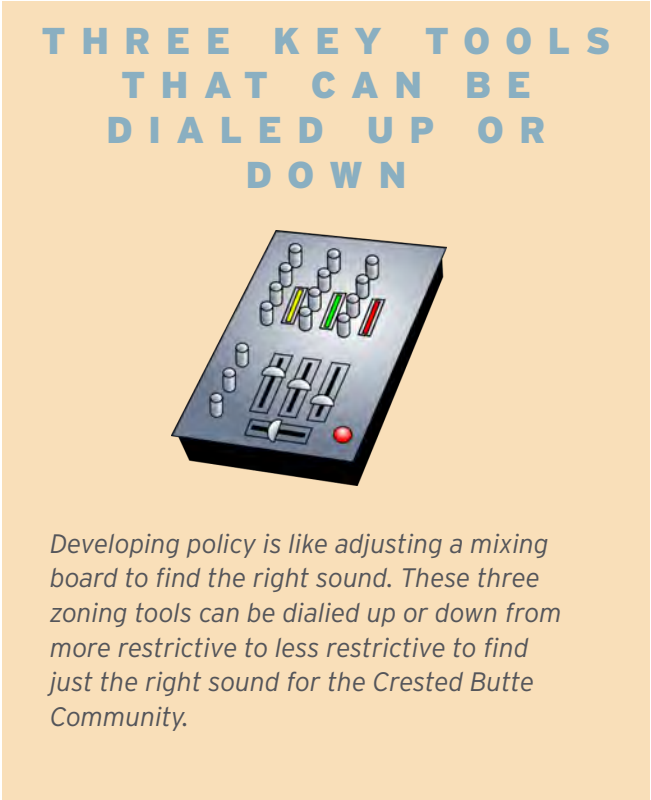
At the most flexible top end, zoning entitlements allow, by right, more uses, increased density, height, or reduced parking and setback requirements. While efficient, in Crested Butte's market, simply adding density doesn't guarantee affordability. Without strategic safeguards, new supply often leans toward luxury development, driven by high land values and vacation home demand.

The Middle: Introducing Performance-Based Zoning

Performance-based zoning ties incentives to public benefits by creating a balance between flexibility and restrictions. Developers can receive bonuses like more Floor Area Ratio (FAR), additional units, or relaxed parking and setback rules in exchange for contributions like deed-restricted housing and/or commercial spaces. Projects that don't provide these contributions follow the base zoning rules. Performance-based zoning offers a balance of flexibility and accountability, functioning similarly to negotiated Planned Unit Developments (PUDs) that emphasize public benefits.

The Bottom: Specific Requirements in the Town's Status Quo

At the most restrictive bottom end of the mixing board, Crested Butte's current zoning is largely prescriptive and cautious (illustrated in the Toolbox graphic with an orange bar and circles). While this approach ensures consistency, it can limit creativity, slow responses to changing needs, and make it harder to diversify housing options. Even within this framework, streamlining regulations, reducing inconsistencies, and clarifying processes can improve zoning's effectiveness and improve approval processes.

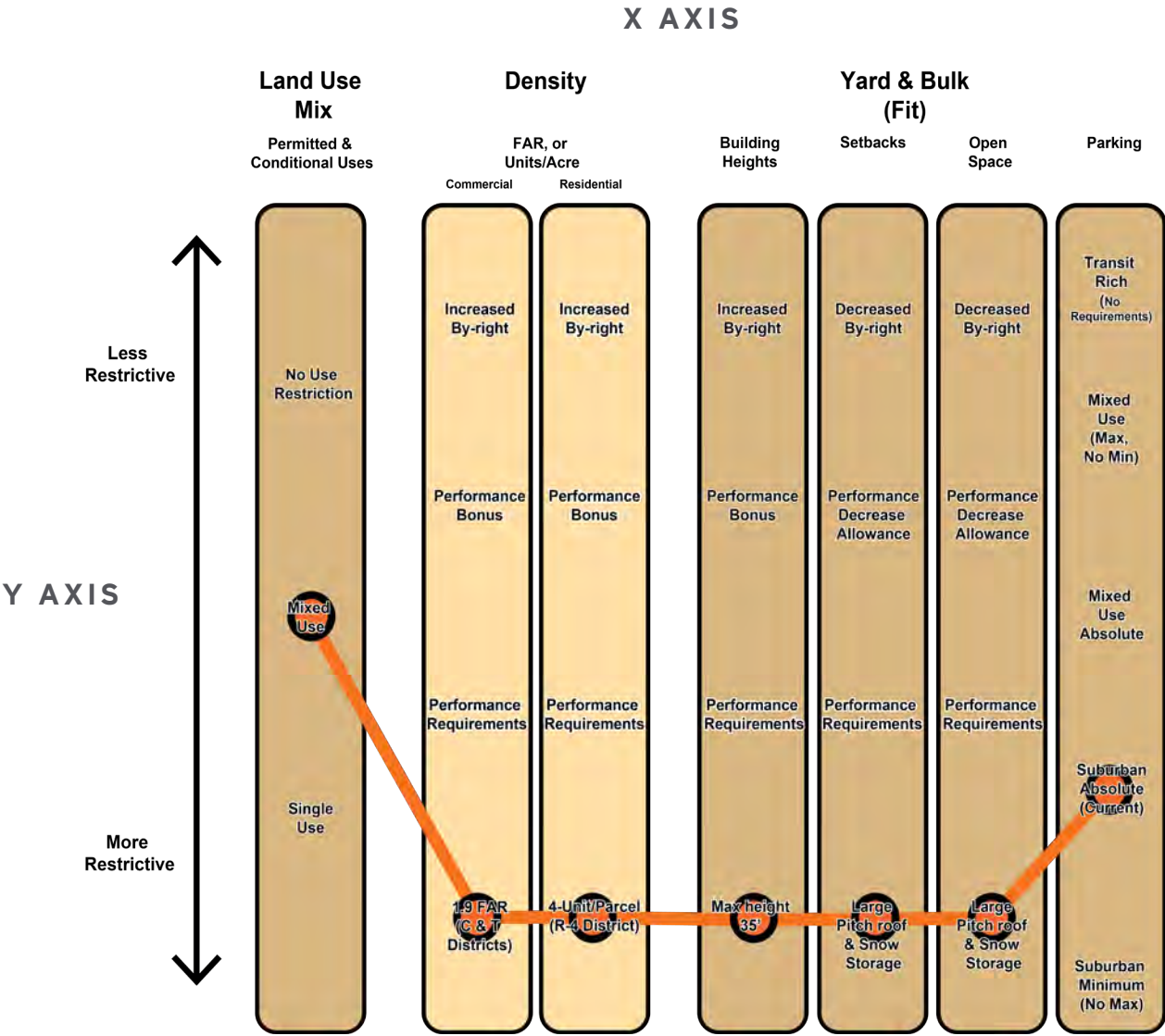


THE X AXIS: ZONING TOOLS

Land Use Mix: What Uses are Allowed?

Land use regulations determine whether residential, commercial, or mixed-use development is permitted in each zone. Crested Butte's zoning code allows permitted and conditional uses—permitted uses are approved by right, while conditional uses require a public hearing and BOZAR approval based on neighborhood compatibility. If a use isn't listed, it's not allowed.

While some areas allow mixed uses, over 60% of the Town's developable land is zoned for single-family housing. This limits diversity in land use and doesn't fully meet the needs of a dynamic community. Revisiting these regulations could create opportunities for a more diverse building stock that better aligns with Crested Butte's vision.



Density: How Much of the Land Use is Allowed?

Density determines how much of the allowed use is permitted in an area. In Crested Butte, commercial density is measured by Floor Area Ratio (FAR), while residential density is based on units per parcel. FAR reflects the relationship between a building's total floor area and the parcel size.

Crested Butte's current low-density allowances, paired with high land and construction costs, have fueled the rise of expensive single-family homes, worsening affordability, and reducing full-time residency. Strategic density adjustments could increase and diversify housing options, but any density increases should be tied to public benefits, like workforce housing, or it will simply fuel more market-rate luxury development.

Fit: How Does that Land Use Fit on a Site?

Fit determines how buildings interact with their surroundings, including yard (setbacks and open space), bulk (height and mass), and parking requirements. In Crested Butte, regulations like setbacks and snow storage requirements reflect the Town's snowy climate and should be retained.

However, some current standards—like parking minimums—are more suited to suburban, car-dependent areas and may limit desired development potential. The TMP suggests leveraging walkability, transit access, and on-street parking to reduce minimum parking requirements and free up land for community-serving housing. Similarly, adjustments to height and roof type regulations in non-historic areas, as recommended in the HPP, could encourage more affordable, innovative housing.



A Deeper Dive on Parking

Most parking regulations are based on national models rather than local conditions, requiring new developments—whether residential, commercial, or mixed-use—to meet rigid minimums. While intended to ensure availability, these guidelines don’t always reflect actual demand or need, especially in walkable, transit-friendly areas like Crested Butte. Excess parking takes up valuable land that could be used for housing, recreation, snow storage, or public spaces.

By reassessing current requirements, the Town can allow developers to determine the right balance—ensuring enough parking for their market needs without unnecessary mandates. Experience shows that when given flexibility, developers aim for a “Goldilocks” solution—not too much parking, which increases costs, and not too little, which could hurt marketability.

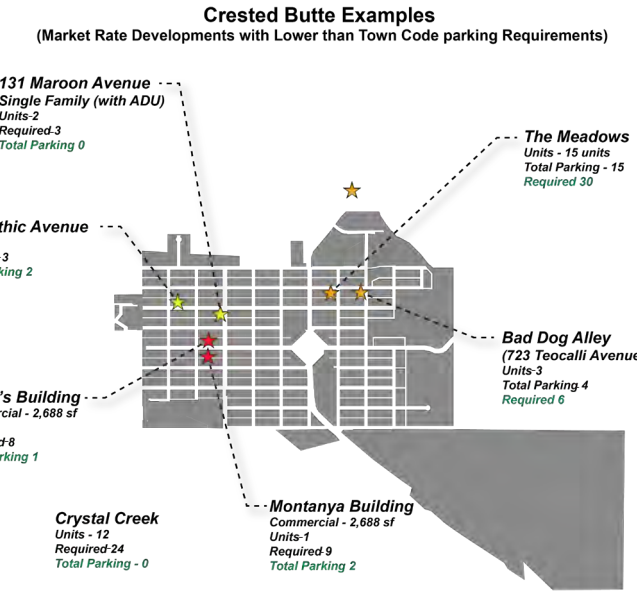
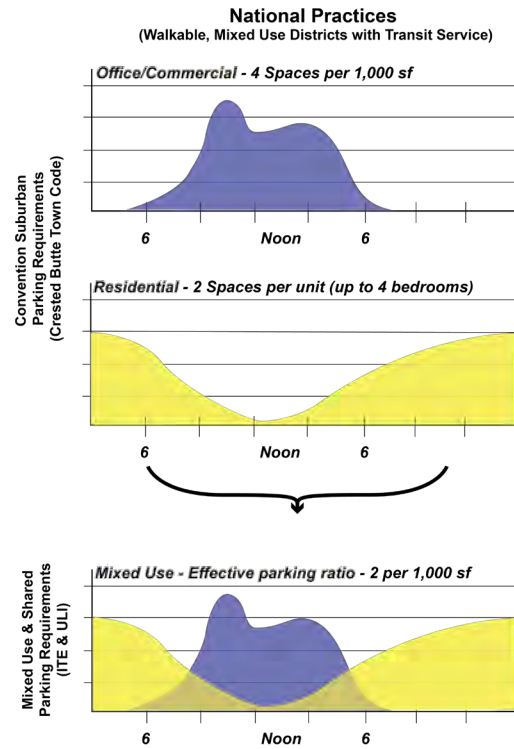
Leveraging Mixed-Use: Efficiency and Flexibility

One of the most effective ways to optimize parking is through mixed-use development. Mixed-use developments naturally balance parking demand, with residential spaces needing parking at night and commercial uses requiring it during the day. Shared

parking strategies reduce overall space needs without sacrificing convenience. Aligning with Crested Butte’s TMP, investing in park-and-ride facilities, on-street parking, and transit options can further ease parking pressures while fostering a more connected and less car-dependent community.

It Already Works in Crested Butte

A great example of how reducing parking requirements can work comes from Crested Butte itself, where some existing homes successfully function without designated parking spaces. Property owners and tenants have found creative ways to manage parking needs, often relying on on-street parking, public transit, or simply walking or biking to their destinations. While there are occasional inconveniences—like moving a car every other night during the winter for snow plowing—many residents find that the trade-off is worth it, given the convenience of living in town and close to services. These real-life examples provide valuable insights into how parking requirements can be rethought in more pedestrian-friendly, transit-oriented areas, creating more flexible and efficient use of space.



Crested Butte has 2,616 on-street parking spaces, compared to 2,021 off-street private residential parking spaces.

Example Alternative Requirements

The Town’s TMP identifies opportunities to optimize parking requirements, making better use of the town’s existing on-street parking capacity. The TMP recommends reducing parking requirements in this CP with the following considerations (see the next page for a specific table):

- **Residential Developments:** Given an abundance of on-street parking in most areas of town, reducing on-site parking requirements for new residential developments is recommended. This would allow property owners to repurpose valuable land as a development bonus for community housing (for example, ADUs) instead of parking.
- **Lodging and Light Industrial Uses:** Parking requirements for lodging and industrial uses should remain unchanged due to their higher demand. However, it’s suggested that the payment-in-lieu of parking fee be increased to reflect current construction costs and to incentivize deed-restricted commercial spaces. This could also fund multi-modal transportation and parking management initiatives.
- **Restaurant, Retail, Office, and Entertainment Uses:** For commercial spaces like restaurants, retail, and offices, a payment-in-lieu of parking option is recommended (with exemptions for deed-restricted spaces), replacing the need for on-site parking. This would create funding for public transit and other transportation options, improving access for both customers and employees.
- **Payment-in-Lieu Fee Update:** The current \$13,000 payment-in-lieu fee for each required parking space does not align with today’s parking construction costs. It’s recommended to adjust this fee accordingly and consider exemptions for deed-restricted commercial spaces.

Did you know? A surface parking spot typically costs X a space, while a structured parking spot costs 2X per space, and an underground garage parking spot costs 4X per space.

Additional Considerations: Structured and Underground Parking

Development regulations specify the types of parking allowed, including surface, structured, and underground parking. The Town offers a FAR bonus for underground parking in the Sixth Street corridor, where existing stormwater infrastructure supports the dewatering needed for underground garages. Outside this area, dewatering would place undue strain on the Town’s limited stormwater systems.

The high cost of structured and underground parking drives projects toward luxury development to recoup expenses. Additionally, Crested Butte’s high water table makes underground parking challenging, as extensive pumping of water and snowmelt adds both development and operating costs, impacting wastewater and stormwater systems.

While structured parking doesn’t affect the wastewater system, the stormwater management they require is crucial and expensive. Developers must connect to existing infrastructure if nearby or build new connections, and the Town would need to handle the long-term maintenance of this infrastructure.

To promote affordable development, the Town should consider eliminating the FAR bonus for underground parking and consider prohibiting underground and structured parking. Instead, the focus could be to optimize existing parking resources for more sustainable and equitable development.



Building Type	Required Parking Today	Example New Requirements
Single Family Dwelling	<ul style="list-style-type: none">• 2 spaces for 4 bedrooms or fewer• 1 space for a fifth bedroom• 1 space for every two bedrooms over 5	<ul style="list-style-type: none">• Minimum: 1• Maximum: 2
Two Family Dwelling unit	<ul style="list-style-type: none">• 4 spaces for 4 bedrooms or less• 5 spaces for 5 bedrooms• 1 space for every two bedrooms over 5	<ul style="list-style-type: none">• Minimum: 1 per dwelling unit• Maximum: 2 per dwelling unit
Three family and multi-family dwelling	<ul style="list-style-type: none">• 1.5 spaces for each residential unit• 1 additional space for every unit with more than 2 bedrooms	<ul style="list-style-type: none">• Minimum: 1 per dwelling unit• Maximum: 1 per dwelling unit
Accessory Dwelling Units/ Employee dwellings	<ul style="list-style-type: none">• 1 space per 1 bed & studio units• 2 spaces for 2 & 3 bedroom units• 3 spaces for a 4 bedroom unit• 1 space for every two bedrooms over 5	<ul style="list-style-type: none">• Minimum: 0• Maximum: 1
Congregate Housing	<ul style="list-style-type: none">• 1 space per bedroom	<ul style="list-style-type: none">• Minimum: 0• Maximum: 1 per bedroom
Bed & Breakfast	<ul style="list-style-type: none">• 1 space per rental bedroom• 2 spaces for the owners quarters• 1 additional space for every 2 beds in excess of two beds per room	<ul style="list-style-type: none">• Same requirements
Hotel, lodge, motel	<ul style="list-style-type: none">• 1 Space per rental bedroom• 2 spaces for the owners quarters• 1 additional space for every 2 beds in excess of two beds per room	<ul style="list-style-type: none">• Same requirements
Restaurant, club, bakery, distillery etc.	<ul style="list-style-type: none">• 1 space for every 500sf of usable space up to 1000sf• 1 space for every 250sf of usable space from 1001sf to 2000sf• 1 space for every 100sf of usable space over 2001sf	<ul style="list-style-type: none">• 1 space for every 500 sf, only payment in lieu permitted
Retail	<ul style="list-style-type: none">• 1 space for every 500sf of usable space	<ul style="list-style-type: none">• Same requirements, only payment in lieu permitted
Office	<ul style="list-style-type: none">• 1 space for every 500sf of usable space	<ul style="list-style-type: none">• Same requirements, only payment in lieu permitted
Auto-related service	<ul style="list-style-type: none">• 1 space for each 100sf of usable space	<ul style="list-style-type: none">• Same requirements
Mobile Homes	<ul style="list-style-type: none">• 2 spaces per mobile home	<ul style="list-style-type: none">• Minimum: 1• Maximum: 2
Theatre, auditorium, and other fixed seat establishments	<ul style="list-style-type: none">• 1 space for every 4 seats	<ul style="list-style-type: none">• Same requirements, only payment in lieu permitted
Museum	<ul style="list-style-type: none">• 1 space for every 1000sf of usable space	<ul style="list-style-type: none">• Same requirements, only payment in lieu permitted
Dry Storage	<ul style="list-style-type: none">• 1 for every 2000sf of storage building space	<ul style="list-style-type: none">• Same requirements
Churches	<ul style="list-style-type: none">• 1 space for every 8 seats• 1 space for every 500sf of usable space outside the sanctuary	<ul style="list-style-type: none">• Same requirements, only payment in lieu permitted

An Alternative Future... Adjusting the Toolbox

The following pages will explore how the CP toolbox can be strategically adapted to align with Crested Butte’s vision for both the areas of stability and change.

The Town’s core district and residential neighborhoods (areas of stability), integral to Crested Butte’s character, will require thoughtful adjustments to preserve their charm while fostering greater resident presence and diversity.

In contrast, areas of change like Belleview Avenue, the Sixth Street Corridor, and the Slate River Annexation present opportunities for performance-based zoning that can incentivize vibrant, mixed-use development and ensure identified public benefits.

This approach aims to balance preserving Crested Butte’s unique character while accommodating its evolving needs and vision for the future.

Crested Butte today.



Crested Butte with the CP’s considerations.



PUTTING IT IN PERSPECTIVE... CHANGE OVER TIME

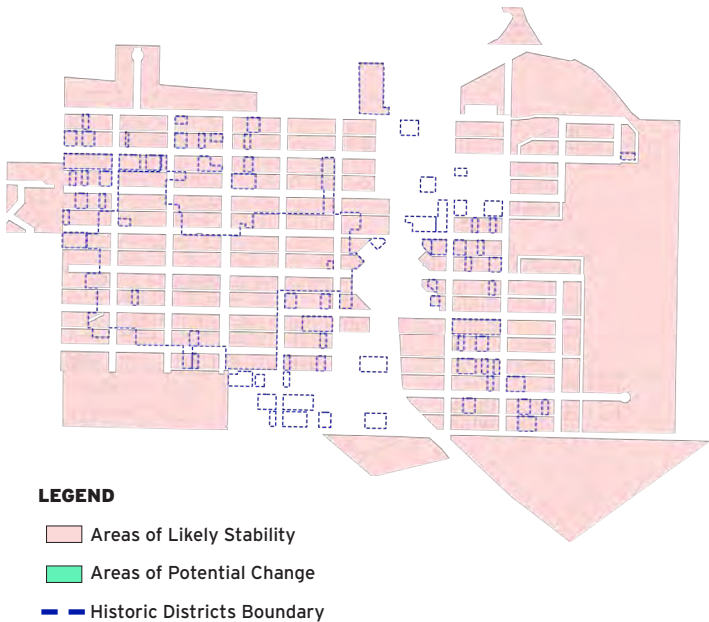
Change in Crested Butte will be gradual—it’s important to keep that in mind. The development timeline is shaped by various economic, cultural, and social factors. Just as the Town evolved from its mining roots to a recreational hub, future change will occur incrementally.

Revising the zoning code won’t result in an overnight transformation. Development happens gradually, driven by market trends and the goals of individual landowners. For instance, these factors and new zoning incentives might lead to 4-5 single-family homes and 2-3 accessory dwelling units (ADUs) annually, with 0-2 commercial developments every five years.

The models below illustrate how these changes might eventually take shape. While the plan envisions potential growth, these projections will evolve at Crested Butte’s own unique pace, staying true to the community’s character.



Areas of Stability: Crested Butte's Core & Neighborhoods



A Vision for the Future

Crested Butte’s historic core and residential neighborhoods will maintain their charm and authenticity, shaped by the people and history that define them. These areas will preserve their distinct mass, scale, and form, with architectural flexibility allowing for creativity that respects the Town’s heritage. Small-scale accessory dwelling units (ADUs) and micro-lots would enhance vitality, fostering a diverse, full-time resident community. The authenticity of lived-in spaces will be celebrated, with bikes, snowmobiles, and tools common in alleys and on porches. Neighbors will continue to connect on slow-moving streets and charming alleys, preserving the relaxed, community-centered vibe that makes Crested Butte home.

A Strategy to Enable the Vision: Expanding Housing Options through ADUs and Micro-Lots

To help distribute a variety of housing units across Crested Butte’s neighborhoods, the zoning code should focus on creating incentives to increase opportunities for building accessory dwelling units (ADUs) and subdividing existing lots into individually owned micro-units. Since 1990, the Town has allowed ADUs as a conditional use in residential zones, permitting increased lot density in exchange for deed-restricting ADUs as long-term rentals for more than six months. Incentives have included subsidies for tap fees, which were increased to a full waiver in 2023. These efforts have resulted in 93 ADUs to date, but the pace of construction has slowed, and new strategies are needed to meet the community’s increasing full-time housing needs.

Balancing Market Realities with Community Needs

Market Opportunities & Constraints

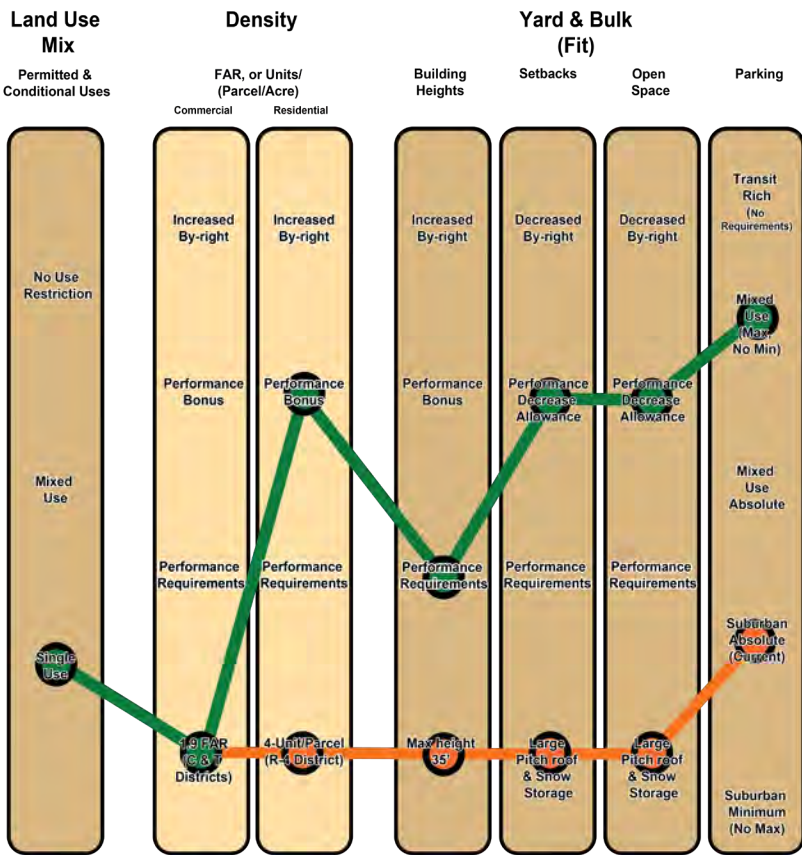
- Vacant Lots:** There are 40 vacant lots in the Town’s residential zones today. Many property owners desire additional square footage beyond their current maximum allowances, but at higher price points, few are willing to deal with the responsibilities of being a landlord.
- Existing Lots:** There are 308 lots in the Town’s residential zones that could theoretically fit an ADU today. Homeowners could realize income by generating rental income from an ADU or selling a micro-lot to a local buyer, but the cost of constructing an ADU remains a significant barrier.

Community Needs

The number of ADUs constructed annually has decreased and the necessary rents that the local workforce can afford no longer provide significant enough of an income to finance the cost of constructing an ADU. Through a combination of zoning incentivizes which both create space and allow more development entitlements, as well as considering future financial incentives and pre-approved building plans, the Town can leverage its development regulations and community resources to infill more of Crested Butte’s residential neighborhoods with these needed ADUs.

Leveraging The CP Toolbox

- Land Use:** R1-3 Residential zones will mostly stay single-use, but the zoning rules could be adjusted to make it easier to build two ADUs instead of one. One of these ADUs would still need to be deed restricted as a long-term rental.
- Density:** To encourage higher residential density outside the historic core, homeowners could be allowed to build two ADUs (instead of just one, as allowed now) if one of them is rented out long-term.
- Fit:** Setbacks (how far a building is from property lines), open space, and parking requirements could be relaxed for properties with two ADUs, using on-street parking and flat roofs outside of the historic core to save space.
- Also, for homes with an ADU, certain areas like accessory buildings, garages, and basements would not count against the home’s maximum allowable size (FAR). This would give more usable space while keeping the house’s scale in check. Homes without ADUs wouldn’t get these benefits, and garages would still count toward the maximum size limit and basements could be prohibited, helping encourage ADU construction.



Neighborhood Toolbox. The Green line demonstrates the changes under consideration.

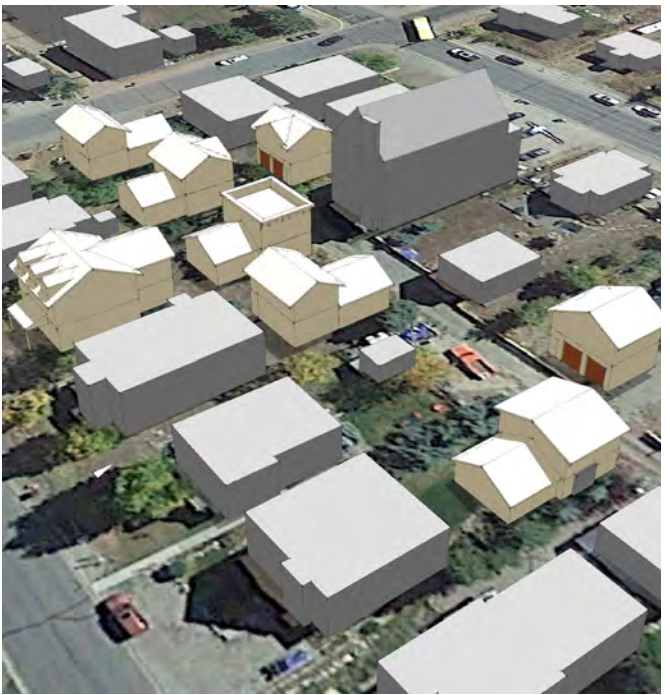


Additional Considerations

- **Evaluate Subdivision of Micro-Lots:** The Town’s subdivision regulations could be updated to establish a process for creating micro-lots. This would enable homeowners with space for an ADU but no interest in building one to sell part of their lot to others who can build smaller housing units. Additionally, existing ADUs could be subdivided into condominiums for more local homeownership opportunities. Each lot would require case-by-case evaluation for utilities, easements, access, and safety.
- **Evaluate Minimum Unit Size:** Assess the feasibility of allowing residential units smaller than 400 sq ft where appropriate, to expand housing options while maintaining livability and neighborhood compatibility.
- **Evaluate Home Occupation:** Reevaluate the definition of home occupation to allow more affordable local businesses to operate from homes, without negatively impacting the neighborhood.
- **Evaluate Mobile Home Zones:** Allow permanent foundations and/or stick built structures in the mobile home zone, with requirements to meet the scale and form of the existing neighborhood, in exchange for deed restrictions, ensuring that this area continues to provide affordable housing ownership options.
- **Reevaluate the R3C Zone:** Reassess the R3C zone to better reflect its role as a mixed-use transition area between residential and commercial uses, rather than a higher-density residential zone.
- **Alley Maintenance and Access Policy:** Currently, the Town provides limited winter maintenance for alleys, with exceptions made for servicing affordable housing. If the Town seeks to further incentivize development along alleys through ADUs and micro-lots, it will need to establish clear policies regarding alley access and snow removal. Addressing these responsibilities will be essential to support increased use of alleys for housing while maintaining charm, accessibility, and safety during winter months.



Digital Model of an Existing Alley.



Digital Model of an Alley with Potential ADUs.

ADU Incentive Program

Incentives for Providing Deed Restricted ADU

- Reduced 10' Front Setback
- 2nd ADU or Accessory Structure (with at least one required to be long-term rental)
- Garage Area excluded from Maximum FAR Calculation
- Basements could be allowed and excluded from Maximum FAR Calculation (and prohibited or counted if an ADU is not built)

Sample Configurations

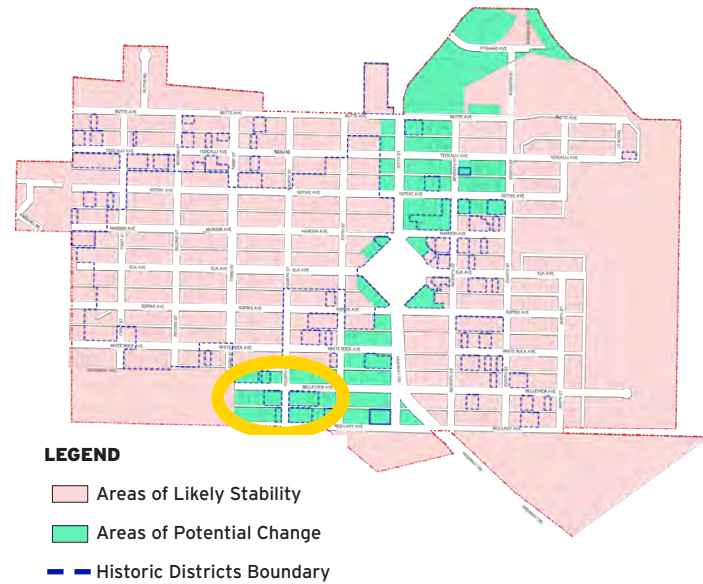
A diagram showing two sample configurations for ADU placement. The left configuration shows a 'Detached Accessory Structure' and 'ADU 1 over Garage' next to a 'Primary Structure'. The right configuration shows 'ADU 1 over ADU 2' and a 'Garage' next to a 'Primary Structure'. Both configurations are situated next to an 'Alley'. Red lines connect the labels to the corresponding structures in the diagrams.



A conceptual rendering of the Alley above.



Areas of Change: Belleview Avenue



A Vision for the Future

Belleview Avenue will evolve into a vibrant corridor blending light industrial grit with modern innovation. It will host trade businesses, maker spaces, and community commercial services, supporting the Town's economy while meeting housing needs through a growing mixed-use presence. Buildings will maintain Crested Butte's character and scale, complementing the natural backdrop of Gibson's Ridge. Enhanced walkability and connections, like a future link between the school and Big Mine Park, will create a dynamic hub where work and community life come together.

A Strategy to Enable the Vision: Increasing residential presence and retaining commercial uses

Belleview Avenue is the Town's commercial core, accommodating light industrial trades, services, and other uses less suited for pedestrian-oriented areas, like restaurants. To bring vibrancy and address housing needs, Belleview Avenue's strategy focuses on increasing residential allowances while maintaining its mixed-use character. This area offers unique opportunities to diversify Crested Butte's affordable housing portfolio, as mixed-use buildings in commercial zones can fill a niche for residents seeking proximity to services and workspaces within the Town. The strategy proposes leveraging performance-based incentives, allowing increased building heights up to four stories (from a maximum of 35 feet to 49 feet), taking advantage of its backdrop against Gibson Ridge. In exchange for these changes, developers will be required to provide a percentage of affordable housing units and/or affordable commercial spaces, fostering a balance between economic vitality and community needs. Additionally, zoning can be used to enable this corridor to become an improved pedestrian experience, including providing space for a future sidewalk connection and on-street parallel parking.



Digital model view of Belleview today.



Digital model view of Belleview with potential zoning changes.

Balancing Market Realities with Community Needs

Market Opportunities & Constraints

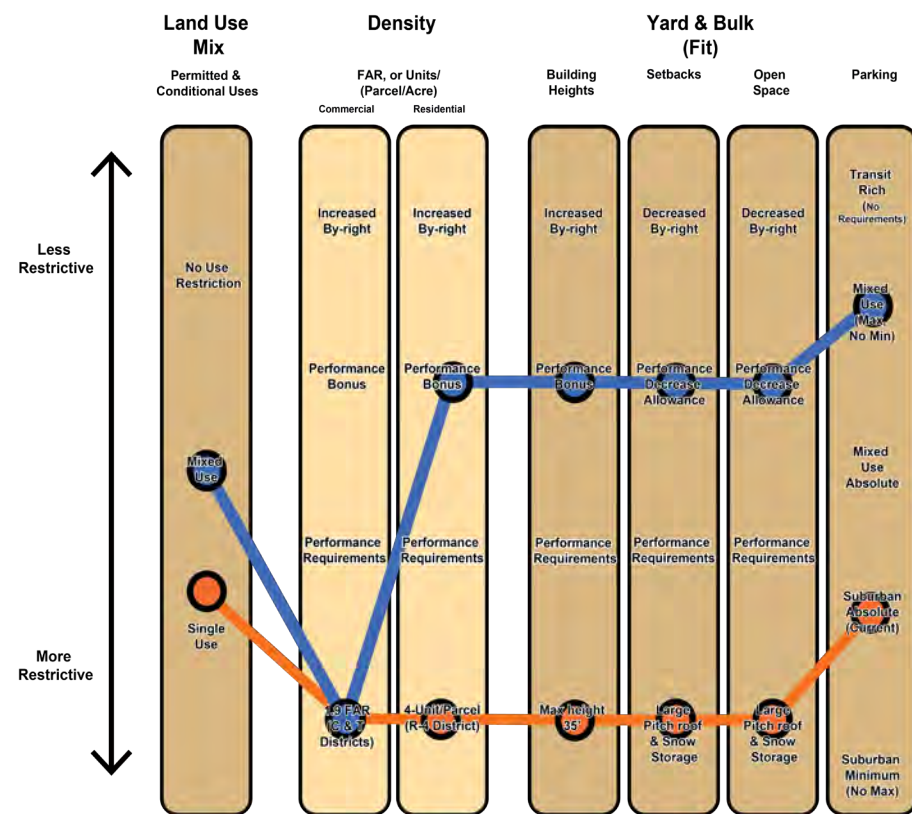
- **Vacant Lots:** Belleview Avenue currently has 40 vacant lots, each limiting residential use to three deed-restricted housing units, occupying no more than 50% of the property. These restrictions limit mixed-use potential and hinder investment due to high land prices and construction costs. Expanding mixed-use allowances could make these lots more marketable, encouraging investment in both commercial and residential projects. A balance of market-rate and deed-restricted housing could leverage market forces while addressing local housing needs.
- **Existing Lots:** Many lots on Belleview Avenue may soon face redevelopment pressures or business turnover. While the Town cannot control when or why businesses leave, updating development codes in advance can help shape future projects in line with the community's vision. Clear standards for redevelopment will help maintain the character of the corridor.
- **Commercial Uses:** The lack of drive-by or walk-by traffic on Belleview Avenue presents challenges for restaurants and retail businesses. While a small-scale restaurant could work, expanding similar commercial uses could lead to gentrification and displacement. To preserve the area as the Town's commercial core, zoning is encouraged to prioritize light industrial and service businesses, and mixed-use housing, which can drive investment and vibrancy.

Community Needs

The community requires a variety of housing options, from apartments to single-family homes, distributed throughout Crested Butte. While living in a light-industrial area may not appeal to all, mixed-use apartments can provide a critical part of the housing portfolio for those seeking proximity to jobs, services, and amenities. By adding thoughtfully designed mixed-use residential spaces on Belleview Avenue, the Town can meet housing needs without sacrificing the corridor's commercial and light-industrial identity.

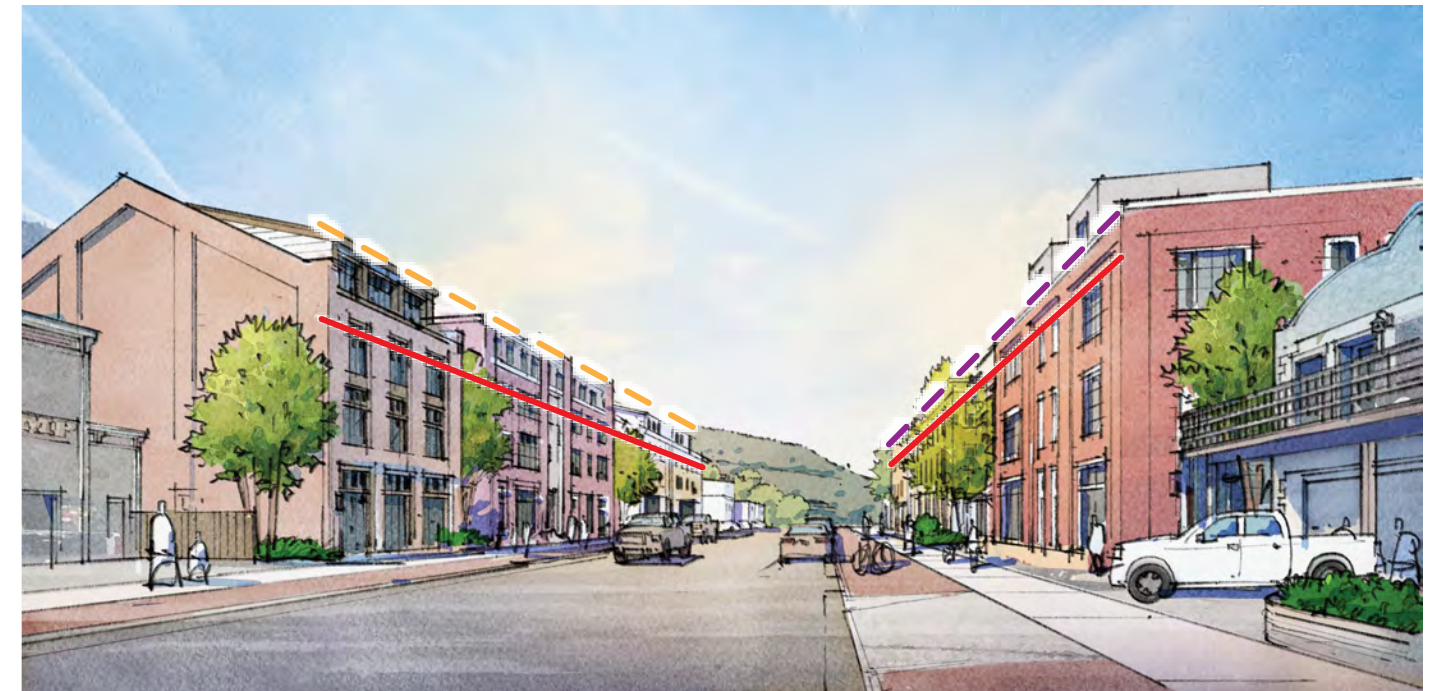


Leveraging The CP Toolbox



Bellevue Toolbox. The Purple line demonstrates the changes under consideration.

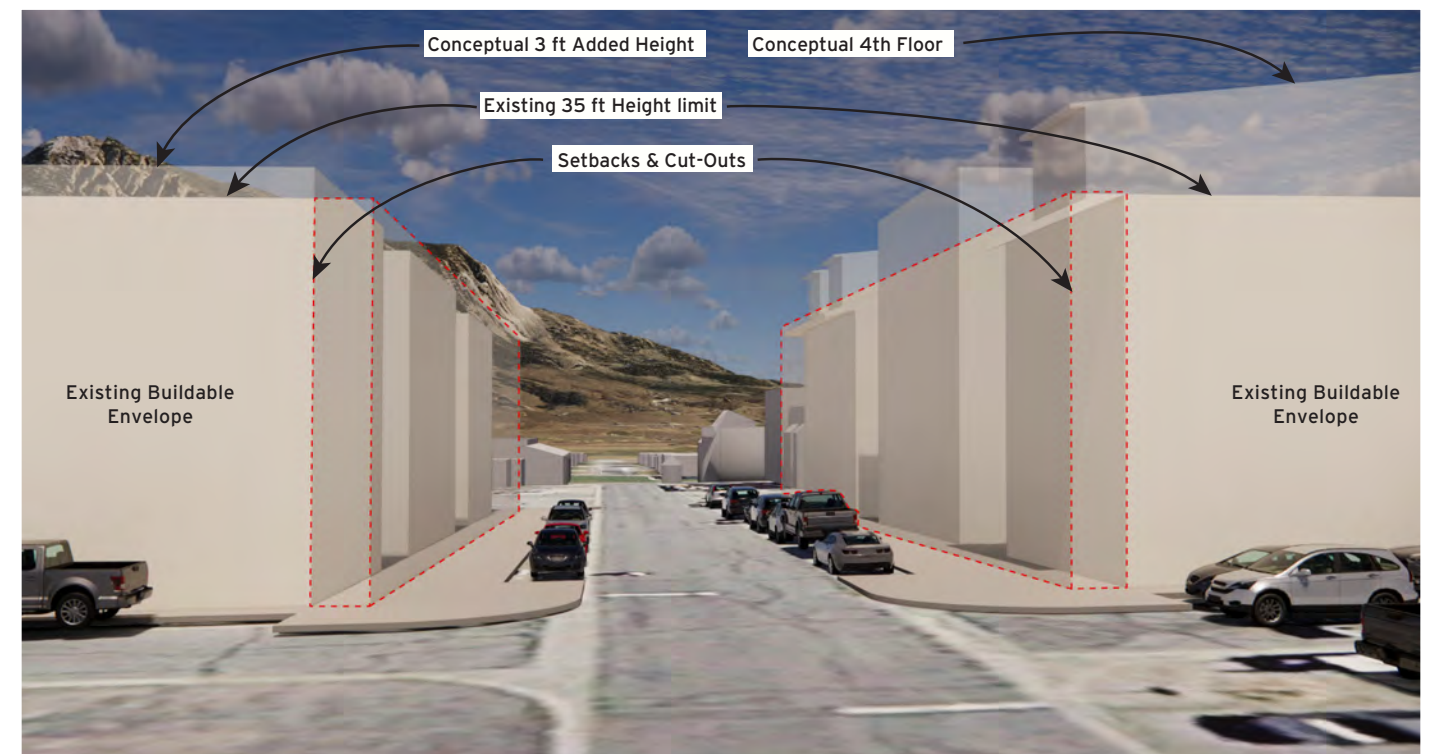
- **Land Use:** Bellevue Avenue's zoning should keep its focus on light industrial and service businesses while also allowing more residential development for mixed-use projects. Service businesses could include things like auto repair, sheet metal fabrication, printing, furniture making, or catering. Retail services could focus on local needs, like paint supplies and flooring, rather than tourism. This change would maintain the area as the Town's commercial hub while offering more housing options.
- **Density:** Performance-based incentives could enable and encourage developers to add more market-rate residential units in exchange for providing deed restricted housing or commercial spaces. These incentives would help balance market-rate and deed-restricted housing, supporting both housing and local commercial goals.
- **Fit:** Adjusting the fit standards could help new developments match the character of Bellevue Avenue while solving practical challenges and community needs. For example, buildings up to four stories (49 feet), which would include an additional 3 feet on the ground floor for commercial space, could be allowed on the south side, compared to the current 35 ft height limit. This would be possible because of the higher natural landscape of Gibson's ridge on the southside of Bellevue. On the north side, buildings could step down in height toward the Whiterock residential neighborhood. These height increases would be offered as performance bonuses for providing deed restricted housing or commercial spaces.
- Further adjustments, such as reducing setbacks and parking requirements, can optimize site use while ensuring adequate snow storage and practical parking solutions. Additionally, transitioning from head-in parking to on-street parking, paired with setting up space for future sidewalk connections, will improve loading/unloading logistics and lay the groundwork for parallel parking and a more pedestrian-friendly corridor.



A conceptual rendering of Bellevue, demonstrating the proposed performance-based height allowance.

LEGEND

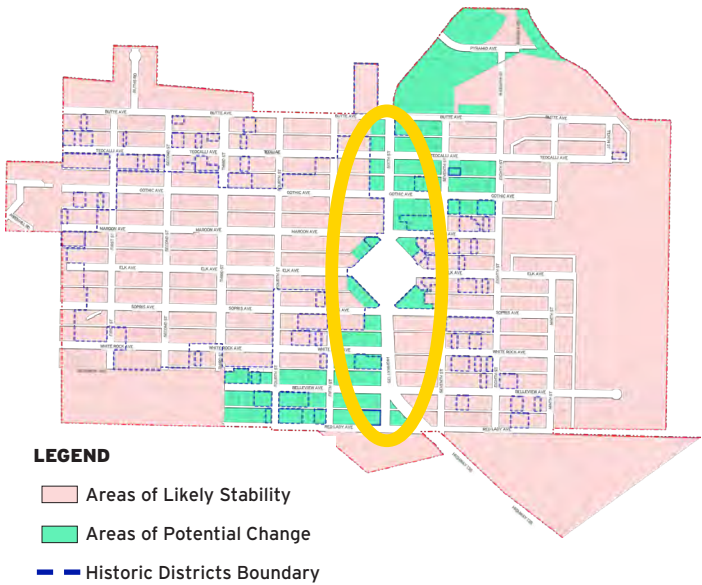
- Existing 35 ft height limit
- - - Conceptual 38 ft height limit
- - - Conceptual 49 ft height limit



A model view of Bellevue, demonstrating the proposed performance-based zoning change considerations.



Areas of Change: Sixth Street Corridor



A Vision for the Future

Sixth Street will be a vibrant gateway to Crested Butte, uniting locals and visitors in lively community spaces, eateries, lodging, and everyday retail. Anchored by hubs like the Center for the Arts, a potential future library, and a future transit hub, the corridor will feature buildings that blend Crested Butte’s unique character with designs that enhance its stunning views. Increased residential presence and pedestrian-friendly improvements will transform the corridor into a dynamic space that connects, rather than divides, the Town.

A Strategy to Enable the Vision: Increasing residential presence and fostering more dynamic businesses and community spaces

To bring this vision to life, the strategy for Sixth Street emphasizes creating a vibrant, mixed-use corridor that balances residential, commercial, and community needs. Zoning should encourage ground-floor retail or services with two floors of housing above, leveraging an increase in building height from 35 to 38 feet as a performance-based bonus. In exchange, developers will provide deed-restricted housing and/or affordable commercial space, supporting community affordability and economic diversity.

The Town should also activate its assets in the corridor, such as the 4-Way Stop area, to develop subsidized mixed-use spaces that house a transit hub, potential improved library, and other community-oriented facilities. These spaces will foster connectivity, provide business incubation opportunities, and increase affordable commercial options, encouraging a broader diversity of businesses along Sixth Street.

Together, these strategies will transform the corridor into a vibrant and welcoming community hub, offering a mix of housing, services, and spaces that energize and connect Crested Butte.

Balancing Market Realities with Community Needs

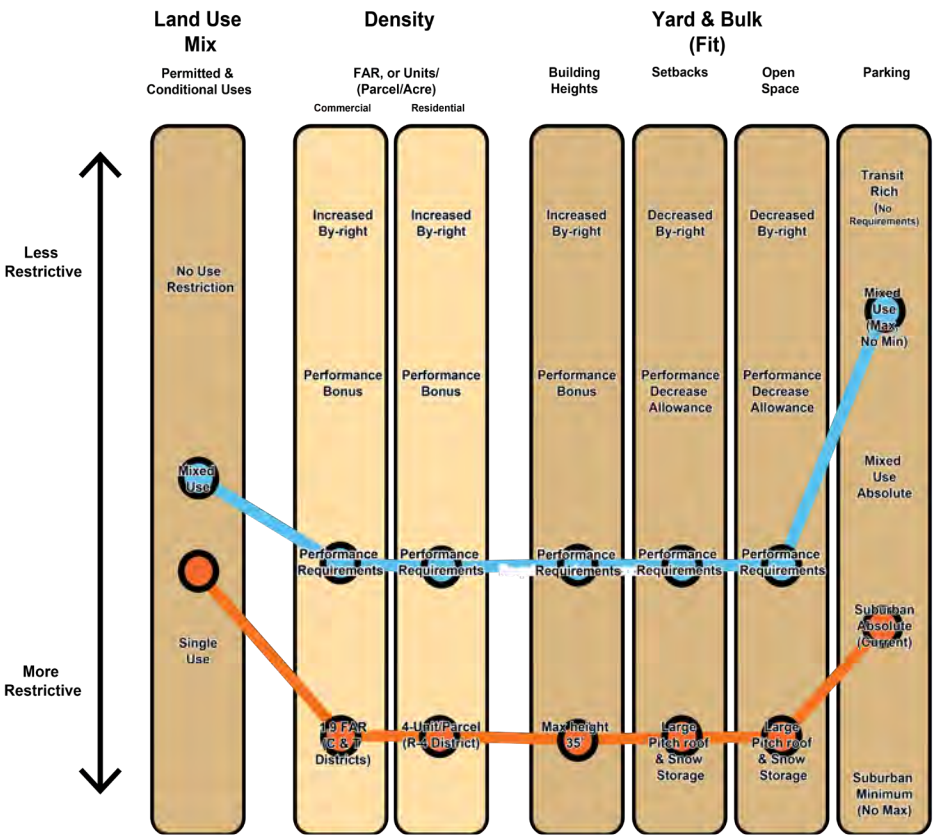
Market Opportunities and Constraints

- **Vacant Lots:** Sixth Street has 8 vacant parcels with significant potential for mixed-use development. Sixth Street could evolve into a vibrant extension of Elk Avenue, blending restaurants, retail, services, and community hubs. Minor zoning adjustments as performance bonuses—like a minor increase height and lower parking requirements in exchange for affordable housing—could unlock this potential while maintaining a balance between economic vitality, community affordability, and maintaining this corridor’s viewsheds that the community cherishes.
- **Existing Lots:** While Sixth Street has significant vacant land potential, some existing lots may face redevelopment pressure as businesses evolve or relocate. Proactively updating zoning codes will ensure the corridor retains its desired character while accommodating growth. Clear standards will guide the integration of mixed-use spaces, balancing residential, commercial, and community needs.

Community Needs

Sixth Street presents an opportunity to provide diverse housing options while preserving spaces for small businesses and essential services. Mixed-use buildings with retail or services on the ground floor and housing above can offer affordable living close to work, transit, and amenities. Public investments, such as in the 4-Way Stop area, can activate community spaces and foster connectivity, supporting both housing and economic goals.

Leveraging The CP Toolbox



Sixth Street Toolbox. The Blue line demonstrates the changes under consideration.



Leveraging The CP Toolbox (cont.)

- **Land Use:** The Sixth Street corridor should prioritize mixed-use zoning that blends retail, restaurants, and services with residential units. Unlike Bellevue Avenue's focus on commercial and light industrial uses, Sixth Street should emphasize ground-floor businesses like restaurants, retail, and medical services, with residential units above, fostering a more pedestrian-friendly environment. Civic spaces such as a library, transit center, and visitor center could be integrated on Town-owned parcels along the corridor, enhancing the area's vibrancy and serving the broader needs of the community.
- **Density:** To encourage development and attract diverse uses, residential density should be allowed as a performance bonus, permitting additional housing units beyond the current 50% maximum. Commercial space density should remain the same under existing FAR limits.
- **Fit:** New developments on Sixth Street should align with the corridor's character while accommodating growth. A modest 3-foot height increase (from 35 to 38 feet) would allow for ground-floor retail with two stories of housing above, maintaining the corridor's currently allowed scale and preserving views. Adjusting setbacks and parking requirements would maximize lot usage, balancing functionality with aesthetics. Mixed-use buildings should also be designed to prioritize pedestrian access and integrate seamlessly with future civic hubs, creating a more community-focused atmosphere.

Additional Considerations:

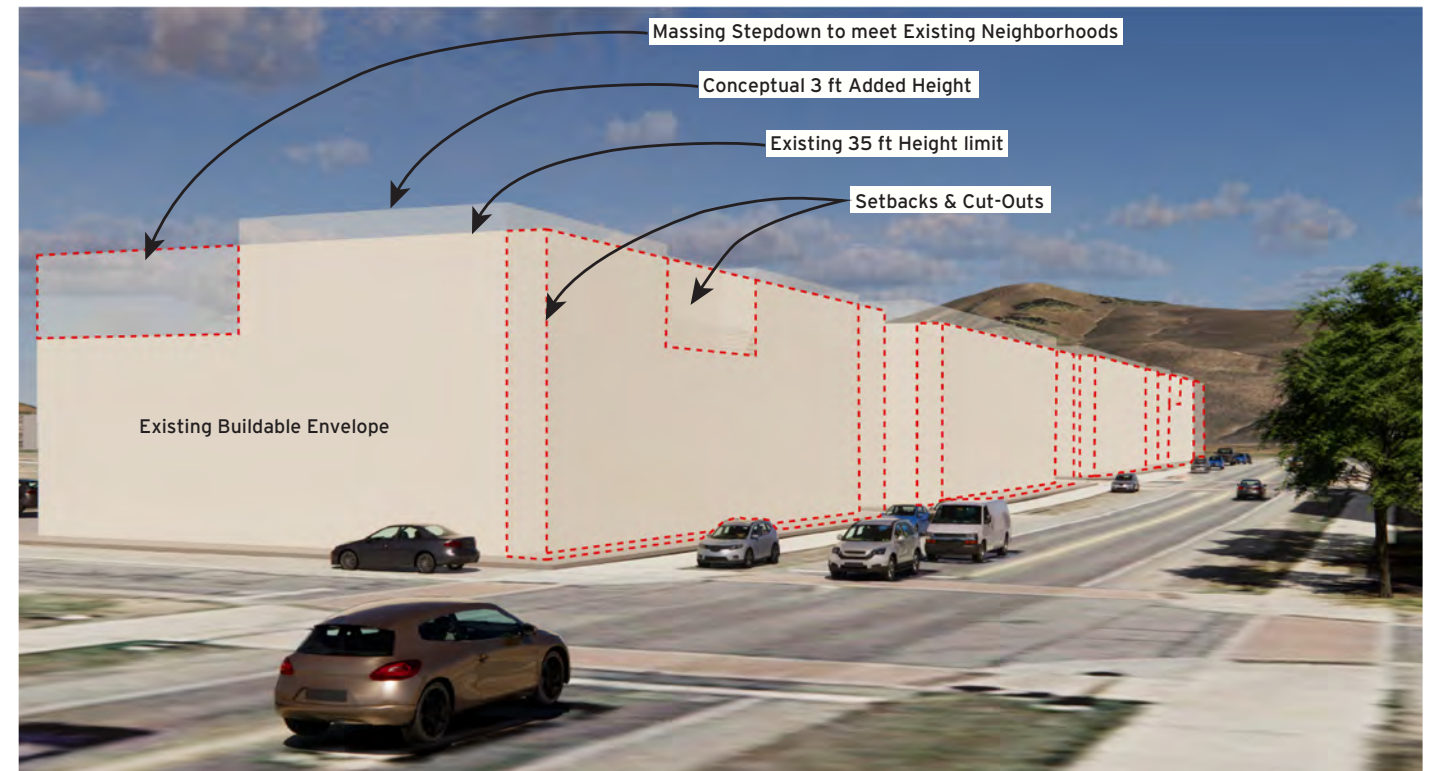
- **Zoning the 4-Way:** The Town-owned 4-Way area has great potential for community-serving uses (as regional park-and-rides are developed in the corridor), including mixed-use live/work spaces for local businesses, an expanded library, and a revamped transit and visitor services hub. Currently not zoned, the Town should designate this area as Public to enable a possible future transformation.
- **Evaluating the Tourist Zone:** The Tourist Zone, located along the northeast and southwest edges of the Sixth Street Corridor, currently provides space for visitor-related businesses like lodging and resorts. However, the current housing requirements—such as the mandate for 100% deed-restricted affordable housing or the 50% cap on residential use—limit residential development. The Town should reconsider these restrictions to balance the need for visitor accommodations with enhanced opportunities for affordable housing integration.
- **Evaluating the R4 Zone:** The R4 zone, which is the Town's highest-density residential area, borders the Tourist Zone at the northeast corner of the Sixth Street Corridor. Although intended for higher-density residential use, the zone still allows single-family homes by right, which market trends often favor as the highest-use option. To ensure the R4 zone fulfills its intended purpose to provide a location for higher-density residential growth near transit and services, the Town should consider whether to continue allow single-family homes by right.



A conceptual rendering of Sixth Street, demonstrating the proposed performance-based height allowance.

LEGEND

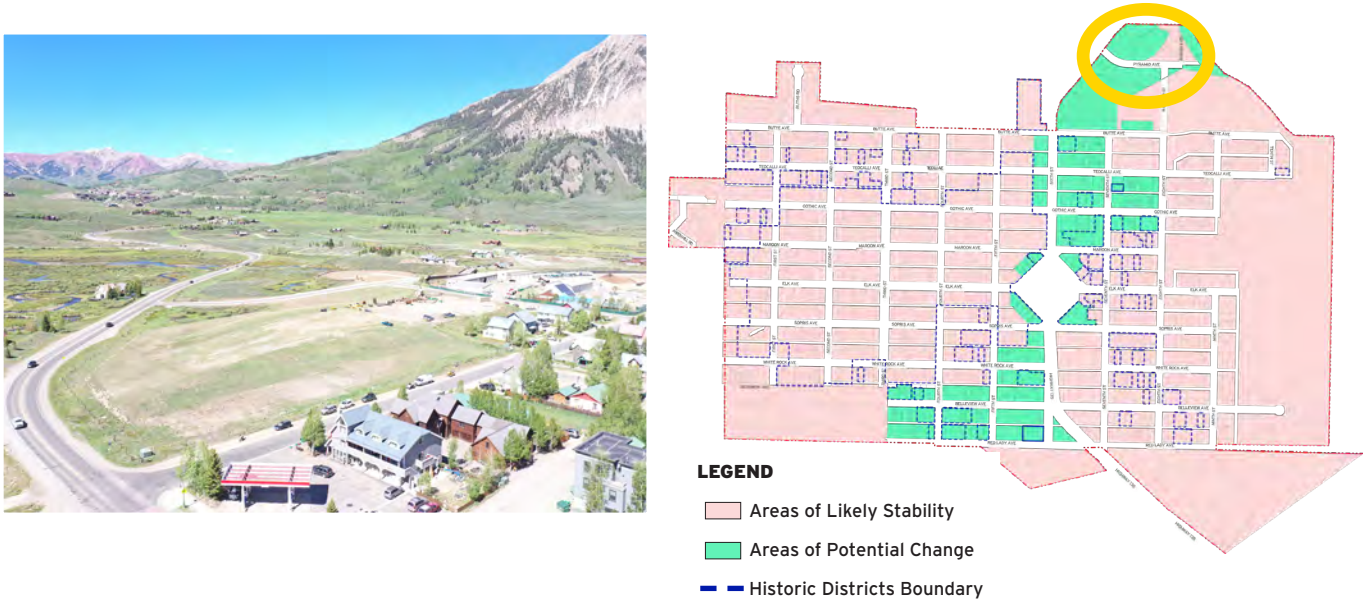
- Existing 35 ft height limit
- - - Conceptual 38 ft height limit



A model view of Sixth Street, demonstrating the proposed performance-based zoning change considerations.



Areas of Change: Slate River Annexation



A Vision for the Future

The Slate River Annexation will be a vibrant extension of the Sixth Street Corridor, designed to integrate with the Town's neighborhood character. This higher-density residential area will complement nearby amenities like the fire station and Mineral Point apartment complex, fostering a cohesive community. It will offer recreational spaces, including a sledding hill, Slate River boat launch, multi-use trails, potential additional active park space, and could accommodate a tennis court relocation. Well-connected by trails, sidewalks, and transit, the annexation will seamlessly link to the rest of the Town.

A Strategy to Enable the Vision: Increasing residential density while including community-serving amenities

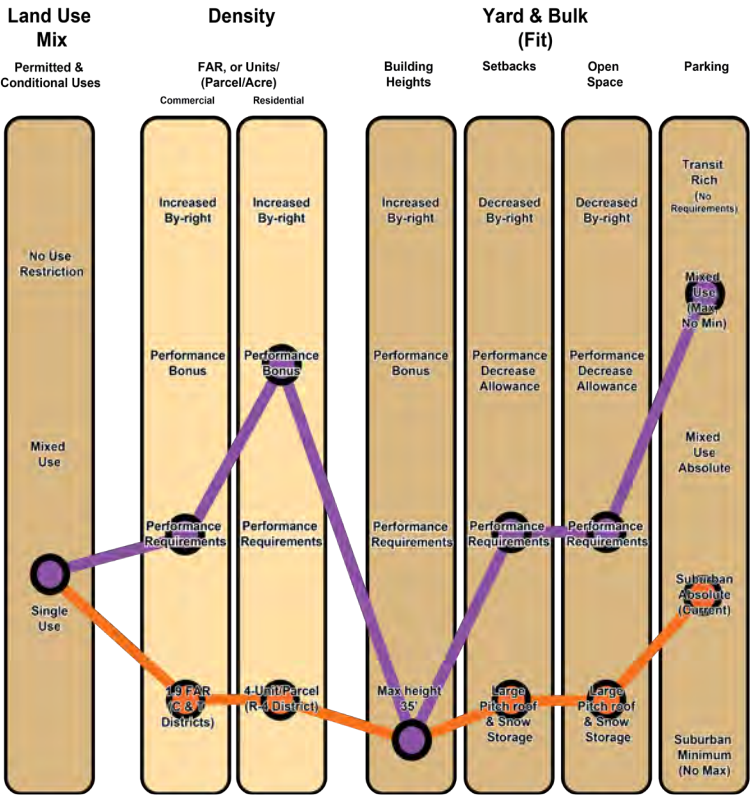
The Slate River Annexation can introduce higher-density residential housing that fits seamlessly between the fire station and the Mineral Point development. By reducing parking requirements and leveraging ample on-street parking availability, the development can complement the area's character while providing much-needed housing. It should also integrate recreational amenities and trail connections, enhancing access to the Town and recreation path. This thoughtful approach ensures a cohesive neighborhood and preserves the potential for locating future community-serving uses, such as medical or assisted living services.

Balancing Market Realities with Community Needs

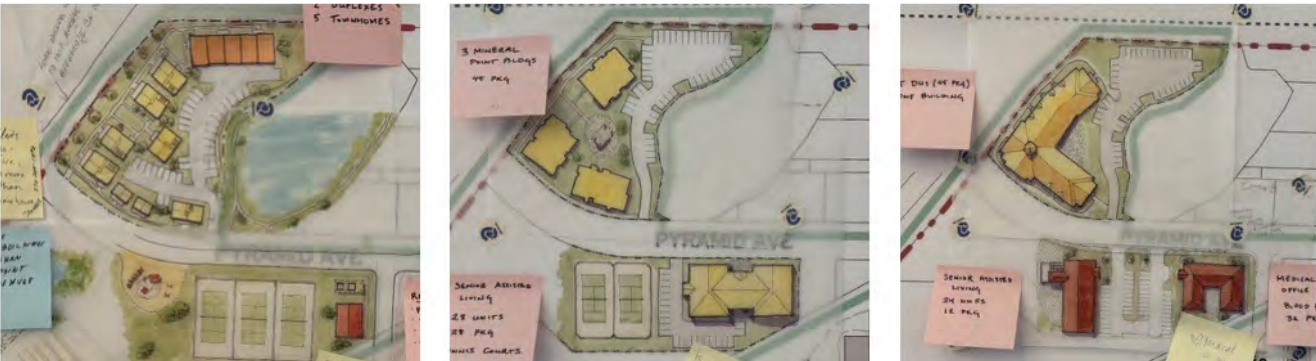
While Town Parcels 1 and 2 must remain in public ownership, limiting its ability to leverage market dynamics for housing, it should be designed to optimize construction efficiencies and reduce costs, such as through larger floor plate buildings rather than smaller more expensive per sq ft buildings. Thoughtful design strategies and allowances should focus on meeting a range of community needs, making the site an attractive candidate for grant opportunities and future funding investment in affordable housing projects.

Leveraging The CP Toolbox

- Land Use:** This area will primarily focus on residential development, with the potential to incorporate recreational amenities and/or community-serving facilities such as medical or assisted living services. This ensures flexibility for evolving community needs while enabling it to integrate with the broader neighborhood.
- Density:** With a suggested target of 29 units per acre, the development will explore a mix of building types that balance livability, diversity, and affordability, fitting well within the context of the surrounding established areas.
- Fit:** The 30-foot height limit will preserve the neighborhood's scale while allowing for efficient, compact housing. Parking requirements are needed to be reduced to 1 space per unit to achieve efficient use of space. Additional parking could utilize the on-street parking on Pyramid Avenue.



Slate River Toolbox. The Purple line demonstrates the changes under consideration.



Different affordable housing, recreation, and community needs configurations explored at the Design Charrette.



COMING SOON:
Matrix of Recommended Zoning Changes

This **DRAFT** CP presents and suggests proposed zoning changes, offering alternative approaches to altering the status quo in order to unlock the full potential of the Town and help achieve the CP vision.

These recommendations will be refined based on public feedback and incorporated into a matrix of recommended zoning changes in this chapter in the final plan, which will serve as the foundation for updating the Town's zoning code beginning in the summer of 2025. The code update process will include targeted outreach and notifications to property owners to ensure a transparent and inclusive process.

Along with the zoning matrix, this section will also explore additional implementation tools, such as updating the Town's development impact fees in the Resident Occupied Affordable Housing Program (ROAH), streamlining the development review process, and considering other incentives like pre-approved building plans.



Making it Happen

Setting the Stage for Implementation

As the Town and community of Crested Butte continue to lead the way in shaping its future, it is vital to also recognize our community's limitations. The Town is limited by resources and funding, which means that while the vision is bold, achieving it will require strategic planning, partnerships, and innovative solutions that complement the Town's regulatory framework. As the community strives to meet its housing and economic goals, this chapter starts the conversation on how the Town can leverage its resources and identify ways to unlock potential, within a new Five-Year Housing and Resilient Community Plan.

A New Housing and Resilient Community Plan

To achieve the CP's vision, a new Housing and Resilient Community Plan must be established—one that is rooted in clear objectives and practical pathways for implementation. This plan will not only guide the development of affordable housing but will also address the need for a resilient economy that can help incubate, foster, and sustain local, community-serving businesses and non-profits.

Creating the CP vision and recommended zoning changes is just the first step and necessary to establish the regulatory framework and permissions. To make it a reality, the Town will need to provide innovative incentives and programs that encourage investment and action, from developers and local businesses to the broader community. These will be further identified, evaluated, and refined through a new Housing and Resilient Community Plan, to be developed starting in the summer of 2025. These plans will help:

5-Year Housing Plan

- Evaluate the Town's current and future housing portfolio and create a housing strategy to ensure diverse housing types and programs that serve the spectrum of the community's needs.
- Prioritize new housing and mixed-use developments on Town-owned sites and leverage funding sources.
- Identify financial incentives to support the vision, such as loan programs or pre-approved building plans, that make it easier for developers to align with the CP.
- Develop programmatic incentives to encourage construction of more ADUs, such as pre-approved building plans and/or landlord/renter matching and management programs.

5-Year Resilient Community Plan

- Evaluate and strategize how the Town can support local businesses and nonprofits to ensure a dynamic, resilient economy.
- Leverage funding sources to prioritize new developments on Town-owned sites that build on the Town's Facilities Plan, such as the opportunities listed on the next page.
- Identify financial incentives, such as subsidized rental rates for new businesses or nonprofits in Town-owned facilities, to make these spaces more accessible and attractive.
- Develop programmatic incentives, such as business incubation and development programs, to support the growth of local businesses and foster long-term economic resilience.

Through this plan, the Town will identify a strategic approach to housing and business/non-profit support that aligns with this CP's vision and helps achieve it.



Re-envisioning the Town’s Resources

The CP process identified the vision and helped clarify how zoning is an opportunity for the Town to re-envision the use of its own resources. Town-owned properties and facilities represent untapped potential for realizing key community goals. Building on the Town’s existing Facilities Plan and TMP, the following concepts and ideas were identified to further explore, vet, and design through the 5-Year Housing and Resilient Community Plan.

- A: Completing the Elk Avenue and Third Street Streetscape Plan, as identified in the TMP.
- B: Re-envisioning Station One (the former fire station) into a community hub with gathering spaces, co-working areas, business incubation space, and other community-focused amenities.
- C: Redeveloping the Marshals’ Office/KBUT site to better meet community needs and foster a civic campus environment.
- D: Re-envisioning the 4-Way and/or tennis courts as a community hub, with potential live/work units, expanded library space, additional community areas, a transit hub with bike storage, an improved visitor center, and opportunities for affordable and/or senior housing.
- E: Collaborating with the Center for the Arts on Phase 2 renovations of the Old Center Building to better serve community non-profit and cultural needs.
- F: Expanding and renovating Stepping Stones to enhance childcare functionality and capacity
- G: Developing affordable housing on TP 1, 2, and 3 in the Slate River Annexation to complete these neighborhoods.



Some Considerations for Envisioning Town-Led Possibilities

Focusing on Existing Town-Owned Parcels and Facilities

These concepts focus on utilizing existing Town-owned parcels and facilities, aligning new developments with the vision for a community-centered future. This strategy maximizes the value of current resources and ensures seamless integration with the broader goals.

A Future Need for a Land Acquisition Strategy

As Crested Butte’s needs evolve, a land acquisition plan may be needed to support housing, infrastructure, and community needs. This strategy should be included in the 5-Year Plan, with targeted funding to secure land for future needs.

Addressing Snow Storage: Mapping and Needs Assessment

Crested Butte’s climate necessitates careful planning when it comes to snow removal

and storage. While the current concepts do not address the potential re-envisioning or redevelopment of parcels used for snow storage, it is important to recognize that these spaces play a vital role in the Town’s operations. As the Town grows, a more detailed evaluation of snow storage needs and solutions will be crucial. This process will involve mapping current snow storage areas and assessing the capacity of these spaces to accommodate increased development, including the trade-offs involved in hauling snow outside of the Town limits. The snow needs to go somewhere.

Creating a Sustainable Funding Source

Realizing the CP’s vision—whether through new developments, financial incentives, or programmatic initiatives—will require a reliable and sustainable funding source. To complement existing resources like grants, bonds, taxes, and private-sector partnerships, the Town will need to identify a long-term financial strategy to support housing, infrastructure, and economic development goals. A dedicated funding stream would provide the stability needed to maintain progress, ensuring continued financial support for community-serving housing, businesses, and non-profits.



The Town’s existing facilities and parcels present an opportunity to be leveraged to better meet community needs.



Glossary

Breaking down common Community Development lingo and acronyms.

- **Accessory Dwelling Unit (ADU):** A secondary, self-contained residential unit on a single-family lot, typically used for rental purposes, guest accommodations, or housing for family members. In Crested Butte, ADUs are currently restricted to be a long-term rental.
- **Administrative Review:** A process in which minor or routine development applications are reviewed and approved by administrative staff, rather than requiring review by BOZAR.
- **Affordable Housing:** Housing that is affordable to local residents and is intended for occupancy by those who live and work in the community, often subject to income restrictions and other criteria.
- **Board of Zoning and Architectural Review (BOZAR):** The Town's appointed board responsible for reviewing and approving development applications to ensure they comply with the Town's zoning code and design standards and guidelines.
- **Climate Action Plan (CAP):** The plan that defines the goals, strategies, and actions until 2030 for the Town to set the example of what is possible for mountain communities to take responsibility for our climate impacts and strategically drive down Crested Butte's GHG emissions.
- **Community Compass:** The Town of Crested Butte's comprehensive plan, which identifies the Crested Butte community's core values, 5-year strategic plan, and decision-making framework.
- **Community Plan (CP):** The plan that establishes a physical vision for the build-out of Crested Butte that aligns with the Crested Butte community's goals and values.
- **Compass Navigation:** The coordinated approach to implementing the goals and strategies outlined in the Community Compass, encompassing the Transportation Mobility Plan, Historic Preservation Plan, Climate Action Plan, and Community Plan.
- **Conditional Uses:** Activities that may be allowed with special approval, subject to specific conditions or review processes.
- **Deed Restriction:** A legal provision placed on a property that restricts its use or occupancy, often used to ensure affordability or compliance with certain zoning or preservation standards.
- **Density:** The measure of the number of housing units or buildings allowed per unit of land area, typically expressed as units per acre (residential) or floor area ratio (commercial).
- **Design Standards & Guidelines:** The Town's standards and guidelines that govern architectural design review for the different historic and non-historic districts in Crested Butte.

- **District Intent:** The primary purpose and goals of a specific zoning district, outlining the desired character, land uses, and development patterns for that area.
- **Figure Ground:** A diagrammatic representation of built structures and open spaces, used to analyze the spatial relationship between the physical built environment and vacant or open areas.
- **Fit:** How a building or development fits on the site, such as its height, setbacks to neighboring properties, snow storage, and parking.
- **Floor Area Ratio (FAR):** A ratio of the total floor area of a building to the area of the lot on which it is built, used to regulate the size/density of development.
- **Height:** The vertical measurement of a building from the ground level to the highest point of the roof or structure, as regulated by zoning standards.
- **Historic District:** An area designated for preservation due to its historical or cultural significance, where development and alteration are subject to stricter guidelines and review.
- **Historic Preservation Plan (HPP):** The plan that defines the goals, strategies, and actions to guide Crested Butte's historic preservation program and regulations, to ensure the Town's architectural identity reflects Crested Butte's deep sense of community and its evolution over time.
- **Land Use:** The designation or classification of property according to its intended use, such as residential, commercial, industrial, or recreational.
- **Lot Measurements:** The dimensions and size of a parcel of land, typically including length, width, and area, used to determine allowable land use and development.
- **Parking Requirements:** The minimum number of parking spaces required for a development to provide on site, based on factors such as building size, type of activity, and zoning.
- **Payment in Lieu of:** The allowance to provide a payment in lieu of a specific zoning requirement, such as paying in lieu of providing on-site parking.
- **Periods of Significance (POS):** Specific time frames or historical events that define the importance of a structure, district, or community, often used in the context of historic preservation to guide the assessment of historical integrity.
- **Permitted Uses:** Activities allowed by right in a specific zoning district.
- **Parks, Recreation, Open Space & Trails Master Plan (PROST Plan):** This Plan will study the existing conditions of PROST amenities and services, evaluate needs based upon projected growth in the community

- as identified in current development proposals, identify values and develop policies to align with stated values, and collaboratively develop recommendations that align with current local, state, and regional planning efforts.
- **Resident Occupied Affordable Housing (ROAH):** A program created by the Town in 2012 that calculates the impact of new development in terms of new jobs created and requires a percentage of mitigation of the new jobs by providing affordable housing or payment in lieu of.
 - **Restrictive Covenant:** A legal agreement that limits or dictates the use of land, typically designed to protect property values, maintain community standards, or ensure compatibility with surrounding uses.
 - **Rights of Way (ROW):** The legal rights granted to use a specific portion of land for public or utility purposes, such as streets, sidewalks, and utilities.
 - **Snow!** Refers to considerations regarding snow accumulation and removal within the town, including regulations for snow storage and management in development plans.
 - **Snow Storage:** Designated areas where snow is stored after being cleared from a property to ensure public safety and maintain accessibility.
 - **Transportation Mobility Plan (TMP):** The plan that defines the goals, strategies, and actions through 2040 for the Town to remain a pedestrian and townie-first community by de-emphasizing cars and focusing on walking, biking, rolling, and transit.
 - **Variance:** An exception granted from zoning requirements or regulations, typically granted when strict enforcement would cause undue hardship due to the unique circumstances of the property.
 - **Yard & Bulk:** Yard: The open space around a building, typically including front, side, and rear areas, required to be kept clear of structures. Bulk: The size, mass, and overall dimensions of a building or structure, often regulated by zoning codes.
 - **Zoning Code:** A set of regulations governing land use and development within specific zones in the town, detailing allowed land uses, densities, and site requirements.
 - **Zoning Map and Districts:** A visual tool that outlines the different zones or districts within the town, each with district having specific land use designations, development standards, and restrictions.





**TORTI
GALLAS +
PARTNERS**

March 2025

Draft Community Plan

Feedback Survey Responses

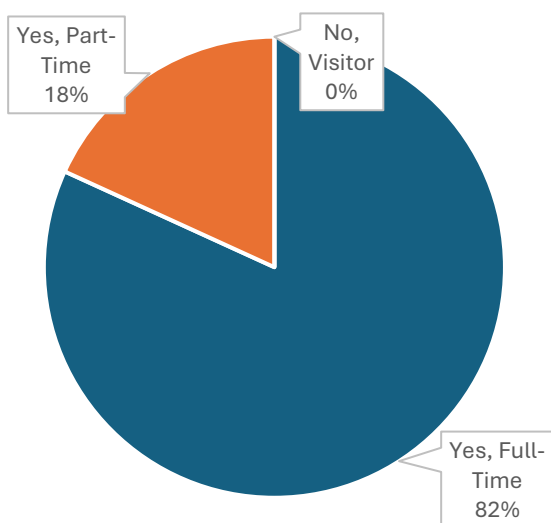
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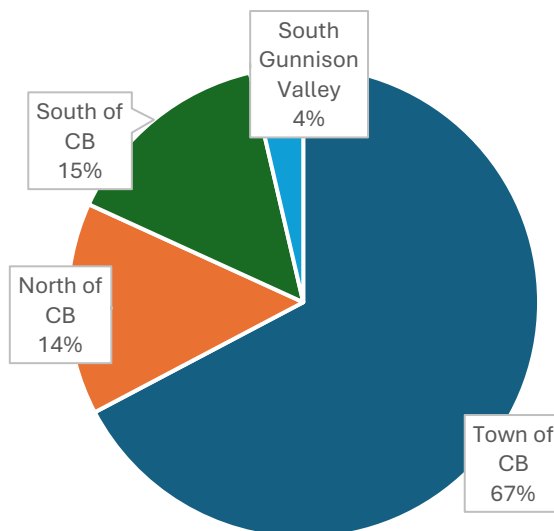
Survey Demographics

The survey was open from March 7 to April 3, 2025 and had a total of 70 responses. 5 open ended comment letters were also submitted, which are attached to this summary. Survey responses were completed by the following breakdown of demographic information:

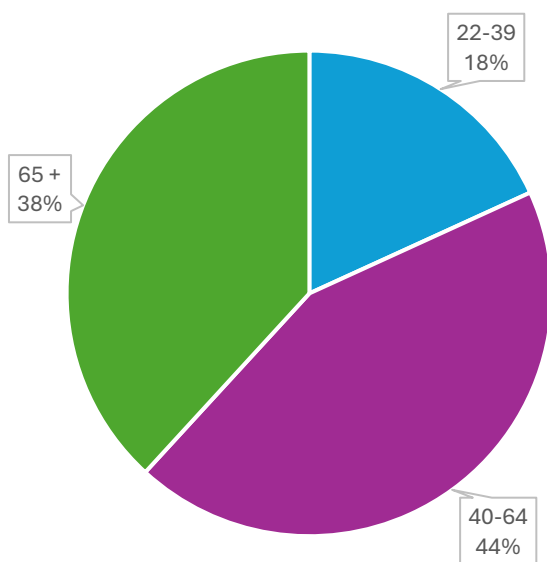
Do you live in the Gunnison Valley?



If you live in the Gunnison Valley, where do you live?

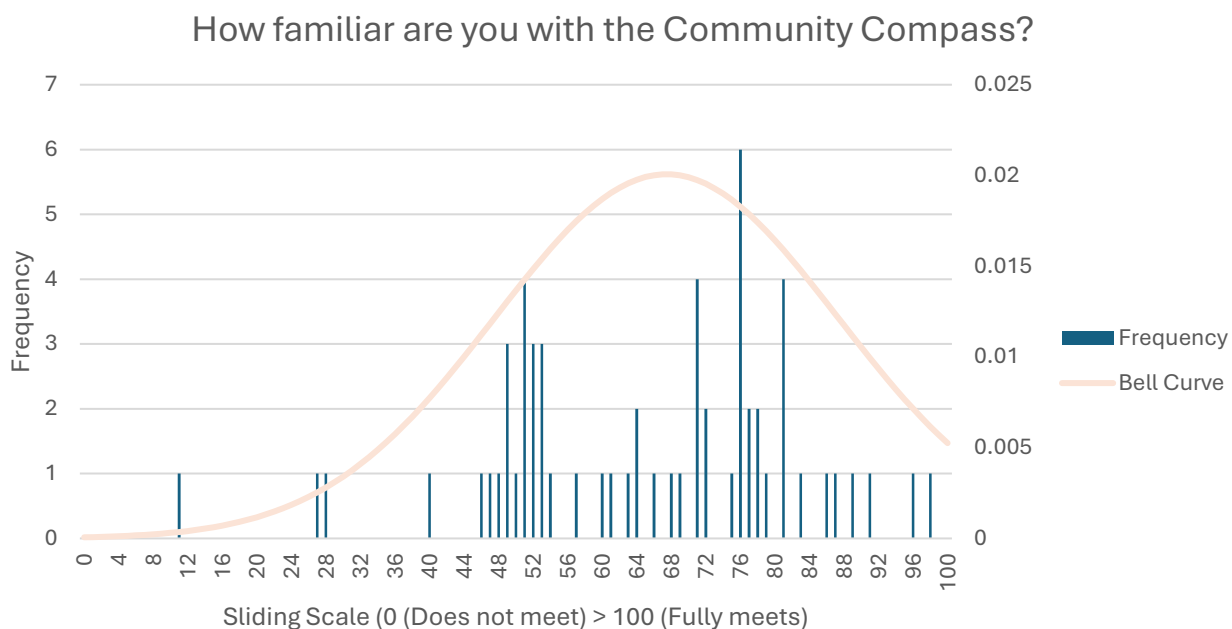


What is your age?



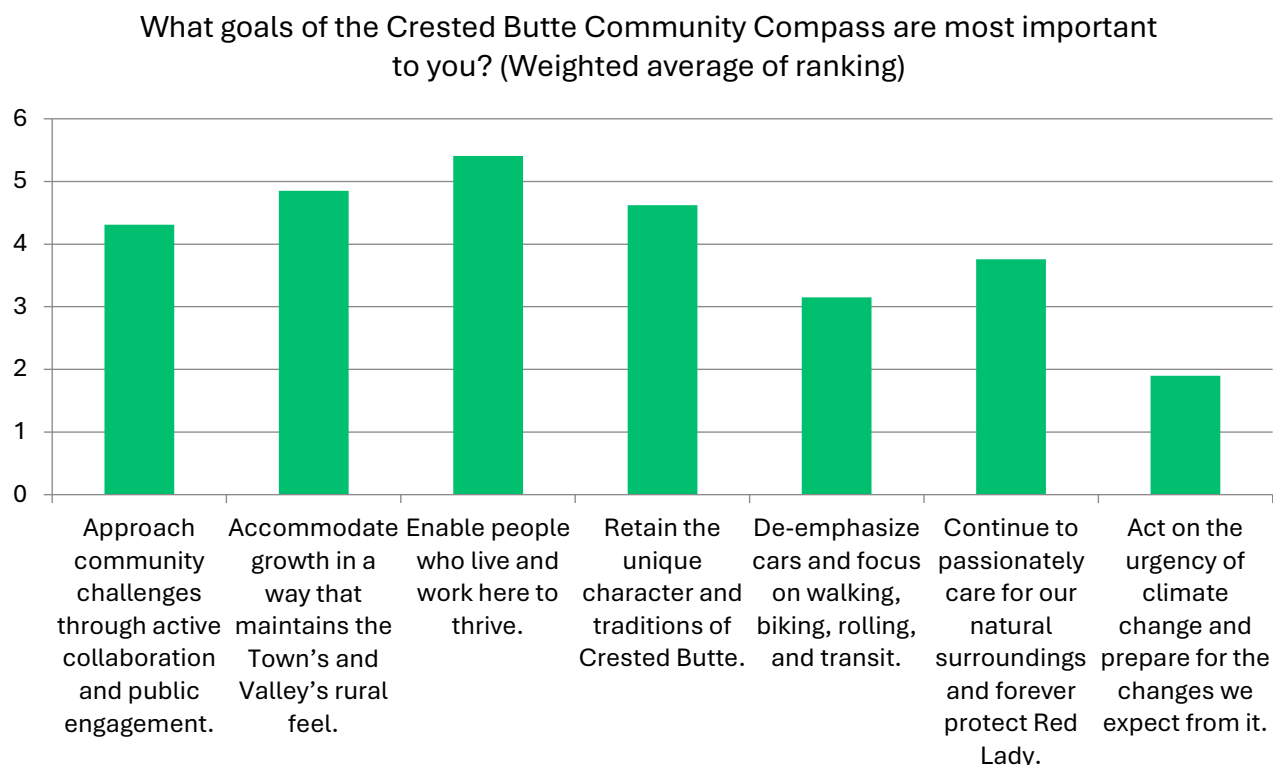
How familiar do you feel with the Community Compass planning effort?

Respondents were asked how familiar they are with the Community Compass with a sliding scale of 0 (not familiar) to 100 (very familiar). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 67*



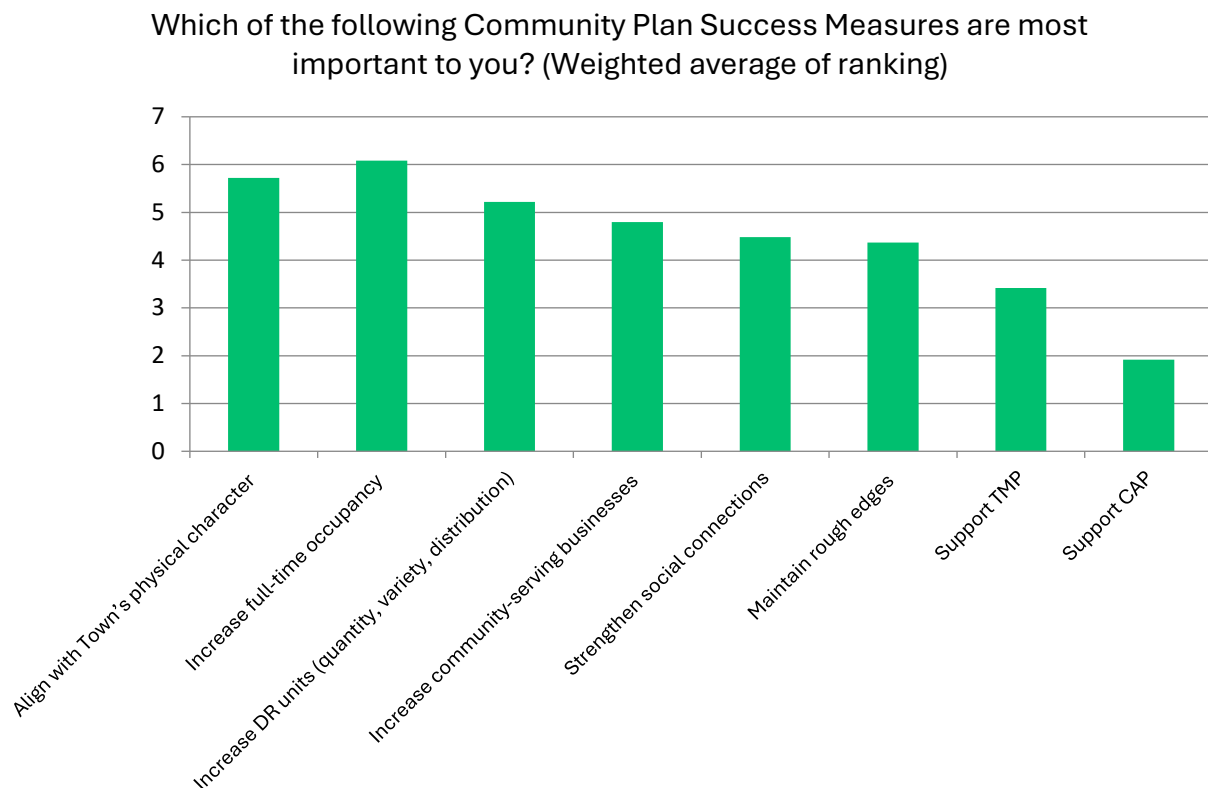
What goals of the Community Compass are most important to you?

Participants were asked to rank the 7 goals of the Community Compass from most important to least important. The following chart shows the weighted average of rankings, with “accommodate growth in a way that maintains our rural feel”, “enable people who live and work here to thrive”, and “retain the unique character and traditions of Crested Butte” as the top three goals.



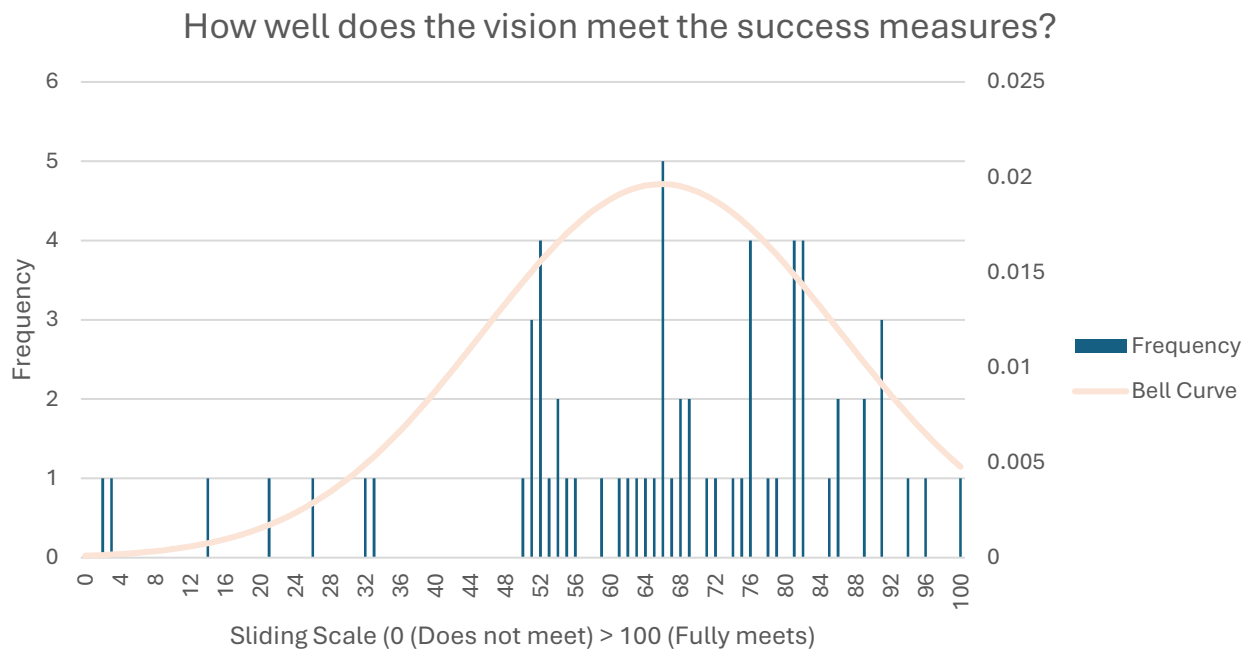
Which of the following Community Plan success measures are most important to you?

Participants were asked to rank the 8 success measures of the Community Plan from most important to least important. The following chart shows the weighted average of rankings, with “Increase full-time occupancy”, “Align with the Town’s physical character and support its historic resources”, and “Increase the variety, quantity, and distribution of Deed Restricted housing units” as the top three success measures.



How well do you think the draft vision in reflects the Community Plan success measures?

Participants were asked how well the draft vision in the Community Plan reflects the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 65*



Why?

As a follow-up, participants were asked to share open-ended feedback on the Draft Community Plan vision. The following includes all open-ended feedback received, grouped in categories of similarity.

Positive or Constructive Feedback

- "It's a damn good vision!"
- "Since it currently takes wealth to get started living in CB, it also takes wealth to continue living here. More isn't always better. I think it's time to start saying 'no' to rapid growth."
- "I appreciate the forward-thinking vision of the draft."
- "I like that it addresses making it realistic for regular working people to live here."

Realism & Feasibility

- "This is ridiculously over-the-top sunshine & rainbows nonsense. None of this sounds like a realistic vision for the future of Crested Butte. It sounds like marketing consultants just wrote down whatever would make everyone feel all warm & fuzzy. The glaring omission is any sense of priorities with real sacrifices that will be required to attain any of these lofty goals."
- "It unfortunately feels unrealistic as much as I want the vision to come true. I'm an owner of a business in town I've long been priced out of living in town. Also, I cannot compete with the wages/benefits that town is offering their employees by a long shot, yet we have drastically increased the amount of sales taxes we're paying to town so I think that needs to be part of the conversation too."
- "It's a commendable value-based plan. Unrealistic in many respects when you begin to factor in priorities, cost, and implementation timeline."
- "What is written here is very idealic and some realism is missing. Can we try to preserve a little more than grow? Is there a way to reclaim some parts of town that sit empty for people who actually want to live here and want to contribute to the community? Recognizing the tough balance that second (third/fourth) homeowners contribute to the economy in ways that are impossible for those of us working locally."
- "The plan fails to address public safety in any meaningful way nor does it consider infrastructure which is in dire need upgrade. We do need a compact, safe, modern rural town with the ability for working-class residents to live, shop, and work in it. Spend more time on reasonable development and maybe even sidewalks, less on rural NIMBY rough edge nonsense."
- "Too much change and planning. Losing the Crested Butte feel."
- "The plan is spot on in identifying the very real challenges that this town faces. However, I do not feel that the proposed solutions will be adequate in incentivizing private investment. The proposed zoning code changes are too modest to move the needle and are nullified by the proposed prohibition of below grade and structured parking."

Housing & Affordability

- "I feel it currently takes more than grit to live here, it takes more funds than a young person has or can make to enter the market here - in ownership or rentals."
- "We have ignored affordable housing development in favor of keeping density low for too long, and now we are hurt for it. No more NIMBY. Locals over optics. Prioritize housing over things 'looking nice.' The community 'feel' is about the people living here, not keeping it a quaint cabin town look."

- "Need more ideas as to how to retain year-round residences as people sell their homes? Losing housing stock as people age out."
- "Maybe I'm just a bit disheartened as we lived in CB and had to move as we could no longer afford to stay there. There need to be more housing options for a couple with no kids at home, hard-working, but not wealthy enough to purchase anything there."
- "I like that it addresses making it realistic for regular working people to live here."
- "I believe many locals have been forced out of the town of Crested Butte for various reasons over the years. The biggest reason seems to be affordability. That said, they rely on traveling by car as a necessity for their jobs and general commuting to town. It is critical to recognize that while these locals live outside of the town limits, they are indeed 'locals' who make up the community. They have families, own businesses, volunteer, are retired or single and they are the ones who continually make Crested Butte a community. I would like to see this addressed in the community plan. Thank You."
- "I like that it acknowledges the tough balance that second (third/fourth) homeowners contribute to the economy in ways that are impossible for those of us working locally."

Growth, Density & Development

- "I would like to see regulations loosened to allow town to negotiate for things we want, Deed Restricted residential and Commercial units and anything else identified as desirable. I'm open to lowering required minimum parking for residential development, increasing density and height if it means we can get more affordable housing, whether deed-restricted or free-market."
- "I like the idea of taller structures. Allowing for underground / 1st-floor parking and retail."
- "Our setbacks, building size restrictions and limited density make us feel like a real community not a crammed-in space for transient workers."
- "Building height should not be increased, our views and small town feel will be destroyed."
- "It's a lovely Vision. The key words in the Vision are 'where it makes sense.' Our challenge is to only add density where it makes sense."
- "Biggest threat to the character of comes from growth in the north valley outside of city limits."

Parking, Transportation & Infrastructure

- "I completely agree with maintaining the integrity and community vibe of CB however I'm not sure if taking away public parking and limiting the expansion in town is the best idea."

- "Can we encourage non-motorized travel for cross-town trips? And, eliminate excessively large and loud single-occupant pickup trucks in town? Please add signage at town entry points encouraging safe driving near pedestrians and bicyclists!"
- "Have you been to Telluride and tried to park? It's a nightmare and that's what we will have if we increase density and/or reduce parking space requirements. We live on a block where everyone moves their car every night in the winter and it's a mess."
- "I appreciate the forward-thinking vision of the draft. I hope that in the process, we don't forget about parking - those that come from Gunnison as community members or workforce."

Climate & Environment

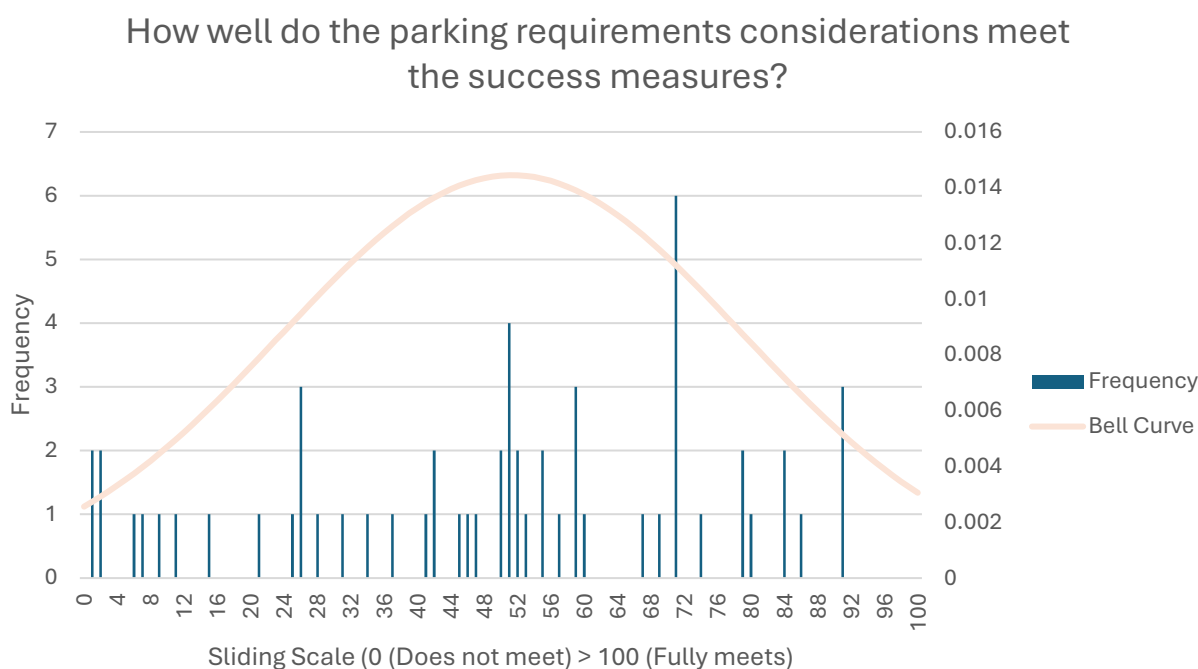
- "The plan vision should incorporate climate change adaptation in addition to mitigation. The vision should acknowledge the competing interests of businesses versus the climate and livability goals of a small town with excessive vehicle traffic."
- "Relax the BOZAR regulations to allow rooftop solar in all of CB, including historic areas."
- "There is more than views. There is also sharing the planet, valley, with the other life forms."

Specific Policy & Governance Critiques

- "Ban STR's from town. Stop spending money we are in a recession. Less regulation, Stop TRYING to look environmental, No solar panels in the shade, Stop all this stupid parking stuff its only too busy a few weeks a year! Hire a legit Community Development Director that listens to locals."

How well do you think the parking requirements considerations reflect the Community Plan success measures?

Participants were asked how well parking requirements considerations in the Community Plan reflect the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 51*



Why?

As a follow-up, participants were asked to share open-ended feedback on the parking requirements considerations. The following includes all open-ended feedback received, grouped in categories of similarity.

Underground & Structured Parking

- "i would like to see the town investigate underground or structured parking and not prohibit it."
- "Underground parking seems like a good option."

- "Reducing parking requirements is a proven strategy. Blanket prohibitions on structured or underground parking seem short-sighted and reactionary."
- "Agree to prohibit underground, but disagree with prohibiting structured parking which could provide a solution for high volume park-and-ride facility requiring minimal snow removal."
- "consider: if it was required to build even more affordable housing units if underground was included in the proposed development plan.carrot not a stick"
- "For 6th street consider requiring underground parking for large buildings. Hiding it is a good idea, take note of Aspen although most garage there do not accommodate the larger vehicles everyone is driving today. Introduce paid parking to pay for infrastructure. Run a trolley (remember the golf cart train at CBMR?) from the school parking lot and have this paid on weekends in winter and summers when school is not in session. Locals will have parking passes, not much different than now that we need to sign up for parking at work etc. This plan needs to look more ahead now. We're not going to change the world by discouraging motor vehicle traffic."

Seasonal & Weather-Related Parking

- "Current winter parking regulations make it hard for evening workers to comply with rules. Though it's more expensive, underground parking or livable spaces above garages will allow for more tourist vehicles."
- "Moving your car every single day in the winter is not an occasional inconvenience. Let tourist park on the street and locals park on their own property."
- "Reducing on-site parking would only lead to more issues, especially for residents who don't drive often. Alternate side parking would mean vehicles would have to be started every day in winter, even if not needed. This would mean more emissions and more shoveling."
- "Don't prohibit anything. Agree with loosening restrictions for residential units. One big problem is that in the winter months the driveways are completely plowed in every other day or so. This has always been a safety concern for me and I never understood it. For many of us it is cost prohibitive to pay someone to clear snow and if you are not physically able to due to an injury, old age, illness or simply exhaustion (working doubles with small children!?) or whatever the reason then there is an emergency. We don't park in our driveway for this reason. A call to an ambulance would flatten us financially. If we need to get to the hospital quickly we need to park on the street. Consider updating public street parking to pull in rather than parallel where possible to do so now while there is still room..."
- "Only busy a few weeks a year, no parking regulations necessary except for the snow removal."

Concerns About Reducing Parking Requirements

- "This is more data-based nonsense that has no real understanding of how on-street parking tends to evaporate when you need it. While Mr Russ is adamant that the data shows we have enough parking on the streets to stop requiring off-street spaces, he is obviously not paying attention to the reality that parking spaces are precious in most neighborhoods. The only times I've observed an 'excess' of parking resources are the brief offseasons. Leaning even harder on on-street parking resources while simultaneously turning a lot of those spaces into dining rooms and flower boxes is idiotic. Pretending that the cars don't exist is not a good way to discourage them from showing up. The only way to prevent cars from arriving in town is to close 135, which is not a real option. If you want to really reduce the amount of cars in town, you have to reduce the number of STRs and the number of businesses."
- "Parking for many residents, particularly in the historic area, is their number one headache. The plan incorrectly trivializes the issue of moving a car every other night during the winter, and the Challenge of finding a parking space in winter and summer. Parking for residents is a significant livability issue."
- "Reducing on-site parking requirements for new residential developments is unwise in my opinion. Structured / underground parking is a reasonable idea, as long as the structure is not more than 1-2 stories above ground."
- "Parking is already difficult in residential areas where required parking spaces for units is available. Removing on site residential parking to allow for an ADU makes little sense. Adding an ADU with no designated parking just multiplies the amount of cars needed to park on the street when there already isn't an abundance of on street parking."
- "The CP has too much emphasis on reducing parking. Parking spaces are also open spaces. I don't think we should be wall to wall buildings. That is not what I like about Crested Butte. also lots of folks want a car but don't need to take it to work everyday so parking spaces shared by commercial parking is not necessarily a good idea."

Impacts on Residents & Livability

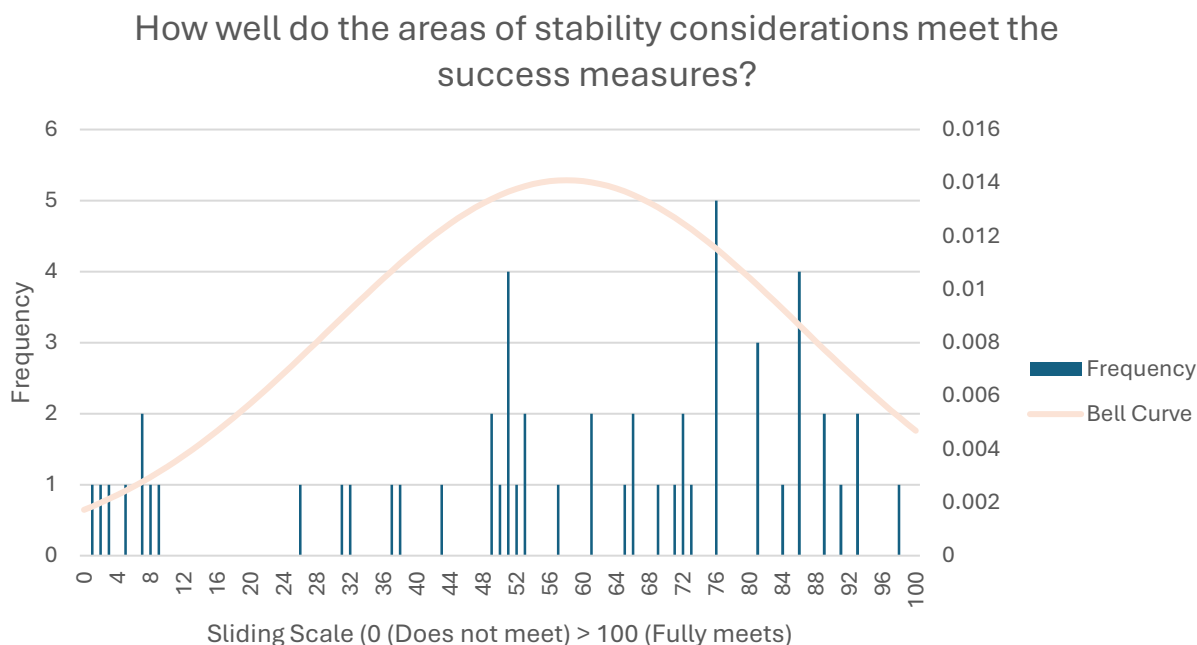
- "Ensure affordable units can still own a vehicle and park it in town."
- "Overbooked STRs cause real problems at my house. I often cannot access my front door in winter due to short term renters completely blocking access to my house. I do climb over cars and snow banks to reach my shoveled walk, often slipping and sliding under their car! It is especially difficult getting the bike from porch to street and back."
- "Parking is critical for the economic vitality of community members and residents alike to thrive in a tourist supported environment. We crush our local business, residents and tourists who are trying to make a living, trying to live their best lives and trying to enjoy their time spent visiting our town."

Tourism & Business Considerations

- "Sales tax revenue comes largely from tourists and north valley residents who are dependent on cars to get to town. local residents already walk or bike to get around. Developing the lot at the four way is a terrible idea."
- "Let these Texans park outside of town and walk."
- "the system now is not working there is lots of discussion about it , taking away parking from business owners that have been her for decades is not the answer."
- "Stop regulating everything. If some one wants underground garage not a problem. Incentivize green initiatives and not mandate."
- "Get the tables off Elk. Taking up too many spaces and pushes traffic into residential street. Paying an out of town company to police parking is unworkable and a waste of our money."
- "when the town planner reads 'small town journal utopia' and sees limit parking for residents or payment in lieu of parking which as a business owner is a joke, do you get a guaranteed spot for your costumers ? just money for town to spend? why didn't the town do underground parking at the tennis courts before they where upgraded, levels with the courts on top? Just have the balls to close elk to cars, electric shuttle from the 4 way, big bus to clarks, delivery truck must be done by 8:00 am, get real with parking most everybody has snowmoblie-raft-box trailer where are thet going to park? by aperture?"

How well do you think the areas of stability considerations reflect the Community Plan success measures?

Participants were asked how well the areas of stability considerations in the Community Plan reflect the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 58*



Why?

As a follow-up, participants were asked to share open-ended feedback on the areas of stability considerations. The following includes all open-ended feedback received, grouped in categories of similarity.

ADUs & Density Considerations

- "I think it would be good to permit more ADUs on some Town residential lots. I would like to see discussion about subdividing on residential lots, to facilitate more ownership. Perhaps allowing condominiumization."
- "Is the town hoping that wealthy homeowners will spend dollars to add an ADU to an existing home/lot or a new lot?"

- "ADU requirements for single-family homes are no longer viable and, in fact, counterproductive to creating affordable housing and livability. Buyers of homes costing millions are not looking to have a rental unit on their property."
- "Allowing for additional long-term ADUs is awesome, as well as micro lots."
- "I'm encouraged to see more thinking outside the box with the 2 ADU option, subdividing parcels, and relaxing parking requirements. I do not understand why basements could be prohibited."
- "Consider allowing duplexes on micro lots to increase density. One unit at ~400 ft² and one unit at ~800 ft². 1250 ft² max for a 50' x 62.5' micro lot."
- "Increasing density, dividing into micro lots, and allowing 2 ADUs on a property doesn't align with maintaining CB's unique character and rural feel."
- "Do not increase density! We do not want to be another Telluride."
- "I welcome the thought of more ADUs, however, I wonder how much incentive or interest homeowners would have in expanding or developing an ADU. I feel there may be an intersection of 'that is a great idea' meets with a NIMBY attitude."

Concerns About Incremental or Ineffective Measures

- "If town's actions have to be neutered so that they make everyone happy then they won't accomplish anything meaningful. Little measures will produce little results. These cute little ideas won't yield a meaningful amount of ADUs in town. People that can afford to build here can afford to do w/o ADUs on their land. Little incentives are not enough. It may be hard to get our heads around the ruffling of feathers, but real results will only come from harsher measures."
- "This needs much more discussion before taking any action. Is the goal to increase town population? Do we need another grocery store? Do we need more services? We need to know more about how it would actually exist and look and in what time frame?"
- "It seems that town is always reactive instead of proactive. These considerations are a band-aid to the problem with STRs, second homes, and cost to build."
- "It sounds like plans for an urban outcome."

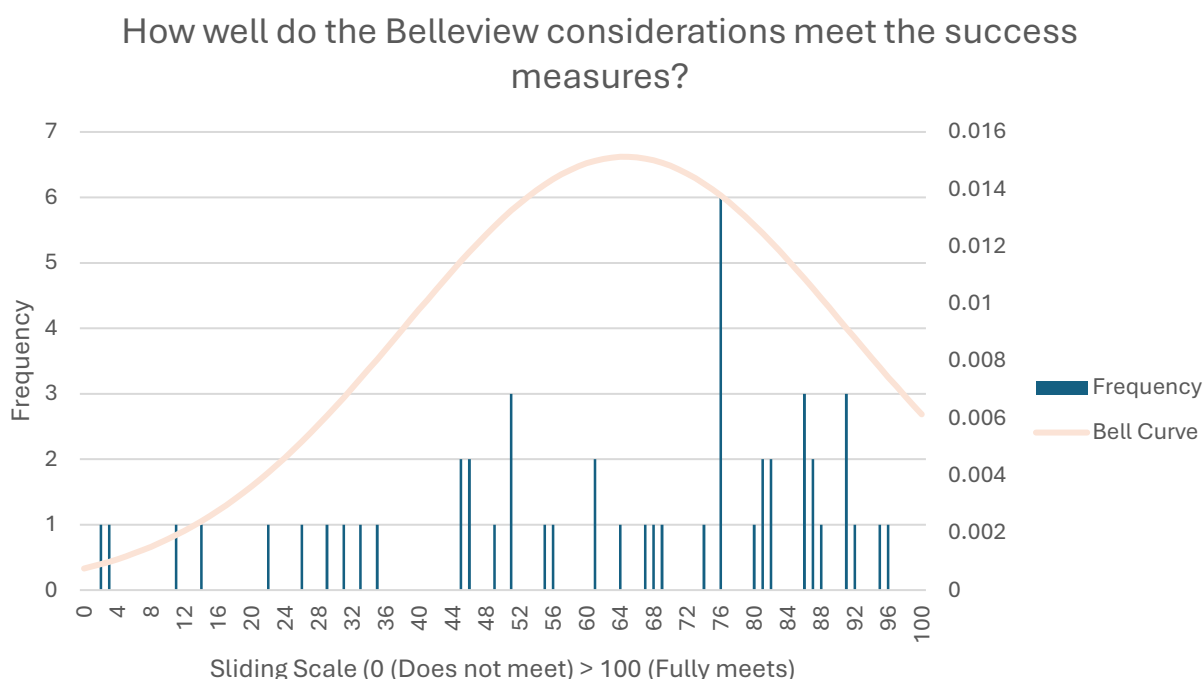
STRs & Their Impact on Housing and Neighborhoods

- "STRs should not exist in the R zones, that's what the T zone was supposed to be for. The R zones should be neighborhoods, not businesses. At the very least, STRs should be paying the commercial real estate tax rate. If you want to turn a home into a business then you should be competing on a level playing field with the businesses in the T zone, such as B&Bs and hotels."

- "Please explain why one business in the county/town has caused all others to have issues and that would be STRs—no place to live (which you are trying hard to react to). Where are the limits to keep town from being hollowed out and become some attraction for the tourists to check off? Tourism is a rapacious industry, but that is the road we are on."
- "Get rid of all STR's."
- "ADU's should be banned from short-term rentals. The economics to build don't make sense."

How well do you think the Bellevue Avenue considerations reflect the Community Plan success measures?

Participants were asked how well the Bellevue Avenue considerations in the Community Plan reflect the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 64*



Why?

As a follow-up, participants were asked to share open-ended feedback on the Bellevue Avenue considerations. The following includes all open-ended feedback received, grouped in categories of similarity.

Land Use Considerations

- "Love the idea of apartments above commercial. Parking has to be more thoroughly considered. Town may have to build more parking lots like at Elk and 1st—this will be essential."

- "If residential units are allowed in the commercial area, that's fine, but don't call it commercial. Residential units will require parking and noise reduction ordinances. Four stories is too tall for Crested Butte."
- "I'm in favor of restaurants on Belleview to support locals, those that live and work here. Community-serving commercial businesses come in many shapes and forms. Restaurants don't just benefit the tourists if done right, and we need more locally owned and locally supported restaurant options."
- "I am in favor of allowing restaurants on Belleview Ave. Allowing the soon-to-be high-density residents of the street a great local option vs competing with the tourism on Elk. There's an obvious need for more dining/takeaway options, and I hope to invest in creating a good local option on Belleview Ave. Catering to those that live and work in CB."
- "Belleview should remain industrial."
- "Is it going to be light industries or offices with rentals on top? I had a business on Belleview, and with the addition of residents, the noise complaints got too much, and we moved to River Land."
- "It makes sense to continue light industry in this area. Emissions must be monitored carefully for impact on clean (& quiet) environment for residential. There is a lot of sound echo and amplification off the bench already!"

Building Height & Density

- "Mixed use and 4 stories on Bellevue is reasonable."
- "Make it easier to build more affordable housing."
- "Belleview might be the only place where it's appropriate to add so much density and increased height, strategically."
- "I feel the town should allow a 6-story building on the Belleview corridor. As many of us age, the need for a senior building will arise—one where community interaction is valued and one that is in town where services are currently available. This would free up residential single-family houses for others."
- "Not sold on 4 story structures. Also, what are the thoughts on the 'performance-based incentives'? I didn't get a clear idea of what is being considered."
- "Concern about 4 stories on south side."
- "Why would the town want to allow for obstruction of a 4-story development? This is going completely against the retainment of keeping Crested Butte's charm. This is just an unbelievable proposal to me."
- "Four stories is too high."

- "Four-story buildings may allow for more space but do not maintain a small-town feel. The renderings look urban."
- "No on four-story buildings on Belleview. That is not pedestrian. Views of Gibson Ridge are important. Those views allow people to see a forest of trees, fairly close."
- "Keep the 3-story limit."
- "Fine with height increase on the south side of the street. Don't see the incentive for developers to build. Love the thought of a walking corridor."
- "Taller buildings on Sixth will ruin our small-town feel."
- "Please do not allow four-story buildings. This is what urban developers are telling you what to do. Stop listening to big city architects. There is nothing rural about 4-story buildings."
- "Require high residential density of any new building, not just incentives."

Parking

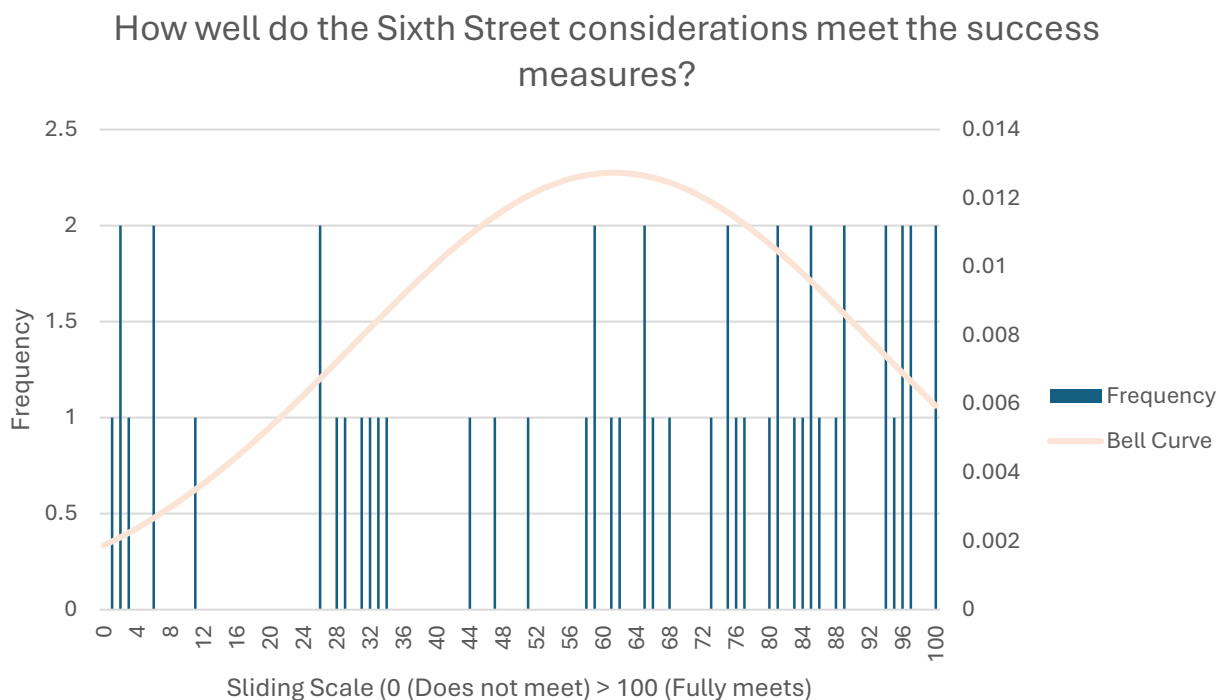
- "Any development needs to meet our existing parking requirements. As you know, if we build it, they will come. Do we really need more population here? Can our environment survive it?"
- "Sure, fine, whatever. But leave the head-in parking. The cars aren't disappearing anytime soon. If you want more residents in this part of town then there will be more cars, not less."
- "Do not reduce parking requirements in commercial areas. As mentioned earlier, Belleview should all be pull-in parking to fit more vehicles (it's already there). What is the reason for wanting parallel parking?"
- "I am in favor of head-in parking vs parallel - I do not like the reduction of existing parking spaces in town."
- "Commercial needs head-in parking for carrying heavy stuff, short distances, out of commercial spaces."
- "Consider some continuation of straight-in parking or provide for it off the alleys to accommodate loading."
- "Preserve head-in parking to optimize parking spaces."
- "Turn it into a parking garage."
- "Parking, parking, parking! Any development needs to meet our existing parking requirements. There is no nearby on-street parking in these areas."
- "In conversations with local business owners, I think parking is a major concern. Some businesses feel negatively affected by alterations in their parking situation and would like more direct communication."

Additional Considerations

- "Preserve the Town Plaza as shown on the Town Plat."
- "Consider shading caused by taller buildings. Break up the 4-story buildings with lower heights so the sun can help thaw ice and snow on the north side of Bellevue as it moves across the sky."
- "Are you able to make sure these apartment renters/owners do not own cars or trucks? That would be great."
- "Three more feet on Sixth Street is OK, but not for the whole building. Only a portion of a building should be allowed to be 3 feet higher. AND get some more deed-restricted housing or deed-restricted commercial spaces if you allow 3 more feet."
- "One problem with incentivizing developers to add deed-restricted units is they come out SO shitty, like slums. Take Academy Place as an example. How depressing. It's no way to live long term. But a way to get a foot in the door is helpful too, I guess."
- "What is the reason for wanting parallel parking? If the goal is to add housing, why wouldn't you allow four stories on both sides of the street?"
- "Preserve the character of Crested Butte while allowing for strategic development."
- "This vision is wholly what the town should be focused on for affordable housing. Financing vision is lacking and should be based on an additional sales and/or lodging tax."

How well do you think the Sixth Street considerations reflect the Community Plan success measures?

Participants were asked how well the Sixth Street considerations in the Community Plan reflect the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 61*



Why?

As a follow-up, participants were asked to share open-ended feedback on the Sixth Street considerations. The following includes all open-ended feedback received, grouped in categories of similarity.

Land Use Considerations

- "I don't feel all new commercial growth opportunities should be left for those developers who can afford Sixth Street real estate. We want locals to be able to grow as well! Allow new mixed-use opportunities for existing property/building owners."
- "I would like to see this area as an extension of Elk with 3 story buildings allowed."

- "YES - please pass the modest 3-foot increase to allow for more residential stories. I do not feel we need an improved library or visitor center."
- "I really like the idea of this being a more developed corridor and a place for people to be. Right now it feels like a drive-through with a lot of dead space. Feels like it fits into a 'thriving community' vision."
- "Seems a bit dense and urban for the corridor, but it could work. That said, it would be a great location for the Post Office!"
- "I can support the need for civic and living spaces, but not 4-story buildings on Sixth St. We need to maintain open views as best we can."
- "Sounds like an ok plan for that area."
- "Seems reasonable. 50% maximum on residential seems totally counterproductive considering the housing problem."
- "Make it easier to build more affordable housing."

Growth & Character

- "If the goal is to 'accommodate growth' then this corridor is going to be even more of a congested cluster. And reducing setbacks that bring buildings closer to the road will only further slow the traffic through here, creating even more congestion. Stop pretending that the highway through town to Mt CB is good place for a neighborhood. If you want to make this into a neighborhood then the highway to the Mtn has to go somewhere else. Should we build a new one that bypasses town through the wetlands?"
- "How much more can be stuffed in there with out loosing whatever is left of town, parking, traffic volume, going to the ski area, the proposed restaurants, and the new housing. The density just is too much."
- "Lining sixth street with as many businesses and residents as possible is concerning. The flow through town is already so restricted during commuting hours. Add the opportunity for every tourist searching for a parking spot is going to lead to a never-ending traffic jam."
- "More requirements for maintaining feel of CB - rural, historic etc. As mentioned earlier in survey."
- "Stop developing! Leave it be. Stop urbanizing the greatest town in America. It will take an hour to drive to Gunnison in ten years if we keep developing on the highway."
- "Six street is the entrance to town and should reflect our small-town history. The giant arts center has already ruined that. The current buildings on the left side as you enter the four-way are huge. But the open space across the street helps temper that. When you actually do get to the four-way, the buildings are relatively small except for the visitor center. Small

funky buildings there are perfect. Change them to private residences if you want. But don't make them big."

- "Again, it seems to be developing an urban feel and not the rural atmosphere of the North Valley."
- "See answer to the Bellview St vision."

4-Way & Parks

- "Maintaining the parks, tennis courts, and open spaces at the 4-way is essential. Polluting this center of town with more buildings is a terrible idea. The concept of having a senior center at the 4-way is perhaps the most misguided thing town has ever contemplated. Maintain the parks, ball fields, tennis courts as healthy, open space, community building, and fit squarely within town's compass goals. Do not mess with such a good thing at the 4-way. There are other more suitable locations to accommodate high-density senior living."
- "The 4-way is iconic and characterizes CB. The tennis courts attract users of all ages. They need to be available."
- "A senior center at that corner is silly. The mock-ups show brick buildings that look like a midwestern 1980s town and don't fit with Crested Butte's feel. These would be the first thing visitors to town would see in that central location."
- "The vision of dense building lining the west side of six street across from the gas café is awful. Don't mess with parking at the four way or the tennis courts."
- "The existing transit and visitor center is nice enough."
- "All of this makes sense, except 'improved Library' reference. It can only be improved if it is remodeled creatively, and funded by the Town - only."
- "Consider live-work units at the four-way area."
- "Should we build a new one that bypasses town through the wetlands?"

Parking & Traffic

- "Infrastructure including increased need for water, sewer and traffic volume is missing here."
- "Traffic speed limit on 6th street may be an issue with additional retail locations."
- "Maintain the 6th and Elk public parking lot to encourage visitors to explore town by foot."
- "You already need a permit to park on the side streets on the west side of sixth, where are you going to put the tenant cars? It's not realistic to believe that people won't have cars just because there's nowhere to park."

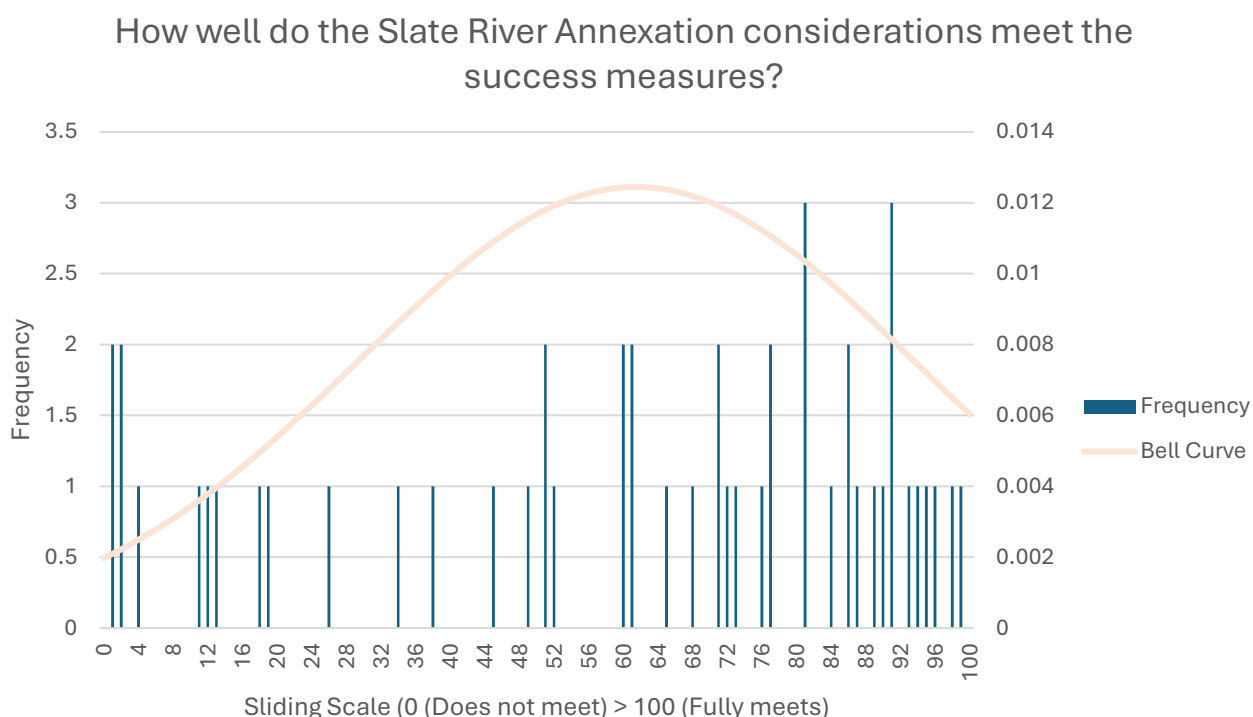
- "In consideration of keeping the character and charm of the town, this would be a huge transformation. What town are we trying to emulate if not ourselves? An underground parking facility to accommodate the increase of population and visitors seems to be a more realistic approach rather than change the whole vibe of this corridor."

Feedback on presentation

- "Some feedback from the presentation - NEVER show the general public blocking plans. The concept of what is going on is conveyed so poorly, literally looks like a box store is coming into town and this immediately makes people react negatively. Although time-consuming to render a presentation, a suggestion would be to show only the finished buildings. People were really up in arms over the blocking simply because they didn't understand what they were looking at."
- "Use the term, 'incentive bonus' instead of 'performance bonus.' With less parking, more transit stops will have to be provided."

How well do you think the Slate River Annexation considerations reflect the Community Plan success measures?

Participants were asked how well the Slate River Annexation considerations in the Community Plan reflect the success measures with a sliding scale of 0 (not at all) to 100 (supports all success measures). The following chart shows a histogram of frequency of responses to the scale, as well as a bell curve, with the peak of the curve showing the average response on the scale. *Average: 61*



Why?

As a follow-up, participants were asked to share open-ended feedback on the Slate River Annexation considerations. The following includes all open-ended feedback received, grouped in categories of similarity.

Housing and Community Needs

- "Prioritize long-term rental over ownership, high density, and seasonal-worker housing with fewer federal rules than Anthracite. We need another property comparable to the old

Marcellina building in Mt CB (now Timbers). Rooms were cheap, but small, and anyone could rent no matter their income if they lived there full-time."

- "This seems consistent with the current build-out."
- "I like the idea of medical or assisted living services in that area - and to make things pencil, you might need to increase the 30-foot height limit."
- "Assisted living and medical sounds great if you can get it."
- "Seems natural for housing to move towards the new fire station. Keeping it affordable is the challenge."
- "Make it easier to build more affordable housing."

Height and Building Design

- "It's a shame to build 3 story buildings on the rise toward Mt Crested Butte, which will make them seem taller."
- "30 feet may be too high on top of the hill. One story on top of the hill would be better."
- "This area has a lot of potential to achieve some real goals, but only if we get it right."
- "Who benefits from a developable area that's essentially a giant parking lot? This is a great opportunity for additional housing/services in the Valley and fits in with the new fire station."
- "Taller buildings may allow for more needs to be met."

Parking and Transportation

- "The reduced parking requirements only make sense for the most highly restrictive affordable rental units (like Anthracite place). The reality is that we also have people living in deed-restricted units that drive \$100k cybertrucks. It is unreasonable to expect that all ranges of deed-restrictions will have parking needs met with one space. A lot of these folks can also afford snowmobiles, trailers, RVs, etc., and these vehicles will end up somewhere."
- "Reduction in parking per unit will result in a reduced appearance and the significant issue of on-street parking in the winter. This impacts livability, quality of life, and allowing residents to thrive here."
- "One space per unit doesn't seem like enough. The parking on Pyramid is already regularly full with trailers."
- "This area is a blank slate, so we can design the units for the best fit. I would not reduce on-site parking requirements, as households will likely have more than one vehicle. Pyramid Ave. would become way overcrowded if nearly everyone had to park in the street."
- "Parking on Pyramid Avenue would have to be permitted, in part, because of all the truck and trailer parking that occurs there now."

- "Don't reduce the parking requirements."

Concerns About Growth

- "Let's make certain we are not overbuilding. This area seems a great opportunity to return to nature."
- "You build it they will come, what are we shooting for? Why do we have to go with a continuing build, build model? What about just maintain? I know change is a constant, but does constant growth have to be the norm?"
- "To be honest, I doubt there will be anything about this plan being 'affordable'. I understand the need for growth. Let's take care of the people that are already here first vs creating accommodation for more to move here."
- "How many people can this town hold? If you build it they will come. We keep making plans for people who are not here yet. Why not focus our efforts on those that are here."
- "What's this??? Town should end after the new affordable housing being built on Sixth. Putting more clutter buildings ruins the 'ahhh, leaving town bustle' feeling. Make it open space."
- "I guess we are wanting to look more like Aspen, like a mountain city rather than a rural town."
- "It seems like the Town is encouraging density. Also, 1 parking space per unit is way too low."
- "What's this??? Town should end after the new affordable housing being built on Sixth. Putting more clutter buildings ruins the 'ahhh, leaving town bustle' feeling. Make it open space."

Concerns About the Fire Station

- "We've already annexed too much. The fire hall is just plain, ugly, and way too big. And if something is going to be ugly and too big, it might as well be full of local residents."
- "The new fire station is stupid."

What additional thoughts would you like to share regarding the draft Community Plan?

Participants were asked to share any additional open-ended feedback or questions on the Draft Community Plan. The following includes all open-ended feedback received, grouped in categories of similarity.

Community Plan Process & Engagement

- "Thank you Town staff for your work engaging the community and considerations for the future development."
- "Too many plans all at once. Can't keep track of them all. I hardly contributed to some."
- "Good progress on the Community Plan."
- "Consider implementing changes to the Code within a year instead of 5 years to maximize the impact of the changes. A moratorium may have to be considered to prevent a large project, such as 6th Street Station, from being filed for approval under the current Code."
- "Overall good work. Focus on a functional and safe community. You're probably already overdoing it on character as that will come along without restrictive zoning."
- "It is disappointing that individuals in leadership roles in our community (many of which have asked the voters for the job) also find it necessary to pay consultants generously to tell them about their own community. If you need a well-paid city consultant to collect data to tell you about your own town, then maybe you aren't the right fit for the job."
- "As this steam rolls along, and not responding to the criticism and listening to your echo chamber, whatever comes out must go to a vote of the town's citizens."
- "Take a break and slow down. There's nothing wrong with empty second homes in town. For a council that prides itself on keeping lights down, think Christmas lights, then empty houses with no lighting should be good as well. Second homeowners contribute a lot of money to local charities and hire locals to maintain their property while they are out of town. That is a win-win situation in my mind."
- "How much did we, local homeowners, pay for this report? I want a refund! CB is not broken, quit trying to fix it. BTW I am not afraid of change, I moved to CB 20+ years ago because I liked it just the way it was. Just because newcomers want to move here doesn't mean they have the right to change us. Toss the plan."

Transportation Mobility

- "More wildlife are attracted to mountain towns as they grow, and problems increase. Trained person(s) could be hired (&/or) trained to accomplish this. PR skills are also crucial."

This can mitigate property damage, etc. (See Lake Tahoe solutions - sorry, but we are being Californized)."

- "Training a small staff, on bikes, to be highly visible mobile traffic-calmers might work. Think costumes, music, and remarkably memorable encounters!"
- "While not a biggy, I expected to see a mere mention of the 'perimeter trail' and more pedestrian-based considerations. Also, there was no mention of how TOCB plans to work with everyone surrounding CB to develop an integrated Gunnison Valley plan."

4. Climate Initiatives

- "Climate initiatives for the town, including the impracticality of all-electric buildings, composting, etc., are contrary to affordability goals. The reality is that these are feel-good measures but have no meaningful impact on the town's carbon emissions. The elephant in the room is tailpipe emissions and the town should resolve to reduce vehicle traffic with central lots for non-residents and provide electric buses and trolleys for convenience."
- "I love green but hate all-electric mandate."

Zoning and Design Standards

- "How will BOZAR be involved with determining the look and feel of these new buildings?"
- "There are other zones in the code that need cleaning up. ie: T zone."
- "Parking is necessary and needs to be one spot per bedroom."
- "If the goal is to build community, prioritize homeownership for locals. Don't write off self-builds yet and be less limiting with zoning and guidelines in new development areas. If you are adding apartments on Belleview and over other businesses we need a community garden or rooftop outdoor spaces for the people living there to gather. We need a public swimming area in the summer (pool)."
- "Don't discount the value of a private deck or porch on a home. Allow second (and third or fourth) floor decks in the front on some buildings."

Housing & Affordability

- "It is not the town's burden to build all of the affordable housing. Allowing owners of deed-restricted units to own and rent out (to those who meet the requirements of course, and with limitations) other deed-restricted units in town is an awesome way to encourage and distribute the responsibility of getting more locals living full time actually in town."
- "For example, could a group of people go in on one building for the cause of affordable housing? (This started and failed with the hostel.) Is there a way to regulate or subsidize the open market cost of homes so that the rent wouldn't need to be \$3500/month just to cover the mortgage?"

- "There should be a way to leverage our current deed-restricted housing to be able to take out loans to finance other properties around town to turn them into deed-restricted housing too."
- "All Gunnison Valley employees should have affordable housing opportunities. Is there a financial mechanism to give landowners that sadly choose to sell, to opt to NOT sell to large homes developers?"
- "I will have to move away due to increasing property taxes as my income transitions from carpenter wages to social security income."
- "Short-term rentals have caused the worker housing shortage. No more should be permitted. Work with county to put a moratorium on big new development in the north valley."

Growth and Rural Feel

- "We need to continue to take this slowly. I think many long-time residents are worried about this growth and the way it has been presented. There can be a bit of a grass-roots 'take back the town' if people can get organized, motivated (energized) and had just a little support from the town."
- "I don't want to see a crazy more amount of construction all at once. It already feels overwhelming and too much. How can we think outside the box to reclaim what is already existing and underused?"
- "I really like that Town is looking toward the future of Town, however, the lean-in toward more density while saying we need to maintain a rural feel seems contradictory. I hope that the planning for more and more building is gradual as now, the amount of building has been rapid, not gradual growth."
- "Adding more and more density automatically changes the feel, vibe, views, population, vehicles, parking needs, animal habitat. We used to see coyotes running across the trails and fields while Nordic skiing both sides; we have not in 5-6 winters."
- "We are just so sad skiing on the east side since Aperture built. Maybe that landowner could have had other selling options? Is the town/county allowed to limit who can buy for what intentions?"
- "The Plan may allow for more growth than is needed, and could create a Summit County scenario. There needs to be a balance so that we get more affordable ADUs without losing the rural character of our neighborhoods."
- "The present STR rules are creating dark houses. 2nd homeowners are not going to long term. They are a valuable resource to our community."

- "If the recommendations in the Community Plan go forward, the rural feel will be wiped out. Are there any areas where 'no thanks' might be an alternative?"

If the Town really wants to have more local folks and keep a “certain element” from owning everything in Crested Butte, (houses, businesses) here is what to consider:

1. Reduce the maximum square footage of houses in all R-1 zones and R-2 zones to 2000 or 1,500 square feet. My house is 1,500 sq ft, plus porch and deck. Three bedrooms two bath.
 2. If a duplex is proposed, one unit needs to be deed restricted to owner-occupied, long-term rental and earning at least 80% of income in the county. That 80% shall be confirmed every year.
 3. Don't reduce parking in residential. Instead, reduce the amount of open space required on each lot, while not impacting snow storage. Since house size will be reduced, there should be space. On my 6,250 sq. ft. lot I have a 1,500 square foot house plus an 800 sq. ft. garage (two floors) but I also have 30 feet between house and garage and 20 feet front yard and 9 feet between the alley and the garage. A slightly larger ADU could be built than my garage with parking on the alley side on a 50 foot wide lot allows space for four cars (2 cars for each unit) and still have 20-25 feet between buildings.
-
1. Require that 1/3 of each new commercial (business) building be rented to a local business. A local business is one that earns 100% of its income from doing business in Gunnison County or from having its only location in Gunnison County.
 2. Reduce the FAR for all Business and Tourist and Commercial zones to .5 FAR.
 3. To get above .5 FAR a building owner needs to deed restrict at least 1/3 of its business space to locally owned business (see above). To get above 1 FAR an owner needs to deed restrict at least 1/3 of its business space to locally owned business and the rents for all such locally owned businesses, cannot exceed \$20 per sq ft. (\$20 per sq foot could be modified with findings from below) (I decided I had to choose a number. A percentage of business income is getting into personal stuff too much and there are too many variables.) I am pretty sure Donita's was paying \$26 per sq. ft. when it closed. I am sure we could discuss 20.
 4. One-half of all second floor space must be deed restricted to locally-owned business or long term-residential housing, with 80% income earned in the county for the residential part.
 5. All third floor, or higher, space must be deed restricted long-term rentals with a requirement to earn 80% of income in Gunnison County.
 6. Require that rents to local businesses be tied to _____ (a CB index). (to get this number, talk to every locally owned business and ask “what rental rate per square foot of space you rent, can your business comfortably afford to pay for rent? The goal would be to come up with a figure like the one for residential that says a household should not spend more than 30% of its income on housing.) Tie the number to the Consumer Price Index so it can go up slightly each year as cost rise.
 7. Allow FAR to go as high as 1.9 if all the above are provided plus adequate parking for the residential units is provided on site, in addition to an on-site or otherwise approved dumpster space and snow storage. (This is similar to current B1 zoning today)

From: [David Dolan](#)
To: [Mel Yemma](#)
Subject: CB Community Plan
Date: Saturday, March 22, 2025 11:15:43 AM

You don't often get email from d_dolan@sbcglobal.net. [Learn why this is important](#)

Hi Mel,

I just read through the Town of CB Community Plan and found it to be really thoughtful, and thorough. While the devil's in the details of a lot of the future possible plans (i.e. old firehouse redevelopment, 6th Ave Corridor plan), I think the direction makes sense and agree that the only way to create truly affordable housing is to make a lot more, really small units since you can't control material and labor costs.

I did, however, have one strong, negative reaction to one assertion in "A Vision for the Future" on p. 40:

"The authenticity of lived-in spaces will be celebrated, with bikes, snowmobiles, and tools common in alleys and on porches."

We hate the trashy look of snow throwers, lawn mowers, bikes, and other stuff on our porch and don't see that in any way as appealing or creating "authenticity". It's just trashy, disrespectful of your neighbors, and not a good solution since our bikes rust, cars get more beat-up and weathered. We like to take care of our stuff, and store things properly and see this more as behavior that should be promoted rather than discouraged. Take that beautiful, relocated, Victorian house near the rec path bridge with crap all over their porch because there's no storage. It doesn't look authentic or lived-in (in a good way) to me, and rather like a family in the midst of a sad eviction.

720 Sopris was set back on its lot when built in the mid-80's and constructed without a garage. As full-time residents, with this being our only home, there just isn't enough room for storage and it's pretty inconvenient having cars in the elements all winter when you need to leave at 5:50am to make a flight from GUC and the windshield is ice covered.

This issue is really close to home for us because we need a garage in order to make our place sufficiently comfortable as our only residence to stay here. We hate the thought but know that if regulations don't change, we're going to have to sell and move in order to get a garage which I don't see in any way as some luxury, but just a necessity of life, especially in this area where you have a lot of "toys" and the weather punishes outside storage.

The ideal solution in our case would be to reduce front setback rules, and allow us to put a free-standing garage (without ADU since we already have a rental apartment) in the front of our yard where we have space because of how the house was set-back. The less ideal (but still possibly workable) solution would be to not change the front setback rules, but still allow us to build a garage without ADU in the front of our yard (we would still comply with the current FAR rules).

I wanted to ask if there is a person or forum where I can submit this comment since I think there is a serious need for enclosed garage/storage and storage in our community and it should be considered as part of future zoning changes. Because we travel often, we are prone to miss

meetings and I wanted to pass along this perspective from one full-time resident.

Regards to you and Hank,

Dave Dolan
720 Sopris

March 26, 2025

To: Mel Yemma, Community Development Director

Re: Draft Crested Butte Community Plan

Dear Mel,

Once again, thank you for all the work that has gone into creating this draft Community Plan. While it's very thorough, my overall feeling is that there may be too much prediction of what might occur and/or be allowed, when our desires and needs may change over time. Only time will tell, but the stage we set is important in any case.

I think the key words in the Vision are 'where it makes sense,' and I'm not sure that some of the recommended solutions in the draft CP *do* make sense. For example, adding so much density in the name of affordable housing reads to me like the 'urbanization' of Crested Butte, not protecting our rural character. Backyards are our personal open space, and potentially allowing two mini-lots along with a primary residence takes away open space and encourages congestion. This is not the scale we should be proposing. Let's not use Breckenridge or Telluride as our models.

Density/ADUs

I could see allowing one micro-lot ADU, possibly sub-divided or condominiumized, but three buildings on one residential lot is too many. I would have the ADU square footage count toward the maximum square footage, and a 400 sq. ft. unit could be incorporated into the main house rather than needing a separate building, lessening the environmental footprint. I believe a 400 sq. ft. living space is marginally adequate, and going smaller would be too confining for most. Flat roofs do not remove the need for snow storage, as they need to be shoveled, and the snow needs to go somewhere on the lot. The parking situation would only be exacerbated with three buildings per lot.

Density should not be an incentive. It produces crowding, and all its attendant problems. In order to incentivize lot owners to build ADUs (deed-restricted), other costs of building could be absorbed by the Town. Perhaps there are grants—DOLA or other—the Town could receive for this purpose. If we want to maintain the "laid-back" feel of Crested Butte, we need to allow for breathing room, not urban crowding. The incentive for living/building in Crested Butte is that it's Crested Butte. If someone wants to build here, they will comply with our rules. It is not our job to maximize anyone's investment.

Setbacks/Parking

To encourage "boots, bikes and buses," we need convenient parking at our homes. This is more conducive to our pedestrian ethos.

I would keep the front yard setbacks at 20', as they are at present in most residential areas. I support having off-street parking in those front setbacks, not relegating it to the streets or alleys. Parking in front of houses occurs in many neighborhoods now, and adds to the look of the home being occupied, i.e. shows our touted

“human scale.” Requiring parking in alleys only adds to the congestion of those alleys, while streets are meant for traffic. People generally like to pull up to their front door. Even with the 20’ setback, there is room for an ADU in the rear of the lot, or contained within the main dwelling.

I wouldn’t lessen residential parking requirements. People will have vehicles—that’s a given. Parking space should be incorporated into lot design, preferably in the front 20’ setback. I also believe that one-car internal garages facing town streets can and do blend in well (there are four in my immediate neighborhood). Having to move side-to-side every night doesn’t work well for people who don’t drive often. Why force people to start and move a car every day if they don’t have to? Not every resident drives away during the day, and keeping cars parked at home, in front of the house, not being started every day, is beneficial to our Climate Action goals. I may not use my car—which is parked in the front setback of my house—for weeks at a time, which is what we should be encouraging. And, a car in the yard doesn’t need to be watered.

Potential Change Areas

Bellevue:

I can see the need to provide for mixed uses on Bellevue. While I don’t relish the idea of four-story buildings, it is the one area of town that could possibly absorb the additional height impact, as long as it’s a minimal increase.

Sixth St.:

The diagrams in the CP show what could have the appearance of a solid wall on the west side of Sixth St. I am concerned with the possibility of creating a canyon-like corridor, blocking, rather than ‘preserving’ or ‘enhancing’ our “stunning views.” I don’t think these buildings need to be taller than the 35’ currently allowed. Commercial retail doesn’t need higher ceilings, as was proposed at one meeting as the rationale for additional height. Older retail stores on Elk do fine with 8’ ceilings, and this is more environmentally sustainable, needing less heat. Living spaces (long-term) could still be incorporated on the third story, or even the second story. We don’t need four-story buildings on Sixth St.

Mental health is an important factor in choosing the future build-out of our town. Let’s not crowd people in just to get them in. Be strategic with density. There needs to be a balance so that we don’t choke on our good intentions. Let’s control what we can, and stay as rural as we possibly can. One positive outcome would be that people who grow up here can live their lives here. Our seniors, as well, have needs that need to be incorporated wisely in any planning. And as we measure success, let’s not forget our non-profits. Their sustainability is a big part of our sustainability.

Again, many thanks. I’m happy to be part of the process and I look forward to future iterations of the plan. Good luck!

Sincerely,



Mel,

I appreciate the intense level of work that staff and Torti Gallas & Partners have engaged in developing this first draft for the Community Plan. The final plan will be a significant aid in shaping Crested Butte's future of the built environment.

The small-town feel of Elk Avenue and the historic district is preserved. Sixth Street and Belleview Avenue appear to be sacrificed for enticing development by increasing scale and density. I feel development needs to fit within the exiting built environment and relate with the exiting massing and scale for to this area to retain its connection with the town as a whole.

Parking plan revisions

The proposal for residential units works on paper, but is not realistic. Two and three-bedroom dwellings will continue have two to three vehicles, and VRBO's can end up with 6 vehicles even though the property allows two or three.

Where will people park and how would this change impact established neighborhoods?

Where will people park on Belleview Ave?

Sixth Street Corridor

I agree with allowing mixed uses along the 6th Street Corridor.

Building massing is very important in the development of the 'Sixth Street Station' property whether as a PUD or parcel development. The original project incorporated varying density with step down in buildings along with open and public spaces. This remains important to consider for development of this area to minimize urbanization and further the character of Crested Butte in this area.

The height of buildings in the original plan were generally relational with the scale of existing buildings along the 6th Street corridor. Raising heights to 38' increases mass, conveys an urban appearance that negatively impacts the character of our small-town feel. It seems to pander to the developer.

Parking pressure for new construction will continue to be very problematic if not a crisis as Town builds out. Snow removal and storage all have to work. I think it is important to look at the how the parking lot at Anthracite Place is used before moving forward with shared parking. As many of the resident's appear to park their vehicles and use other forms of transportation, the lot remains full.

One major impact to the proposed changes will be felt in surrounding neighborhoods that already have difficulty especially with VRBO properties. Several of the earlier traffic plans

identified an intercept parking lot on the Brush Creek parcel. I feel that really needs to be considered.

4-Way – From a planning perspective, rezoning this area seems reasonable. However, depending upon build out, this could negatively impact this area and its character defining feature of town. As I ultimately voted to revise the historic district boundary had it remained as is, would the Town have been able to revise this area? If not, I wonder why this plan was not brought forward for the HPP to consider.

Bellevue Avenue

Too massive.

Bellevue Ave appears massive and urbanized. While this is a massing study, should it be built out with 49' buildings in this manner, it looks like a 'Telluride style' fourth floor that alters the human scale of the zone and I'm concerned that it is a slippery slope to alter other areas in town.

The increased vertical scale is highly visible at 4th and Sopris, and approaching Bellevue Ave, negatively impacts the human scale of the zone.

The height creates a cold, dark corridor shadowing the street and sun from the existing North elevation buildings that is a detriment.

I am also concerned that this plan will significantly increase the real estate prices and push out the existing service business that are listed in the Community plan. As property taxes increase through new construction of this size, business could be priced out at their bottom line or see fewer customers walk in the door when price of services or fabrication increases.

Affordable housing is a plus. Increasing square footage of residential spaces is a plus. Will free market housing units still require that they are occupied by the owners. I think every effort needs to be taken to ensure residential units on Bellevue Avenue remain owner occupied or long-term rental units, and prohibit any type of short term (under 6-9 months) in designated residential rentals.

Thank you for taking my comments,

Molly Minneman

Community plan:

The following words/statements in the plan have weight but then it's contradictory with the proposed changes. I write my comments after each highlight.

Executive Summary:

Pg 4:

livability, functionality, and sense of community

Community serving. —> there is no recreation center or senior center mentioned. There's a sizable group of residents that use Gunnison's Rec Center because one is missing in our town.

Pg 5:

Town's core values: authenticity, —>. This is an old mining town and proposing to build these new buildings in rows that will be higher than what we have will not comply with this core value. It will create the tunnel look commonly seen in big cities.

Pg 8:

'sense of community'. —> No senior center or recreation center mentioned.

Pg 9:

The town has made piecemeal amendments to address emerging issues, often leading to unintended consequences or inconsistencies —>. Please take this into consideration when proposing these changes. It doesn't seem so.

#2 strategic goal from the community compass: Accommodate growth in a way that maintains the Town's land Valley's rural feel. —> Again, rural seems to be very subjective.

Pg 11:

The CP is centered on improving the overall quality of liferecreation. —> what about a rec center, a senior center.

Pg 17:

....exacerbating housing affordability and pricing out full-time residents. —> According to www.censusreporter.org 36% of the town's population is over 50 years old vs. 18% are 0-19 years old. Most of the seniors are full time residents that have been living in this valley for many years and are being ignored.

....The Town's outdated development regulations - are disproportionately favoring construction of luxury developments —> but here you are proposing these expensive construction that was approved before and has expired. The CP needs to be clear that 'expired' means 'expired'.

Pg 18:

....shortage of businesses that support daily community needs —> examples?

Pg 26:

2. Accommodate growth in a way that maintains the Town's and Valley's rural feel.—>. Again, Rural means rural.

3. Enable people who live and work here to thrive.—>. it is hard to enable when you give in to the 2%. So many new homes are second homes. We need to come up with ideas on how to get people to really live here instead of Second homeowners.

Pg 35:

Commercial density is measured by Floor Area Ratio (FAR), while residential density is based on units per parcel. —> is this true?

Pg 41:

Basements could be prohibited. —> this is a very sore subject. Basements need to be addressed. New construction is out of control with everyone adding basements because it won't count for the FAR. This should not be allowed.

Pg 44:

... allowing increased building heights up to four stories —>. How does this matches the rural feel. Basements getting built now is another level for living so really there are 4 floors. 4 stories buildings in a line assimilates a city look not a small rural town. Especially on the Sixth Street Corridor.

Pg 48:

... an increase in building height from 35 to 38 feet as a performance based bonus. —>. Why are we focusing on what's best for a developer instead of what's best for the residents.

Recommend the following alternative:

1. Incentives for Existing homeowners to have ADU's. Not just for new construction
2. Allow existing homes to add garages to face the main road on the East side of town to help give a cleaner look. Considering that the turning radius from DOT is not met in the alleys, it makes more sense to have them in the front where the streets are wide enough and homes have enough setback.

Thursday, April 3, 2025

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, April 21, 2025

Mayor Billick called the meeting to order at 7:17PM.

Council Members Present: Mayor Ian Billick, Mallika Magner, John O’Neal, Kent Cowherd, Gabi Prochaska, Anna Fenerty, and Beth Goldstone

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Parks, Recreation, Open Space & Trails Director Janna Hansen

Town Clerk Lynelle Stanford, Community Development Director Mel Yemma, Housing Director Erin Ganser, Sustainability Coordinator Dannah Leeman Gore, Town Planner I Kaitlyn Archambault, CivicSpark Sustainability Fellow Alexa Luger, and Recreation, Open Space & Trails Supervisor Joey Carpenter (for part of the meeting)

APPROVAL OF AGENDA

Fenerty moved and Prochaska seconded a motion to approve the agenda. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

CONSENT AGENDA

1) April 7, 2025 Special Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) (First Reading) Ordinance No. 3, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 8-2-150 of the Crested Butte Municipal Code.

Staff Contact: Chief Marshal Mike Reily

3) Resolution No. 7, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Grant of Revocable License to 1 Gothic LLC, a Texas Limited Liability Company to Encroach into the Right-of-Way Adjacent to the North Portion of Lot 17 and 18, Block 7, Being the Alley North of Gothic Avenue, Town of Crested Butte.

Staff Contact: Town Planner III Jessie Earley

Magner moved and Goldstone seconded a motion to approve the Consent Agenda. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

PUBLIC COMMENT

Billick acknowledged an email received from Valerie and Jeff Jaquith.

STAFF UPDATES

MacDonald updated. Staff members answered questions.

LEGAL MATTERS

None

PRESENTATIONS

1) Yale School of the Environment: Transportation Strategies for Crested Butte.

Kathleen Maeder and Joshua Hernandez, present on Zoom, introduced themselves, and they presented.

2) Jeremy Herzog from Mountain Express Regarding the Whetstone Campus Project Including Scope, Need, and Cost.

Jeremy Herzog outlined the project and answered questions amongst Council discussion.

NEW BUSINESS

1) Elements Mountain Compost Joint Residential Compost Drop-Off Program Updates.

Staff Contact: Sustainability Coordinator Dannah Leeman Gore

Luger and Leeman Gore provided an update. Julie Mach, from Elements Mountain Compost, was present via Zoom. The Council followed the recommendation from Staff included in the packet.

2) Town Council Adoption of the 2030 Climate Action Plan.

Staff Contact: Sustainability Coordinator Dannah Leeman Gore

Leeman Gore reported. Donny Davol commented via Zoom.

Fenerty moved and Goldstone seconded a motion to approve the 2030 Climate Action Plan. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

3) Discussion of Draft Paradise Park Workforce Rental Tenant Selection Plan.

Staff Contact: Housing Director Erin Ganser

Ganser outlined the plan and contrasted it with the housing guidelines.

4) Sustainable Tourism and Outdoor Committee (STOR) Request for Funding Assistance for United States Forest Service (USFS) Seasonal Staff.

Staff Contact: Town Manager Dara MacDonald

Nick Catmur, Gunnison County Stewardship Coordinator, presented and specified the request to be \$10,000. Jake Jones, present at the meeting and on behalf of STOR, and Dave Ochs, from Crested Butte Mountain Bike Association via Zoom, commented.

Fenerty moved and Prochaska seconded a motion to approve \$10,000. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Joey Carpenter and Jake Jones, from the Land Trust, reported.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, May 5, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Wednesday, May 14, 2025 - 6:00PM Joint Work Session with Mt. Crested Butte Regarding Mountain Express
- Monday, May 19, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council

EXECUTIVE SESSION

Billick read the reason for Executive Session: to discuss the purchase, acquisition, lease, transfer, or sale of real, personal, or other property interest under C.R.S. Section 24-6-402(4)(a) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) regarding potential conservation easements.

Magner moved and Goldstone seconded a motion to go into Executive Session. A roll call vote was taken with all voting, “Yes,” except for Prochaska, who was momentarily absent and did not vote. **Motion passed unanimously (6-0).**

Present at the Executive Session were: Mayor Ian Billick, Mallika Magner, John O’Neal, Kent Cowherd, Gabi Prochaska, Anna Fenerty, Beth Goldstone, Dara MacDonald, Karl Hanlon, Janna Hansen, Joey Carpenter, and Jake Jones.

The Council went into Executive Session at 9:55PM. The Council returned to the open meeting at 10:25PM. Mayor Billick made the required announcement upon the return to open meeting.

ADJOURNMENT

Mayor Billick adjourned the meeting at 10:25PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

May 5, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Amended Memorandum of Understanding (MOU) Between the Town of Crested Butte and the Town of Crested Butte Municipal Court Judge James R. McDonald.
Date: April 27, 2025

Background:

The amended memorandum of understanding (MOU) was included on the March 17, 2025, Consent Agenda. The MOU was subsequently removed from the Consent Agenda by Council member Magner, who was seeking further information from Judge McDonald. A response letter from Judge McDonald is attached to the staff report.

Article 7 of the Town's Charter states in part: "...The municipal court shall be presided over and its functions exercised by a judge appointed by the Council for a specified term of not less than two (2) years..."

The amended MOU included in the comprehensive packet is between the Town and Municipal Court Judge James R. McDonald. The term of the proposed MOU is two years, from July 15, 2024, to July 15, 2026, which is unchanged.

There were two amendments from the previous MOU approved by Council:

- The MOU was amended to increase Judge McDonald's pay from \$600 per month, which is one court appearance, to \$750 a month. The effective date of the pay increase would be May 5, 2025, and it would be applied to the next court date, which is May 7, 2025.
- The Town Attorney added Section 4 to the agreement, regarding governmental immunity.

Recommendation:

To approve Mayor Billick signing the amended MOU, reflective of a compensation increase and addition of Section 4, between the Town of Crested Butte and the Town of Crested Butte Municipal Court Judge, James R. McDonald, as part of the Consent Agenda.

Attachments:

- 1) Amended MOU
- 2) Initial email request from Judge McDonald regarding compensation
- 3) Response letter from Judge McDonald to questions posed by Council



Memorandum of Understanding
Between the Town of Crested Butte and the Town of Crested Butte
Municipal Judge

James R. McDonald is hereby appointed by the Crested Butte Town Council as the Crested Butte Municipal Judge (“Municipal Judge” or “Judge”) for Town, pursuant to Section 7.2(a) of the Town Charter. James R. McDonald hereby accepts and agrees to such appointment. The parties agree as follows:

1. **DESCRIPTION OF SERVICES:** The nature of the duties of Municipal Judge will be to faithfully conduct the office of municipal judge for the Town of Crested Butte. The Municipal Judge shall attend regularly scheduled court dates, which shall occur the first Wednesday of every month. In the event the Municipal Judge is unavailable or has a conflict of interest requiring recusal in a case, the Municipal Judge is responsible to find, with the assistance of the Town, an alternate judge, who shall be admitted to the Colorado Bar and be currently licensed to practice law in the State, and who shall be subject to approval by the Town and compensated by the Town.
 - a. The Municipal Judge shall review the Schedule of Crested Butte Municipal Court Fines on an annual basis and shall provide the Town with recommendations, in writing, for revisions if deemed necessary.
 - b. The Municipal Judge shall present to the Crested Butte Town Council a biennial summary of activities and conduct of the Municipal Court. The Town Council shall review such summary and provide feedback to the Judge.
2. **COMPENSATION:** Compensation for court appearances shall be paid at \$750 per month, amounting to \$9,000 per annum. The increase in compensation from \$600 per month to \$750 per month is effective May 5, 2025, and will be applied to the next court date of May 7, 2025. The Municipal Judge is an independent contractor with respect to the Town of Crested Butte, and not an employee of the Town; the Town will not provide benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of the Judge.
 - a. If a trial is set for a day other than a regularly scheduled Court date then compensation shall be remitted at the same rate as a regularly scheduled appearance.
3. **TERM/ TERMINATION:** Unless terminated for cause pursuant to Section 7.2(e) of the Town Charter, this appointment is for a term of two years, from July 15, 2024, to July 15, 2026. During the term of agreement, the Municipal Judge may terminate the agreement upon thirty days written notice to the Town.
4. **GOVERNMENTAL IMMUNITY:** The Parties acknowledge and affirm that the Municipal Judge is an appointed public official subject to the protections set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq.

IN WITNESS THEREOF, this Agreement has been executed on the dates designated below.

James McDonald, Crested Butte Municipal Court Judge
120 N. Taylor Street (970) 641-3900
Gunnison, CO 81230 (970) 641-3902 (fax)
jrm @gunnylaw.com

Date

Ian Billick, Crested Butte Mayor

Date

From: [James R. McDonald](#)
To: [Lynelle Stanford](#)
Subject: Compensation
Date: Wednesday, March 5, 2025 12:16:25 PM

Dear Lynelle:

I reviewed my pay memo this morning and realized that the Town of Crested Butte had not addressed my request to increase compensation from \$600.00 to \$750.00. I never received any response to my requests, which were emailed on several occasions. It appears that my request to change the direct deposit to a different bank was followed up upon.

Please advise as to the compensation. Thanks.

Yours very truly,

Jim McDonald

THE LAW OFFICES OF JAMES R. McDONALD, P.C.¹¹⁵

120 N. Taylor St.
Gunnison, CO 81230

jrm@gunnylaw.com

April 14, 2025

Crested Butte Town Council
c/o Lynelle Stanford Via Email: lstanford@crestedbutte-co.gov
Town Clerk
Town of Crested Butte

Re: Crested Butte Municipal Judge Position

Dear Council Members:

I write in response to your request to justify the requested salary increase.

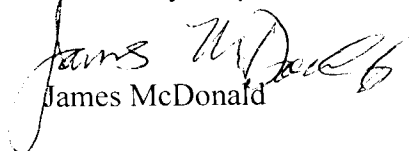
I was hired in July of 2022 as a part-time employee with a monthly salary of \$600.00. Since that time the prices of goods, services, and food have climbed inexorably because of inflation. I have not received a cost-of-living increase or a merit increase since my hire. As of the first of this year the Town changed my employment status from part-time employee to independent contractor. This change in status has reduced the Town's costs in relation to my compensation because it no longer has to pay my FICA, which I believe is .0765 %, or \$45.90 per month. My business is now required to pay that expense. This change in status also increases my administrative expenses.

I am aware that Mt. Crested Butte has recently requested applications for their municipal judge position with a proposed salary of \$300.00. With all due respect, that is not the current market value for a municipal court judge, especially a municipal court in a resort community whose judge will likely have to drive a significant distance to attend court in person.

My travel time from Gunnison is approximately forty minutes each way in good weather, and I add at least an hour when traveling from Lake City. Court sessions generally last anywhere from fifteen minutes to an hour. Court can take significantly longer when there is a trial, especially a jury trial. Thankfully we have not had a jury trial during my tenure in Crested Butte, but I have had two jury trials already this year in the City of Alamosa. My responsibilities also include researching applicable ordinances, statutes, and caselaw, reviewing ordinances and fine schedules, and attending judicial conferences. As I explained to the Town Council during my application process, my experience level as a judge is exceptional. As of next month, I will have served as a municipal judge for twenty years. I have been a county judge for just under five years, and I am also employed as a magistrate for Larimer County.

For these reasons I believe a salary increase from six hundred dollars a month to seven hundred and fifty dollars a month is warranted. Thank you for your time and consideration.

Yours very truly,


James McDonald



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: May 5, 2025

Town Manager

- 1) CCCMA – I was able to attend the annual meeting of the Colorado City and County Managers Association in Glenwood Springs on April 24-25. It is a great opportunity for networking and collaboration. Of particular interest was discussion of some emerging uses of artificial intelligence in local government operations.
- 2) Trainings – Most members of Town staff attending one of two ½ day trainings on collective leadership on April 22nd and 23rd. This work will inform our organizational culture, identifying opportunities for improvement. It will further result in a re-vamped system for performance evaluation going forward.

CIRSA, the Town's property/casualty and worker's compensation insurance provider, will be onsite for several days the week of May 5th. Staff will be participating in a variety of safety and skills trainings including lock out/tag out, flagging, defensive driving, trenching & excavation, and confined spaces, among other exciting topics.

Sustainability

- 1) CC4CA Annual Meeting – Town Manager Dara MacDonald sent an email to Town Council regarding the CC4CA's 2025 Annual Meeting scheduled for June 11 – June 13 in Vail, CO. Unfortunately, Town staff are unable to attend, and our community Board representative, Nicole Blaser, is also likely unavailable. If any Council members are interested in attending as Crested Butte's representation, please reach out to Dara MacDonald.

Public Works

- 1) Streets Maintenance – Streets staff are continuing to perform routine streets maintenance activities, including street sweeping, crack sealing, striping, and alley-ROW gravel maintenance. Street sweeping started in mid April and will continue through May with crack sealing and striping to follow.

Additionally, hot patch repairs are scheduled to start in early May, pending weather. These repairs will require temporary street closure to prepare the subgrade for new asphalt.

Marshals

- 1) No updates.

Parks, Recreation, Open Space and Trails

- 1) Parks Update: Spring has sprung! The crew is busy raking, power washing, repairing, and preparing amenities for opening by Memorial Day.
- 2) STOR update from the 4/24 meeting:
 - Federal Agency staff at the USFS, BLM and NPS received a notice on Wednesday evening to update their resumes in expectation of widespread layoffs as Human Resources reviews their suitability for positions.
 - The committee reviewed goals from the [2023-2025 Strategic Plan](#). Two additions were made.
 - Expand opportunities to implement wildlife crossing along Highway 50 and 135. The committee ultimately landed on the strategic goal being pursuit of feasibility/data collection, land conservation, and community support which would help access opportunities for funding through the state.
 - Agricultural/recreation intersection gate opportunities will be expanded to encompass areas outside of federal lands.
 - Brandon Diamond of CPW is going to take an opportunity to showcase the wildlife planning tool locally now that its nearly complete. STOR members should receive a final product to view shortly.
 - The \$60,000 goal of funding seasonal staff on federal lands through the CBCC is \$15,000 short at the moment. Nick is going to Mt. CB Town Council to request \$10k to close the gap. Hoping that other STOR partners can chip in smaller amounts to get all the way there. Town of Crested Butte contributed \$10k during the 4/10 meeting.
 - An advocacy letter, the first of what is projected to be a regular occurrence from the committee, was approved to send to Representative Hurd, Senator Hickenlooper, and Senator Bennett regarding increased support for the federal agencies.

Community Development

- 1) Colorado Wildfire Resiliency Code: Town Staff submitted a letter regarding the draft Colorado Wildfire Resiliency Code (CWRC), which is open for public comment through May 2nd. The CWRC Board will also hold four public hearing sessions across the state through May 9th. The CWRC was created as an outcome of [Senate Bill 23-166](#) and the interest in creating a wildfire code specific to Colorado, rather than the overarching Wildland Urban Interface code from the International Code Council, which has portions that are not applicable to Colorado. After May 9th, the CWRC Board will evaluate feedback and make revisions to the draft code. This would then be finalized by July of 2025 and it would be a requirement of municipalities, such as Crested Butte, to adopt this by October 2025 and begin to enforce in January of 2026. Staff plans to incorporate the final code requirements into the 2025 code update this summer.
- 2) CRS Report: Town Staff submitted the annual Community Rating System (CRS) report. CRS is a voluntary incentive program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the National Flood Insurance Program, which

results in discounted flood insurance premiums for the Town's residents. The annual CRS progress report is attached.

- 3) Gunnison County Corridor Plan: Gunnison County invited Mel Yemma to participate in a stakeholder meeting in May to discuss the initiation of the Gunnison to Mt. Crested Butte Corridor Plan and anticipated scope of work. Invited stakeholders include the Town of CB, Mt. CB, CB South, Gunnison, Mountain Express, RTA, and GRVHA.
- 4) Preservation Month: The Crested Butte Mountain Heritage Museum is partnering with the Town of Crested Butte to celebrate Preservation Month (flyer attached), which is the month of May each year. This year there will be town tours each Friday, a book club, Thursday, May 22nd, celebrating "The Melting Pot" written by Myrtle and Michele Veltri and a community open house, Friday, May 30th to kick off Memorial Day weekend. We hope that you can attend one or many!

Town Clerk

- 1) Staff will be proposing an ordinance to amend Chapter 6 of the Code to update the definition section of vacation rentals, Section 6-5-30, to remove the map relevant to the definition of "block face." A discrepancy was discovered between the map and the definition. Effectively, the limit on the number of (unlimited licensed) vacation rentals will increase from 198 to 199, a limit which has not yet been reached. In 2025, the Town issued ____ unlimited vacation rental licenses and ____ primary vacation rental licenses. Secondly, the proposed ordinance will seek to allow primary vacation rental licenses to be applied for throughout the year, rather than just during "open enrollment," in the month of October.
- 2) The Gourmet Noodle LTD filed an application to transfer the liquor license held at 411 3rd Street. The Town Council/Liquor Licensing Authority will consider the application during a public hearing, likely included on an agenda in June.
- 3) Staff received special event applications for the KBUT Fish Fry (June 13, 2025) and 4th of July Pancake Breakfast (July 4, 2025), that will be approved administratively.

Finance/HR/IT

- 1) Preliminary Revenue report through March –

TOWN SALES TAX MARCH 2025								
Business Category	Total Amount 2025	Total Amount 2024	\$ Diff	% Diff	YTD 2025	YTD 2024	\$ Diff	% Diff
BARS/REST	215,736	220,209	(4,474)	-2.03%	603,596	595,178	8,417	1.41%
ECOMMERCE	48,121	23,910	24,211	101.26%	96,477	65,429	31,048	47.45%
GROCERY	74,267	77,297	(3,030)	-3.92%	208,708	222,222	(13,514)	-6.08%
RETAIL	116,980	125,408	(8,428)	-6.72%	309,593	309,683	(89)	-0.03%
RETAIL:MMJ	12,431	15,841	(3,410)	-21.53%	34,122	39,923	(5,800)	-14.53%
LODGING	95,864	88,036	7,828	8.89%	249,956	239,526	10,430	4.35%
CONST/HRDWR/AUTO	43,946	40,007	3,939	9.85%	114,290	107,029	7,261	6.78%
SERVICE	45,577	45,098	480	1.06%	108,836	109,646	(810)	-0.74%
Grand Total	652,922	635,805	17,117	2.7%	1,725,578	1,688,636	36,942	2.2%
OTHER REVENUE SOURCES								
Vacation Rental Excise Tax	99,349	97,519	1,830	1.9%	268,696	269,837	(1,141)	-0.4%
Tobacco & Nicotine Tax	18,213	17,240	973	5.6%	50,620	49,909	711	1.4%
RETT	332,100	131,685	200,415	152.2%	955,001	253,890	701,111	276.1%
Carry Out Bag Fee	556	709	(153)	-21.6%	1,444	1,941	(497)	-25.6%

Upcoming Meetings or Events Council may choose to attend

May 14, 6:00-8:00 Joint meeting with Town of Mt Crested Butte to discuss Mountain Express 2026 operations, Center for the Arts King Community Room

May 17, Town Clean-up, Meet at the 4-Way

June 6, Town Picnic, Rainbow Park

Upcoming Agenda Items

See attached **draft** list of upcoming Council agenda topics

* As always, please let me know if you have any questions or concerns. You may also directly contact department directors with questions as well.

Celebrate Historic Preservation Month with the



CRESTED BUTTE MUSEUM



Historic
Preservation
Plan

Historic Architecture Walking Tours

Fridays in May

11:00am - 12:00pm

331 Elk Ave

Stroll down Elk Avenue and learn about some of the first buildings built in Crested Butte, including discussions of form, function and architectural details of the late 1800 vernacular. A special guest from the community will join us each week. \$10 for Museum Members (May member bonus discount) and \$25 for non-members

Preservation Month Open House

Friday, May 30 | 5:00pm - 7:00pm
331 Elk Ave

Join the Museum & Town of Crested Butte for a celebration of our historic places and their continued preservation! Learn about the Crested Butte Historic District and the stories local historic buildings can tell, including the ongoing work of preserving Tony's Conoco at 331 Elk. Snacks and refreshments will be served at this free community event!



Community CRESTED BUTTE, TOWN State CO CID 080079
OF

COMMUNITY RATING SYSTEM ANNUAL RECERTIFICATION

CRS Activity 510 Annual Progress Report on Implementation of Credited Plan

Which Plan is this for (use separate templates for each credited Plan):

- ☐ Floodplain Management Plan (Hazard Mitigation Plan)
☐ Repetitive Loss Area Analysis
☐ Floodplain Species Plan
☐ Substantial Damage Plan

Name of Community:

Date this Annual Progress Report was prepared (not the date of adoption of the credited Plan):

Name of Plan:

Date of Adoption of Plan:

5 Year CRS Expiration Date:

FÈ How can a copy of the credited Plan be obtained:

GÈ Describe how **this annual progress report** (not the credited Plan) was prepared and how it was submitted to the governing body, released to the media, and made available to the public:

H Y Hck b'k J`di V]g\`H jg'fYdcfhUg'dUfhcZH Y'ghUZZi dXUH'g'hc`H Y'Hck b'7 ci bWJ`
 Jb`H Y'A Um) ž&\$&) ž7 ci bWJ`DUW_YH`H Y'7 ci bWJ`DUW_Yh]g'fY'YUgYX'UbX'a UXY`
 Uj UJUV'Y'hc`H Y'di V]WUbX`H Y'a YXJUcb'5 dfJ`-& ž&\$&) "'

HÈ Provide a description of the implementation of each recommendation or action item in the action plan or area analysis report, including a statement on how the project was implemented or not implemented during the previous year:

GY'Y`H Y'UHUW YX'gdfYUXg\ YYhZ'f'7 fYghYX'6 i H'Y'ghU h g'i dXUH'cZH Y'Hck b`
 JXYb]jZYX'UW]cbg'UbX'gi dd`Ya YbHU'UW]cbg'fYUH'X'hc`H Y'; i bb]gcb'7 ci bhm
 <UuU'X'A]h] U]cb'D'Ub"

I È Discuss why any objectives were not reached or why implementation is behind schedule:

See next page

Í È What are the recommendations for new projects or revised recommendations? See next page

4. Discuss why any objectives were not reached or why implementation is behind schedule:

The Town is making progress on all the actions identified as Town responsibilities in the Gunnison County Hazard Mitigation Plan. documented reasons why the following objectives were not reached are discussed below

5. What are the recommendations for new projects or revised recommendations?

Town has initiated a FEMA funded a Capital Improvement Plan for Coal Creek. The objective of the plan is to:

- **Reduce flood risk for community; -**
- **Identify problem areas where 1% annual chance flood is not contained in the channel and provide recommended actions;**
- **Provide technical analysis to support recommended projects;**
- **Provide high-level cost estimates for recommended projects;**
- **Provide Crested Butte with a Capital Improvements Plan for Coal Creek that prioritizes recommended projects.**

Gunnison County Hazard Mitigation Plan –

Town of Crested Butte 2025 Annual Progress Report

1. **Gunnison County Emergency Management (EM) is listed as the responsible entity for maintaining and updating the HMP. Gunnison County's EM reviewed the mitigation actions and provided an update to the action table on April 17, 2024 through their annual update.**

This document presents the Town of Crested Butte's status of the actions it is responsible for in the Gunnison County HMP. Historically, Gunnison County was the manager of CRS in Gunnison County and was responsible for this annual report. However, Crested Butte joined the CRS in October of 2023.

2. **A.4 – Continue to implement sound floodplain management practices in Gunnison County through participation in the National Flood Insurance Program and updated statewide floodplain rules.**
 - a. **Some of the goals from this project were:**
 - i. **Participate in Flood Insurance Rate Map updated by adopting new maps or amendments to maps**
 1. **Gunnison County and the City of Gunnison are currently working with FEMA and CWCB to update our FIRMS.**

- ii. Evaluate improving the County's rating with the Community Rating System to further lower the cost of flood insurance for residence.
 - 1. A staff member from Community Development plans to attend EMI's E0278 course on July 28, 2025, to learn more about the CRS and NFIP.
- iii. Utilize recently completed Digital Flood Insurance Rate Maps (DFIRMs) in conjunction with GIS to improve floodplain management, such as improved risk assessment and tracking of floodplain permits;
 - 1. We currently use GIS with DFIRM information to evaluate flood risk for floodplain management purposes.

Flood Hazard Update from the Town of Crested Butte's Community Development Department. Town of Crested Butte participates in the National Flood Insurance Program (NFIP). This project update restates the Town's commitment to implement sound floodplain management practices, as stated in the Town Municipal Code Chapter 16 Article 11 – Floodplain Regulations, including issuing permits for appropriate development in Special Flood Hazard Areas and ensuring that this development is elevated above the base flood elevation. Floodplain managers remain current on NFIP policies and are encouraged to attend appropriate training and consider achieving Certified Floodplain Manager status.

Other activities that could be included in this effort are:

- ***Participating in the Flood Insurance Rate Map update that is currently under way for both the Slate Rive and Coal Creek drainages through Town by FEMA and CWCB to update our FIRMS.***
- ***Promote and disperse information on the benefits of flood insurance, with assistance from partners such as Gunnison County.***
- ***Improving the Town's rating with the Community Rating System to further lower the cost of flood insurance for residence. Town FIRST joined the CRS October 1, 2023 with an initial rating of 6.***

Progress Report on Mitigation Actions from 2020 Gunnison County Hazard Mitigation Plan (Adopted January 2021):

Action ID #	Hazard(s)	Action Description	Jurisdiction/ Responsible Party	Related Goal(s)*	Priority	2024 Progress Report
1	Dam Failure	<p>Review and update all High and Significant dam Emergency Action Plans, annually review flood planning, establish contingency plans and evacuation routes.</p> <p>Perform organized individual dam or regional Emergency Action Plan exercises; drill, tabletop, and/or functional. ***</p> <p>Comment: The 2013 HMP listed only Taylor Dam in this action. It has been changed to include all High and Significant Risk Dams in Gunnison County, as identified by the Colorado Division of Water Resources Dam Safety.</p>	<p>Dam Owners, Gunnison County, City of Gunnison, Gunnison County Emergency Management, Colorado Division of Water Resources Dam Safety; U.S. Bureau of Reclamation, Town of Crested Butte</p>	1, 2, 3	M	<p>Annual exercises are put on by the dam owners. Attended Silver Jack and Taylor Park Dam Functional exercises.</p> <p>Integrated dam inundation maps into Gunnison Regional Alerts for Spring Creek, Taylor Park, and Silver Jack dams.</p> <p>Town of Crested Butte is actively working to do improvements on the Irwin dam and replace failing and again infrastructure.</p>
3	Extreme Cold	Acquire alternate sources of heat / power for Crested Butte Town Hall, Fire Department, and Marshal's Office when gas, electricity is terminated or during winter storms / extreme cold***	Crested Butte/Crested Butte Public Works	2,	H	There is a redundant power supply for the Crested Butte Marshal's Office. CBFPD is currently under construction for a new facility that will have redundant power.
4	Flood	Continued compliance with NFIP**	Gunnison County/Town of Crested Butte	1, 2, 3	H	Community Development continues to review floodplain development in accordance with NFIP standards.
31	Wildland Fire	Wildfire Mitigation Activities ****	Gunnison County, Crested Butte	1, 2, 3	H	Trappers Crossing mitigation project, Town of Crested Butte completed Source Water Protection Plan, Town of Crested Butte initiated Wildfire Ready Action Plan, Town of Crested Butte is analyzing

Action ID #	Hazard(s)	Action Description	Jurisdiction/ Responsible Party	Related Goal(s)*	Priority	2024 Progress Report
						feasibility of alternate water supply, participation in CWPP update and evacuation planning

1. The Town of Crested Butte has initiated a FEMA funded Capital Improvements Plan for Coal Creek. The objective of the plan is to:

- a. Reduce flood risk to the community.
- b. Identify problem areas where a 1% annual chance flood is not contained in the channel and provide recommended actions.
- c. Provide technical analysis to support recommended projects.
- d. Provide high level cost estimates for recommended projects.
- e. Provide Crested Butte with a Capital Improvements Plan for Coal Creek that prioritizes recommended projects.

Crested Butte Town Council Upcoming Agenda

May 14th CB/MT CB Council meeting

6:00 p.m., Center for the Arts, King Community Room

MX - Joint council workshop on service level expectations for 2026, inclusive of all services (fixed, on demand + late night). Likely funding gaps discussed and direction given to MX board on multiyear commitment to funding

May 19 - Packets out Monday, May 12th

Work session – Joint Work session with BOZAR – 5:00 start

- Refined Draft Community Plan – Mel

Regular Meeting

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Selection of Consultant for Facilities Energy Efficiency and Electrification Plan – Shea c. Written Q1 update from GVRHA (<u>included in Staff updates</u>) – Dara/Erin d. Community Grants – Kathy e. Ord __, Update map for vacation rentals in Town, 1st reading – Lynelle f. DC Fast Charging installation contract – Shea g. CBCS Easement Agreement – Shea h. Extinguishment Agreement for deed restriction – Karl & Jessie i. Ord 4, Option & Lease with GCEA for solar installation at Avalanche Park, 1st reading – Dara/Dannah j. _____ k. Q1 Progress on Goals/Actions - <u>Staff Updates</u> – Dara | <ol style="list-style-type: none"> 1. Resolution No. XX, Series 2025 - A Resolution of the Crested Butte Town Council Approving a Lease Agreement with Mountain Mentors, LLC. for Use of 620 2nd St. AKA Big Mine Warming House - Janna 2. <u>Presentation</u> <ol style="list-style-type: none"> a. _____ 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Ord, Chapter 13 – Utilities, 2nd reading – Shea 4. <u>New Business</u> <ol style="list-style-type: none"> a. Annual update of Affordable Housing Guidelines – Erin b. IGA with Gunnison County re: Red Lady roundabout – Shea c. _____ 5. <u>Exec Session</u> |
|---|---|

June 2 - Packets out Tuesday, May 27th

Work session – **Begin at 5:00?**

- Long-range financial planning work session #3

Regular Meeting

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle | <ol style="list-style-type: none"> b. Red Lady Roundabout Design Contract Approval – Shea |
|--|--|

- c. Ord ____, Ground Lease with GCEA for EV Chargers at Tennis Courts, 1st reading - Dara
- 2. Presentation
 - a.
- 3. Public Hearing
 - a. Ord ____, Update map for vacation rentals in Town, 2nd reading - Lynelle
 - b. Ord 4, Option & Lease with GCEA for solar installation at Avalanche Park, 2nd reading – Dara/Dannah
- c.
- 4. New Business
 - a. SH 135 Corridor Plan IGA – Mel (Placeholder – waiting on grant docs from Feds)
 - b. Continue discussion on Community grants – purpose and administration – Kathy/Grants Committee
 - c.
- 5. Exec Session

June 16 - Packets out Monday, June 9th – Dara & Ian out

Work session –

- PROST Plan
 - Define service and priority areas
 - Public engagement plan

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
 - b.
- 2. Presentation
 - a. Annual Report on Visitor Center operations – Chamber Director
- 3. Public Hearing
 - a. Ord ____, Ground Lease with GCEA for EV Chargers at Tennis Courts, 2nd reading - Shea
- b.
- c.
- 4. New Business
 - a. Community Plan Adoption Consideration – Mel
 - b. Center for the Arts property transfer – Kathy/Karl
- 5. Exec Session

July 7 - Packets out Monday, June 30th

Work session –

- Building Code
 - Debrief on electrification
 - Overview of changes with 2024 IBCC

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
 - b.
- 2. Presentation
 - a.
- 3. Public Hearing
- a.
- b.
- 4. New Business
 - a.
- 5. Exec Session

July 21 - Packets out Monday, June 14th

Work session –

- Long-range financial planning work session #4

Regular Meeting

- | | |
|--------------------------|------------------------|
| 1. <u>Consent Agenda</u> | a. |
| a. Minutes – Lynelle | b. |
| b. | 4. <u>New Business</u> |
| 2. <u>Presentation</u> | a. |
| a. | 5. <u>Exec Session</u> |
| 3. <u>Public Hearing</u> | |

August 5 Tuesday - Packets out Monday, July 28th

Work session –

- PROST Plan - Affirm goal statement and success measures

Regular Meeting

- | | |
|--------------------------|--|
| 1. <u>Consent Agenda</u> | a. |
| a. Minutes – Lynelle | b. |
| b. | 4. <u>New Business</u> |
| 2. <u>Presentation</u> | a. First Reading – 2024 Building Code adoption |
| a. | 5. <u>Exec Session</u> |
| 3. <u>Public Hearing</u> | |

August 18 - Packets out Monday, August 11th

Work session –

- Budget kick-off – Refining strategic plan and specific actions for 2026
Compass kick-off and recap of planning efforts culminating in updated capital plans

Regular Meeting

- | | |
|--------------------------|---|
| 1. <u>Consent Agenda</u> | a. Public hearing – 2024 Building Code adoption |
| a. Minutes – Lynelle | 4. <u>New Business</u> |
| b. | a. |
| 2. <u>Presentation</u> | 5. <u>Exec Session</u> |
| b. | |
| 3. <u>Public Hearing</u> | |

TUESDAY - September 2 - Packets out Monday, August 25th

Work session –

- Plastic Pollution Reduction Act, local implementation - Dannah

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - a.
3. Public Hearing
4. New Business
 - a.
5. Exec Session

September 15 - Packets out Monday, September 8th

Work session –

- Budget Work session

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - a. Red Lady Roundabout 30% design – Shea/Mel
3. Public Hearing
4. New Business
 - a. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea
5. Exec Session

October 6 - Packets out Monday, September 29th

Work session –

-

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - a.
3. Public Hearing
4. New Business
 - a. Draft 2026 Budget – Kathy
 - b.
- Exec Session

Future/Annual Items**2025**

February - PROST Plan – Presentation of draft plan

April – PROST Plan Adoption

January – Resolution setting posting places

- Annual resolution approving Council Rules of Procedure
- Annual review of progress on Council goals/priorities

- Annual review of grant applications/awards
- Presentation from QQ (following elections)
- CIRSA elected officials training (following elections)
- Presentation from Region 10 (following elections)
- Town Attorney quarterly report

February – Year-end report from Chamber of Commerce

- Mt. Express annual report
- Annual Affordable Housing update/5-year plan
- Year-end financial summary
- County Commissioner update

March - Annual review of traffic calming and parking management (include bike safety) – 2nd meeting so can have President's Day data

April - Q1 review of progress on Council goals/priorities

- review of grant applications/awards
- Town Attorney quarterly report

May – Q1 financial summary

- Legislative Session summary
- County Commissioner update
- review of grant applications/awards

June – Annual Report on Visitor Center operations – Chamber Director

July – Q2 review of progress on Council goals/priorities

- Town Attorney quarterly report

August – County Commissioner update

- Initiate annual budget with Council

September – Q3 review of progress on Council goals/priorities

- Q2 financial summary
- review of grant applications/awards
- Annual budget work sessions with Council

October – Snow Plan

- Annual revisiting of the Climate Action Plan – strategies & actions
- 15th – deadline for presentation of the annual budget
- County Commissioner update
- Annual rental agreement with WEHA
- Town Attorney quarterly report

November – Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte

- Q3 financial summary
- Board & Committee appointments (following election)

- Appointment of Mayor pro-tem (following election)
- Adoption of annual budget (Nov or Dec depending on election cycle)

December – Funding agreement with Chamber of Commerce

- Agreement with GVRHA for Green Deed
- PROST Plan - Finalize goal statement and success measures and review recommended priorities

DRAFT



Mental Health Awareness Month Proclamation

This Proclamation designates May 2025 as “Mental Health Awareness Month” in the Town of Crested Butte, Colorado.

Whereas, mental health is essential to the well-being of our community; and

Whereas, Colorado ranks 50th in prevalence of mental illness, indicating Coloradans experience more mental health challenges and substance use challenges than every state except one (Mental Health America); and

Whereas, according to a Colorado Health Foundation poll in 2024, 3 in 5 Coloradans (59%) reported experiencing mental health challenges in the past year; and

Whereas, stigma persists in being a barrier to accessing care, with nearly 50% of Coloradans who needed mental health support reporting they did not seek out care due to stigma (Mental Health America); and

Whereas, the most recent data on suicide death in our combined region of Delta, Montrose, Ouray, San Miguel, Gunnison, and Hinsdale Counties indicates 33 community members died by suicide in 2023 (CO Vital Statistics); and

Whereas, organizations such as Tri-County Health Network are dedicated to shining a light on mental health and bringing hope to those experiencing a mental health challenge through research, education, advocacy, and resources and urge that we:

- 1) Recognize mental health challenges affect all members of our community.
- 2) Normalize conversations about mental health, suicide, and substance use in open and understanding ways to erase stigma and remind community members they are not alone in anything they may be experiencing.
- 3) Acknowledge that there is no one size fits all program or effort that will be appropriate for all populations or communities and address the disparity in access to mental healthcare for underserved and underrepresented groups while advocating to end these disparities.
- 4) Support the efforts of social movements like We Are the Ones that build upon the innate ability of every individual to take meaningful action to strengthen our communities.

THEREFORE, be it resolved that, I, Ian Billick, Mayor of the Town of Crested Butte, Gunnison County hereby designate May 2025 as “Mental Health Awareness Month” in the Town of Crested Butte, Colorado.

Ian Billick, Mayor

WE ARE THE ONES

In times of challenge and change, TCHNetwork is launching We Are the Ones—a movement that empowers each of us to take meaningful action, big or small, to strengthen our communities. If we want things to improve, We Are the Ones who will make it happen—together.

If we want to address the mental health crisis, We Are the Ones who must normalize open conversations about mental health. If bullying is a problem in our schools and neighborhoods, We Are the Ones who can stand up, support each other, and create safer spaces. If someone in our community is struggling, We Are the Ones who can step up with kindness and support.

Taking action isn't always easy—sometimes, it takes courage to speak up, reach out, or be vulnerable. But when we do, we create a ripple effect of connection and support, making our community stronger for everyone.

This movement is about recognizing the power of individual actions in shaping a more connected and compassionate community. It's a reminder that each of us has the ability to make a difference—by fostering connection, encouraging resilience, and creating a sense of belonging. In our community, no one should feel alone.

Join us in We Are the Ones. Together, we can build a future where support, courage, and kindness lead the way.





Staff Report

May 5, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Michael Reily, Chief Marshal
Subject: Ordinance 03, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Section 8-2-150 of the Crested Butte Municipal Code
Date: April 28, 2025

Summary:

In working with our partners at Interstate Parking we are seeking to update the Municipal Code to effectively pursue collections and provide a due process avenue through Municipal Court for parking citations. The Town Attorney recommends this be accomplished by updating the Town's Municipal Code Section 8-2-150 to empower Interstate's state accredited collections process to be more effective as it is in other Colorado municipalities.

Background:

With the 2025 iteration of the Interstate Parking contract, parking program revenue is split with Interstate who is responsible for collections. Interstate complies with the Federal Fair Debt Collection Practices Act (FDCPA) and the Federal Driver Privacy Protection Act (DPPA) in ensuring that unpaid tickets are fairly and appropriately collected.

Discussion:

The proposed changes to the Code will memorialize the Council's authority to hire and appoint a third party to act as parking enforcement officers. It also sets forth a process for individuals to challenge parking tickets in municipal court ensuring that due process is afforded to anyone seeking to challenge a ticket.

Recommendation:

Staff recommends that Council approve Ordinance No. 3, Series 2025.

Recommended Motion:

Motion to approve Ordinance No. 3, Series 2025.

**ORDINANCE NO. 03
SERIES 2025**

**AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL
AMENDING SECTION 8-2-150 OF THE CRESTED BUTTE MUNICIPAL
CODE.**

WHEREAS, the Town of Crested Butte, Colorado ("the Town") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

WHEREAS, under the terms of the Town's 2025 contract with Interstate Parking Company ("Interstate"), parking program revenue is split between Interstate and the Town; and

WHEREAS, Interstate is responsible for collections and is an accredited collection agency with the State of Colorado; and

WHEREAS, Town Council finds it is necessary and proper to amend Section 8-2-150 of the Crested Butte Municipal Code as provided in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE COLORADO:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 8-2-150 – Violation and penalty, is amended as follows, with double underlined text added and ~~strike through~~ language deleted:

CHAPTER 8 – Vehicles and Traffic

* * * *

ARTICLE 2 – Parking Regulations

* * * *

Sec. 8-2-150. – Violation and penalty.

* * * *

- (c) The Town Council may appoint an independent contractor to serve as a parking enforcement officer for the Town pursuant to a written contract approved by the Town Council, which contract shall set forth the general duties, responsibilities and requirements of the parking enforcement officer. Members of the independent contractor shall not be considered parking enforcement officers but shall have the authority to enforce the provisions of this Section, to issue penalty assessment notices, and to collect fines in accordance with generally accepted lawful collection procedures. Such penalty assessment notices may be appealed to the Town of Crested Butte Municipal Court in accordance with that certain edition of the Model Traffic Code for Colorado as is currently adopted and enforced by the Town.
- (d) Nothing in this Section is intended or shall be construed to limit the authority of the Chief Marshal or the Marshal's Department to enforce the provisions of this Section or any of the parking regulations set forth in this Chapter.
- (e) The following methods of service shall be deemed to provide a defendant with full and adequate notice of the contents of a penalty assessment for a violation of this Section, including, but not limited to, the date by which the defendant must pay the penalty stated in the assessment or appear in Municipal Court:
- (1) Any method of service permitted under that certain edition of the Model Traffic Code for Colorado as is currently adopted by and enforced within the Town; or
 - (2) Placement or affixing of the penalty assessment on the vehicle alleged to be in violation of this Section.

Section 3. The codifier is hereby authorized to renumber the Code in conformance with these amendments.

INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS 21ST DAY OF APRIL 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECTION READING IN PUBLIC HEARING THIS ____ DAY OF _____ 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk



Staff Report
May 5, 2025

To: Mayor and Town Council
Prepared By: Dannah Leeman, Sustainability Coordinator
Thru: Dara MacDonald, Town Manager
Subject: “Letter from Council” for the 2030 Climate Action Plan

Summary:

Staff is seeking direction on a “Letter from Council” to be incorporated into the adopted 2030 Climate Action Plan (CAP or “Plan”). The purpose of this agenda item is for Council to review the draft letter and direct staff on whether further refinement is needed or if content is agreeable to be included in the Plan.

Background:

The CAP is an effort to reassess town and community emissions levels and set new climate action goals to 2030 in Crested Butte. The goal of the CAP is:

“Crested Butte will act on the urgency of climate change by setting the example of what is possible for mountain communities to take responsibility for our climate impacts and strategically drive down Crested Butte's GHG emissions”.

The Plan followed the Community Compass planning process and was developed from 2024-2025 with the Brendle Group.

The Plan’s main charter is to provide an implementation plan to meet the Community Compass strategic goals of “act on the urgency of climate change and prepare for the changes we expect from it” and “continue to passionately care for our natural surroundings and forever protect Red Lady”. It identifies existing buildings as the Town’s most impactful opportunity to significantly reduce in-boundary emissions by 2030, and focuses on the most cost-effective actions that improve the efficiency of buildings, materials, and transportation, electrify systems, and decarbonize energy sources.

Previous Council Action:

At the direction of Council on 3/17/2025, staff convened a subcommittee meeting on 3/21/2025 to address the Council’s concerns for the CAP and address specific revision requests. In addition to other revision suggestions from the Committee (included in the 4/41/2025 Town Council agenda packet), Council members recommended including a “Letter from Council” in the introduction of the Plan. The letter was unable to be prepared in time for the proposed adoption of the 2030 Climate Action Plan on 04/21/2025. However, Council members unanimously adopted the Town the Plan with no conditions.

Discussion:

Two Town Council members agreed to drafting and revising a letter from Town Council addressing the focus of the CAP at the subcommittee meeting on 3/21/2025. Due to Council member’s capacity issues, the letter was not finalized by 4/21/2025 when Town Council adopted the 2030 CAP without conditions. Staff is returning to Council to discuss the draft “Letter from Council” to be incorporated in the 2030 CAP. Staff was provided a draft Letter from Council on 4/23/2025 and have made minor revisions to the letter.

Recommendation:

Staff recommends that Council members review the attached, draft “Letter from Council” and provide direction on whether the content is agreeable or if staff should incorporate other salient points.

Attachments:

- Draft “Letter from Council”

To the Crested Butte Community:

To preserve the quality of life we value in the West Elk Mountains, it is crucial our community continues to engage in meaningful climate actions. This plan takes an in-depth analysis of our past, current, and possible future greenhouse gas emissions. Through public input, spirited debate, and careful analysis, we have created a plan that will hold the Town, community, and future decision makers accountable on the important path towards reducing Crested Butte's climate impacts.

We are well aware that climate change has been born out of human consumption, constant growth, and the fallacy that our resources are infinite. To reverse this tide, we need to take a hard look at the crisis we face and learn to make choices that guide our community on a better path.

There is no substitute for effective governance in a crisis. At the municipal level, the Town is dedicated to curtailing its consumption and understands the real need to generate funds to support the transition to use of efficient and clean energy within our community.

Our greenhouse gas emissions inventory makes it clear that **the most meaningful way to impact climate change will be through a fundamental change in how we view the energy we use in our existing buildings**, both residential and commercial. This path is unique to the Town of Crested Butte. Our scope is limited. We acknowledge that our ability to thrive at 9,000 feet is supported by high emissions industries outside of our town boundary. We can both reduce our in-town emissions and call on other entities to do their own careful analysis to follow a path towards energy efficiency and emissions reduction.

In this plan, we outline the most impactful, cost-effective way to guide our community towards meaningful change. The strategy is clear - reduce energy use in all buildings through upgrades and efficiencies, electrify as much energy as possible, and decarbonize the grid where that energy is sourced. The Town will accomplish this through community engagement, education, and incentives, but the Town cannot do it alone; it needs the community to make the real choice to engage, care, and take actions to reduce their own energy impacts.

At the same time, we must prepare for the inevitable challenges unanswered questions ahead. What revenue will help us transition in an equitable way for all community members? What high end polluting luxuries are we willing to stand up against? How will our valley-wide partnerships grow our impact? This community has saved mountains; can we do more?

The time for kicking the can down the road is over. The alarm bells are ringing, and we must be ready to justify our actions to future generations. We must not sit back and talk about inevitability but instead plan for adaptation and change.

CB Town Council

April 2025



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution 8 A Resolution of the Town of Crested Butte Town Council
Amending the Leasing of Residential Municipal Property Policy

Summary: To avoid conflicts between the proposed Paradise Park Workforce Rental Tenant Selection Plan and the Leasing of Residential Municipal Property Policy, staff propose updates to the latter.

Previous Council Action: Council adopted the Leasing of Residential Municipal Property Policy, the Policy, on April 3, 2023.

Background: The Policy is primarily focused on the Town's employee rental program; however, it also includes guidance for when there are no employee applicants for the employee rental units. In that instance, the units are made available to full-time workers in the local workforce. The Paradise Park Workforce Rental Tenant Selection Plan also targets local workforce and is residential property owned by the Town. To ensure there is no confusion, staff recommends updates to add clarity of purpose and include updates to changes in the policy and lessons learned over the last two years operating the units under the Policy.

Discussion: A summary of the proposed updates for the Council to discuss are below:

- Clarify that the Policy is applicable to Town-owned residential rental units controlled and managed by the Town that prioritize Town employees for occupancy.
- Require that employee tenants must pay rent via payroll deductions, which eliminates the need to audit for non-payment.
- Language added to explain that the below market rental rates constitute a taxable benefit under the Internal Revenue Service and that employee tenants are responsible for reporting the income and determining any withholdings from their taxable income. Starting in July 2025, the Town's Finance staff are helping employee tenants to be prepared for the taxable liability by collecting deductions on paychecks.

Climate Impact: None.

Financial Impact: None.

Legal Review: Legal counsel was involved in the drafting and review of this Policy.

Recommendation: Staff recommend that the Council discuss the proposed updates and approve Resolution 8, Series 2025 A Resolution of the Town of Crested Butte Town Council Amending the Leasing of Residential Municipal Property Policy.

Proposed Motion: A Council member should make a “motion to approve Resolution 8, Series 2025 A Resolution of the Town of Crested Butte Town Council Amending the Leasing of Residential Municipal Property Policy” followed by a second and roll call vote.

Attachments:

Resolution 8, Series 2025

Amended Leasing of Residential Municipal Property Policy

RESOLUTION NO. 8

SERIES 2025

A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL AMENDING THE LEASING OF RESIDENTIAL MUNICIPAL PROPERTY POLICY.

WHEREAS, the Town of Crested Butte, Colorado (“Town”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

WHEREAS, the _____ administered under the Leasing of Residential Municipal Property Policy (the “Policy”); and

WHEREAS, the Policy is applicable to Town-owned residential rental units controlled and managed by the Town that prioritize Town employees for occupancy; and

WHEREAS, the purpose of the amendments to the Policy are to require that employee tenants must pay rent via payroll deductions eliminating the need to audit for non-payment and to explain that the below market rental rates constitute a taxable benefit under the Internal Revenue Service and that employee tenants are responsible for reporting the income and determining any withholdings from their taxable income; and

WHEREAS, Town Council finds the amendments to the Policy attached hereto as **Exhibit A** are necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT,

Section 1. The Town Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Town Council hereby approves Leasing of Residential Municipal Property Policy attached hereto as **Exhibit A**.

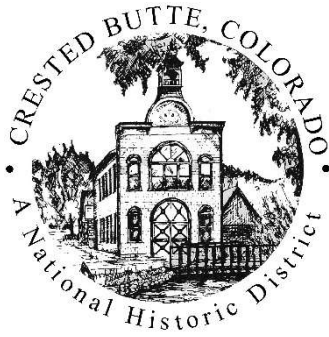
INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS 5TH DAY OF MAY 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk



LEASING OF RESIDENTIAL MUNICIPAL PROPERTY POLICY

I. Goals

The goals of the Town's Employee Rental Housing program are as follows:

- A. Ensure that the Town has sufficient employees to operate efficiently by providing safe and stable housing.
- B. Help retain and attract employees by providing housing, thereby lowering the Town's costs for recruitment and training.
- C. Create a transparent, predictable, and equitable housing policy understood and valued by Town employees.

II. Applicability

This Municipal Residential Rental Policy ("Policy") applies to Town-owned residential rental units controlled and managed by the Town of Crested Butte ("Units") that prioritize Town employees for occupancy.

Town-owned residential rental properties that are managed by a third party are not subject to this Policy rather they are subject to the guidelines and policies established for those properties.

Previous guidelines and policies for the Units are repealed and replaced by this Policy.

III. Reasonable Accommodation Statement

The Town of Crested Butte provides reasonable accommodation and encourages all applicants and interested parties to reach out to Gunnison Valley Regional Housing Authority (GVRHA) to initiate a discussion to ensure that the Town's housing programs are inclusive and responsive to the community's needs.

IV. Definitions

- A. Core Service Workers are full-time employees of Mountain Express, Gunnison Valley Rural Transportation Authority, Crested Butte Fire Protection District (including dispatch personnel), Crested Butte Community School, Gunnison County, Mt. Crested Butte, and others as deemed appropriate by the Town Manager. Full-time employment is 30 hours per week, 52 weeks per year, or a minimum of 1,500 hours per calendar year.
- B. Full-time Town Employees work for the Town of Crested Butte a minimum of 30 hours per week, 52 weeks a year.
- C. Household means one or more people who intend to occupy a single housing unit.
- D. Local Employer is a business that maintains a place of business in Gunnison County and employs individuals that are Qualified Residents as defined herein.
- E. Part-time Town Employee works for the Town less than 30 hours per week, 52 weeks per year.
- F. Qualified Resident is a full-time employee or business owner who lives in Gunnison County and works for a Local Employer(s), as defined herein, a minimum of 1,500 hours per calendar year.
- G. Seasonal Town Employee can be either a full-time or part-time Town Employee, with a start and end date not exceeding 26 weeks in a calendar year.

Town employment categories are defined by the Town of Crested Butte Employee Handbook, which may be amended from time to time. In instances of discrepancy, definitions in the Handbook supersede those in this Policy.

V. Eligibility Qualifications

- A. Individuals shall be qualified as eligible lessees of Units in the following priority:
 - 1. Full-time Town Employees ("Category 1").
 - 2. Part-time Town Employees ("Category 2").
 - 3. Core Service Workers ("Category 3").
 - 4. Qualified Resident ("Category 4").

Seasonal Town Employees can be Category 2 or Category 4 as follows: a Seasonal Town Employee who is “off season” and not currently employed by the Town is a Category 4 individual unless they worked for the Town more than one season and are committed to work for the Town in the upcoming season, in which case, they are deemed to be a Category 2 individual.
 - B. To ensure that the Units are put to the greatest beneficial use, Households with the highest number of legal dependents will be prioritized for larger Units.
 - C. The Town Manager reserves the right to relocate lessee households to appropriately sized Units as deemed appropriate.
 - D. Category 3 and Category 4 employees will be required to provide adequate documentation to the GVRHA to confirm that they meet eligibility requirements. Such documentation may include a letter from employers, pay stubs, tax returns, W2s, or other documents as requested by the GVRHA. Whether adequate documentation has been provided will be determined by the Town Manager in their sole discretion.
- Eligible lessees shall not own developed residential property in Gunnison County with plowed, year-round access unless the Town Manager exempts for good cause in their sole discretion.

VI. Lottery Process

- A. The Town shall notify Town Employees when a Unit becomes available. If a Unit is not leased by a Category 1 individual, the Unit will be made available to Category 2, and so on.
- B. If there is more than one interested individual in the applicable category, then the Town shall conduct a lottery; however, the Town Manager reserves the right, in their sole discretion, to offer a Units to a prospective Town employee without conducting a Lottery to retain and recruit employees for high priority positions and to respond to housing emergencies.
- C. The notification will be issued at least two weeks in advance of the lottery.
- D. Attendance at the lottery is not mandatory but is encouraged.
- E. All lottery entries will be drawn and recorded in the order in which they were drawn in case the winning individual or next individual(s) in line do not sign a lease.
- F. If the individual winning the lottery does not sign a lease with the Town within 14 days of the lottery, the next person on the list shall be given the option to lease the Unit, and so on.

G. If no individuals from Categories 1 or 2 lease the Unit, the Unit shall be advertised in the Crested Butte News one time announcing the date of the lottery, information about the Unit, lease terms, and information defining how to apply. Interested Category 3 and Category 4 individuals must be qualified by the Gunnison Valley Regional Housing Authority to enter the lottery.

VII. Calculation of Lottery Entries

A. Category 1: Each Category 1 individual shall receive a minimum of one lottery entry regardless of length of employment. For each full year of employment with the Town, that individual will receive one additional lottery entry.

1. All terms of employment with the Town, previous and current, are considered in the calculation of lottery entries. Partial years are rounded downward.
2. If the Category 1 individual was a former Seasonal Town Employee or Part-time Town Employee, they will receive an additional 0.5 lottery entry for each full season served as a Seasonal Town Employee and full year of service as a Part-time Town Employee. Half lottery entries will be rounded downward.
3. Full-time Town Employees that were unsuccessful in a lottery shall be allocated an additional 0.5 lottery entry for each previous unsuccessful lottery. Half lottery entries will be rounded downward. Once the employee has secured housing through the lottery, the previous lottery entries will not be considered in future lotteries.

B. Category 2: Each Category 2 individual shall receive a minimum of one lottery entry regardless of length of employment. For each full year of employment with the Town, that individual will receive an additional one-half lottery entry. Half lottery entries will be rounded downward.

C. Category 3: Each Category 3 individual shall receive one lottery entry regardless of length of employment.

D. Category 4: Each Category 4 individual shall receive one lottery entry regardless of length of employment.

VIII. Lease Terms

A. The lease term for a Unit shall be one year.

B. A lease with an individual in Category 1 or 2 shall be renewed for a subsequent term if the lessee is current in rental payments and is not in violation of any term or condition of the lease.

C. Category 3 and 4 lease terms are limited to one year.

D. Rent increases for all leases will occur on June 1, starting in 2024.

E. All Household members shall be named as occupants on the lease.

F. Lessees may vacate prior to the end of their lease term without penalty provided that they give 30-days notice in writing to the Town.

G. Category 1 and 2 tenants must pay rent via a payroll deduction.

IX. Allowable Uses

- A. The Unit must be the lessee's primary residence.
- B. Under no circumstance may any lessee or occupant of a Unit engage in any short-term rental activity as defined by the Town code.
- C. Unless approved in advance by the Town Manager, lessees may not be absent from the Unit for a period of more than 30 days.

X. Subleasing

Subleasing of bedrooms within a Unit may be allowed at the sole discretion of the Town Manager.

- A. The sublessee must either be a Town employee or a Qualified Resident.
- B. Qualified Residents must be approved by the Gunnison Valley Regional Housing Authority.
- C. Sublessees must be approved in writing by the Town Manager prior to moving into the Unit.
- D. The Town's form of sublease agreement must be used.
- E. All monies owed by the sublessee under the sublease shall be paid directly to the Town.
- F. The monthly rental rate on a subleased bedroom in a three-bedroom Unit is equal to the monthly rental rate charged for single occupancy at the Ruby.
- G. The monthly rental rate on a subleased bedroom in a two-bedroom Unit is equal to half of the full rent.

XI. Pets and Animals

All pets must be pre-approved by the Town Manager prior to being allowed in the Unit.

- A. Lessees are limited to two domesticated pets, including cats and/or dogs, limited to a gross weight of 100 lbs.
- B. Lessees shall pay a pet deposit of \$250.
- C. Lessees must provide proof of current vaccination for each pet.
- D. Lessees are liable for any damage caused by pets.
- E. No exotic or wild animals are permitted.
- F. Fish tanks are limited to 20 gallons or less.
- G. Lessees must sign a pet addendum to the lease, identifying all pets by type, breed, and weight.

H. Certain Units are governed by covenants that place additional restrictions on pets. These restrictions will be included in the lottery announcement and documented in the lease. Notwithstanding the foregoing, the Town will make reasonable accommodations for Assistance Animals as defined under and pursuant to the Fair Housing Act.

XII. Rent Calculation

- A. Rents are based on Unit size, amenities, and utility billing structure. Unit descriptions and utility billing structure are provided in **Exhibit A**. The rents and annual increases for all Units are provided in **Exhibit B**.
- B. In no case will the rents for a Category 1 lessee exceed 25% of gross actual pay.
- C. If more than one Category 1 individual occupies a Unit as a Household, the 25% calculation will be based on the higher gross actual pay of the Category 1 lessee.
- D. Rents will be reevaluated every five years.
- E. Unless approved by the Town Manager, the security deposit will be equal to one month's rent.

XIII. Taxable Benefit of Housing for Category 1 and 2 Tenants

The Internal Revenue Service has specific guidelines regarding the taxation of fringe benefits received by employees. Under federal tax law, most fringe benefits that employees receive are taxable as income. IRS regulations require an employer to determine the taxable value of fringe benefits by subtracting any amount the employee paid for the benefit from the fringe benefit's fair market value. Fringe benefits are also subject to Social Security, Medicare and federal unemployment taxes. To determine the taxable value of employer-provided lodging, the Town subtracts the rent paid by the employee from the property's fair market value. Like other fringe benefits, free or discounted employer-provided lodging is subject to income and other taxes unless specific circumstances are met. Employees are responsible for reporting the income and determining any withholding from their taxable income.

XIV. Termination of Employment

Full-time Town Employees, Part-time Town Employees, Seasonal Town Employees, and Core Service Workers shall vacate the Unit within 30 days of date of termination of employment, or at the end of the lease period, whichever occurs first.

Category 3 and 4 individuals that cease to qualify shall vacate the unit within 30 days of their last day of work.

Lessees who repeatedly violate their lease terms will be evicted. Eviction from a Unit does not have any impact on employment status with the Town.

XV. Utilities

Under no circumstances does the Town pay for internet, communications, or entertainment services. The utilities that are paid by the lessee for each unit are defined in Exhibit A.

Approvals:

Date	Name	Resolution #
04/03/23	Town Council	Policy adoption
05/05/25	Town Council	2025-10

Revision History:

Version	Date Revised	Reason for Change
	05/05/25	To avoid conflicts between the proposed Paradise Park Workforce Rental Tenant Selection Plan and the Leasing of Municipal Residential Property Policy. Add information about taxable nature of below market rents for employees.

EXHIBIT A: SUMMARY OF UNITS

The following list will be updated with the addition or disposition of Units.

	Address	Square Footage	Year Built	Unit Type	Amenities	Tenant Paid Utilities
1	19 Ninth Street (ADU)	493	2008	ADU	1 bed / 1 ba ADU over neighbor's garage. Original interior finish.	Electric
2	716 Elk (Depot)	502	1900/1965	Stacked Flat, Mixed Use Building	1 bed / 1 ba in mixed use building with office and leased event space. Multiple storage closets. 1965 original interior finishes. No DW. Town plows parking.	Electric
3	814 Teocalli	560	2005	Duplex, townhome	1 bed/bath + 70 SF storage. 2005 interior finish.	Electric and Gas
4	902 Ninth Street #1 (Town Ranch)	595	1979/1985	Triplex, stacked flat	First floor, 1 bed / 1 ba, 1985 interior, newer W/D.	Electric
5	902 Ninth Street #3 (Town Ranch)	710	1979/1985	Triplex, stacked flat	First floor, 1 bed / 1 ba, 1985 interior, newer W/D.	Electric
6	817 Gothic	720	2019	Duplex, townhome	2 bed/1 bath + garage (living space is above garage). Original interior finish.	Electric
7	107 Teocalli	924	1991	Manufactured home	2 bed / 1 bath, deck and mudroom. Newer W/D and carpet, otherwise 1991 interior finish.	Electric and Gas
8	906 Butte	1,008	2017	Single family	2 bed / 2 bath + 50 SF shed.	Electric and Gas
9	815 Gothic	1,144	2019	Duplex, townhome	2 bed / 1.5 bath + 216 SF storage	Electric
10	902 Ninth Street #2 (Town Ranch)	1,206	1979/1985	Triplex, stacked flat	Second floor, 2 bed / 2 ba, 1985 interior finish, newer W/D.	Electric
11	263 A Escalante CB South	1,238	1994	Duplex, townhome	Duplex, 3 bed / 2 bath. Garage. No DW. Original interior finish.	Electric, Gas, Water, Sewer, and Trash
12	18 Tenth Street (Haney)	1,314	1977/2021	Single family	3+ bed / 2.5 bath. Renovation in last 2019 and 2023 (baths partial)	Electric*
13	812 Teocalli	1,320	2005	Duplex, townhome	3 bed / 2 bath + 112 SF storage. 2005 interior finish.	Electric and Gas
14	17 Ninth	1,600	2008	Single family	3 Bed / 2 Bath + 2 Car Garage	Electric

Unit Mix	
1 Bed	5
2 Bed	5
3 Bed	4

EXHIBIT B: RESIDENTIAL RENTAL RATES 2024-2028

Rent increases occur on June 1.

	Address	Rents as of 6/1/2024	Rents as of 6/1/2025	Rents as of 6/1/2026	Rents as of 6/1/2027	Rents as of 6/1/2028	Annual Increase
1	19 Ninth Street (ADU)	\$550	\$570	\$590	\$610	\$630	\$20
2	716 Elk (Depot)	\$500	\$515	\$530	\$545	\$560	\$15
3	814 Teocalli	\$550	\$570	\$590	\$610	\$630	\$20
4	902 Ninth Street #1 (Town Ranch)	\$600	\$620	\$640	\$660	\$680	\$20
5	902 Ninth Street #3 (Town Ranch)	\$650	\$670	\$690	\$710	\$730	\$20
6	817 Gothic	\$950	\$980	\$1,010	\$1,040	\$1,070	\$30
7	107 Teocalli	\$800	\$825	\$850	\$875	\$900	\$25
8	906 Butte	\$750	\$775	\$800	\$825	\$850	\$25
9	815 Gothic	\$875	\$905	\$935	\$965	\$995	\$30
10	902 Ninth Street #2 (Town Ranch)	\$875	\$905	\$935	\$965	\$995	\$30
11	263 A Escalante CB South	\$1,000	\$1,035	\$1,070	\$1,105	\$1,140	\$35
12	18 Tenth Street (Haney)	\$1,150	\$1,190	\$1,230	\$1,270	\$1,310	\$40
13	812 Teocalli	\$1,150	\$1,190	\$1,230	\$1,270	\$1,310	\$40
14	17 Ninth Street	Town Manager Unit					

1 car garage adds \$100 to base rent. 2 car garage adds \$200

Town will re-evaluate the rent structure every 5 years



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution 9, Series 2025 A Resolution of the Crested Butte Town Council Adopting a Paradise Park Workforce Rental Tenant Selection Plan

Summary: The purpose of this agenda item is to present the proposed Tenant Selection Plan (TSP) for the Paradise Park Workforce Rental project to the Town Council for discussion and adoption.

Previous Council Action: On November 18, 2024, the Town Council approved an update to the Town's Affordable Housing Guidelines, which was the guiding document under which the qualification and lottery for the first nine units of the Paradise Park Workforce Rental project was administered. On March 3, 2025, the Council provided direction to staff on procedures for lotteries of both for sale and rental units, and on April 21, 2025, the Council provided feedback and direction on a draft Tenant Selection Plan.

Background: The qualification and lottery of the first nine units in the Paradise Park Workforce Rental project were administered under the Town's Affordable Housing Guidelines. However, because the processes and policies of the Guidelines are largely focused on deed restricted homeownership, it was not an effective method for the allocation of rental housing. Additionally, the lottery and objection processes in the Guidelines did not provide enough detail. Staff will facilitate an update to the Guidelines following the lease up of the second phase of the Paradise Park project to incorporate lessons learned and update to current AMIs. However, rather than updating the Affordable Housing Guidelines to include the policies and procedures for the Paradise Park Workforce Rental project, staff recommend operating the project under a TSP, encompassing recommended improvements gleaned from the first qualification and lottery as well as more detail on policies and procedures that are specific to the project.

The benefits of operating the project under a TSP rather than the Guidelines include:

- Streamlined administration by property management.
- Consolidation of policies and procedures specific to the project, making them more accessible to applicants.

- Pulling policies and procedures for this project out of the Guidelines protects against the potential for conflicts between the project-specific elements of administering the Paradise Park project and other housing programs.
- A separate guidance document specific to this project allows for adoption timing that aligns with lottery and lease up for the next phase of units, whereas an update to the Guidelines requires more time.
- Given the relatively short-term nature of the funding mechanisms that control the project's income limits and tenure, operating under a TSP sets the path for the future changes in 2033 when the grant compliance period expires and a future Town Council is positioned to decide whether to pay off the debt and sell the units as deed restricted homeownership or continue to operate it as workforce rental housing.

Discussion: The purpose of a TSP is to ensure that tenants are chosen for occupancy in a way that is consistent with established policies and restrictions. Many aspects of the TSP mirror the policies established in the Guidelines, and some are modified to better function with a rental project, in response to the Council's feedback regarding considerations for privacy in a rental vs. ownership project. Additionally, the TSP puts forth a more detailed lottery and objection process, and provides policies for managing the waitlist, prioritization for the Type A accessible unit, as well as background checks and lease up.

What aspects of the TSP qualifications mirror the Guidelines?

The qualification criteria, lottery ticket allocation, and prioritization of larger households for three-bedroom units are unchanged from those in the first phase of the project and mirror the qualification requirements in the Guidelines with minor language clarifications.

Ticket allocation appears to have achieved the policy goal of prioritizing longevity in the workforce. See the table below with the distribution of applicants by longevity and frequency that each ticket allocation category had an applicant drawn for housing. Additionally, on multiple occasions, applicants did not produce sufficient evidence to confirm all their years of participation in the local workforce, and therefore were awarded fewer tickets than they may have been able to achieve by providing adequate documentation.

Ticket Allocation Categories	# of Applicants	# Drawn for Housing
1 Ticket (4 Years and less)	11	1
3 Tickets (4-8 Years)	5	0
5 Tickets (8-12 Years)	5	3
7 Tickets (12 -16 Years)	3	2
9 Tickets (16 - 20 Years)	0	0
11 Tickets (More than 20 Years)	4	3

Prioritizing the three-bedroom units for larger households also proved to be effective. The three, three-bedroom units are leased to households with three or four members. Allowing flexibility in smaller units resulted in a mix of one- and two-person households in the two bedroom units, with three two-bedroom units leased to households with one person and two two-bedroom units leased to households with two people.

What aspects of the TSP qualifications deviate from the Guidelines?

Staff propose a change in how Town views ownership of improved residential property located in Gunnison County for this project. Because lease up timing and cashflow are critical to making debt service payments, allowing time for an applicant to sell a property in an arm's length transaction places an undue financial burden on the project. Staff recommend that ownership of improved residential property in Gunnison County disqualifies applicants from eligibility.

What is new?

Updated lottery and objection processes are proposed in the TSP, as are policies and procedures for background checks and rental history, managing the waitlist, prioritizing the Type A accessible unit, security and pet deposits, and utility monitoring. The proposed TSP also includes additional clarification of aspects of the application, qualification, and lease up processes that were more difficult for applicants to navigate and includes fortified language around fraud and disqualification. Updates requested by the Council on April 21st include:

- Applicant Objection to Qualification Process: added language to clarify that applicants can only object to their own application and lottery ticket allocation.
- Lottery Objections: added language to clarify that objections will be handled in a manner that minimizes disruption to the overall lottery.
- Objections vs. fraud: added language to clarify that the objection process is not intended to identify or resolve fraud.
- Added language that investigations of fraud can happen at any time.

Staff also added two new elements:

- Full-time employees of the Gunnison Watershed School District often have annual contracts that are just under the 1,500 annual minimum. Staff added a call out to confirm the eligibility of that critical portion of the workforce.
- In an effort to support housing mobility, staff propose to allow for in-project unit transfers, where existing tenants have priority to transfer to a larger or smaller unit when it becomes available if changes to their household composition results in a unit being too small or too large based on certain occupancy/vacancy standards.
- Additionally, staff suggests adding a priority for the Type A accessible unit, where existing tenants of the Paradise Park Workforce Rental project who have suffered a permanent mobility disability have a priority to transfer to the Type A accessible unit when it becomes available.

Elements that were previously in the draft TSP that have been moved to the application form include:

- Notification to the applicant that the Town will monitor utilities to analyze energy use and updates to the building code and sustainability policies and programs.
- Payment timing for first month's rent and security deposits.

Climate Impact: None.

Financial Impact: None.

Legal Review: Town legal counsel was involved in the drafting and review of this document.

Recommendation: Staff asks that the Town Council discuss and adopt the Paradise Park Workforce Rental Tenant Selection Plan.

Proposed Motion: Staff asks that one member of the Town Council “make a motion to adopt Resolution 9, Series 2025 A Resolution of the Crested Butte Town Council Adopting a Paradise Park Workforce Rental Tenant Selection Plan.”

Attachments:

Resolution 9, Series, 2025

Paradise Park Workforce Rental Tenant Selection Plan

RESOLUTION NO. 9**SERIES 2025****A RESOLUTION OF THE CRESTED BUTTE TOWN
COUNCIL ADOPTING A PARADISE PARK WORKFORCE
RENTAL TENANT SELECTION PLAN.**

WHEREAS, the Town of Crested Butte, Colorado (“Town”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

WHEREAS, the qualification and lottery of the first nine units in the Paradise Park Workforce was administered under the Town's Affordable Housing Guidelines (the “Guidelines”); and

WHEREAS, the processes and policies of the Guidelines are largely focused on deed restricted homeownership, and not for allocation of rental housing; and

WHEREAS, operating the 14-unit Paradise Park Workforce Rental Project (the “Project”), under a Tenant Selection Plan rather than under the Affordable Housing Guidelines creates administrative effectiveness and clarity for all parties; and

WHEREAS, Town staff is recommending operating the project under a Tenant Selection Plan (“TSP”); and

WHEREAS, the purpose of the TSP is to ensure that tenants are chosen for occupancy consistent with established guidelines and regulations outlining the procedures and policies for screening applicants, determining eligibility, and managing waiting lists, as well as the process and timing of objections; and

WHEREAS, Town Council finds the Paradise Park Workforce Rental Tenant Selection Plan attached hereto as **Exhibit A** are necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT,

Section 1. The Town Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Town Council hereby approves the Paradise Park Workforce Rental Tenant Selection Plan attached hereto as **Exhibit A**.

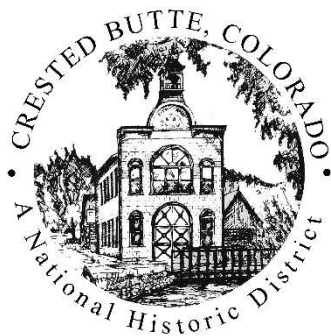
INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS 5th DAY OF MAY 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk



Paradise Park Workforce Rental Housing Tenant Selection Plan

Adopted May 5, 2025

General Information

Property Name: Paradise Park Workforce Rental Housing

Property Narrative: The Paradise Park Workforce Rental Housing project includes 14 townhomes with one-, two-, and three-bedroom units on nine scattered parcels in the Paradise Park neighborhood of Crested Butte, Colorado. The project targets local workforce at incomes at and below 140% AMI (Area Median Income) for Gunnison County. The financing and grant resources for the project require that the units be operated as income-restricted rental homes through 2033, at which time the Town of Crested Butte Town Council may decide whether to continue to operate the property as rental housing or sell the units as deed restricted homeownership.

Unit Addresses:

930 Butte	13 Tenth	813 Teocalli
8 Tenth	17 Tenth	815 Teocalli
10 Tenth	20 Tenth	817 Teocalli
12 Tenth	7 Ninth	927 Teocalli
11 Tenth	9 Ninth	

Property Manager: Town of Crested Butte

Contact Information: rental@crestedbutte-co.gov

Reasonable Accommodation Statement:

The Town of Crested Butte is committed to providing housing to all individuals, including those with disabilities, and will make reasonable accommodation to ensure equal access and enjoyment of our housing. If you are an individual who has a disability and requires a

reasonable accommodation to participate in this process, please contact the Housing Director at housing@crested-butte-co.gov to make this request.

1. Eligibility Requirements

Applicant households must meet all of the following four categories below to be eligible:

A. Local Workforce Requirements

- i. At least one adult household member must be designated as the **Qualified Resident**. A Qualified Resident is an employee of a Local Business or Local Employer, as defined herein, who lives in Gunnison County and works a minimum of 1,500 hours per calendar year; or a retired employee of a Local Business as defined herein who is at least 65 years of age and worked 1,500 hours per calendar year for the four years immediately preceding their retirement. Full-time employees of the Gunnison Watershed School District are eligible.

1,500 hours per calendar year averages to 28.8 hours per week. Qualified Residents who are self-employed (per the definition in iii, below) and/or business owners (per the definition in ii, below) are required to provide documentation confirming work hours. Relevant documents may include, but are not limited to, client contracts and invoices, and time tracking records. Work hours for wage-earning employees are confirmed by paystubs; or,

- ii. A **Local Business or Local Employer** is a business, including those who are self-employed, whose business address is located within Gunnison County, employs local workers, and provides goods and services to Gunnison County denizens and businesses; or,
- iii. A **Self-Employed** person carries on a trade or business as a sole proprietor or an independent contractor; a member of a partnership that carries on a trade or business; a person who is otherwise in business for themselves and works for profit or fees. Individuals who are self-employed must show a profit on an income tax return at least three out of every five years. The trade or business is required to provide goods and services to Gunnison County denizens and businesses.

B. Income Limits

The gross income of household applicants cannot exceed 140% AMI for Gunnison County, as established by the U.S. Department of Housing and Urban Development (HUD). See Schedule 1 for current income limits. These values will be updated annually when released by HUD. Annual gross anticipated income means all amounts, monetary or not, which:

- i. the household anticipates it will receive in the 12-month period following the date of their application for the project.
- ii. go to, or are received on behalf of, any household member aged 21 or older, even if temporarily.
- iii. include amounts derived (during the 12-month period) from assets to which any member of the household has access.
- iv. is derived from students aged 21 or older and deployed military who identify the Paradise Park Workforce Rental project as their primary residence.

C. Asset Limits

Asset verification refers to the confirmation of economic resources that contribute to a household's net worth. The term "asset" refers to cash in bank accounts, such as savings and checking; and stocks, bonds, or other instruments that can be converted to cash, as well as real property. The net income produced by an asset — such as interest and dividends — is added to the household's income. All assets to which applicants have access to and control of are included in the asset calculation. See Schedule 2 for current asset limits. These values will be updated annually with the release of updated AMIs from HUD.

- i. Net assets limits are calculated based on the average age of applicants 21 and older, the household size, and the annual household income limit at 140% AMI.
- ii. Applicants undergoing a divorce must have a final divorce settlement agreement to confirm assets and income (if applicable), and allocation of each to the applicant.
- iii. Real property will be valued at the most recent Total Actual Value as provided by the applicable assessor's office to determine the value of real estate holdings, less offsets by encumbrances, regardless of percent of ownership interest.

D. Prohibition on Owning Developed Residential Property in Gunnison County.

To apply, qualify, and to remain qualified as a tenant, household members may not own any interest, full or partial, in improved residential property in Gunnison County.

Improved residential property is a property that has been developed with the necessary infrastructure and amenities for residential use, including a mobile/manufactured home with or without landownership, that has received a Certificate of Occupancy and meets the requirements of habitability under the applicable jurisdiction's Residential Code.

2. Ongoing Qualification Requirements

- A. At least one individual on the lease must at all times meet the meet the Local Workforce requirement as defined in Section 1.A.

- B. No tenant or occupant of the unit may own improved residential property, as defined herein, in Gunnison County.
- C. The property must be the primary residence for all tenants and occupants aged 18 and older.
- D. Tenants and occupants must maintain compliance with the lease.
- E. The addition of a household member(s) aged 21 and older will require the household to be requalified to ensure that the household does not exceed the 140% AMI income limit.

3. Application Process

- A. Application Availability. Applications are available on the Town's website, in hard copy at Town Hall, 507 Maroon Ave., Crested Butte, Colorado 81224, and attached here in Schedule 3. The application is subject to routine updates.
- B. Application Fee. See the Town's Website for the current fee schedule. The application fee must be paid electronically via the Town's website. Complete applications will be reviewed after payment is received. The application fee is valid for one year, after which the applicant, when offered a unit through the waitlist or qualifying again for a lottery, must pay the application fee again.
- C. Application Contents. Applicants must provide the following information:
 - i. Personal details for all household members (name, date of birth).
 - ii. Government issued identification for all household applicants aged 18 and older.
 - iii. Employment history to prove longevity in the local workforce (W2s, employer letters, business leases, contracts, etc.).
 - iv. Documentation to prove one applicant is a Qualified Resident, as defined herein, including meeting work hours requirements.
 - v. Documentation to prove income, including complete tax returns and all attachments for the previous year, the three most recent paystubs from all employers in the past 12 months, and three months of complete bank statements). Business owners/self-employed applicants, submit complete tax returns including all attachments for the previous year, audited financials and a current year-to-date profit and loss statement.
 - vi. Documentation to prove value of assets (complete tax returns including all attachments, complete bank and investment account statements, etc.).
 - vii. Pet, emotional support or service animal information and current vaccination records.
 - viii. Rental history for the past two years.
 - ix. Criminal background check information (conducted after approval for applicants who are selected for housing at the lottery.)

D. Application Review

- i. Application Completeness. Submitted applications must be fully complete, with all information and documentation provided to be considered. Application forms and all required documents are submitted via email to rentals@crestedbutte-co.gov.
- ii. The Town, or its designee, will review the application and contact the applicant if clarification is needed.
- iii. Eligibility will be determined based on the written application and supplemental materials provided by the applicant. All screening will be equitable and uniformly applied to all applicants.
- iv. The applicant must provide timely, comprehensive, and accurate responses to all requests throughout the application process.
- v. Following clarifications and receipt of any follow-up documentation, the applicant will sign a certification that the information provided is complete, accurate, and true.
- vi. If qualified, the Town or its designee will issue the applicant a certificate of eligibility for participation in the lottery.
- vii. **Material errors or discrepancies found after the applicant signs the certification will result in immediate disqualification from the lottery or eviction from the unit, and the applicant will be barred from qualifying for future owner-qualified or occupant-qualified affordable housing with the Town of Crested Butte.**
- viii. Fraud can be investigated at any time.

E. Grounds for Rejection

In addition to not meeting the four qualifications defined in Section 1., grounds for rejecting an applicant include:

- i. Negative rental history.
- ii. Conviction of violent, sexual, or felony crimes.
- iii. Exclusion or misrepresentation of material information in the application.

Applicants who are denied participation in the program will be notified in writing when their application is rejected. The reason(s) for their rejection will be listed, and they will be offered an opportunity to request an informal hearing with the Town Manager or their designee to discuss the related issues.

Applicants may object to their rejection per the following procedures outlined in Section F.

F. Applicant Objections to Qualification Process

- i. After the application window closes, Town will announce a three-day period for applicants to object to the application and qualification processes and/or number

of tickets allocated to the applicant household. Applicants may only object to their own qualification and/or ticket allocation, not to the qualification or ticket allocation of others.

- ii. The objection process is not meant to identify or resolve fraud.
- iii. Objections will be reviewed by the Town Manager or their designee and the Town Attorney to determine validity. Decision will be emailed to the objecting applicant within three business days of submission.
- iv. Applicants may appeal the decision to the Town Council. The appeal will be heard at the next meeting of the Town Council with a minimum of five business days' notice.
- v. The Town Council may uphold the decision of the Town Manager and Town Attorney, modify the decision, or overturn the decision.

4. Tenant Selection

At initial lease-up, qualified tenants are selected by lottery. Vacancies thereafter will be filled by qualified applicants from the waitlist established at the most recent lottery with the exception of 9 Ninth, a Type A Accessible Unit, see Section 4.F., or in-project home transfers, see Section 6.

A. Selection by Lottery

i. Lottery Ticket Allocation

- a. Lottery tickets are awarded based on longevity of cumulative work history in Gunnison County for one member of the applicant household, called the **Lottery Representative**.

More than 20 years of cumulative employment	11 tickets
More than 16 less than 20	9 tickets
More than 12 less than 16	7 tickets
More than 8 less than 12	5 tickets
More than 4 less than 8	3 tickets
4 years or less	1 ticket

- b. Evidence of Local Workforce participation must be provided for each year for it to count toward allocated tickets. Evidence of participation may include, but not be limited to, W2s, a letter from an employer confirming dates of employment, commercial leases for business owners, or the self-employed with accompanying tax returns.
- c. Three-bedroom units are prioritized for households with three or more individuals including at least one who meets the definition of a Qualified Resident as defined herein. If no households that meet this definition apply at an initial lease-up, the

unit will be offered to qualified households with two or more individuals including at least one who meets the definition of a Qualified Resident.

ii. Lottery Process

- a. After the application and qualification objection period closes with necessary time for objections, the Town will announce the time and location of the lottery, not to be held less than five business days from the date of the announcement. The announcement will include the total number of eligible households and the total number of allocated tickets for each unit type (i.e. the three one-bedroom units have ten applicants totaling 45 tickets). A list of applicants and their ticket allocations will not be disclosed.
- b. The lottery will be held in person.
- c. Attendance at the lottery is voluntary.
- d. Participants may designate a proxy to attend the lottery in their place. Participants using a proxy must communicate the name of their proxy by email to the Town at rentals@crestedbutte-co.gov prior to the lottery.
- e. Virtual attendance will be made available; however, those participating virtually may only observe, not participate. Technology failures that impede virtual attendance will neither disrupt, stop, nor be grounds for an objection to the lottery.
- f. For privacy, each participant will be assigned a number, rather than be identified by name.
- g. A count of each participant's assigned tickets will be conducted prior to the drawing as well as after to ensure that all parties and all their tickets are accounted for.
- h. The individual conducting the lottery, known as the lottery administrator, has the right to take corrective action to address ministerial errors in the lottery process.
- i. If no objections are made, the Town will confirm the participants that have been selected for housing and communicate waitlist positions to the others. A list of participants and their drawn position will not be disclosed.

iii. Lottery Objection by Lottery Participant

- j. After the lottery, participants have three business days to raise an objection to the lottery process.
- k. Objections will be reviewed by the Town Manager or their designee and the Town Attorney to determine validity. The decision will be emailed to the objecting participant within three business days of submission. Objections will be handled to minimize disruption to the overall lottery results.
- l. Participants may appeal the decision to the Town Council. The appeal will be heard at the next meeting of the Town Council with a minimum of five business days' notice.
- m. If the Town Council supports the objection, the lottery will be run again.

- n. If the Town Council overrules the objection, the Town will confirm participants that have been selected for housing and will undertake final verification procedures outlined in Section 7 and will communicate waitlist positions to the others. A list of participants and their drawn position will not be disclosed.

B. Selection by Waitlist

Following the initial lease-up, qualified tenants are selected from a waitlist based on the order of drawing at the previous lottery.

- i. Waitlisted participants will be contacted by email when they are in the first waitlist position for an available unit. Routine updates to waitlist position will not be announced and participants are responsible for providing current contact information to the Town at rentals@crestedbutte-co.gov.
- ii. If more than 90 days have passed since the issuance of an eligibility certificate, the participant must resubmit information to confirm eligibility for a waitlisted unit once a unit becomes available.
- iii. Waitlisted participants have three business days from date and time that the offer of a unit is made to accept or decline the unit.
- iv. If a waitlisted participant refuses two offered units, they will be moved to the bottom of the waitlist.
- v. The waitlist will be maintained throughout the period of affordability. It will remain open, unless and until it is closed by the Town. Qualified applicants can be added to the waitlist at any time that it is open. Announcements related to the opening or closure of the waitlist will be made in the legal section of the local newspaper.
- vi. The Town may periodically update the waitlist or conduct outreach to applicants to determine if they continue to be eligible and interested in the housing. Failure to respond to update requests will result in removal from the waitlist. Applicants are responsible for communicating current contact information to the Town at rentals@crestedbutte-co.gov.

C. Waitlist for Three-Bedroom Units

The waitlist for three-bedroom units will only include households of at least three individuals, including at least one who meets the definition of a Qualified Resident. If there are no waitlisted qualified applicants for a three-bedroom unit, the unit will be announced as being available for new applicants via the Gunnison Valley Regional Housing Authority's rental interest list and the unit will be filled on a first come, first served basis.

5. Tenant Priority for 9 Ninth, (Type A Accessible Unit)

9 Ninth, a Type A accessible unit, is designed to accommodate individuals with significant mobility impairments and is prioritized for household applicants that include

an individual with a permanent mobility disability. The permanent mobility disability must qualify the applicant for handicap license plates, be confirmed in writing by a medical professional on their professional letterhead, and evidence of permanent handicap placards. The priority offering of 9 Ninth is as follows:

- i. First, households currently renting a Paradise Park Workforce Rental unit who meet the permanent mobility disability requirements above.
- ii. Second, households on the two-bedroom waitlist who meet the permanent mobility disability requirements above.
- iii. If no applicants/households meet the first and second priority requirements, the unit will be announced as available via the Gunnison Valley Regional Housing Authority's rental interest list for priority for an applicant who meets the permanent mobility disability requirements above for 15 days. The unit will be filled on a first come, first served basis.
- iv. If no eligible households with a permanent mobility disability apply during the 15-day priority window, it will be filled from the two-bedroom waitlist.

6. In-Project Unit Transfers

Residents currently living in a Paradise Park Workforce Rental unit will have priority to transfer to a vacant Paradise Park Workforce Rental unit if:

- i. Their household composition changes and their current unit has too many bedrooms, i.e. more than one vacant bedroom, or
- ii. Their household composition changes, and their current unit has too few bedrooms for their household size, i.e. bedrooms are occupied by more than two individuals.

The Town Manager or their designee will assess all requests for in-project unit transfers based on need.

7. Final Verification Procedures

A. Criminal Background Check

Adult household members who are aged 18 and older have been qualified and selected for occupancy via lottery or waitlist must complete a background check to confirm if there have been convictions of violent, sexual, or felony crimes. Conviction of such crimes result in disqualification.

B. Rental History Check

After adult members of the household aged 18 and older have passed the background check and confirmed that they intend to rent the unit, the Town will contact previous landlords to verify rental history. To be eligible, applicants must have had no evictions in the last five years, been in compliance with their lease(s), and have made timely rent payments.

C. Final Confirmation of Eligibility

If no rental history issues that would result in disqualification are discovered, the applicant will be issued a final confirmation of eligibility. Town will set a date with the applicant to sign the lease. The lease start date must be within 65 days of final confirmation of eligibility.

8. Lease Execution

A household qualified and selected for occupancy must enter into a lease and agree to pay the security deposit, pet deposit (if applicable) and rent for the unit. The member of the household that represented the household in the lottery, Lottery Representative, is the lessee, and all other members of the household, including students attending school outside of Gunnison County and deployed military that identify the Paradise Park Workforce Rental unit as their primary residence, shall be listed on the lease as occupants. The lease is not transferable among household members.

The security deposit is equal to one month's rent.

9. Utilities

All utilities, including electricity from Gunnison County Electrical Association, and water, sewer and trash from the Town of Crested Butte, as well as communication and data such as Wi-Fi, cable, and/or satellite, are paid for by the tenant.

Schedule 1. Income Limits

2025 AMI	Household Size					
	1	2	3	4	5	6
140%	\$110,180	\$126,000	\$141,680	\$157,500	\$170,100	\$174,300

Schedule 2. Asset Limits

Age of Applicants Over 21, Averaged	Multiplier	140%
1 Person - 2025 Annual Income Limit		\$110,180
Under 30 Years	1.5	\$165,270
Over 30 Years and Less than 40 Years	3	\$330,540
Over 40 Years and Less than 50 Years	4	\$440,720
Over 50 Years	5	\$550,900
2 Person - 2025 Annual Income Limit		\$126,000
Under 30 Years	1.5	\$189,000
Over 30 Years and Less than 40 Years	3	\$378,000
Over 40 Years and Less than 50 Years	4	\$504,000
Over 50 Years	5	\$630,000
3 Person - 2025 Annual Income Limit		\$141,680
Under 30 Years	1.5	\$212,520
Over 30 Years and Less than 40 Years	3	\$425,040
Over 40 Years and Less than 50 Years	4	\$566,720
Over 50 Years	5	\$708,400
4 Person - 2025 Annual Income Limit		\$157,500
Under 30 Years	1.5	\$236,250
Over 30 Years and Less than 40 Years	3	\$472,500
Over 40 Years and Less than 50 Years	4	\$630,000
Over 50 Years	5	\$787,500
5 Person - 2025 Annual Income Limit		\$170,100
Under 30 Years	1.5	\$255,150
Over 30 Years and Less than 40 Years	3	\$510,300
Over 40 Years and Less than 50 Years	4	\$680,400
Over 50 Years	5	\$850,500
6 Person - 2025 Annual Income Limit		\$174,300
Under 30 Years	1.5	\$261,450
Over 30 Years and Less than 40 Years	3	\$522,900
Over 40 Years and Less than 50 Years	4	\$697,200
Over 50 Years	5	\$871,500

Schedule 3. Application.



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution 10, Series 2025 A Resolution of the Town of Crested Butte Council Setting an Application Fee for Paradise Park Amending the 2025 Fee Schedule to Include a Rental Application Fee for the Paradise Park Workforce Rental Project

Summary: The proposed Resolution establishes a \$30 rental application fee for the Paradise Park Workforce Rental Project.

Previous Council Action: None.

Discussion: The proposed Resolution sets a \$30 application fee that would be paid by households applying for the Paradise Park Workforce Rental project. A moderate application fee tends to filter out half-hearted applicants who submit partial and incomplete applications that absorb staff and consultant time for review and follow up. The fee is consistent with that charged by Gunnison Valley Regional Housing Authority for rental applications on developments under their management. Additionally, the fee will help recoup a portion of the Town's costs to qualify applicants.

Climate Impact: None.

Financial Impact: Nominal income will be generated from the fee.

Legal Review: Legal counsel was involved in the discussion of the application fee.

Recommendation: Staff recommend that the Council adopt Resolution 10, Series 2025 A Resolution of the Town of Crested Butte Council Setting an Application Fee for Paradise Park Amending the 2025 Fee Schedule to Include a Rental Application Fee for the Paradise Park Workforce Rental Project.

Proposed Motion: A Council member should make a motion "to adopt Resolution 10, Series 2025 A Resolution of the Town of Crested Butte Council Setting an Application Fee for Paradise Park

Amending the 2025 Fee Schedule to Include a Rental Application Fee for the Paradise Park Workforce Rental Project” followed by a second and roll call vote.

Attachment: Resolution 10, Series 2025

RESOLUTION NO. 10**SERIES 2025****A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL SETTING AN APPLICATION FEE FOR THE PARADISE PARK WORKFORCE RENTAL HOUSING PROJECT.**

WHEREAS, the Town of Crested Butte, Colorado (“Town”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, the Town has determined that the costs associated with assuring applicants for the Paradise Park Workforce Housing Rental Project tenancy conform with screening policies and eligibility requirements, managing waiting lists, and administering objections should be defrayed by specific fees contained in the Town’s Fee Schedule; and

WHEREAS, the Town has determined that the application fee for the Paradise Park Workforce Housing Rental Project should be \$30.00; and

WHEREAS, Town Council finds that setting the Paradise Park Workforce application fee at \$30.00 is necessary and appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT,

Section 1. The Town Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

Section 2. The Town Council hereby approves the addition of a \$30.00 application fee for the Paradise Park Workforce Housing Rental Project to the Town’s Fee Schedule.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS 21ST DAY OF APRIL 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____

Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Erin Ganser, Housing Director

Thru: Dara MacDonald, Town Manager

Subject: Considerations for the Applicant Household Affected by the Paradise Park Lottery Drawing

Summary: An error occurred during the January 22 lottery that necessitated a redraw. One of the five applicants drawn for housing in the first drawing were not drawn at the second drawing. Council signaled interest in exploring possible responses to address the impact to this household.

Previous Council Action: This topic was discussed at the February 3rd, March 3rd, and April 21st Council meetings.

Background: A ticket was unintentionally excluded from the drawing for two-bedroom units in the January 22 lottery resulting in an objection from an excluded household and necessitating a redraw. One of the five applicants drawn for housing in the first drawing were not drawn at the second drawing. Recognizing that the error caused significant distress for the household who was not selected for housing on the second drawing, the Council requested that staff prepare a range of alternatives to discuss ways to respond to the unfortunate circumstances.

Discussion: Council discussed a range of options at the April 21st meeting, listed below, ranging from guaranteeing the household a two-bedroom unit housing in an upcoming lottery to acknowledging and apologizing for the distress that the family experienced.

- Offer the household one of the two-bedroom units coming available in either of the next two lotteries.
- Allocate the household five additional lottery tickets.
- Allocate the household two additional tickets, which would move them up one tier in the lottery ticket allocation structure.
- Provide recognition of the difficult circumstance and issue a formal apology.

See below for the lottery ticket allocation structure and the impact of weighting for longevity in the local workforce.

Ticket Allocation Categories	# of Applicants	# Drawn for Housing
1 Ticket (4 Years and less)	11	1
3 Tickets (4-8 Years)	5	0
5 Tickets (8-12 Years)	5	3
7 Tickets (12 -16 Years)	3	2
9 Tickets (16 - 20 Years)	0	0
11 Tickets (More than 20 Years)	4	3

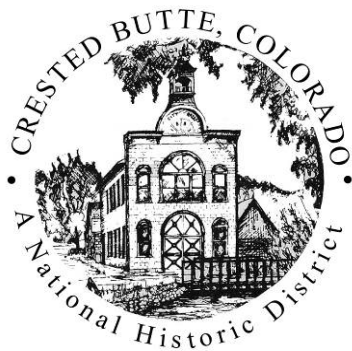
Climate Impact: None

Financial Impact: None

Legal Review: Legal counsel was involved in the discussion for this topic.

Recommendation: Staff ask the Council to weigh these options considering the unfortunate circumstances of the misplaced ticket and impact to the household vis a vis the reality that any benefit bestowed upon the household diminishes the standing of other applicants and provide direction to staff.

Proposed Motion: Council should discuss the options and provide direction to staff.



Staff Report

May 5, 2025

To: Mayor and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager and Karl Hanlon, Town Attorney

Subject: **Discussion on Possible Moratorium on New Development**

Summary: This agenda item revisits the Town Council’s previous discussion about a possible moratorium on new development, considering policy direction emerging from the Draft Community Plan.

Previous Council Action: At the March 3 meeting, Councilmember Kent Cowherd raised the idea of a development moratorium in response to feedback from a Compass Navigation committee member, suggesting it remain in place until zoning changes are adopted following the Community Plan.

At that same meeting, Council also directed staff to send a letter to Gunnison County expressing concerns about the Lower Verzuh development, emphasizing the importance of the upcoming corridor plan, and requesting consideration of a moratorium until that plan is complete. The letter was approved and sent to the Gunnison County Board of Commissioners on March 17.

Background: The Community Plan is looking at how to leverage the Town’s development regulations to stimulate more free market investment in community-serving housing, businesses, and non-profits. The Draft Community Plan explores using zoning incentives—such as increased height on Bellevue or Sixth or an additional non-deed restricted ADU in the residential neighborhoods—in exchange for deed-restricted housing or community-serving commercial space. These changes aim to attract private investment that supports community goals.

Moratoria are temporary tools that allow local governments to pause certain activities while studying an issue or updating regulations. For example, in 2021, the Town adopted a moratorium on issuing new vacation rental licenses during the housing emergency to reevaluate and update its regulations. That moratorium ended once new rules were adopted.

Most proposed zoning changes in the Draft Community Plan are incentive-based and would not require a moratorium. Larger developments seeking flexibility may choose to wait for the new code to take advantage of these incentives.

However, a few potential regulatory (non-incentive) changes are being considered, including:

- Prohibiting underground or structured parking to limit high-end development pressure
- Prohibiting or counting basements toward maximum floor area for homes without an ADU

- Increasing mitigation and fee-in-lieu requirements for the Resident Occupied Affordable Housing Program and Parking Payment in Lieu, with exemptions for projects that meet community-serving criteria

In these cases, a targeted moratorium could be used to pause specific types of development to preserve the Town's leverage while these items are studied further or finalized.

Discussion: This agenda item is meant for Council to revisit this discussion in light of the Draft Community Plan considerations. Staff recommends against a broad moratorium. The Draft Community Plan is largely incentive-focused, and current development activity is low, with no major mixed-use applications expected before the zoning code update begins.

A general moratorium could inadvertently prompt a rush of applications and distract from the broader goals of the Community Plan. Instead, staff recommend continuing with the Community Plan (anticipated adoption in June), then moving directly into the zoning code update (beginning July) to implement a comprehensive regulatory framework aligned with the community's goals identified in the Community Compass.

Climate Impact: A temporary moratorium would have no direct climate impact.

Financial Impact: A temporary moratorium would have no direct financial impact.

Legal Review: House Bill 23-1255 modified the ability of municipalities including Home Rule municipalities to enact moratoriums. While still permissible, a moratorium may only be for limited purposes, non-renewable, and only in place for 24 months in any five-year period. In this instance, a moratorium for purposes of amending the land use code is one of the permitted purposes under HB 23-1255. A temporary moratorium would need to be enacted via ordinance following the regular process of the Town.

Recommendation: For Council to discuss the consideration of a possible moratorium on new development and provide direction to Town Staff on how to proceed.



City of Gunnison City Council Agenda

Regular Session

Tuesday, April 22th, 2025 at 5:30pm

Council meeting is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with Zoom remote access.

Approximate meeting time: 120 minutes

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Staff Contact: Townes Bakke, Western SGA Vice President for External Affairs

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Consent Agenda

The consent agenda allows City Council to approve, by a single motion, second and vote, matters that have already been discussed by the entire Council or matters that are considered routine or non-controversial. The agenda items will not be separately discussed unless a councilor removes an item from the Consent Agenda.

Staff Contact: Erica Boucher, City Clerk

Public Comment: not applicable.

Action Requested of Council: Consider a motion to approve the Consent Agenda with the following items:

- A.** Consider a motion to authorize the City Manager to sign the contract Change Order No. 1 with San Juan Sweeping and Striping for a not to exceed amount of \$141,360.60 to perform 2025 pavement striping and markings; and
- B.** Consider a motion to authorize the Mayor to execute a one-year residential lease with MJ and Blaine Pickett and a one-year agricultural lease with Parker Pastures, subject to registration with the Secretary of State.

Estimated Time: 5 minutes

VI. Proclamations, Recognitions, and Appointments

None.

VII. New Business

A. Update: Community Foundation of the Gunnison Valley, Gunnison County, State of the Community Report 2025

Background: The Gunnison Valley Community Foundation recently engaged Triple Point Strategic Consulting, LLC and Gunnison County Juvenile Services to complete a Gunnison County State of the Community Report. The consultant will provide a summary of the report findings.

Staff Contact: Ricardo Esqueda, Community and Policy Liaison

Public Comment: not applicable.

Action Requested of Council: None; presentation only.

Estimated time: 20 minutes

B. Update: Electric Service, Long-Term Trends

Background: The City of Gunnison serves as an electrical provider for residential and commercial consumers located within a defined boundary, including city limits and a portion of the areas adjacent to the city. In progressing the abovementioned imperative, long-term trends in electric supply, demand, and distribution are continuously monitored and evaluated.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: None; Council discussion only.

Estimated time: 15 minutes

VIII. Old Business

A. Resolution No. 11, Series 2025: *A Resolution of the City Council of the City of Gunnison, Colorado, Adopting Electric Rates and Fees*

Background: A public hearing was conducted at City Council's regularly scheduled meeting on April 8, 2025, to review and discuss the proposed 2025 electric rates. A 13% increase in electric user fees, effective May 1, 2025, is recommended to ensure the continued operation and improvement of the electric utility.

Staff Contact: Ben Cowan, Finance Director

Public Comment: limited to 3 minutes per speaker

Action Requested of Council: Consider a motion to adopt Resolution No. 11, Series 2025, Adopting Electric Rates and Fees.

Estimated time: 5 minutes

B. Contract Amendment, Engineering Services, Wastewater Treatment Plant Compost Improvement

Background: Degrading asphalt on the City's existing compost pad must be repaired to ensure program continuity, uphold regulatory compliance, safeguard public health and safety, and protect environmental quality.

Staff Contact: Peter Rice, P.E., Public Works Director

Public Comment: limited to 3 minutes per speaker

Action Requested of Council: Consider a motion to authorize the City Manager to execute Amendment No. 3 with JUB Engineers in the amount of \$65,790 to provide complete construction drawings and specifications for the Wastewater Treatment Plant composting facility.

Estimated time: 15 minutes

C. Adoption, 2025 Stormwater Master Plan

Background: The City completed a Stormwater Master Plan in early March 2025. The plan provides a summary of the City stormwater system conditions and serves to inform future maintenance, developments, and is a necessary foundation for achieving State and Federal regulations of water quality.

Staff Contacts: Cody Tusing, P.E., City Engineer

Public Comment: limited to 3 minutes per speaker

Action Requested of Council: Consider a motion to adopt the 2025 Stormwater Master Plan.

Estimated time: 20 minutes

IX. Regular Session Meeting Adjournment

The City Council Meeting agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

TO REQUEST INTERPRETATION SERVICES OR TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 48 HOURS BEFORE ALL MEETINGS AT 970.641.8140.

City of Gunnison City Council meeting video recordings can be viewed at [City of Gunnison Colorado - YouTube City of Gunnison](https://www.youtube.com/channel/UCv3v3v3v3v3v3v3v3v3v3v3)

City Council official audio recordings and publicly noticed meetings minutes can be viewed at www.gunnisonco.gov

**GUNNISON COUNTY BOARD OF COMMISSIONERS
MEETING AGENDA**

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DATE: Tuesday, April 22, 2025 **Page 1 of 1**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY HOUSING AUTHORITY SPECIAL MEETING:

8:30 am

- Call to Order
- Agreement for Assignment and Assumption of Contracts
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING:

8:35 am

- Call to Order
- Whetstone Housing Documents:
 1. Agreement for Assignment and Assumption of Contracts
 2. Deed of Correction
 3. Termination of Lease Documents
 4. Omnibus Closing Certificate County of Gunnison, Colorado
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

8:45 am

- Upper Gunnison River Water Conservancy District Update
- Colorado River Water Conservation District Update
- HB 1177 Roundtable Update

9:15 am

- GIS Performance Update

9:45 am

- Model Home Plans Discussion

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,,*471302# US (Houston)

*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM**. Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

From: [Planning Dept.](#)
To: [Town Council](#)
Cc: [Val J](#)
Subject: FW: Can you forward this to the right person?
Date: Tuesday, April 15, 2025 3:43:59 PM

All,

Please see the email below from Valerie Jaquith/123 Butte Ave.

Thanks.

Kaitlyn Archambault
 Planner I
 Town of Crested Butte
 (970) 349-5338 ext. 117

Help Shape Crested Butte's Future!
 Lean more at <https://www.crestedbutte-co.gov/getinvolved>

From: Val J <valjaquith@gmail.com>
Sent: Sunday, April 13, 2025 8:59 AM
To: Planning Dept. <planning@crestedbutte-co.gov>
Subject: Can you forward this to the right person?

You don't often get email from valjaquith@gmail.com. [Learn why this is important](#)

Good morning. I have been meaning to write to the town about the problem I have seen over the years regarding traffic problems in the Upper West Side of town, and I'm curious why traffic calming devices here have been ignored or overlooked all these years. The town seems to have turned a blind eye to how much traffic and speeding we experience in the Upper West Side. I've lived full-time at 123 Butte Ave since we built our home in 200 and the problems gets worse every year. Something really must be done to ameliorate this situation.

These problems are worse in the summer:

1. It is alarmingly common for tourists to speed up and down 1st and 2nd streets and then Butte Ave when accessing Peanut Lake Road.
2. It is alarmingly common to witness tourists looking for a way to cross Coal Creek to access the highway. I walk or ride my bike often in the summer months to get my place of business on Elk and witness this countless times, especially in the summer: *a driver races up 2nd street to Butte, turns east, races up Butte to the foot bridge only to then realize it is a foot bridge, so they do a U-turn and race back*

downtown. You can tell people are perplexed and frustrated so they tend to speed and often do not come to a complete stop at the stop signs on their way back to downtown.

I would like to ask the town to look into this matter and address this problem for the upcoming summer tourist season. The solution is quite simple:

1. Multiple traffic calming flower boxes are absolutely needed on BOTH 2nd and 1st on the Upper West Side of town.
2. One of these boxes should be placed on the block between Maroon and Sopris and on this flower box there must be a BIG SIGN that reads: **LOCAL TRAFFIC ONLY NO ACCESS TO THE HIGHWAY. SPEED LIMIT 15 MPH**

Respectfully,

Valerie and Jeff Jaquith