

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, June 16, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/87335868080>
Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 305 224 1968 US +1 309 205 3325 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
Webinar ID: 873 3586 8080

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) PROST Plan: Review Draft Challenge Statements, Define Service and Priority Areas, Review June Community Engagement Plan.

Staff Contact: Parks, Recreation, Open Space and Trails Director Janna Hansen

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) June 2, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) 4th of July Parade and Block Party Special Event Application Closing Elk Avenue from 9th Street to 2nd Street; 2nd Street from Elk Avenue to Whiterock Avenue, including the Water Fight Zone at Big Mine Park and Special Event Liquor Permit for 3rd Street on July 4th, 2025.

Staff Contact: Town Clerk Lynelle Stanford

3) Quarter 1 2025 Financial Update.

Staff Contact: Finance Director Kathy Ridgeway

4) Spring 2025 Community Grant Recommendations.

Staff Contact: Finance Director Kathy Ridgeway

5) Resolution No. 13, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Town Manager to Sign and Intergovernmental Agreement with the Gunnison County Weed District Regarding Undesirable Plant Management.

Staff Contact: Parks, Recreation, Open Space and Trails Janna Hansen

6) Letter of Support for the Mountain Express Bus Storage, Maintenance, and Operations Facility for the Federal Transit Administration (FTA) Section 5339(b) Competitive Grant Program.

Staff Contact: Town Manager Dara MacDonald

7) Resolution No. 14, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Town Manager or Their Designee to Submit a Funding Request to DOLA’s Local Planning Capacity Grant Program on Behalf of the Town of Crested Butte.

Staff Contact: Community Development Director Mel Yemma

8) Tony’s Speakeasy: A Black & White Affair Special Event Application and Special Event Liquor Permit, Closing 4th Street from Elk Avenue to Maroon Avenue and the Parking Lot, on Wednesday, July 2nd, 2025.

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 end² of the Council meeting under “Other Business to Come Before the Council.”

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PRESENTATION

1) Crested Butte/Mt. Crested Butte Chamber of Commerce Winter 2024 - 2025 Visitors Center Report by Executive Director Heather Leonard.

7:30 2) Gunnison County Metropolitan District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan.

7:40 PUBLIC HEARING

1) Transfer of Liquor License at 411 3rd Street to The Gourmet Noodle LTD DBA Gourmet Noodle.

Staff Contact: Town Clerk Lynelle Stanford

7:45 NEW BUSINESS

1) Community Plan Draft Consideration and Phase 2 Overview (Community Spaces and Housing Plan).

Staff Contact: Community Development Director Mel Yemma

8:00 2) Consideration of Transfer of Ownership of the Property at 606 6th Street (Center for the Arts) to The Center for the Arts.

Staff Contact: Finance Director Kathy Ridgeway and Town Attorney Karl Hanlon

8:20 3) Referral Letters for Two Gunnison County Development Proposals: Lower Verzuh and Scenic Butte.

Staff Contact: Community Development Director Mel Yemma

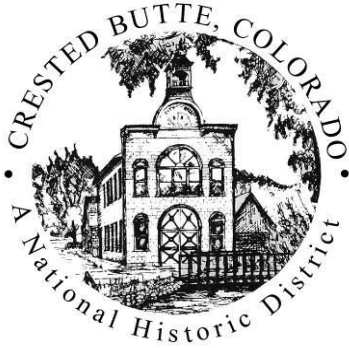
8:40 COUNCIL REPORTS AND COMMITTEE UPDATES

8:45 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:50 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, June 30, 2025 - 6:00PM Intergovernmental Dinner Meeting
- Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, July 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Tuesday, August 5, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:55 ADJOURNMENT



Staff Report
6/16/25

To: Mayor and Town Council

Prepared By: Janna Hansen, Parks, Recreation, Open Space & Trails Director
Joey Carpenter, Recreation, Open Space & Trails Supervisor

Thru: Dara MacDonald, Town Manager

Subject: Work Session - PROST Plan Update: Review Draft Challenge Statements, Define Service and Priority Areas, Review June Community Engagement Plan

Summary: As we dive into our planning process there are a couple of key questions we need to answer:

1. What are the challenges we are striving to overcome?
2. What populations do we want to serve within our PROST divisions?
3. What is our overarching goal for this plan?

Council feedback and a clear vision and direction for these questions are critical components in our ability to move forward with the Plan. Staff will also share with the Council the community engagement plan for June.

Background: Where are we in the process?

Phase I: Research and Analysis March – June (ONGOING)

Deliverables:

- Data collection/background research
- Recreation systems audit
- Level of service assessment
- Graphics and maps development
- Challenge and opportunities statements

Phase II: Community Engagement June – August (CURRENT)

Deliverables:

- Facilitation and meeting materials for community engagement and focus group conversations

- Meeting notes and key takeaways summaries
- Community surveys
- Community outreach events materials including presentation materials, outreach boards and facilitation materials for engagement activities

Previous Council Action: On 1/21/25 Council held a work session on the PROST Plan and the following was discussed:

- Plan need and 2010 plan results
- Plan goals and desired outcomes
- Planning process/Compass alignment
- The Town's role as a regional service provider
- Plan timeline

Discussion: Through the data collection/background research, the following key challenges for this plan were identified. These will guide our community outreach and be further refined through the engagement process this summer.

- I. Review Draft Challenge Statements - What problems are we trying to solve?

1. Department-Wide – Population Growth vs. Capacity

Challenge:

Crested Butte's small but mighty PROST team is the primary provider of parks and recreation services in a region that's growing rapidly beyond our boundaries. As demand from surrounding areas increases, our limited resources are stretched thin, creating pressure to meet growing regional needs.

2. Parks – Solving the Multi-Use Puzzle

Challenge:

Our parks are where we celebrate, mourn, gather, and play. They're the heart of our community but they're often at or over capacity during peak times. Crowds are up, wear and tear happen fast, and for much of the year, they're buried under snow. Balancing year-round care with heavy seasonal use is getting harder every year and there are limited opportunities for new park spaces in Town.

3. Recreation – Solving Capacity Limitations

Challenge:

Our community relies on recreation programs not just for play, but for connection and often critical childcare. Yet we don't have enough indoor space, especially in the long winters. Jerry's Gym is falling apart, it's tough to recruit and retain coaches, and waitlists for youth programs continue to grow. Demand is outpacing our capacity to deliver.

4. Open Space - A Unified Vision for Open Space and Conservation

Challenge:

We've protected a lot of land, but it's been piecemeal and without a clear strategy. Without clearly defined values and priorities, we risk missing out on future opportunities, especially as land prices climb.

5. Trails – Creating a Connected and Accessible Network

Challenge:

We're surrounded by an incredible trail network and are lucky to have great access right from town, but we don't have convenient nor intuitive ways for people to use Crested Butte as a trailhead. This leads to congested trailheads and growing impacts on surrounding areas, even though the Town is well-positioned to serve as a primary trailhead.

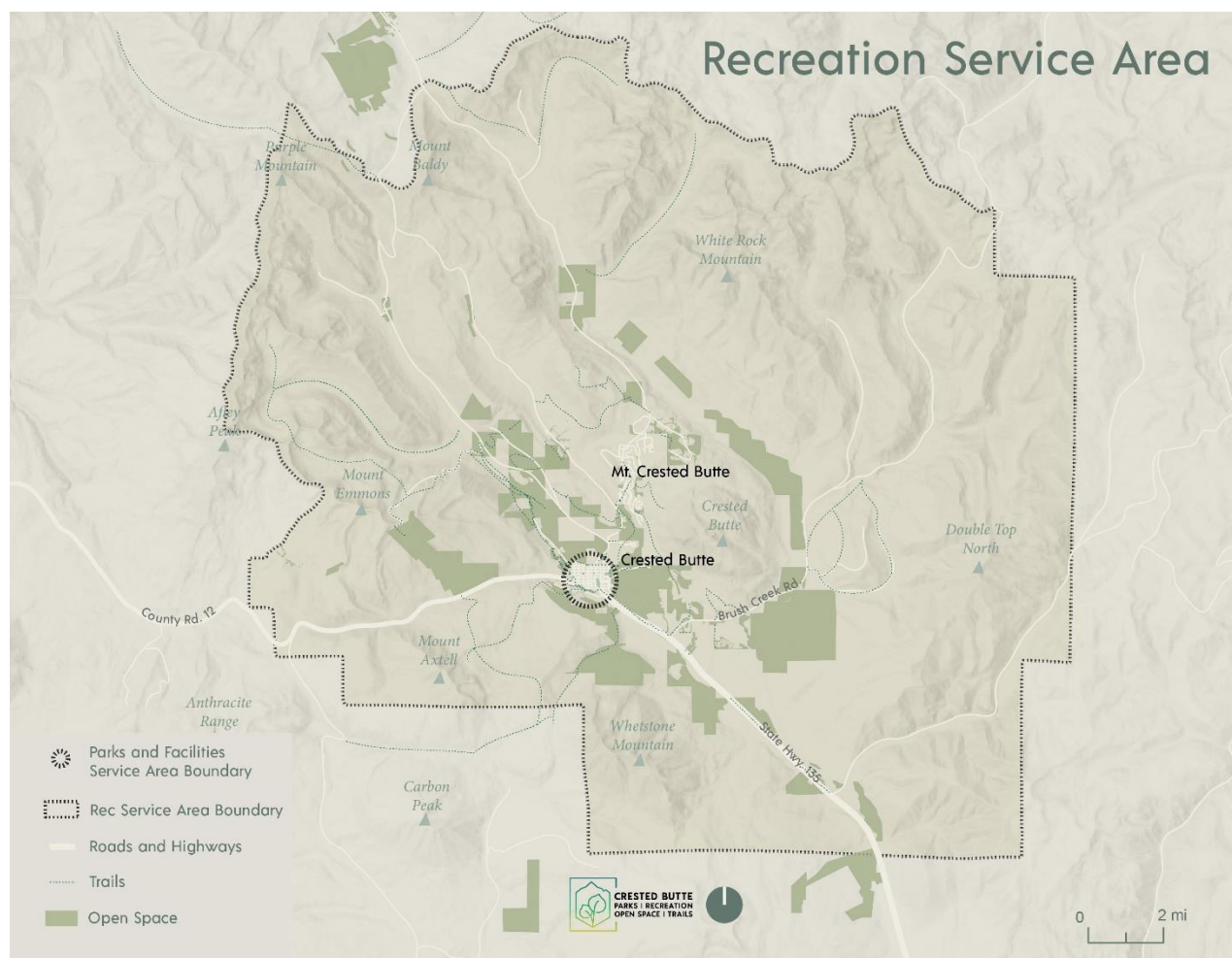
Questions for Council:

- Does Council agree that these are the departments greatest challenges?
- Are there additional challenges that should be called out?

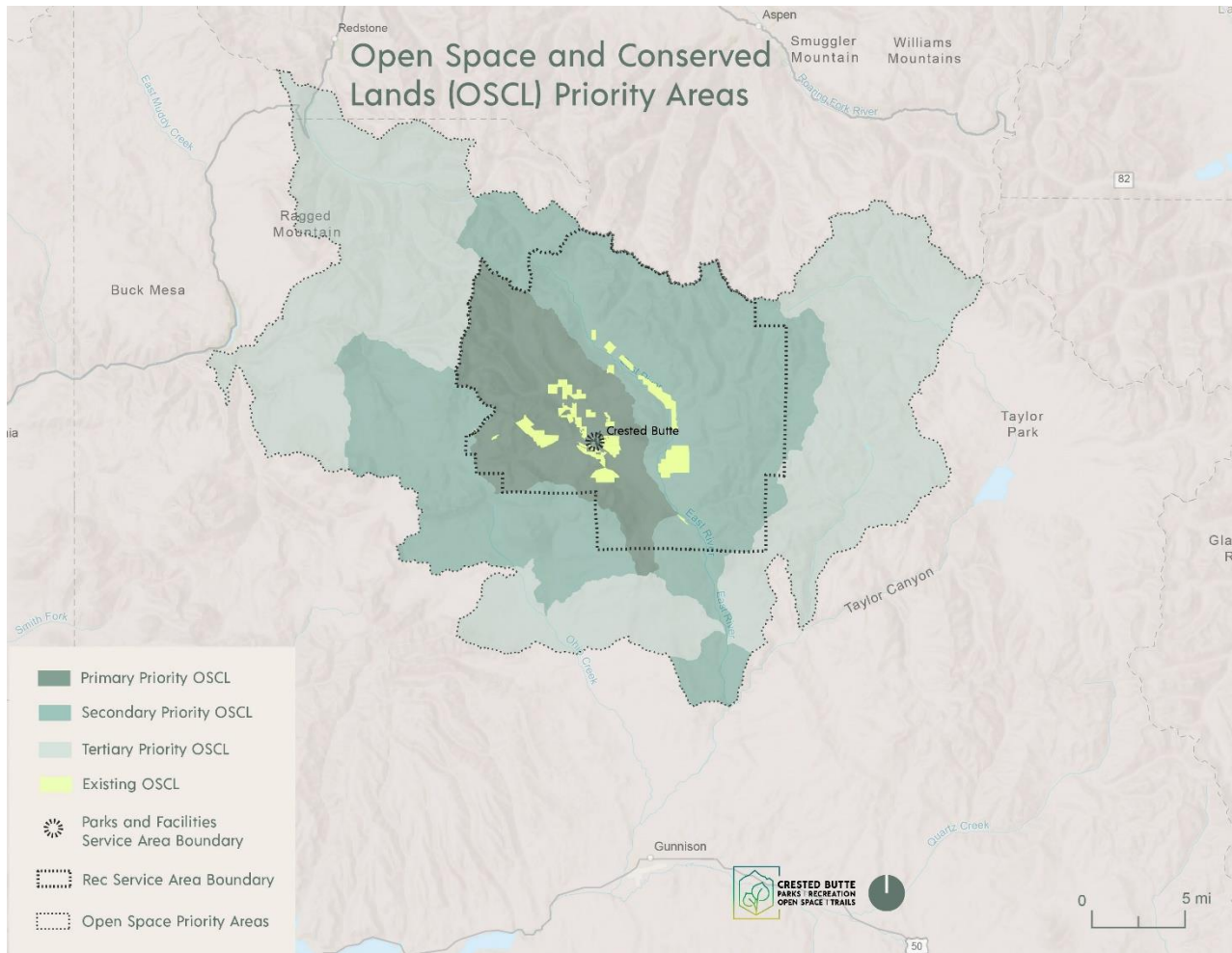
II. Define Service and Priority Areas – What populations do we want to serve within our PROST divisions?

The PROST service and priority areas are divided as such:

- Parks & Facilities Service Area
 - Matches the town boundary
- Recreation Service Area
 - Aligns with the Fire Protection District Boundary



- Open Space & Conserved Lands Priority Areas
 - Primary Priority Area
 - Includes all the HUC-12 level watersheds that touch Town Boundaries. Washington Gulch to Slate River, Oh Be Joyful Creek to Slate River & Coal Creek.
 - Secondary Priority Area
 - Includes all the HUC-12 level watersheds that cover the ‘major’ drainages in the upper valley or areas where Town has already made substantial investments with Open Space funds.
 - Tertiary Priority Area
 - Includes some HUC-12 level watersheds that border the primary or secondary areas and some areas that are locally considered to be in our backyard.



Questions for Council:

- Does Council agree with using the town boundary as the parks and facilities service area?
- Does Council agree with using the Fire Protection District boundary as the recreation service area?
- Does Council agree with the three-tier system for the open space and conserved lands priority area?
- Would you like to see any changes?
- Do you have any areas of concern?

III. Review Draft Goal Statement: What is our overarching goal for this plan?

Optimize the Town's parks, recreation, open space, and trail (PROST) resources to better meet the community's needs, while actively partnering to support the growing demands of the broader region.

Questions for Council:

- Does Council agree with this goal?
- Would you like to modify this in any way?

IV. June Community Engagement Plan

- **Town Picnic 6/6:** Staff advertised for the June 23rd Alpenglow event during Town Picnic. Staff and consultants engaged with community members standing in line while waiting for burgers. A three-question survey was distributed, and written comments/ideas were solicited.
- **Stakeholder Interviews/Focus Group Meetings 6/23-24:** SE Group will be on-site for two days of community engagement including meetings at the Center for the Arts King Room during the day on June 23rd and 24th. We will split the time into individual focus group meetings and will invite our community partners to participate
- **Alpenglow Event:** The community will have the opportunity to learn about the PROST Plan, share ideas and feedback, play games, get free stuff, and win prizes! We will engage with the community on the following topics:
 - Findings from the Level of Service Analysis
 - Challenge and Opportunity statements
 - Sorting local vs. regional amenities and priorities based on the recent MetRec survey and the scope of this PROST Plan
 - Prioritizing RETT Funding and Open Space values

Questions for Council:

- Are there any other topics you think we should be engaging in with the public right now?

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, June 2, 2025

Mayor Billick called the meeting to order at 7:01PM.

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

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, Town Clerk Lynelle Stanford, and Community Development Director Mel Yemma

Public Works Director Shea Earley, Parks, Recreation, Open Space & Trails Director Janna Hansen, and Housing Director Erin Ganser (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

The MetRec presentation was moved to the June 16th, 2025, meeting.

Magner moved and O’Neal seconded a motion to approve the agenda as amended. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

CONSENT AGENDA

1) May 19, 2025 Special Town Council Meeting Minutes.

Staff Contact: Deputy/Licensing Clerk Eric Treadwell

2) Selection of the Consultant for the Red Lady Roundabout 60% Design.

Staff Contact: Public Works Director Shea Earley

3) Approval of the Amended and Restated Deed of Easement with the Board of Education of Gunnison Watershed School District.

Staff Contact: Public Works Director Shea Earley

4) Selection of Consultant for the Facilities Efficiency and Electrification Plan.

Staff Contact: Public Works Director Shea Earley

5) Letter of Support to Open and Maintain the Unnamed “Spur Trail” Connecting the Rec Path Bridge and McCormick Ranch Road.

Staff Contact: Recreation, Open Space and Trails Supervisor Joey Carpenter

Fenerty 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 two emails from Ryan Cadenhead.

STAFF UPDATES

MacDonald reported. Ganser and Hanlon elaborated.

LEGAL MATTERS

Hanlon updated.

PRESENTATION

1) Jodi Payne, Executive Director of Gunnison Country Food Pantry, and Holly Conn, Executive Director of Mountain Roots Food Project Regarding Federal Funding Cuts Affecting Critical Community Programs.

Jodi Payne and Holly Conn presented.

2) Gunnison County Metropolitan District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan.

The presentation was removed from the agenda.

PUBLIC HEARING

1) (Second Reading) Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Town Clerk Lynelle Stanford

Billick opened the meeting to public comment. No one from the public commented. The public hearing was closed.

Goldstone moved and Magner seconded a motion to approve Ordinance No. 4, Series 2025. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

2) (Second Reading) Ordinance No. 5, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to the Gunnison County Electric Association.

Staff Contact: Town Manager Dara MacDonald and Sustainability Coordinator Dannah Leeman

Billick opened the public hearing. No one commented, and the public hearing was closed.

Magner moved and Goldstone seconded a motion to approve Ordinance No. 5, Series 2025. A roll call vote was taken with all voting, “Yes,” except Fenerty voted, “No.”
Motion passed (6-1).

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska, Fenerty, Billick, Hanlon, and Cowherd updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

The Council agreed to hear from the community member mentioned by O’Neal.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 30, 2025 - 6:00PM Intergovernmental Dinner Meeting
- Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, July 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council

ADJOURNMENT

Mayor Billick adjourned the meeting at 8:30PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

June 16th, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: 4th of July Parade and Block Party Special Event Application Closing Elk Avenue from 9th Street to 2nd Street; 2nd Street from Elk Avenue to Whiterock Avenue, including the Water Fight Zone at Big Mine Park and Special Event Liquor Permit for 3rd Street on July 4th, 2025.

Date: June 5th, 2025

Summary:

Heather Leonard submitted the special event application for the 4th of July Parade and Block Party on behalf of the Crested Butte/Mt. Crested Butte Chamber of Commerce. The 4th of July Parade and Block Party are planned for Friday, July 4th, 2025. Set up would begin at 5:30AM and clean up would commence at 3:00PM.

The Elk Avenue closure, from 6th Street to 9th Street, and the 8th and 9th Street closures, from Red Lady Avenue to Elk Avenue, are for the line-up of the parade. The parade would move west on Elk Avenue to 2nd Street, beginning at 11:00AM, concluding around 12:30PM. After the parade, the floats travel south on 2nd Street. Floats not participating in the water aspect would use Whiterock Avenue heading east as egress. Floats participating in the water aspect would travel south on 2nd Street into Big Mine Park. The Big Mine Park area would be reopened by 1:00PM.

Elk Avenue, from 2nd Street to 4th Street, and 3rd Street from alley to alley, would remain closed for the post-parade after-party. A MC/announcer would be located at 3rd and Elk, as well as food vendors and a beer garden, for which The Chamber applied for a special event liquor permit. The liquor licensed premises would be contained to the beer garden on both sides of Elk Avenue on 3rd Street. The areas would be controlled with fencing and volunteers. The vendors and booths would begin breakdown at 3:00PM.

Recommendation:

To approve the special event application and special event liquor permit for the 4th of July Parade and Block Party as part of the Consent Agenda.

Special Event Permit Application

Name of Event: _____

Date(s) of Event: _____

Location of Event: _____

Name of Event Organizer (must be a person): _____

Cell Phone: _____ Email: _____

Emergency Contact (person who will be at the event): _____

Cell Phone: _____ Email: _____

Event Permittee (must match the Certificate of Good Standing): _____

Mailing Address: _____

Number of People to attend (include Staff, Volunteers & Attendees) : _____

What are you requesting of the Town? (check all that apply):

- ☐ Road Closures (requires Council approval) ☐ Parking Lot Closure ☐ Use of a Town Park
- ☐ Barricades/cones (street closure, block traffic, route indication, etc.) ☐ Rolling Closure (parade)
- ☐ CBFPD (medical aid, fire prevention) ☐ Marshals (safety, escort) ☐ interruption of Mt. Express Bus Route
- ☐ Other: _____
- ☐ None

Do you intend to participate in the Climate Response Special Event program? ☐ Yes ☐ No

If no, you will be responsible for paying the \$150 fee. If yes, you must complete the [Climate Responsible Special Event Worksheet](#) and turn it in with this application. You also may be eligible for a CRSE Rebate!

Do you plan to use a Town Park or other recreation facility? ☐ Yes ☐ No

If yes, please contact the Parks, Rec, Open Space and Trails Department at 970-349-7197 or recreation@crestedbutte-co.gov to obtain a park permit. Facility use fees apply. Rates can be found on the [Fee Schedule](#).

Will your event affect ADA parking spots? ☐ Yes ☐ No

If yes, describe in your event description how many spaces are being affected and how you plan to replace them. Please request signage if needed.

Are you serving or selling liquor at your event? ☐ Yes ☐ No

If yes, complete the Special Event Liquor Permit application and include a map of your liquor area layout, security measures and a continuous, bold, black line outlining your liquor boundary.

Will you be selling products (food, drink, and/or merchandise)? ☐ Yes ☐ No

If yes, attach your current Town of Crested Butte Sales Tax License and list of vendors.

Is your event a parade or includes a parade? ☐ Yes ☐ No

If yes, include a DETAILED map of the route. Coordination with the Marshals is necessary.

Will there be amplified sound at this event: ☐ Yes ☐ No

If yes, complete the online Notice of Amplified Sound. If you create your own notice, you must include a copy as an attachment to your application. Please be aware of the Town Sound Ordinance.

Do you wish to advertise your event with a banner on the fence at Pitsker Field? ☐ Yes ☐ No

If yes complete the online [Banner Application](#) form. If you want additional banners advertising your event, include the request in your event description.

In consideration for being permitted by the Town to engage in the permitted event, the Permittee, its heirs, successors, executors, assigns, transferees, employees, officers, directors, members, managers, representatives, contractors, subcontractors, agents, assigns, guests and invitees (collectively, the "Releasor/Indemnitor") hereby acknowledge and agree to the following: (i) Releasor/Indemnitor assume all risk of injury, loss or damage to Releasor/Indemnitor, any of them, arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause; (ii)

Releasor/Indemnitor waive and release the Town from any and all claims, demands and actions for injury, loss or damage arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause; (iii) Releasor/Indemnitor agree to defend, indemnify and hold harmless the Town from and against any and all liability, claims, damages and demands, including any third party claim asserted against the Town, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any way related to the permitted use, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause. For purposes hereof, the term "Town" shall include, individually and collectively, its officers, employees, agents, insurers, insurance pools, contractors and subcontractors. By signing this Special Event Application, the Permittee acknowledges and agrees that this assumption of risk, waiver and indemnity extends to all acts, omissions, negligence or other fault of the Town and that said assumption of risk, waiver and indemnity is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding such invalidity, continue in full legal force and effect.

The undersigned Permittee certifies that all the statements and answers to the above questions are true without any reservations or evasions. The undersigned also understands that the Town of Crested Butte reserves the right to require payment for additional services for major impact events.

Heather Leonard
Signature of Applicant (Permittee)

Date _____

Print Name Clearly



Event Description that includes detailed needs requested of Town staff (i.e., plans for safety, Fire/EMS, trash, sound notification, zero waste plan and vendor list)

Event Description

The Crested Butte/ Mt. Crested Butte Chamber of Commerce is excited to once again coordinate the Crested Butte 4th of July Parade and Block Party. This signature Crested Butte event brings together our community, whether they live here full-time, part-time or first-time visitors, to celebrate our nation's birthday in a way that demonstrates our colorful, expressive small-town spirit.

The Chamber requests to close Elk Ave from 9th St to 2nd St from 6am to 1pm for the parade and to close Elk Ave from 4th St to 2nd St for the post-parade after-party, which will end at 3pm. The parade itself will take place from 11am - 12:30pm. Setup of the block party will begin at 6am, with most vendors loading in between 7am and 8:30am. We discovered last year that people want to eat early, so we're going to let food vendors start selling at 8am. We will likely contract beer sales out to Irwin Brewing Company. They will be able to start selling beer at 10am. The vendor village will close at 2pm, and cleanup will be complete by 3pm so roads can open up at that time.

We will continue the tradition of concluding the parade with a water fight held at Big Mine Arena, where it has been held in the past.

We are working to create a robust food court this year in order to help our restaurants feed the influx of visitors who are in town for the holiday. We will also include non-profit booths and family-friendly activities as in years past. We are also requesting that picnic tables be set up at 3rd and Elk, as outlined on the event map.

Rather than stretching the beer garden across Elk, which created some challenges last year once the parade came through, we will set up a beer / wine tent on each side of 3rd. This will allow us to maintain a secure perimeter throughout the entire event. We are requesting to permit from the sidewalk at 3rd and Elk to the alley behind the Stash and from the sidewalk at 3rd and Elk (across Elk) to the alley behind Pitas. We will check IDs at the beer / wine sales tent with each sale. Additional security staff will also be staged at either end of the venue to monitor the parameters. The Chamber has successfully operated beer gardens through the Mt Crested Butte Chili and Beer Festival for 25 years and will apply similar security, safety and operational protocol to this venue.

Safety

Parade

We will communicate road closures and event timelines, including no overnight parking along Elk, via the Chamber website, social media, KBUT announcements and the newspaper, as we have in the past. Because the 4th falls on a Friday, we are taking out half-page ads in the CB News in the June 26th and July 3rd papers.

We are requesting that “no overnight parking” signs be placed along Elk the night prior to the event to further ensure that no cars are parked on Elk overnight and sufficient clearance for floats and emergency vehicles (if needed) during the duration of the parade. We will have a staff member on site at 5:30 am on July 4th to contact the marshals’ office for assistance with towing should any vehicles violate no overnight parking.

Barricades will be needed for all road closures. We would appreciate it if these could be placed at the top of 2nd and 4th by 6:00 am on July 4th.

Prior to the start of the parade, all floats will be reminded that no items may be thrown from floats into the crowds prior to and during the parade. Volunteers will also be strategically stationed to enforce this and ensure sufficient clearance between floats and spectators.

Police escort will be needed for the front and back of the parade. The parade will start at 11am and conclude at roughly 12:30 pm.

We will have a PA system and review stand scaffolding at 3rd and Elk for announcements, music playing from floats, and a DJ at 3rd and Elk.

Floats have been advised that they must use non-flammable material and that fire extinguishers must be placed in the cabs of trucks.

Water fight

Water floats have been advised that they may not start the water fight until arriving at Big Mine Arena. We are prohibiting water balloons once again this year, due to safety and environmental impact. We are encouraging use of water cannons and will have these available for purchase. We are communicating this through our newspaper ads, social media, emails to float registrants.



Block Party / Vendor Village

All vendors are being advised that they are responsible for generating their own electricity

via generator. Should any vendor arrange with a nearby business to use their electricity, they are advised that they must ensure cords do not cross pedestrian walkways and/or are properly covered so they cannot cause trips or falls. We are working with food vendors to serve on compostable plates and cups but may not be successful in complete cooperation. We understand the magnitude of tourists that may follow other waste habits but will work towards the maximization of a climate responsible event.

We are requesting that parks and rec set up picnic tables in the parking spots near 3rd and Elk the night prior to the event. These picnic tables will be moved to the center of Elk the morning of the event. We would appreciate it if we could have 4 picnic tables on each side of 3rd street.

Beer / Wine Sales

As previously noted, the Vendor Village Beer / Wine Tent will be included within vendor village. Security will monitor the perimeter of Vendor Village and at the entrance and exits on each side of Elk to contain alcohol and prohibit outside alcohol from entering the event. We will ID and bracelet anyone purchasing alcohol at the beer / wine tent. Security will also monitor the event looking specifically for anyone drinking alcoholic beverages without a bracelet. Anyone without a bracelet will have to show their id. This will help us prevent underage drinking. Beer / wine will be sold by Chamber board members and volunteers.

Fire / EMS

We are requesting that the firetruck join the parade at 8th and Elk, leading the water floats to Big Mine Arena and participating in the water fight.

Trash

We anticipate roughly 500 gallons of trash generated by this event.

Waste management will provide a dumpster to be located at Big Mine for water fight and float disposal, as well as four (4) 96-gallon cans and four (4) 96-gallon recycling bins located at the 3rd and Elk Vendor Village. We will station these 96-gallon trash and recycling bins throughout the village and clearly delineate them on the map we distribute via social media in advance.

Volunteers will do a sweep after the parade and after the Vendor Village closes at 3:00 pm to ensure the streets are clear of trash.

We have also reached out to Waste Management and asked that they ensure the colorful permanent trash and recycling containers are emptied on the afternoon of the 3rd and again on the morning of the 5th to prevent these receptacles from being overfilled. The Chamber will pay them for any additional labor incurred for this.

We are requesting that the Town drop the landscaping trailer with pickers and 5-gallon buckets for transport of trash at 3rd and Elk. Or a Chamber representative can pick it up from public works on N. 8th on Wednesday, July 3rd and store it for the night at the 4-Way lot, returning

the trailer to public works at the end of the event.

Sound notification

We will have a parade emcee and post-parade DJ at the corner of 3rd and Elk. We will post necessary amplified sound signs in the immediate vicinity.

Zero Waste Plan

Recycling containers will be placed near trash cans, and signage will be placed to remind participants of what is recyclable versus trash in addition to signage being placed at various locations.

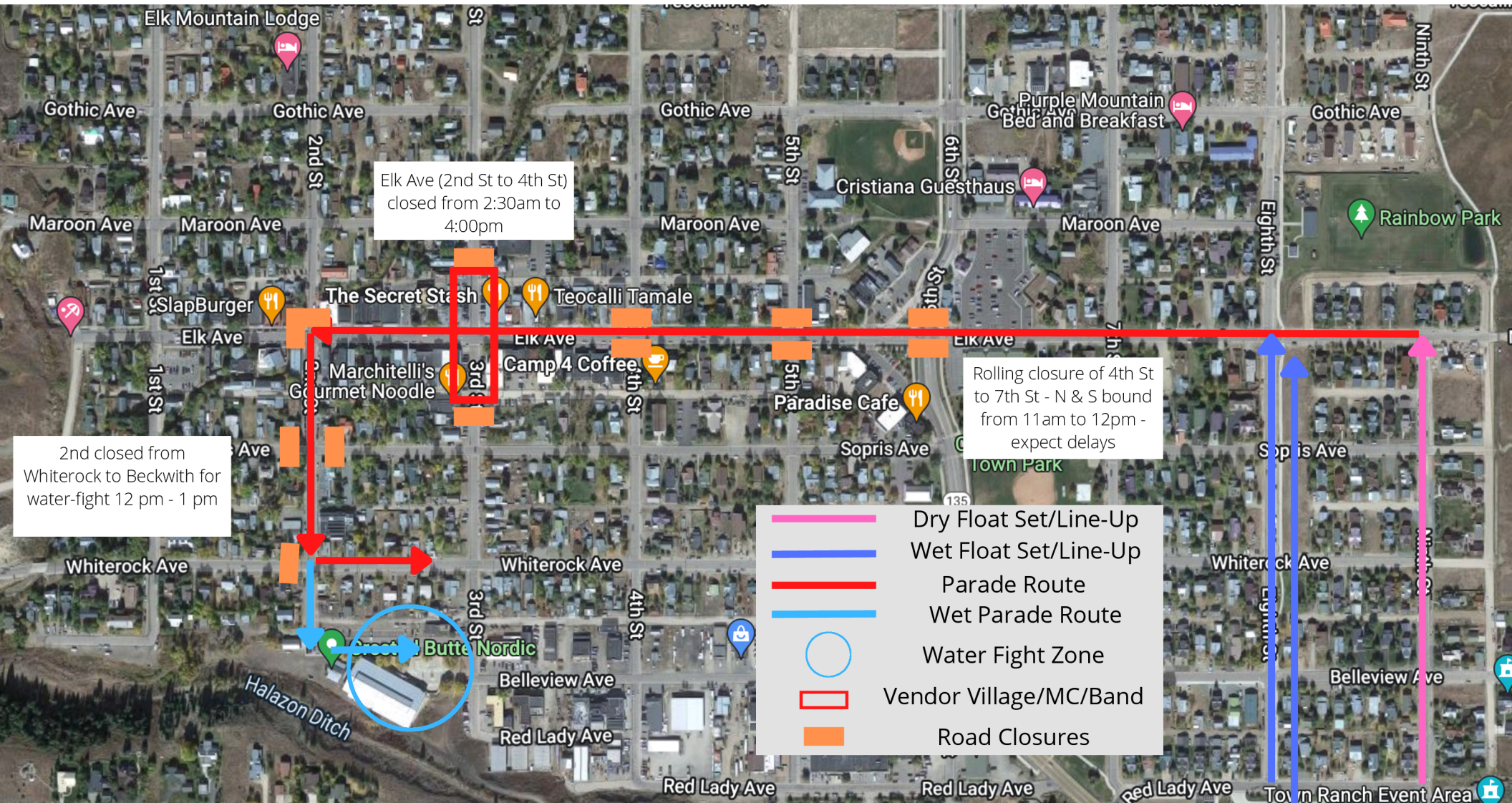
Beer / wine cups, which are purchased by the chamber, are compostable. We are also connecting with our food vendors in advance and requesting that they use recyclable and/or compostable single use serving ware and/or allow patrons to bring their own reusable dishware. We will let patrons know through social media and ads that they may bring their own dishware.

Vendor List

Food, non-profit and family-friendly vendor applications will continue to come in over the next 6 weeks. We anticipate 10 – 12 vendors, including six (6) to eight (8) food vendors. We will provide the final list of vendors as it is solidified.

ADA Parking

The 4 ADA parking spaces at 3rd and Elk will be relocated to the non-ADA parking directly next to the alley between Elk and Sopris on 3rd Street.



Application for a Special Events Permit

Departmental Use Only
21

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following** (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipality Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☐ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

DO NOT WRITE IN THIS SPACE

Liquor Permit Number

1. Name of Applicant Organization or Political Candidate State Sales Tax Number (Required)

2. Mailing Address of Organization or Political Candidate
(include street, city/town and ZIP)

3. Address of Place to Have Special Event
(include street, city/town and ZIP)

4. Authorized Representative of Qualifying Organization or Political Candidate

Date of Birth

Phone Number

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

5. Event Manager

Date of Birth

Phone Number

Event Manager Home Address (Street, City, State, ZIP)

Email Address of Event Manager

6. Has Applicant Organization or Political Candidate been
Issued a Special Event Permit this Calendar Year?

☐ No ☐ Yes How many days? _____

7. Is the premises for which your event is to be held currently licensed under the
Colorado Liquor or Beer codes?

☐ No ☐ Yes License Number _____

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature

Heather Leonard

Title

Date

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

Local Licensing Authority (City or County)

☐ City
☐ County

Telephone Number of City/County Clerk

Signature

Title

Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

License Account Number	Liability Date	State	Total
		-750 (999)	\$.

(Instructions on Reverse Side)

Maroon Ave

Maroon Ave

22

Crested Butte Land Trust

Butte Bagels
Breakfast

Brick Oven
Pizzeria & Pub
Pizza • \$\$

The Eldo Brewery

Breadery CB
American

The Secret Stash
Pizza • \$\$

Teocalli Tamale
Burritos

T-Bar

Elk Ave

The Last Steep
Bar & Grill
Grill • \$\$

Elk Ave

Mountain E
Organic Gr
Health food

Pitas in Paradise
Mediterranean • \$

Marchitelli's
Gourmet Noodle
Italian

- Parade Route
- Picnic Tables
- Vendors
- Tincup Parklet
- Beer Garden
- Road Closures
- MC/ Announcer
- Trash/ Recycling
- Porta Potties

DEPARTMENT APPROVALS (*For Official Use Only*)

Note: Please clearly state in your comment area what requested services your department will/will not provide for the event.

MARSHALS:

Conditions/Restrictions/Comments:

Okay per CBMO.

Mike Reily

6-5-2025

PUBLIC WORKS:

Conditions/Restrictions/Comments:

Shea Early/Approved per Jack Green _____ 6/5/25 _____
Signature Date

PARKS AND RECREATION:

Conditions/Restrictions/Comments:

Janna Hansen

Signature

Date

TOWN CLERK:

24

Conditions/Restrictions/Comments:

Signature

Date

TOWN MANAGER:

Conditions/Restrictions/Comments:

Dara T. MacDonald

June 6, 2025

Signature

Date

CRESTED BUTTE FIRE PROTECTION DISTRICT:

Conditions/Restrictions/Comments:

Robert_Weisbaum_____6/5/25_____
Signature Date

MT. EXPRESS BUS SERVICE:

Conditions/Restrictions/Comments:

Approved. Will adjust as needed.

Andy_Braun_____6/5/25_____
Signature Date



Staff Memo

June 16, 2025

To: Mayor and Town Council

Prepared By: Kathy Ridgeway, Finance and Administrative Services Director

Thru: Dara MacDonald

Subject: Quarter 1 2025 Financial Update

Summary: Revenues received and expenditures incurred during the first quarter of 2025 are in line with Town's original approved budget. Staff has compiled a summary of the financial highlights from Quarter 1 2025 and included them below.

Background: The first quarter financial report for 2025 is being presented in Town's new financial format summarized by account classifications using the new general ledger accounts, divisions and funds. Staff will continue to work to expand the report format to include year-over-year comparison information by classification.

Financial highlights from Quarter 1 are outlined below.

General Fund

Overview

- First quarter revenues of \$1.904MM were recognized, representing 25.78% of the full year budget.
- Operating expenditures were \$1.635MM, representing 22.64% of the full year budget.
- In total, revenues exceeded expenditures by \$268,199.94.

Revenue

- Sales tax revenues in the first quarter report includes business activity that occurred during the months of January, February and March. The first quarter sales tax revenue of \$1,233,914 was up \$66,567, approximately 5.7% over the same period last year.
- Property tax revenues were down \$24,149 or 16.1% over Q1 2024. The timing of payments from taxpayers and the county plays a substantive role in when these revenues are recorded.
- Energy mitigation fees were up \$212,434 over 2024 primarily due to REMP fees collected in connection with Academy Place.

Operating Expenses

- Operating expenses were on track with the 2025 General Fund budget as a whole. In an effort to better identify expenses by Fund/Department/Division, Staff created new allocation schedules for many of the shared personnel and insurance costs beginning in January 2025, so some of the budget allocations may appear a little wonky.

Capital Fund

Revenue

- Real estate transfer tax was up \$350,556 or 276.2% over this time last year.
- Use Taxes collected were up \$101,460 over Q1 2024.
- Commercial rents were up \$35,753 over this time in 2024 but the timing of lessee payments materially impacts this number. Some tenants elect to pay rent on an annual basis and others elect to pay on a monthly basis.

Expenses

- Improvements and maintenance on 308 3rd St account for the majority of the Building Maintenance and Repairs expense in Q1.

Parks, Recreation and Trails Fund

Revenue

- Sales tax revenues increased \$11,095 or 5.7% over the same period last year.

Expenses

- Expenses were on track with 2025 budgeted amounts.

Street and Alley Fund

Revenue

- Property tax revenues were down \$122,501 or 19.0% over Q1 2024. The timing of payments from taxpayers and the county plays a substantive role in when these revenues are recorded, however.
- Parking Payments in Lieu were up \$75,068 over 2024 primarily due to 218 Elk Ave.

Expenses

- Staff revisited the allocation of snow removal expenses beginning in January 2025. This will impact year-over-year comparisons as will the total amount of snowfall received each year.

Affordable Housing Fund

Revenue

- Vacation rental excise tax collected in Q1 2025 was \$264,320 compared to \$264,459 for the same period in 2024.

- Interest income from banking and investments in Q1 was higher than anticipated due to the timing of cash withdrawals for construction payments.

Expenses

- Expenses were on track with the 2025 budget.

Transit and Mobility Fund

Revenue

- Sales tax revenues were up 5.7% over the same period last year.

Expenses

- Parking management fees were up 9.4%, or \$2,610 over 2024.

Enterprise Fund

Revenue

- Sewer charge revenues were up 4.51% over this time last year and water charge revenues were up 4.99%.
- Sewer tap fees were up \$101,386 over this time last year. This is the equivalent of approximately 5.9 additional EQR.
- Water tap fees in Q1 2024 were \$0 compared to \$134,928 in Q1 2025. This represents approximately 9.7 additional EQR.

Expenses

- Utilities Expense allocations were also reevaluated and reallocated beginning in January 2025 so some of these may look different from previous years as well.

Suggested Action: The Town Council accept the Q1 financial report as part of the Consent Agenda.

QUARTER 1 2025 BUDGET VS ACTUAL

Fund: 01 - General Fund				
	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	1,519,534.02	6,185,843.00	(4,666,308.98)	75
OPERATING REVENUES	281,202.34	693,700.00	(412,497.66)	59
GRANT REVENUES	24,074.00	75,000.00	(50,926.00)	68
UTILITY REVENUES	75.00	250.00	(175.00)	70
OTHER REVENUES	79,241.47	430,200.00	(350,958.53)	82
TRANSFERS IN	0.00	0.00	0.00	
EXPENSE SUMMARY				
PERSONNEL	1,062,644.82	4,523,286.25	(3,460,641.43)	77
OTHER OPERATING COSTS	144,293.43	916,464.34	(772,170.91)	84
UTILITIES	52,265.65	189,570.94	(137,305.29)	72
CONTRACTED SERVICES	363,733.83	1,481,618.83	(1,117,885.00)	75
SUPPLIES & MATERIALS	12,989.16	115,197.88	(102,208.72)	89
CAPITAL PURCHASES & IMPROVEMENTS	1,543.00	0.00	1,543.00	
INTERNAL CASH TRANSFERS	0.00	183,068.00	(183,068.00)	100

Fund: 02 - Capital Fund				
	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
REVENUE SUMMARY				
TAX REVENUES	589,753.62	1,471,667.00	(881,913.38)	60
OPERATING REVENUES	11,784.00	12,000.00	(216.00)	2
GRANT REVENUES	100,000.00	955,123.00	(855,123.00)	90
OTHER REVENUES	145,065.39	109,000.00	36,065.39	-33
TRANSFERS IN	0.00	0.00	0.00	
EXPENSE SUMMARY				
PERSONNEL	112,055.81	510,559.00	(398,503.19)	78
OTHER OPERATING COSTS	53,938.25	102,000.00	(48,061.75)	47
UTILITIES	330.38	1,800.00	(1,469.62)	82
CONTRACTED SERVICES	83,185.83	114,000.00	(30,814.17)	27
SUPPLIES & MATERIALS	4,780.22	29,500.00	(24,719.78)	84
CAPITAL PURCHASES & IMPROVEMENTS	421,625.68	3,235,211.00	(2,813,585.32)	87
INTERNAL CASH TRANSFERS	0.00	1,703,614.00	(1,703,614.00)	100

Fund: 03 - Open Space Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	477,500.62	1,125,000.00	(647,499.38)	58
OPERATING REVENUES	0.00	0.00	0.00	
GRANT REVENUES	0.00	0.00	0.00	
OTHER REVENUES	0.00	3,500.00	(3,500.00)	100
<u>EXPENSE SUMMARY</u>				
PERSONNEL	28,378.27	158,407.00	(130,028.73)	82
OTHER OPERATING COSTS	0.00	50,000.00	(50,000.00)	100
CONTRACTED SERVICES	98.26	0.00	98.26	
SUPPLIES & MATERIALS	0.00	1,000.00	(1,000.00)	100
CAPITAL PURCHASES & IMPROVEMENTS	10.25	90,000.00	(89,989.75)	100

Fund: 04 - Parks, Recreation and Trails Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	205,652.27	827,985.00	(622,332.73)	75
OPERATING REVENUES	32,451.00	145,700.00	(113,249.00)	78
GRANT REVENUES	0.00	46,250.00	(46,250.00)	100
OTHER REVENUES	0.00	0.00	0.00	
TRANSFERS IN	0.00	430,541.00	(430,541.00)	100
<u>EXPENSE SUMMARY</u>				
PERSONNEL	213,834.10	905,692.00	(691,857.90)	76
OTHER OPERATING COSTS	10,333.07	56,500.00	(46,166.93)	82
UTILITIES	15,459.67	62,667.00	(47,207.33)	75
CONTRACTED SERVICES	5,302.39	42,500.00	(37,197.61)	88
SUPPLIES & MATERIALS	10,766.52	103,700.00	(92,933.48)	90
CAPITAL PURCHASES & IMPROVEMENTS	611.52	265,000.00	(264,388.48)	100

Fund: 05 - Conservation Trust Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
OPERATING REVENUES	0.00	0.00	0.00	
GRANT REVENUES	2,453.20	15,000.00	(12,546.80)	84
OTHER REVENUES	54.42	1,000.00	(945.58)	95
<u>EXPENSE SUMMARY</u>				
CAPITAL PURCHASES & IMPROVEMENTS	0.00	0.00	0.00	

Fund: 06 - Street and Alley Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	523,394.96	1,438,892.00	(915,497.04)	64
OPERATING REVENUES	77,496.53	15,500.00	61,996.53	-400
GRANT REVENUES	16,069.66	229,938.00	(213,868.34)	93
OTHER REVENUES	0.00	0.00	0.00	
<u>EXPENSE SUMMARY</u>				
PERSONNEL	189,635.07	718,076.00	(528,440.93)	74
OTHER OPERATING COSTS	57,827.95	266,000.00	(208,172.05)	78
UTILITIES	420.13	0.00	420.13	
CONTRACTED SERVICES	27,269.22	75,000.00	(47,730.78)	64
SUPPLIES & MATERIALS	20,636.20	57,000.00	(36,363.80)	64
CAPITAL PURCHASES & IMPROVEMENTS	285,000.00	1,124,000.00	(839,000.00)	75

Fund: 07 - Affordable Housing Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	264,320.16	744,854.00	(480,533.84)	65
OPERATING REVENUES	0.00	70,700.00	(70,700.00)	100
GRANT REVENUES	294,115.94	626,409.00	(332,293.06)	53
OTHER REVENUES	85,831.09	395,800.00	(309,968.91)	78
TRANSFERS IN	0.00	1,422,567.00	(1,422,567.00)	100
<u>EXPENSE SUMMARY</u>				
PERSONNEL	35,323.44	297,640.00	(262,316.56)	88
OTHER OPERATING COSTS	14,056.93	96,640.00	(82,583.07)	85
UTILITIES	6,778.61	32,000.00	(25,221.39)	79
CONTRACTED SERVICES	42,904.52	128,594.00	(85,689.48)	67
FINANCING OBLIGATIONS	0.00	596,000.00	(596,000.00)	100
CAPITAL PURCHASES & IMPROVEMENTS	1,267,697.04	5,072,446.00	(3,804,748.96)	75

Fund: 08 - Transit and Mobility Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
TAX REVENUES	411,304.53	1,510,248.00	(1,098,943.47)	73
OPERATING REVENUES	45,786.60	115,300.00	(69,513.40)	60
GRANT REVENUES	0.00	0.00	0.00	
OTHER REVENUES	0.00	0.00	0.00	
TRANSFERS IN	0.00	33,575.00	(33,575.00)	100
<u>EXPENSE SUMMARY</u>				
PERSONNEL	0.00	0.00	0.00	
OTHER OPERATING COSTS	0.00	0.00	0.00	
UTILITIES	0.00	0.00	0.00	
CONTRACTED SERVICES	182,974.24	1,659,123.00	(1,476,148.76)	89
SUPPLIES & MATERIALS	0.00	0.00	0.00	
CAPITAL PURCHASES & IMPROVEMENTS	0.00	0.00	0.00	

Fund: 09 - Utility Enterprise Fund

	YEAR TO DATE	ANNUAL BUDGET		
	ACTUAL	TOTAL	REMAINING	%
<u>REVENUE SUMMARY</u>				
OPERATING REVENUES	995.55	107,725.00	(106,729.45)	99
GRANT REVENUES	0.00	492,000.00	(492,000.00)	100
UTILITY REVENUES	1,044,744.22	3,597,815.00	(2,553,070.78)	71
OTHER REVENUES	109,209.38	1,915,566.00	(1,806,356.62)	94
<u>EXPENSE SUMMARY</u>				
PERSONNEL	284,324.04	1,106,766.00	(822,441.96)	74
OTHER OPERATING COSTS	30,079.35	361,300.00	(331,220.65)	92
UTILITIES	68,369.64	154,950.00	(86,580.36)	56
CONTRACTED SERVICES	93,923.33	506,909.00	(412,985.67)	81
SUPPLIES & MATERIALS	25,878.59	131,400.00	(105,521.41)	80
FINANCING OBLIGATIONS	0.00	975,662.00	(975,662.00)	100
CAPITAL PURCHASES & IMPROVEMENTS	52,669.89	4,859,000.00	(4,806,330.11)	99



Staff Report

June 16, 2024

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Kathy Ridgeway, Finance and Administrative Services Director
Subject: Spring 2025 Community Grant Recommendations

Summary: Every year, Town supports the community by providing financial resources to non-governmental organizations for special projects and programs that supplement municipal government operations and enhance quality of life for the community. The 2025 budget includes \$275,000 for the Community Grants Program. Because grant funds awarded in the fall are paid out in the spring of the following year, the 2025 budget is comprised of awards made in the fall of 2024 and the spring of 2025.

General Community Grants are funded via the General Fund from various revenue sources. These grants account for \$100,000 of the total \$275,000 budgeted amount. Nicotine-related tax revenues collected via the General Fund provide funding for the remaining \$175,000. General Community Grants can be awarded to any qualifying applicant. Nicotine Tax Grants are intended to support local organizations addressing mental and physical health, substance abuse, teen vaping, and other needs as Council sees fit.

Per the Community Grant Guidelines adopted by Council in the fall of 2021, qualifying applicants include:

Applicant Qualifications

- An organization holding a current tax-exempt status under Section 501(c) of the IRS Code
- Applicants should be organizations of the Crested Butte community (Upper Valley preference)
- Applicant must provide significant and measurable benefits (offsetting pandemic impacts) to the greater Crested Butte community
- Applicant must be fiscally responsible with clear budgets, no past-due debts, etc.
- Organizations may not be religious nor political in nature

In addition:

Strong Community Grant Proposals Should Demonstrate:

- Funding requests must align with one or more of the guiding principles listed above

- Community support is evident through local contributions / volunteer engagement
- Organization has a track record of effective outcomes
- Use of funds is clearly articulated within overall project budget
- Good planning is evident in the project timetable, goals, and staffing
- Plans for evaluating impact are clear, appropriate, measurable, and achievable

The Committee prioritized Community Grant awards that advance the following strategic goals, with special emphasis paid to #4 and events or programs that could evolve into the next beloved expression of our character or community tradition:

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 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.

Individual awards for General Community Grants are limited to 50% of the total project cost up to a maximum award of \$5,000. Any asks not meeting this requirement were adjusted before funds were allocated.

Applicants qualifying for Nicotine Tax grant funding were added to the pool of General Community Grant applicants because 100% of budgeted Nicotine Tax grant funds were awarded in the Fall 2024 cycle.

Town received twenty-two grant Spring 2025 community grant requests totaling \$114,472. One of these requests was from the CB Chamber of Commerce for 4th of July funding. Because the Chamber agreed to host 4th of July activities as part of its recent agreement with Town and because Town increased annual Chamber funding when that agreement was entered into, the Committee is not recommending funding of that ask. In addition, the Committee believes that Mt. Savvy Guided Hikes does not meet the Town's strategic goals and is therefore not recommending funding of their ask. The Committee is recommending that remainder of the Spring 2025 applicants receive 100% or 48.35% of their eligible asks as outlined in the attached matrix. The proposed awards identified in the matrix total \$50,015. This amount exceeds the 2025 budgeted amount by \$8.

Town of Crested Butte
Community Grant Evaluation Matrix SPRING 2025 Grant Cycle

Community Grant Requests						General Guidelines and Allocation Key*							
						100%	48.35%	25.00%	0%	TBD			
					Request @ 50%, Max Request OR Ask*	#1 Ask is from applicant new to Community Grant Program OR for new program/project	#2 Ask is for ongoing operating expenses but program/project significantly adds to community or expands existing programming	#3 Ask is for general operating budget but adds to community - funded subsequent to #1 and #2 only if funds are available	#4 Ask doesn't meet guidelines	#5 Large asks that meet guideline #1 but exceed \$5K	PAID	Recommended Award	DIRECTOR/MGR
Requesting Organization	Project Name	Amount of Request	Total Project Cost	Town's Portion									
1	CB Development Team	\$4,625	\$8,925	52%	\$4,463		X					\$2,158	Amy Nolan
2	CB Center for the Arts	\$5,000	\$100,000	5%	\$5,000		X					\$2,418	Erika Brownlee
3	CB Arts Festival	\$1,865	\$1,865	100%	\$933		X					\$451	Andrew Arell
4	CB Farmers Market	\$5,000	\$196,000	3%	\$5,000		X					\$2,418	Allison Pugh
5	CB Nordic	\$1,200	\$3,750	32%	\$1,200		X					\$580	Kylie Collins
6	CB Land Trust	\$5,000	\$10,800	46%	\$5,000	X						\$5,000	Jess Forbes
7	WESA	\$3,000	\$4,000	75%	\$2,000	X						\$2,000	Emilya Ramsey
9	CB Wildflower Festival & CBBG	\$4,500	\$7,000	64%	\$3,500	X						\$3,500	David Kish & Meri Wallace
10	WEHA	\$5,000	\$40,215	12%	\$5,000		X					\$2,418	Bill Frame
11	CB State of Mind	\$20,000	\$140,000	14%	\$5,000	X						\$5,000	Meghan Dougherty
12	CB Museum	\$3,500	\$7,000	50%	\$3,500		X					\$1,692	Elise Park
13	CB Community School PTA	\$7,500	\$68,120	11%	\$5,000		X					\$2,418	Dallia Fairchild
14	Firebird Theatre	\$3,705	\$7,930	47%	\$3,705		X					\$1,791	Tristan Buss
15	Adaptive Sports	\$7,000	\$70,435	10%	\$5,000		X					\$2,418	Aimee Hoyt
16	CB Chamber	\$5,000	\$18,640	27%	\$0				X			\$0	Heather Leonard
17	CB Chamber	\$3,500	\$4,775	73%	\$2,388	X						\$2,388	Heather Leonard
18	Mt Saavy via CB Chamber	\$5,000	\$9,357	53%	\$0				X			\$0	Heather Leonard
19	Trailhead Children's Museum	\$4,077	\$6,615	62%	\$3,308		X					\$1,599	Sarah Broadwell
20	GVC3 via Western CO University Foundation	\$5,000	\$15,000	33%	\$5,000	X						\$5,000	Jeffery Delaney
21	CB Film Festival	\$5,000	\$255,742		\$5,000		X					\$2,418	Scott Gibson
22	Mountain Roots	\$5,000	\$28,343	18%	\$5,000		X					\$2,418	Kristen Aaltonen
23	KBUT	\$5,000	\$8,000	63%	\$4,000		X					\$1,934	Tyler Lucas
24													
25													
26													
27													
28		TOTAL	\$114,472	\$1,012,512	\$78,995							\$50,015	**

*asks should not exceed \$5,000 and Town's portion of the total project cost should be 50% or less

Summary	
2025 Annual Community Grant Budget excluding Nicotine tax-related grants	\$100,000
LESS Previously Committed Annual Community Grant Requests*	\$0
Balance of Community Grant Budget Available for Distribution in 2025 Budget	\$100,000
Grants available for Fall 2024 (~1/2 annual budget)	\$100,000
Grants awarded Fall 2024	\$48,093
Grant funds transferred to Nicotine Funding	\$1,900
Balance available for Spring 2025	\$50,007



Staff Report

June 16, 2025

To: Mayor and Town Council

Prepared By: Janna Hansen, Parks, Recreation, Open Space & Trails Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution No. 13, Series 2025 - A Resolution of the Crested Butte Town Council Authorizing the Town Manager to Sign an Intergovernmental Agreement with the Gunnison County Weed District Regarding Undesirable Plant Management.

Background:

Since 1999 the Town of Crested Butte has entered into an Intergovernmental Agreement (IGA) for the purpose of undesirable plant management with Gunnison County, Hinsdale County, Saguache County, the Town of Mt. Crested Butte, the City of Gunnison, and the Town of Pitkin. It is to the mutual advantage of each of these entities to cooperate with one another to meet the obligations imposed by the Colorado Noxious Weed Act CRS 35-5.5-101 *et seq.* (the Act). This IGA appoints the Gunnison Watershed Weed Commission to be the local authority as required by the Act for the Gunnison River Basin Watershed. This IGA promotes the Town of Crested Butte Noxious Weed Management Plan and allows for the management of undesirable plants within the municipality as required by Crested Butte Town Code Section 7-3-110 *et seq.* 4

Summary:

Gunnison County will charge a rate of \$117.50/hour for noxious weed management, including all associated labor, equipment, materials, and administration. Gunnison County will spend 110 hours in 2025 managing weeds in the Town of Crested Butte for a total of \$12,913.00. This has been budgeted for and is split between the Open Space Fund; Parks, Rec and Trails Fund; and the Street and Alley Fund.

Recommendation:

Staff recommends approving Resolution No. 13, Series 2025 thereby authorizing the Town Manager to sign the Intergovernmental Agreement with the Gunnison County Weed District Regarding Undesirable Plant Management.

RESOLUTION NO. 13

SERIES 2025

A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL APPROVING THE INTERGOVERNMENTAL AGREEMENT REGARDING UNDESIRABLE PLANT MANAGEMENT WITH THE GUNNISON COUNTY WEED DISTRICT

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 politic under and by virtue of the Constitution and laws of the State of Colorado;

WHEREAS, C.R.S. Section 29-1-201, et seq., authorizes governments to cooperate and contract with one another to provide any function, service, or facility lawfully authorized to each, and to establish a separate legal entity to do so;

WHEREAS, C.R.S. Section 35-5.5-101, et seq. requires that local governments manage noxious weeds within their jurisdictions;

WHEREAS, Crested Butte Town Code Section 7-3-110 et seq. requires that undesirable plants be managed within the municipality, and adopts and gives authority to the Town of Crested Butte Noxious Weed Management Plan (the “**Plan**”);

WHEREAS, entering into the Agreement supports the weed management goals as defined in the Plan;

WHEREAS, the Town has entered into agreements with Gunnison County for the purpose of managing undesirable plants since 1999;

WHEREAS, the parties to the Agreement are governing bodies or officials having charge of undesirable plant management within their jurisdictions;

WHEREAS, the Town Council hereby finds that the Agreement is in the best interest of the Town and the health, safety and general welfare of the residents and visitors of Crested Butte.

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

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

2. The Town Council hereby authorizes the Town Manager to enter into the Intergovernmental Agreement with the Gunnison County Weed District for the purpose of undesirable plant management attached hereto as **Exhibit A** as shall be approved by the Town Attorney to accomplish such transactions.

INTRODUCED, READ, AND ADOPTED BEFORE THE TOWN COUNCIL THIS
____ DAY OF _____, 2025.

TOWN OF CRESTED BUTTE

By: _____
Ian Billick, Mayor

ATTEST

Lynelle Stanford, Town Clerk

(SEAL)

**INTERGOVERNMENTAL AGREEMENT
REGARDING UNDESIRABLE PLANT MANAGEMENT
2025**

THIS AGREEMENT, made and entered this _ day of _____, 2025, by and among the Board of County Commissioners of Gunnison County ("Gunnison County"), the Board of County Commissioners of Saguache County ("Saguache County"), the Board of County Commissioners of Hinsdale County ("Hinsdale County"), the Town of Crested Butte, City of Gunnison, and the Town of Pitkin all of which are either a County, or a statutory or home rule city, or a statutory town or home rule town, or a territorial charter municipality, and all of which are organized under and by virtue of the laws of the State of Colorado,

WITNESSETH:

WHEREAS, each of the party counties is obligated pursuant to C.R.S. § 35-5.5-101 *et seq.* (hereinafter referred to as the "Act") to adopt a noxious weed management plan for all of the unincorporated lands within the respective counties; and

WHEREAS, each of the party cities and towns is obligated pursuant to the Act to adopt a noxious weed management plan for all lands within the territorial limits of the respective municipalities; and

WHEREAS, each of the parties has other specified powers, authorities and obligations pursuant to the Act including but not limited to formation of undesirable plant management advisory commissions; and

WHEREAS, pursuant to C.R.S. § 29-1-201 *et seq.*, C.R.S. § 29-20-101 *et seq.*, C.R.S. § 35-5.5-105(3) and C.R.S. § 35-5.5-106(3) and other applicable law, each of the parties herein may cooperate with another party herein or other parties herein for the exercise or satisfaction of any or all of the powers, authorities and obligations granted or imposed by C.R.S. § 35-5.5-101 *et seq.*; and

WHEREAS, it is to the mutual advantage and benefit of the parties hereto that the parties agree to cooperate among themselves for the exercise or satisfaction of any or all of the powers, authorities and obligations imposed by the Act;

NOW, THEREFORE, in consideration of their mutual covenants, the parties agree as follows:

1. This Intergovernmental Agreement shall govern the relationship between the parties for the management of undesirable plants within the entirety of the Gunnison River Basin Watershed as follows:
2. a. Each of the parties hereby jointly and severally appoints the Gunnison Watershed Weed Commission, a.k.a Gunnison Basin Weed Commission (hereinafter referred to as the "Commission") as the Commission required by the Act for the Gunnison River Basin Watershed.

- b. Each of the parties hereby jointly and severally appoints the Board of County Commissioners of Gunnison County as the local authority required by the Act for the Gunnison River Basin Watershed.
 - c. The membership of the Commission shall be:
 - (i) Lorraine Rup (Gunnison County Representative);
 - (ii) _____ (Gunnison County Representative);
 - (iii) Tom Walker (Appointed by Gunnison County);
 - (iv) _____ (Vacancy, appointed by Gunnison County);
 - (v) Alice Curry (Hinsdale County Representative);
 - (vi) _____ (Saguache County Representative);
 - (vii) Ex-officio Representatives from:
Bureau of Land Management, US Forest Service, Natural Resource Conservation Service, National Park Service, City of Gunnison, Colorado Department of Parks & Wildlife, Town of Crested Butte, CSU Extension, CB Land Trust, Rocky Mountain Biological Lab, Gunnison Conservation District, and Colorado Department of Transportation.

Each Gunnison County representative may be succeeded by a Gunnison County representative; the Saguache County representative and the Hinsdale County representative may be succeeded by a representative from their respective county.

In the case of a tie vote, the issue shall be decided by the Board of County Commissioners of Gunnison County.
 - d. The Commission shall elect a Chairman and Secretary. A majority of the members of the Commission shall constitute a quorum for the conduct of business.
 - e. The Commission shall have all of the powers and duties specified in C.R.S. § 35-5.5-107(4)(a), (b) and (c). In the event of any conflict between this Agreement and C.R.S. § 35-5.5-107, the latter shall control.
 - f. The Commission shall consult with and report to each of the parties regarding the annual budget required to perform this Intergovernmental Agreement, the management plan, management criteria, management practice and any other major decision or recommendation of the Commission. Such consultation and reporting shall not necessarily be in person but may be in writing or by telephone.
3. The parties hereto authorize Gunnison County to be the sole and final authority to approve, modify and supervise the day-to-day conduct and provision of services required by this Intergovernmental Agreement including, but not limited to, the authority to select, contract with, and compensate the personnel, including administrative personnel, public or private, who shall perform the work necessary to accomplish the ends of the Act. Each of the parties expressly authorizes Gunnison County to enter into such contracts and

provide such compensation on behalf of that respective party providing that such actions do not require expenditures exceeding the annual budget.

4. Gunnison County will furnish to each of the parties an annual report of activities, costs and expenses of personnel, including administrative personnel, who perform the work necessary to accomplish the ends of the Act.
5. Gunnison County will charge a rate of \$117.50/hour for noxious weed management, including all associated labor, equipment, materials, and administration. Each of the parties agrees to pay or to reimburse Gunnison County, no later than December 31, 2025, for a share of such activities, costs and expenses as follows:

Hinsdale County -	\$ 1,880.00 (16 hours)
Saguache County -	\$ 3,055.00 (26 hours)
Town of Crested Butte -	\$ 12,913.00 (110 hours)
City of Gunnison -	\$ 1,410.00 (12 hours)
Town of Pitkin -	\$ 353.00 (3 hours)

Each party shall be ultimately and solely responsible for all additional costs required for control of undesirable plants pursuant to C.R.S. § 35-5.5-109 within the jurisdiction of that party. If scheduling allows, Gunnison County may be available for weed management work, in addition to the hours listed above, at the same hourly rate.

Payments to Gunnison County shall be in the form acceptable to Gunnison County.

6. No provision of this Agreement is or shall be construed to be a waiver of sovereign immunity pursuant to C.R.S. § 24-10-104. Each party hereto shall be responsible to defend itself, at its sole cost, in any action or claim arising from or under any activity pursuant to this Agreement. Neither Gunnison County nor any of its officers, employees or agents shall have any liability whatsoever under this Agreement different in any kind or nature whatsoever than any other party or officer, employee or agent of any other party.
7. The term of this Agreement shall be from January 1, 2025, through December 31, 2025, with work performed during May 1 through October 30, 2025. Any party may terminate its participation in this Agreement upon ninety (90) days written notice, by certified mail, to each of the other participating parties. Such termination shall require a cessation of activity under this Agreement within the jurisdiction of the terminating party but shall not require, in any circumstance, a return or reimbursement to the terminating party of moneys already paid pursuant to paragraph 5 above.
8. This Agreement may be signed in a series of originals; that is, not all of the parties are required to sign a single original. This Agreement becomes effective to a particular party upon its signature to an original.

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY**

Chairperson

ATTEST:

Deputy Clerk

Date: _____

**BOARD OF COUNTY COMMISSIONERS
OF SAGUACHE COUNTY**

Chairperson

ATTEST:

Deputy Clerk

Date: _____

CITY OF GUNNISON

Chairperson

ATTEST:

Deputy Clerk

Date: _____

**BOARD OF COUNTY COMMISSIONERS
OF HINSDALE COUNTY**

Chairperson

ATTEST:

Deputy Clerk

Date: _____

TOWN OF CRESTED BUTTE

Chairperson

ATTEST:

Deputy Clerk

Date: _____

TOWN OF PITKIN

Chairperson

ATTEST:

Deputy Clerk

Date: _____



Staff Report

June 6, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Letter of Support for the Mountain Express Bus Storage, Maintenance, and Operations Facility for the Federal Transit Administration (FTA) Section 5339(b) Competitive Grant Program

Summary:

Mountain Express has requested a letter of support from the Town for their application for grant funding towards the proposed new facility in the Whetstone Industrial Park. The letter includes the Town's commitment of \$1,000,000 in matching funds for the project.

Previous Council Action:

The Town contributed \$100,000 in 2018 towards the purchase of property in the Whetstone Industrial Park. In 2022, the Town committed \$500,000 in matching funds for this same competitive grant application, which has not been successful thus far. The Town Council heard a presentation from Jeremy Herzog on this topic on April 21, 2025.

Discussion:

This federal grant typically provides 80% of the net capital costs of a project, meaning 20% must be provided locally. These are the currently assumed funding sources for the project:

FTA Grant	\$14,400,000
CDOT Contribution	\$ 1,000,000
Town of CB Contribution	\$ 1,000,000
Mt CB	\$500,000
<u>Mountain Express (Reserves)</u>	<u>\$ 1,100,000</u>
Total Project Cost	\$18,000,000

Climate Impact:

The new facility would allow for expansion of MX service in the future as well as fleet electrification. Both of these would further the climate goals of the town.

Financial Impact:

The Town has previously shown \$500,000 in the 5-year capital plan. Following the April 21st discussion, the capital plan has been updated to reflect a \$1,000,000 contribution. The earliest this

expense would be incurred is 2027 and the then current Council would make the final decision on funding.

Legal Review:

None

Recommendation:

Staff recommends the Council approve the attached letter of support as part of the Consent Agenda.

Proposed Motion:

A Council member should make a “motion to approve a Letter of Support for the Mountain Express Bus Storage, Maintenance, and Operations Facility for the Federal Transit Administration (FTA) Section 5339(b) Competitive Grant Program” as part of the Consent Agenda.

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-National Trust for Historic Preservation's 2008 Dozen Distinctive Destinations Award Recipient-

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

June 17, 2025

Bruce Robinson, Associate Administrator for Program Management
Office of Program Management
Federal Transit Administration
1200 New Jersey Avenue, S.E.
Washington, DC 20590

Subject: Support for the Mountain Express Bus Storage, Maintenance, and Operations Facility for the Federal Transit Administration (FTA) Section 5339(b) Competitive Grant Program

Dear Mr. Bruce Robinson:

The Town of Crested Butte is writing to express support for the Mountain Express Bus Storage, Maintenance, and Operations Facility that has been submitted for funding consideration through the FTA's 5339(b) Grants for Buses and Bus Facilities Competitive Program. The Mountain Express is a quasi-public entity formed by an intergovernmental agreement (IGA) between the towns of Crested Butte and Mt. Crested Butte. Crested Butte has long been involved with supporting the Mountain Express through the IGA and dedicated annual tax revenue. Additionally, Crested Butte and the Mountain Express are in frequent collaboration on municipal planning projects regarding public transit, climate change and community development.

In addition to our annual tax contribution to the Mountain Express, Crested Butte has committed to providing financial support of \$1,000,000 in cash to serve as a local match. Crested Butte acknowledges that the current bus facility is inadequate to expand and diversify the Mountain Express' fleet. Crested Butte has served as a partner in obtaining the property of the new location for the project and will continue its support as the project moves into construction.

The Town of Crested Butte views this project as critical to the long-term success of the Mountain Express and our community's growth for several reasons. The Mountain Express' long-term service expansion aligns with our Community Compass (master plan) goal to "*de-emphasize cars*

and focus on walking biking, and transit” by providing more public transit service. Robust transit is critical as our community continues to grow, connecting housing and commercial centers in areas with limited parking. Additionally, the town has recently adopted a Transportation Mobility action plan calling for an investment in multi-modal transportation.

We believe completion of this project will ensure the Mountain Express can continue to provide safe, efficient, and reliable public transit to our region and will help support the future evolution and growth of the Mountain Express.

We acknowledge the specific roles and responsibilities fulfilled by us in this partnership and look forward to the implementation of this project.

Sincerely,

Ian Billick
Mayor



Staff Report

June 16, 2025

To: Mayor Billick and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution No. 14, Series 2025: A Resolution of the Crested Butte Town Council Authorizing the Town Manager or Their Designee to Submit a Funding Request to DOLA's Local Planning Capacity Grant Program on Behalf of the Town of Crested Butte.

Summary: The Town of Crested Butte is applying for a \$50,000 grant from DOLA's Local Planning Capacity Program to support the development of the Five-Year Housing Strategy, a key next step from the Community Plan.

Background: Following the passage of Proposition 123 in 2022, the State Affordable Housing Fund provides grants to local governments that meet certain requirements. The Town has established its baseline, committed to increasing affordable housing, and adopted an expedited review process for such projects. This resolution authorizes the Town to apply for the \$50,000 incentive available to qualifying communities.

Climate Impact: N/A

Financial Impact: Reduces Town costs by funding the Five-Year Housing Strategy.

Legal Review: N/A

Recommendation: Staff recommends approval of the resolution as part of the consent agenda.

Proposed Motion: A Councilmember moves to approve Resolution 14, Series 2025, authorizing the Town Manager or designee to apply for DOLA's Local Planning Capacity Grant on behalf of the Town.

RESOLUTION NO. 14, SERIES 2025

A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL AUTHORIZING THE TOWN MANAGER OR THEIR DESIGNEE TO SUBMIT A FUNDING REQUEST TO DOLA'S LOCAL PLANNING CAPACITY GRANT PROGRAM ON BEHALF OF THE TOWN OF CRESTED BUTTE.

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, the Town of Crested Butte, Colorado is a home rule municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of Crested Butte, Colorado, having adopted policies and procedures to expedite the development review process for affordable housing, has received confirmation from Colorado's Department of Local Affairs (DOLA) that these policies and procedures meet the statutory requirements of as required by C.R.S. 29-32-105; and

WHEREAS, Colorado's Department of Local Affairs (DOLA) announced that early adoption of expedited review would qualify local governments for up to fifty thousand dollars of incentive funding through the Local Planning Capacity (LPC) grant program; and

WHEREAS, in order to redeem the incentive award funding, DOLA requires an "official action" to taken by the Town Council demonstrating support of the proposed project; and

WHEREAS, worthwhile grant applications may be delayed or grant application deadlines may be missed due waiting for a resolution for application to be adopted at a regular Town Board Meeting.

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

1. The Town Council supports the proposed project entitled "Crested Butte 5-Year Community Housing Strategy" for use of this incentive funding and confirms acceptance of the terms and conditions of DOLA's Local Planning Capacity (LPC) Grant Program.
2. The Town Council hereby authorizes the Town Manager or designee to submit the proposed project to DOLA for approval, and to execute the grant agreements necessary for the awarded grant.
3. This resolution shall be in full force and effect from and after its passage and approval.
4. If any portion or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such portion or provision shall not

affect any of the remaining provisions of this resolution, the intention being that the same are severable.

INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS ____ DAY
OF _____, 20__.

TOWN OF CRESTED BUTTE

By: _____
Ian Billick, Mayor

ATTEST

Lynelle Stanford, Town Clerk

(SEAL)



Staff Report

June 16th, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: Tony's Speakeasy: A Black & White Affair Special Event Application and Special Event Liquor Permit, Closing 4th Street from Elk Avenue to Maroon Avenue and the Parking Lot, on Wednesday, July 2nd, 2025.

Date: June 10th, 2025

Summary:

Alyssa Moore submitted the special event application and special event liquor permit application for Tony's Speakeasy: A Black & White Affair. The event is scheduled for Wednesday, July 2nd, 2025, from 6:00PM to 10:00PM. The event organizer is requesting the closure of 4th Street from Elk Avenue to Maroon Avenue, along with the parking lot behind the Museum, beginning at 2:00AM on July 2nd. 4th Street would reopen at 12:00PM on July 2nd, and the parking lot would reopen the following day by 10:00AM.

The Crested Butte Museum's Black and White Affair is their largest public fundraiser, and this year they are celebrating the 23rd annual event, A/K/A the Black and White Ball. There will be a four-piece band performing in the back parking lot, and they will also feature a silent auction.

Recommendation:

The event is yet to be approved by Town departments, Mountain Express, and the Crested Butte Fire Protection District, due to late processing of the application by the Clerk's Department. Approval by the Council of the special event application and special event liquor permit is recommended but contingent upon signed approvals. An amended packet is expected to be published this week, reflecting the event as fully approved.

Recommended Motion:

Motion to approve the special event application and special event liquor permit contingent on approvals from Town departments, Mountain Express, and the Crested Butte Fire Protection District.

Special Event Permit Application

Name of Event: _____

Date(s) of Event: _____

Location of Event: _____

Name of Event Organizer (must be a person): _____

Cell Phone: _____ Email: _____

Emergency Contact (person who will be at the event): _____

Cell Phone: _____ Email: _____

Event Permittee (must match the Certificate of Good Standing): _____

Mailing Address: _____

Number of People to attend (include Staff, Volunteers & Attendees) : _____

What are you requesting of the Town? (check all that apply):

- ☐ Road Closures (requires Council approval) ☐ Parking Lot Closure ☐ Use of a Town Park
- ☐ Barricades/cones (street closure, block traffic, route indication, etc.) ☐ Rolling Closure (parade)
- ☐ CBFPD (medical aid, fire prevention) ☐ Marshals (safety, escort) ☐ interruption of Mt. Express Bus Route
- ☐ Other: _____
- ☐ None

Do you intend to participate in the Climate Response Special Event program? ☐ Yes ☐ No

If no, you will be responsible for paying the \$150 fee. If yes, you must complete the [Climate Responsible Special Event Worksheet](#) and turn it in with this application. You also may be eligible for a CRSE Rebate!

Do you plan to use a Town Park or other recreation facility? ☐ Yes ☐ No

If yes, please contact the Parks, Rec, Open Space and Trails Department at 970-349-7197 or recreation@crestedbutte-co.gov to obtain a park permit. Facility use fees apply. Rates can be found on the [Fee Schedule](#).

Will your event affect ADA parking spots? ☐ Yes ☐ No

If yes, describe in your event description how many spaces are being affected and how you plan to replace them. Please request signage if needed.

Are you serving or selling liquor at your event? ☐ Yes ☐ No

If yes, complete the Special Event Liquor Permit application and include a map of your liquor area layout, security measures and a continuous, bold, black line outlining your liquor boundary.

Will you be selling products (food, drink, and/or merchandise)? ☐ Yes ☐ No

If yes, attach your current Town of Crested Butte Sales Tax License and list of vendors.

Is your event a parade or includes a parade? ☐ Yes ☐ No

If yes, include a DETAILED map of the route. Coordination with the Marshals is necessary.

Will there be amplified sound at this event: ☐ Yes ☐ No

If yes, complete the online Notice of Amplified Sound. If you create your own notice, you must include a copy as an attachment to your application. Please be aware of the Town Sound Ordinance.

Do you wish to advertise your event with a banner on the fence at Pitsker Field? ☐ Yes ☐ No

If yes complete the online [Banner Application](#) form. If you want additional banners advertising your event, include the request in your event description.

In consideration for being permitted by the Town to engage in the permitted event, the Permittee, its heirs, successors, executors, assigns, transferees, employees, officers, directors, members, managers, representatives, contractors, subcontractors, agents, assigns, guests and invitees (collectively, the "Releasor/Indemnitor") hereby acknowledge and agree to the following: (i) Releasor/Indemnitor assume all risk of injury, loss or damage to Releasor/Indemnitor, any of them, arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause; (ii)

Releasor/Indemnitor waive and release the Town from any and all claims, demands and actions for injury, loss or damage arising out of or in any way related to the permitted event, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause; (iii) Releasor/Indemnitor agree to defend, indemnify and hold harmless the Town from and against any and all liability, claims, damages and demands, including any third party claim asserted against the Town, on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, arising out of or in any way related to the permitted use, whether or not caused by the act or omission, negligence or other fault of the Town, or by any other cause. For purposes hereof, the term "Town" shall include, individually and collectively, its officers, employees, agents, insurers, insurance pools, contractors and subcontractors. By signing this Special Event Application, the Permittee acknowledges and agrees that this assumption of risk, waiver and indemnity extends to all acts, omissions, negligence or other fault of the Town and that said assumption of risk, waiver and indemnity is intended to be as broad and inclusive as is permitted by the laws of the State of Colorado. If any portion hereof is held invalid, it is further agreed that the balance shall, notwithstanding such invalidity, continue in full legal force and effect.

The undersigned Permittee certifies that all the statements and answers to the above questions are true without any reservations or evasions. The undersigned also understands that the Town of Crested Butte reserves the right to require payment for additional services for major impact events.

Alyssa Moore
Signature of Applicant (Permittee)

Date

Print Name Clearly

Tony's Speakeasy: A Black & White Affair 2025 Event Description

Brief Event Description:

The Crested Butte Museum's Black and White Ball is the biggest public fundraiser for our non-profit historical museum. This year, we are celebrating the 23rd annual event with Tony's Speakeasy - A Black & White Affaire inside the museum, in the parking lot behind the museum, and on 4th street between Elk Ave and the alley. We will have a live 4 piece band performing in the back parking lot along with complimentary snacks. We will be selling tickets as well as alcoholic beverages to raise money for the museum. We will also feature a silent auction during the event to increase funds raised for our organization.

Requests from town staff:

We are requesting that the parking lot behind the museum be closed from 12:00am Tuesday, July 1st through 11:59pm Thursday, July 3rd. We are requesting that 4th Street between Elk Avenue and the alley be closed from 12:00am Wednesday, July 2nd through 12:00am Thursday, July 3rd.

We request barricades to be set up at the museum on July 1st along Fourth St, blocking off the parking lot behind the museum and the parking spaces next to the museum. We then request that barricades be set up on 4th street at Elk Avenue and 4th street at the alley to block off the street. These barricades will then need to be picked up on July 3rd. We ask that the alley behind the museum be closed for the duration of the event to ensure a secure liquor perimeter. The alley will be open on the 1st of July and the 3rd of July. It will be closed to traffic on the 2nd of July from 4pm to 11pm for event set up, the event itself, and event clean-up.

If necessary barricades can be dropped off and we will set them up. We will also re-open areas earlier if possible.

Safety & Medical Plan:

We will hire security to make sure that alcohol does not leave the permitted area. They will be stationed at all exits. We will not exceed the number of people allowed in our building. All staff will have a cell phone on them that can be used to contact emergency services. There will not be inherently dangerous activities happening at this event so no services will need to be on standby. We will have basic first aid items on hand and will call EMS if any medical emergencies occur.

ADA Parking Spaces

This event will temporarily eliminate xx ADA parking spaces. To remedy this we plan on setting up xx ADA parking spots on Elk Avenue in front of the Museum. We will require signage from town in order to do so.

Other Items

Banner Application has been submitted
Notification of Amplified Sound in application

Schedule of Events:

Monday, June 30th

- 5:00pm
 - Place signs in parking lot saying no overnight parking

Tuesday July 1st

- 12am/2am:
 - Set out barricades for blocking off parking lot
- 12pm-5pm:
 - Tent(s) get set up in the parking lot behind the museum
 - Place signs along 4th street saying no overnight parking

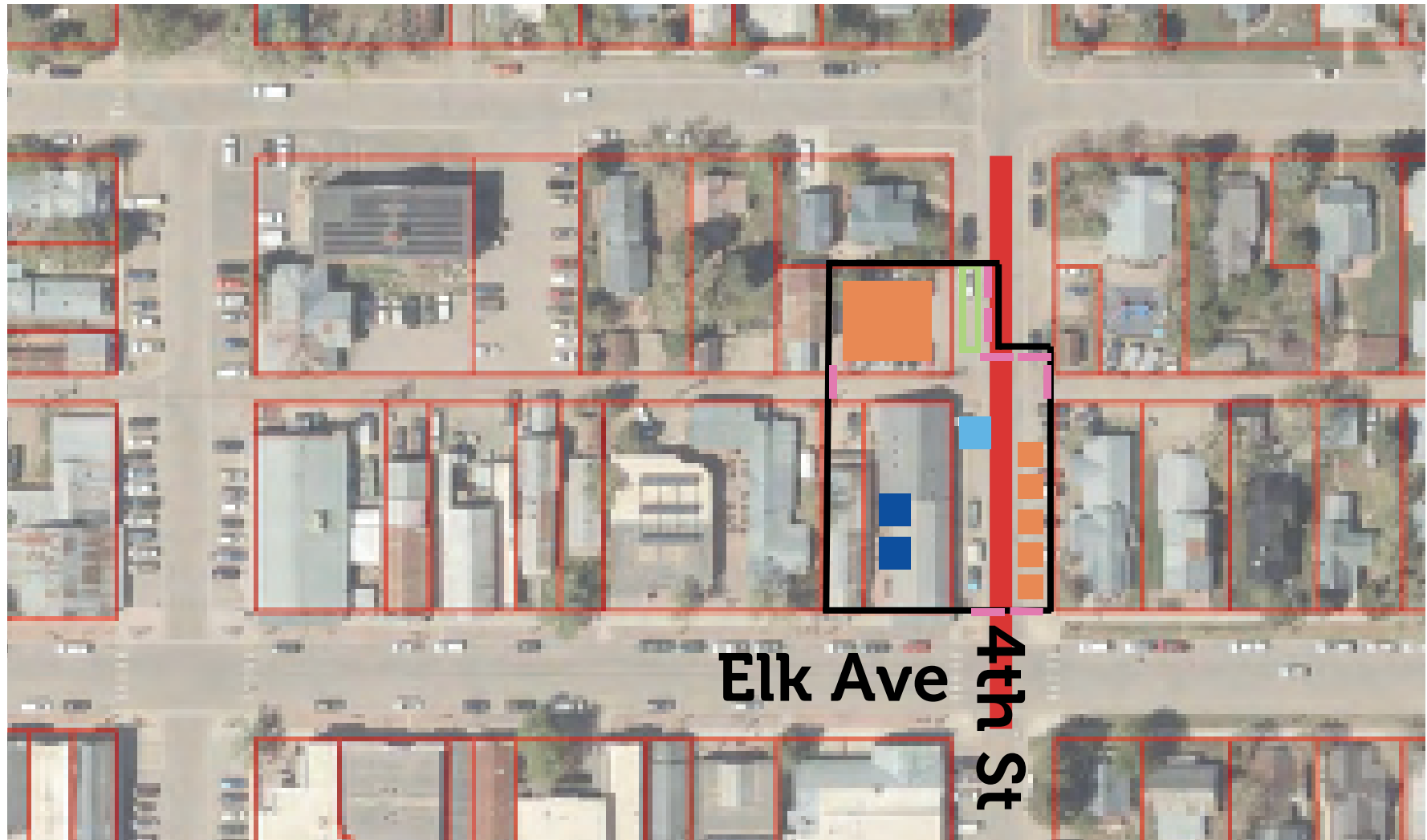
Wednesday, July 2nd

- 12am/2am
 - Set out barricades for blocking off 4th Street
- 10am-1pm:
 - Trailer for stage arrives
 - Smaller tents get setup
 - Tables & chairs get setup
 - Bar areas get mostly setup
 - Beer gets delivered
 - Perimeter fencing gets setup
 - Banner gets moved from town fence to event perimeter
- 1pm:
 - Sound arrives to setup basic sound equipment
- 3pm:
 - Exhibit area gets closed early
 - Silent auction area gets setup
 - Band arrives to setup on stage
- 4pm:
 - Food Vendor arrives and setup
 - Soundcheck for the band
 - Trash and recycling receptacles get setup
- 5pm-6pm:
 - Bar gets ice & last minute things ready
 - Entry table with ticketing and commemorative cup pickup gets setup
 - Security takes places
 - Stage makes sure it is ready to go
- 6:00pm:
 - Doors open for VIP entry
 - Bars open
- 6:15pm:
 - Swing lessons with band begin
- 6:45pm:
 - Band begins to play
- 7:45pm:
 - Setbreak

- Thank yous from Museum Staff, Reminder about Silent Auction Items
- 8:00pm:
 - Music Begins Again
- 9:30pm:
 - Bar by back perimeter is taken down and combined with front bar
 - Certain seated tables can be broken down and put away
- 10:00pm/10:15pm: End of Event
 - Music Stops
 - Band breaks down equipment
 - All tables and chairs get put away
 - Small tents get disassembled and stored
 - Cleanup occurs
- 12:00pm:
 - All that should be left are large tents for removal the following day
 - 4th Street re-opens, parking lot remains closed

Thursday July 3rd

- 8:00am-10:00am:
 - Large Tents get removed from event area
- 10:00am:
 - Barricades are removed and street traffic/ parking spots are available



Liquor Permit Area



Vendor Staging Area

— Barricades Needed (8 total)



Tent



Porta Potties



Museum Restrooms



16 foot fire/emergency access

Requesting the parking lot and alley behind the museum both be closed, along with 4th street from Elk Ave to the Alley

Application for a Special Events Permit

Departmental Use Only
57

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following** (See back for details.)

- | | | |
|------------------------------------|---|---|
| <input type="checkbox"/> Social | <input type="checkbox"/> Athletic | <input type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society | <input type="checkbox"/> Municipality Owned Arts Facilities |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution | |

LIAB Type of Special Event Applicant is Applying for:

- 2110 ☐ Malt, Vinous And Spirituous Liquor \$25.00 Per Day
2170 ☐ Fermented Malt Beverage \$10.00 Per Day

DO NOT WRITE IN THIS SPACE

Liquor Permit Number

1. Name of Applicant Organization or Political Candidate		State Sales Tax Number (Required)	
2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP)		3. Address of Place to Have Special Event (include street, city/town and ZIP)	
4. Authorized Representative of Qualifying Organization or Political Candidate		Date of Birth	Phone Number
Authorized Representative's Mailing Address (if different than address provided in Question 2.)			
5. Event Manager		Date of Birth	Phone Number
Event Manager Home Address (Street, City, State, ZIP)		Email Address of Event Manager	
6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input type="checkbox"/> No <input type="checkbox"/> Yes How many days? _____		7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input type="checkbox"/> No <input type="checkbox"/> Yes License Number _____	

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? ☐ Yes ☐ No

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.
Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.	Date Hours From .m. To .m.

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature <i>Alyssa Moore</i>	Title	Date
----------------------------------	-------	------

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

THEREFORE, THIS APPLICATION IS APPROVED.

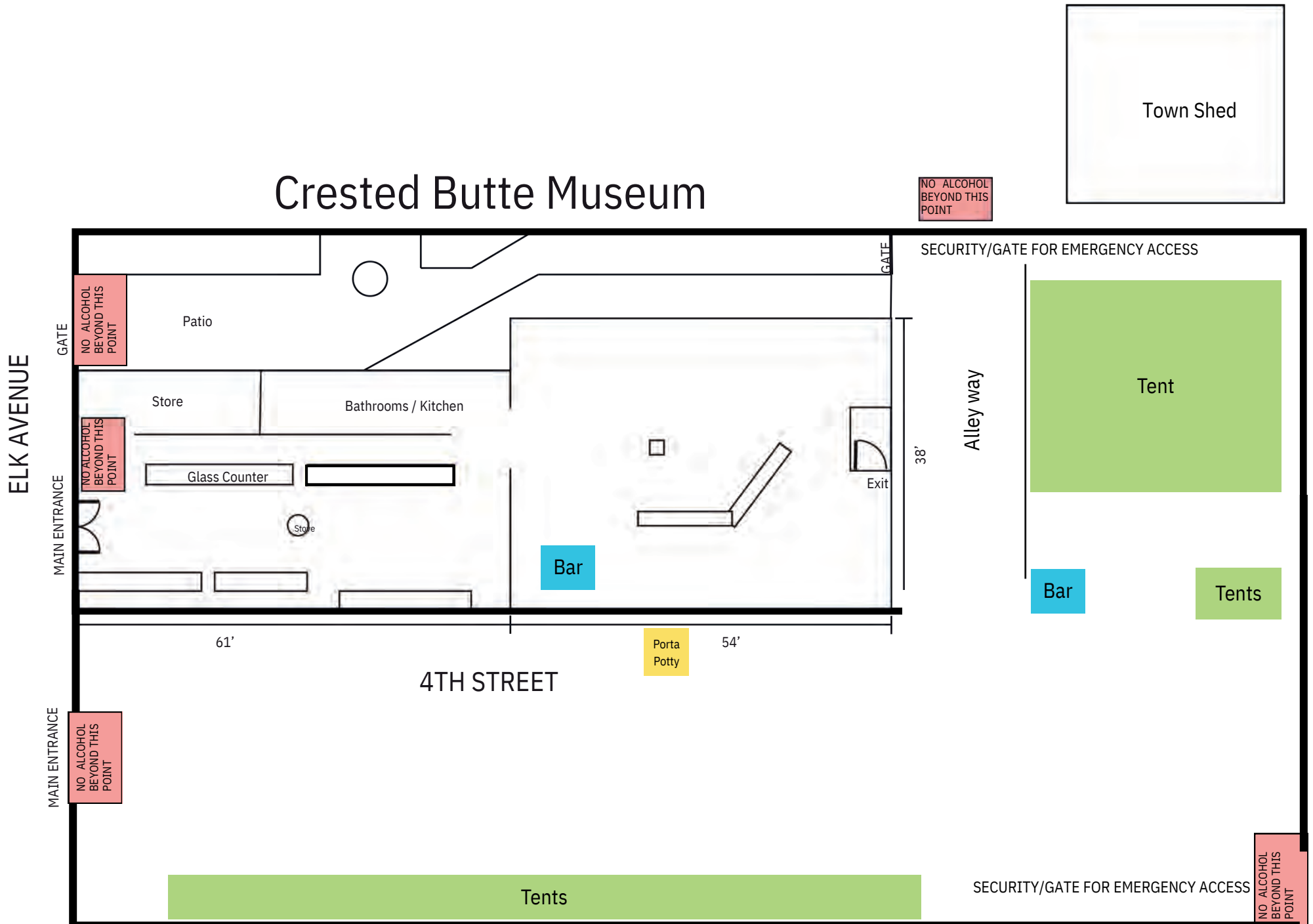
Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
Signature	Title	Date

DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

Liability Information

License Account Number	Liability Date	State	Total
		-750 (999)	\$ ●

(Instructions on Reverse Side)





Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: June 16, 2025

Town Manager

- 1) We received an update from USPS on June 10th that the lease for the existing post office was renewed and is now expiring 2/28/2031.
- 2) I will be out of office on vacation June 12-29. Lynelle will be serving as acting manager during that time. Please direct any questions or concerns to Lynelle during my vacation.
- 3) For the June 30th Intergovernmental dinner, please forward any agenda suggestions to Lynelle or Mallika. They will be coordinating on the meeting agenda. These dinners are a great opportunity for open discussion as well as bringing up any issues that cross our various jurisdictions.

Sustainability

- 1) No updates

Public Works

- 1) Streets Maintenance – Starting the week of June 9th, streets crews will be shifting focus from crack sealing to the striping of stop bars, yellow curbs, white hatched areas, etc. The Town will also start deploying mid block speed and pedestrian crossing signs, as well as traffic calming boxes on Whiterock and on 1st Street.
- 2) Whiterock Water Main Replacement – The Town issued an RFP for the replacement of the Whiterock water main, from 3rd street to the mid block of 5th street. The project looks to replace the existing main due to the type of material and the age of the line. Bids for the project are due on June 12th.

Marshals

- 1) Prior to the summer parking contract going into effect on June 27th, the Marshal's Office, Community Development and Interstate Parking have been working on improvements such as updated parking passes for Elk Av businesses and QR codes for the neighborhood zone signs.
- 2) On Wednesday the 4th, the Marshal's Office conducted a hiring process to fill the open spot. The day began with a job specific obstacle course, written test and concluded with oral board interviews. With two good candidates, we are in the process of selecting the best candidate for the Town and department.

Parks, Recreation, Open Space and Trails

- 1) Mineral Point Trail Project Update: The Met Rec generously awarded the Town \$57,682.43 for construction of the Mineral Point Trail! Construction is scheduled to commence in early August. Thank you, Met Rec!
- 2) Big Mine Avalanche Mitigation Report: Please find the attached report for the 24-25 winter season.
- 3) Sam Kay Baby: Sam Kay, a member of our Parks team, and his wife Jordyn welcomed Kirby R. Kay to the world on Thursday, May 22nd at 2:42 pm. Welcome Kirby and congratulations Sam and Jordyn!
- 4) Flowers are here!: Totem Pole and planter boxes are being planted!

Community Development

- 1) Colorado Wildfire Resiliency Code Update: SB25-142 was signed by Governor Polis on June 3, which extends the deadlines for local communities to adopt and then enforce the Wildfire Resiliency Code. Communities like Crested Butte would now have to adopt the code within nine months from the adoption by the State, which will likely be by March 1, 2026 and begin to enforce this code by June 1, 2026. This shift will help to align the code adoption with the Town's upcoming Zoning Code and Design Standards updates to ensure compatibility.
- 2) Paradise Park Workforce Rentals: The phase 2 application window closed on June 2. All applications were processed by June 4. The application/qualification objection window was announced on June 5 and closed on June 10 with no objections received.
 - a. There were ten applications for the two, two-bedroom units. One applicant withdrew. Six of the nine phase 2 applicants participated in the phase 1 lottery and three were new applicants.
 - b. Data points from phase 1 and 2 are below:

Ticket Allocation	Phase 1 - 9 Units		Phase 2 - 2 Units
	Entered	Drawn for Housing	Entered
1 Ticket (4 Years and less)	11	1	3
3 Tickets (4-8 Years)	5	0	2
5 Tickets (8-12 Years)	5	3	4
7 Tickets (12-16 Years)	3	2	0
9 Tickets (16-20 Years)	0	0	0
11 Tickets (More than 20 Years)	4	3	0
Average HH AMI	96%		71%
AMI Range	51%-126%		52%-99%
Average HH Income	\$79,200		\$87,700
Income Range	\$47,000 - \$126,000		\$57,200 - \$124,400
Average HH Size			
1 Bed	1.4		NA
2 Bed	1.9		1.8
3 Bed	3.6		NA
Total Applicants	29		9
Subscription Rate	3.1		4.5

- i. Nine qualified households were awarded a total of 31 tickets, including the two extra tickets allocated to the Robinson household.
- ii. The lottery will be held on Wednesday, June 18 at 5:30 PM in council chambers. On Monday June 16, staff will host an optional virtual meeting with lottery participants to walk through the lottery process and field questions.
- iii. The two phase 2 units will be complete by the end of June, with tenants moving in shortly thereafter.
- iv. The final three units that will be built under the COP financing, a triplex on 10th, are scheduled to achieve temporary certificate of occupancy by the end of the year, with landscaping installed Summer 2026.

- 3) Mineral Point: The red tag on Mineral Point was lifted on June 10th.
- 4) 107 Teocalli: A leak in the roof of 107 Teocalli, a manufactured home used for employee rentals, uncovered extensive mold in the roof cavity of the building. Staff investigated the option to repair the building; however, given its age and building type, staff determined it was not a wise investment. To limit liability and costs associated with a vacant building, staff will put it up for auction with a base bid price that matches the removal costs. (The manufactured home is titled under the Department of Motor Vehicles, so it is considered chattel, not real property. As such, disposition will follow the Town's policy and process for disposition of Town vehicles.) Demand for employee units is high, with five applicants for the two-bedroom unit offered up for lottery in early June. As such, staff recommend holding the land and replacing the unit in 2026 or later depending on budget. Staff will return to Council with a proposal in coming weeks.

- 5) GVRHA Compliance: In addition to working through compliance complaints on various properties throughout Town, GVRHA will be rolling out routine compliance in the Verzuh and Kapushion neighborhoods over the next 3 months.
 - a. One Notice of Violation has been sent an owner, if appealed, the GVRHA Board will hear the appeal and the Town will enforce GVRHA's decision.
 - b. Verzuh and Kapushion owners should expect to receive outreach from GVRHA around the end of the month to communicate the reason for routine compliance and what is required of owners. The master deed restrictions for each neighborhood maintain local work requirements for owners and prohibitions on owning real estate.
 - c. GVRHA started its routine compliance outreach in the Pitchfork neighborhood in Mt.CB. As of June 9, six of the 19 Pitchfork households are considered to be in compliance with their deed restriction; 12 have yet to submit documents and will be considered out of compliance after the deadline for document submittal has passed, and one is confirmed out of compliance and has received a Notice of Violation. Kapushion and Verzuh (12 total units) are their next phase, and Paintbrush in Gunnison is the next in the queue. GVRHA will continue working through each jurisdiction's portfolio as they build out a compliance program.

Town Clerk

- 1) The first Alpenglow of the summer is on Monday, June 16, 2025; Fish Fry will be taking place in Crank's Plaza on June 13, 2025; and the CB Land Trust Gala is planned for the Big Mine Ice Arena on Saturday, July 12, 2025.
- 2) 2025 is a Council election year! Open seats will be the Mayor's seat, as well as John O'Neal's, Anna Fenerty's, and Beth Goldstone's Council seats. July 25, 2025, is the deadline to notify the County Clerk in writing of the Town's participation in the coordinated election. A resolution and IGA with Gunnison County will be on a Council agenda, likely before the July 21, 2025, Council meeting. The first day that Mayor and Council candidates are able to circulate petitions will be Wednesday, August 6, 2025, due Friday, August 29, 2025. Petition packets will be available in the Clerk's Office by Wednesday, July 30, 2025.
- 3) Please be reminded of Elk Ave. parklet installation day on Tuesday, June 17, 2025.
- 4) The second food truck for the Four Way parking lot completed the application process. The Rolling Kaz will be serving items such as shawarma, falafel, wraps, and rice bowls. The Rolling Kaz will also focus on late night, after 9:00PM, on Elk Avenue. The third cart/booth, dispensing kombucha, will also be appearing at the Four Way in the cart/booth area on the sidewalk by the Chamber.

Finance/HR/IT

- 1) Welcome Rob Sweeney: Rob has joined us as the Interim Finance and Administrative Services Director and will be serving in this role for a minimum of four months as we continue our search for a permanent director.
- 2) Insurance Renewals Complete: We've completed the CIRSA Workers' Compensation and Property Casualty insurance renewals for 2026.

- 3) Farewell to Kathy: Kathy's last day will be July 4th. Please join us in wishing her the very best in retirement—she's looking forward to spending more time with her family and enjoying this next chapter.
- 4) 401(a) Policy Update: We're updating the 401(a) retirement policy to start employer contributions at the beginning of employment rather than after 1 year of employment. This is a small step in bolstering recruitment and will also help with missed enrollments at the 1-year mark. The anniversary tiers and contribution amounts will remain the same.
- 5) Now Hiring: We are actively recruiting for several positions, including:
 - a. Deputy Marshal
 - b. Finance/Administrative Services Director
 - c. Building Inspector
 - d. Summer PROST Seasonals

Upcoming Meetings or Events Council may choose to attend

June 17, 6:00pm-7:30pm Gunnison BOCC Open House, The Depot

June 23, PROST Plan outreach at Alpenglow

June 23 & 24, PROST Plan stakeholder outreach

June 30, 6:00pm-8:00pm Intergovernmental Dinner, King Community Room, Center for the Arts

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.

2024/2025

Town of Crested Butte

Avalanche Mitigation Report

Produced by the Crested Butte Avalanche Center on May 25, 2025.



TOWN OF
Crested Butte
C O L O R A D O

Summary

The CBAC conducted active avalanche mitigation above Big Mine Park and passive monitoring/forecasting for several other municipal avalanche zones for its seventh season. Despite several problematic weak layers this winter and 5 days at High Danger in the backcountry, CBAC mitigation work prevented any large avalanche activity at Big Mine Park and there were no incidents, public involvements, or structural damages at any municipal avalanche zones. Avalanche specialists trafficked the snowpack and triggered numerous small avalanches during 5 days of avalanche mitigation work this winter. No natural avalanches occurred within the mitigation areas this winter.



Figure 1: One of hundreds of large avalanches that occurred in the backcountry this winter. CBAC's avalanche mitigation measures at Big Mine Park prevented any large avalanches from occurring above the Nordic Center.

Seasonal Snowpack, Weather, and Avalanche Synopsis

The winter of 2024-25 was characterized by several long droughts and several rapid loading events, which caused challenging weak layers and prolonged persistent slab issues. Month-long dry spells in December and again in January caused poor foundations for the snowpack. Atmospheric river events on November 26-27 and February 14-15 spurred exceptional avalanche cycles due to intense snowfall accumulation. A prolonged snowy period around the Christmas to New Year's holidays caused another period of significant dangerous conditions. The snowpack peaked around 75%, and we saw fewer High Danger days than normal. The CBAC documented over 1700 avalanches in the backcountry this winter; 570 of those were destructive enough to easily bury and kill someone (D2 or larger).

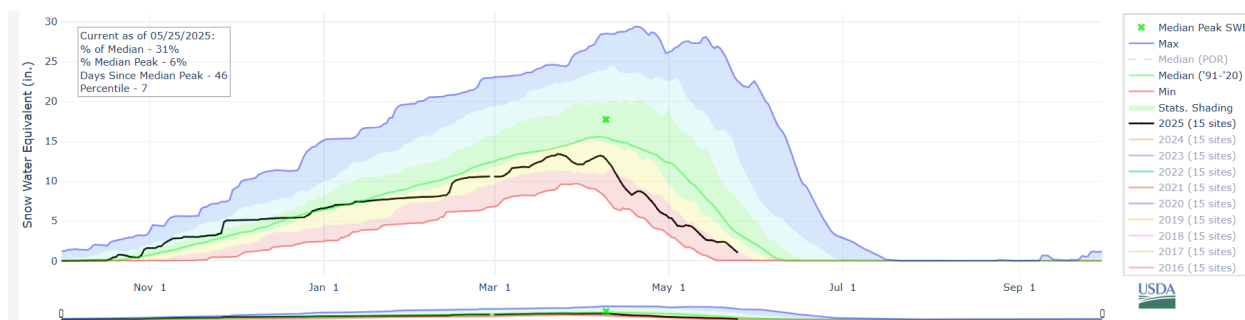


Figure 2: Time series plot of the Gunnison River Basin snowpack compared to previous seasons. The current season is the black line, and green is the median. This year, the snowpack saw several long dry spells and several dramatic loading events, spurring widespread avalanche cycles. The snowpack was below average and unusually warm temperatures accelerated meltout.



Figure 3: Two to four feet of snow fell in just 36 hours during a late November storm, spurring one of the more widespread cycles in operational memory. For example, all of the bowls on Mt. Emmons avalanched across the entire width of their start zones, such as this D3 avalanche in Red Lady Bowl.

Mitigation and Forecasting

As outlined in the Scope of Work, we performed active mitigation and the majority of our work in Zone B (the Big Mine Park). For Zone C near Red Lady Ave and Zone A near the west end of Elk Ave, we used passive measures to minimize public risk through a combination of snowpack assessments, avalanche forecasting, and communication to the Town during periods of heightened danger. All of our assessment and mitigation work is documented in the CBAC's records and database.

Big Mine Park

At the Big Mine Park, CBAC conducted 5 days of on-slope mitigation, consisting of 2 to 3 avalanche specialists on slope per shift. With well-developed weak layers getting buried in November, December, and February by severe or prolonged storms, our mitigation sessions aimed to extensively track and compact the start zones (Figure 4) while flushing rapidly forming soft slabs (Figure 5). Thanks to our snowpack disruption efforts, the only avalanche activity that occurred on the slope was during the three major loading events, and all small in size. Most of this activity was triggered by avalanche specialists and

numerous avalanches ran naturally overnight during our most severe storm on November 26th before we were able to access the terrain during daylight hours.



Figure 4: Mitigation efforts throughout the season systematically disrupted the weak layers and slabs to prevent larger and more continuous slabs from developing.



Figure 5: One of numerous small avalanches triggered by avalanche specialists during an intense storm on November 26th.



Figure 6: An avalanche specialist disrupting the continuity of slabs and weak layers above Big Mine Ice Arena.

Zone A and Zone C

CBAC avalanche specialists conducted passive observations and extrapolated snow profiles from similar slopes in the backcountry to forecast for the other municipal start zones described in the Scope of Work: For Zone C near Red Lady Ave and Zone A near the west end of Elk Ave. Both of these start zones are relatively small and infrequent paths that rarely have enough slab formation to produce large avalanches. Our forecast team concluded that none of the storm cycles this season were significant enough to warrant extra caution for these areas. Zones A and C remained open throughout the winter and never produced any avalanche activity.

Communication

The CBAC also has an email alert system for notifying other local agencies of exceptionally dangerous conditions, including HIGH or EXTREME danger and Avalanche Warnings. We deployed this system on a number of occasions through the winter to warn organizations such as the Nordic Center, the Electric Association, property managers, and the town of Crested Butte and Mt. Crested Butte. Several natural avalanches impacted groomed trails and popular roadways this winter, including Mike's Mile and Kebler Pass Road (Figure 7). Public involvements were averted in all of these instances.



Figure 7: Natural avalanche activity in Climax Chutes that occurred during the February 14-15 storm. These paths impact the Mike's Mile groomed nordic track.

Challenges

It is well-known that avalanche forecasting and avalanche mitigation, especially without the use of explosives, are both subject to uncertainties. Despite avalanche signage adjacent to municipal avalanche terrain, public travel on these slopes continues. Our mitigation efforts have been successful thus far, but it is impossible to completely rule out public involvement unless strict closures are enforced. For example, this winter, we documented numerous small natural avalanches that occurred at night during an intense storm on November 26th before our mitigation teams were able to access the terrain during daylight hours. Avalanche mitigation that relies on ski traffic or forecasting alone also has limitations relative to programs that deploy the use of explosives, avalanche fencing, etc. We continue to work with the resources available to us to do our best to reduce, but not completely eliminate the public risks.

Crested Butte Town Council Upcoming Agenda

July 7 - Packets out Monday, June 30th – Ian out, Lynelle maybe out

Work session –

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

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. IGA with Gunnison County re: Red Lady roundabout – Shea (Placeholder – waiting on grant docs from Feds)
 - c. CBCS easement for water line – Shea
 - d. CBFPD easement for sewer access & maintenance – Shea
 - e. DC Fast Charging contract – Shea
 - f. CBFPD trail easement - Janna
 - g. Extinguishment Agreement for Deed Restrictions – Karl
 - h. Whetstone utility easement – Shea
 - i. Whiterock water main contract award - Shea
2. Presentation
3. Public Hearing
 - a.
 - b.
4. New Business
 - a. Annual Update of Affordable Housing Guidelines (provide Employee Guidelines & TSP in staff updates) – Erin
 - b. Community Plan Adoption – Mel
 - c. Continue discussion on Community grants – purpose and administration – Kathy/Grants Committee
 - d.
5. Exec Session

July 21 - Packets out Monday, June 14th

Work session –

•

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. SH 135 Corridor Plan IGA – Mel
 - c. Ord ____, Ground Lease with GCEA for EV Chargers at Tennis Courts, 1st reading – Dara
 - d. CBFPD easement for electricity – Shea
 - e. People's Fair special event – Lynelle
 - f. Arts Fair special event - Lynelle
2. Presentation
 - a.
3. Public Hearing
 - a.
 - b.
4. New Business
 - a. Resolution, Adopting Policy for Operational Reserves – Dara
 - b. Cost analysis of composting program – Dara
 - c.
5. Exec Session

August 5 Tuesday - Packets out Monday, July 28th

Work session –

- PROST Plan - Affirm goal statement and success measures

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Ord __, Amending Sec 13-5-60 to match SAYT program, 1st reading - Shea
2. Presentation
 - a.
3. Public Hearing
- a. Ord __, Ground Lease with GCEA for EV Chargers at Tennis Courts, 2nd reading - Shea
4. New Business
 - a. First Reading – 2024 Building Code adoption
5. Exec Session

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. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - b.
3. Public Hearing
 - a. Public hearing – 2024 Building Code adoption
- b. Ord __, Amending Sec 13-5-60 to match SAYT program, 2nd reading – Shea
- c. Hold for an Appeal of a BOZAR decision - Mel
4. New Business
 - a.
5. Exec Session

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
- a.
4. New Business
 - a.
5. Exec Session

Joint meeting with Mt CB re: Mountain Express

September 15 - Packets out Monday, September 8th

Work session –

- Budget Work session

Regular Meeting

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle 2. <u>Presentation</u> <ol style="list-style-type: none"> a. Red Lady Roundabout 30% design – Shea/Mel 3. <u>Public Hearing</u> | <ol style="list-style-type: none"> a. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea a. 5. <u>Exec Session</u> |
|--|--|

October 6 - Packets out Monday, September 29th

Work session –

- Joint BOZAR work session
 - What have we done so far?
 - Discuss development review process/role of BOZAR
 - Discuss/review proposed code structure moving forward
 - What's coming next? – outreach overview

Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 3. <u>Public Hearing</u> | <ol style="list-style-type: none"> a. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Draft 2026 Budget – b. <u>Exec Session</u> |
|--|---|

Future/Annual Items

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
- Year-end financial summary

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
- 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 – 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
- 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

Crested Butte Visitors Center

Winter Season Operations Report

December 2024 – April 2025



Winter Recap

- 10,671 visitors from 12.1 to 5.1
 - 7% decrease over 2024
 - CB 4-Way: 3,070
 - Mt CB Transit Center: 7,601
- Operating days:
 - CB: 138
 - Mt CB: 127
- Raised starting wage to \$20/hour.
- Evaluating how to shift staffing to better service seasonal peaks and lows.

Summer Forecast

- While visitor forecasts show June and August pacing behind last year and July and September flat, still expecting busy summer
- Continue mobile visitors centers
- Tools for businesses and staff
- Evaluating and updating how we collect demographic info from visitors
- CB Changes
 - Retail at 4-Way
 - Reorganizing space for better use
 - Free wifi
- Mt CB Changes
 - Kiosk
 - Computer / phone
 - Signage for outdoor desk
- Porta potty program
- New website and Chamber CRM will allow for better visitor resources



Chamber Business Support

- Launching new CRM and website for operations and visibility
- Update on Chamber merger discussion
- Collaborating with Gunnison Chamber, TAPP, and STOR
- New 501(c)(3) in development for education and leadership
- Exploring revised Business After Hours strategy
- Member-led educational programming being piloted



Financial & Membership Report

- New chart of accounts implemented
- Year-long membership and billing audit nearing completion
- Inactive members removed; new members onboarded
- Upcoming membership drive with new CRM
- PR and communication strategy in development
- 9 new members, 26 drop. Most drops due to membership audit

Conclusion

- Looking forward to another busy summer!





Crested Butte | Mt Crested Butte Chamber of Commerce
Winter 2024 - 2025
Visitors Centers Report

Summary

The 2024–2025 winter season presented both opportunities and challenges to the Crested Butte | Mt Crested Butte Chamber of Commerce and Visitors Centers. Likely a result of average to slightly lower than average snowfall and political insecurity, visitation was down across the Gunnison Valley over previous winters. Our visitors centers saw fewer visitors as a result.

This report provides an overview of our winter operations, including staffing updates, visitor engagement efforts, new infrastructure initiatives, business support strategies and overall statistics.

It also looks ahead to the upcoming summer season. With key projects like a new CRM system, website overhaul, retail implementation, and regional collaboration efforts underway, we’re positioning the Chamber and Visitors Centers for long-term sustainability and deeper community impact. We remain committed to supporting local businesses, welcoming visitors with warmth and knowledge, and strengthening our partnerships across the Gunnison Valley.

Winter Recap

The 2024–2025 winter season saw a drop of about 18,500 visitors to the Gunnison Valley or a 9% drop over last year, and both visitors centers saw corresponding drops in visitation as a result. For details on visitor demographics, please see the addendum.

We continued to provide phone, email and in-person support to visitors and the community 7 days per week from 9am – 5pm. As we moved into April, we closed the Transit Center location with the ski area, and we closed the 4-Way Tuesday thru Thursday. This had minimal impact on the visitor experience, and we may consider closing the 4-Way during the Crested Butte Community School spring break next year so we can apply wages saved during that time period to staffing heavier during July.

Despite this downturn, the Visitors Center team remained a vital presence, offering high-quality service and support throughout the season.

Key highlights and updates:

- **Staffing Success:**
 - We experienced some natural staff turnover but successfully hired several new team members for both the 4-Way and Transit Center.
 - We raised our starting wage to \$20/hour, which significantly improved our ability to attract qualified applicants. In fact, we reached full staffing capacity and had to turn away applicants at one point.
 - Our experienced team of retired locals with many years of living in the Gunnison Valley paired with new team members to provide valuable training and knowledge.
- **Team Strength & Local Knowledge:**
 - Our team continues to be highly knowledgeable on the Gunnison Valley, with decades of experience living and recreating in the area.
- **Preparing for the Future:**
 - We are evaluating staffing as we go into next winter to consider how we can provide greater depth of coverage at Mount Crested Butte, which consistently sees higher winter visitor traffic, particularly in the mornings and evenings, as the ski area opens and closes.
 - Staff will begin cross-training on social media management and retail sales, allowing for smoother seasonal transitions and increased organizational flexibility.

Summer Forecast:

Looking ahead to summer, uncertainty continues to shape visitor behavior. Recent reports by TAPP show that visitation for 2024 dropped to 660,000 from a high of 825,000 in 2022. While it appears that July and September are flat to last year, June and August are down. While lodging rates have held steady or increased over the last year, a shakier economy may cause drops in rates, which will drive last-minute visitation. We are still anticipating that it will be a busy summer, with late June through Arts Festival weekend at peak occupancy, and preparing accordingly.

Key efforts include:

- **Mobile Visitors Centers:** Once again, we'll set up mobile visitors centers at **Alpenglow** and (pending approval from the TCCA) **Music on the Mountain**. This allowed us to connect with visitors who may not seek us out through visiting the 4-Way or the Transit Center. We're looking to adjust our presentation to attract more visitors at these events.
- **Streamlined Messaging:** I've added STOR and TAPP meetings to the list of meetings I attend. By listening in on these meetings, I've been able to ensure that our team are communicating the same messages and provide direct feedback on what we're hearing

from visitors. By providing consistent and accessible information, we can reduce confusion, support responsible recreation, and enhance the guest experience.

- **Retail Sales at the 4-Way:** We'll be launching wider retail sales at the 4-Way starting June 14th. This small-scale retail effort enhances service and creates a new revenue stream. With free WIFI available to visitors and some indoor and outdoor seating, we think this will allow us to provide a better visitor experience.
- **Technology at the Transit Center:** We've received the Mt CB kiosk, computer and phone and are working to install these in the Transit Center prior to opening of the resort. The phone will be the same visitors center info line that rings at the 4-Way, but the phone system will allow us to set up a separate extension so that the two visitors centers can communicate. We'll be connecting with short-term rental managers to ensure they're aware how to reach out via phone and in person. With another lodging property eliminating front desk coverage, having a staff member adequately plugged in to technology will be more important than ever. We're working to resolve the issues with the touch screen monitors.
- **Website Updates:** The new Chamber CRM will include a full website redesign. Our anticipated launch is early July and will improve both the user experience and the ability to capture data and feedback—key to our ongoing improvements. The new CRM will also allow chamber members an opportunity to have their own visitors center kiosk in their establishments, should they have an ipad available for use.
- **Statistical Data:** Moving into this summer, we'll be evaluating how we collect statistical data and considering how we can automate collecting visitor data. Currently, data relies on visitors completing a form on a digital guestbook. We're working on implementing a landing page for the free WIFI at the 4-Way that would require answering a few questions. The kiosks have digital guestbooks that we have not yet fully explored how to expand and implement. There's opportunity for improvement in not just the amount and accuracy of data, but streamlining this would free up the staff to be able to better manage the visitor experience.
- **Sustainability:** We're also continuing our porta potty program, which remains essential for protecting public lands and improving recreation infrastructure. The Visitors Centers will make a more concerted effort to share the locations of the porta potties as they're sharing hiking and biking recommendations.

Chamber Business Support

This winter marked an important period of growth, realignment, and infrastructure investment for the Chamber. Our focus in 2024 was analyzing visitors center operations. While we continued to work to implement changes to visitors center operations in the early part of 2025, we also turned to a deep analysis of chamber infrastructure and processes.

Infrastructure & Operational Upgrades

- We are just weeks away from launching a new CRM platform, which will include a redesigned website, better member tools, and improved automation across billing, communication, and analytics.
- These upgrades will provide greater visibility for member businesses, simplify renewals and invoicing, and help us better track engagement and performance metrics.
- By making this change, we are also cutting back on expenses and providing a member benefit that we think will increase membership. Not only will this new system cost less than the existing system, it will allow us to eliminate additional services that are now included with the CRM.

Regional Collaboration

- We held a joint meeting with the Gunnison Chamber and TAPP boards and staff this winter to explore a potential chamber merger. After thoughtful discussion, the consensus was that, due to significant differences between the towns and business communities and a lack of cost savings, consolidation was not the right path forward at this time.
- Instead, we committed to working more closely together in strategic ways and plan to reconvene in the fall after:
 - The Gunnison Chamber hires a new Executive Director
 - The Crested Butte / Mt. CB Chamber completes its strategic planning process
 - TAPP has transitioned a new ED
- In the meantime, I have begun regularly attending TAPP and STOR board meetings to better understand their initiatives and find opportunities to collaborate.

Strategic Planning

- On May 29th, we completed the first of two strategic planning sessions with our board and staff.
- So far, our board has identified communication as a key opportunity for us to work on as we move forward. With the new CRM and website, we'll also be overhauling the weekly eblast and considering how best to communicate with our members and the community the information they request and that we know they need.
- We're excited to identify actionable goals and new initiatives that will define the Chamber's direction and services moving forward, with a focus on community, visitors centers and members.

Business Programming & Networking

- We are currently re-evaluating our Business After Hours events, which saw limited winter participation. We're exploring whether these events should be focused solely on summer and shoulder seasons, when business owners are more available and engaged and we see the most participation. We're also considering different times and formats.
- At the same time, we're streamlining and diversifying business education offerings, working directly with member businesses to co-host events.

Leadership & Education (501(c)(3) Development)

- We are in the process of establishing a **501(c)(3)** organization to focus on business leadership development and educational programming for businesses throughout the Gunnison Valley.
 - One of the first steps will be transitioning the porta potty program under this nonprofit umbrella, since it falls under visitor education. Doing so will expand our eligibility for grants and external funding.
 - We're also participating in the Gunnison Leadership Steering Committee, which is working to reestablish a valley-wide leadership program.
 - The Chamber aims to offer scholarships so local businesses and leaders do not find cost a deterrent to participating in this program.
- This winter, we partnered with a member business to host a small series of classes, which were modestly successful.
 - These events revealed a broader opportunity: bringing educational programming back to different areas of the valley.
 - Whether it's hosted by us or another organization, our goal is to ensure accessible, high-quality programming is available across the Gunnison Valley.

Financial / Membership Report

As we moved into 2025, we updated our chart of accounts and cleaned up our financial reports to create a more streamlined financial picture. A challenge with the chamber line of business continues to be the archaic nature of our billing system, which is an entirely manual process. A draw for the new CRM is that it will fully automate our billing, which will help us keep accounts receivable clean and free up an immense amount of my time.

Membership Update

- We picked up 9 new chamber members and dropped 26 between December and May. As I worked through billing, I audited our current chamber CRM and found that there were several members who had dropped but never actually been dropped in the system. This is the reason for the overall drop.
- Current chamber membership is at 296.

- As we launch the new CRM, we're also working to update our member benefits and how we market the chamber to the community. We'll be launching a membership drive, with our board playing an active role in recruiting throughout the community.

Conclusion

As we reflect on the challenges and achievements of the winter season, it's clear that adaptability, collaboration, and thoughtful planning have positioned us well for the months ahead. While visitation was down and conditions were less than ideal, both visitors centers remained a valuable resource for guests and the community alike. We took meaningful steps toward long-term improvements—upgrading infrastructure, strengthening staff capabilities, expanding regional partnerships, and launching new programs that will carry us into a more resilient future.

We would like to extend our sincere thanks to the Towns of Mt Crested Butte and Crested Butte, and our partners across the valley for their ongoing support and collaboration. Your partnership continues to be vital to our success and the experience we're able to provide for our visitors.

As we head into the summer season, we do so with a sense of readiness and determination. Whether it's through our mobile visitors centers, enhanced communication tools, or expanding stewardship efforts like the porta potty program, we're committed to meeting this season's unique challenges with energy and creativity.

We look forward to welcoming a new wave of visitors and continuing to support the local business community with the tools and services they need to thrive.

Warm regards,

Heather Leonard

Heather Leonard
Executive Director
Crested Butte | Mt Crested Butte Chamber of Commerce

Visitors Center Statistics

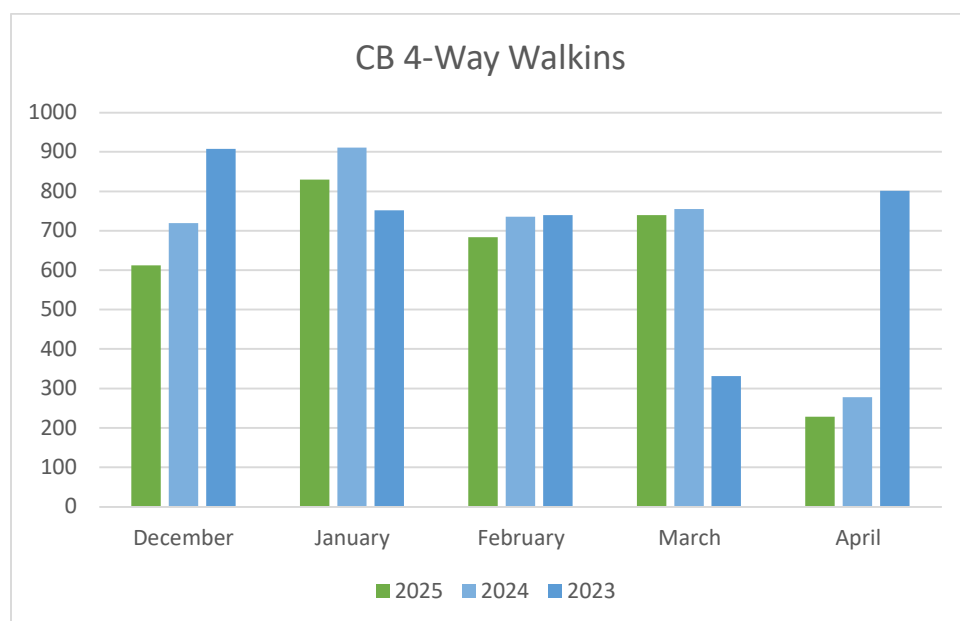
Operational Overview

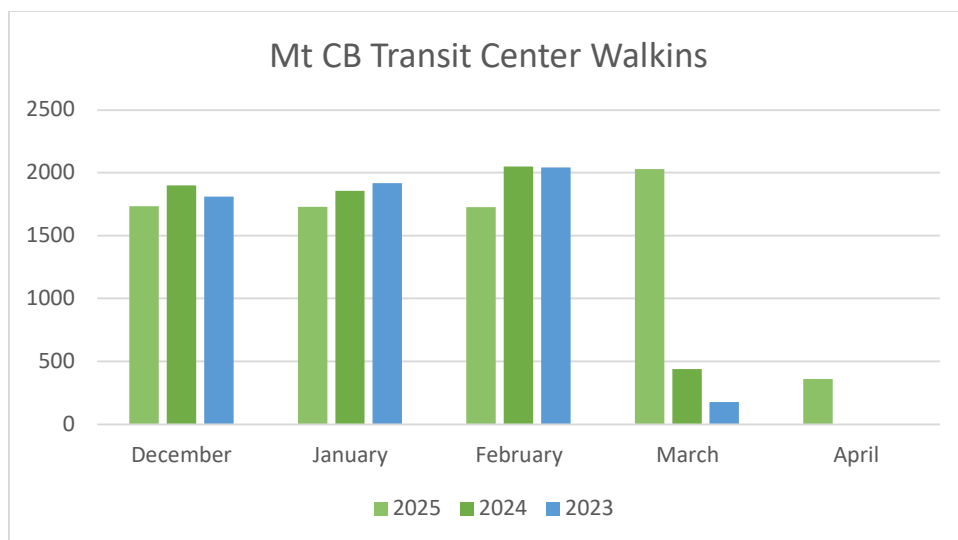
Crested Butte: The 4-Way Visitors Center was closed on Christmas, New Years and Tuesday thru Thursday from the close of the ski area on April 6th thru the end of the month. Total operating days for Winter Season: 138

Mt Crested Butte: The Transit Center Visitors Center was closed from the close of the ski season on April 6th and has not yet reopened for summer. Total operating days for Winter Season: 127.

Winter 24/25 Visitor Center Walk-In Traffic

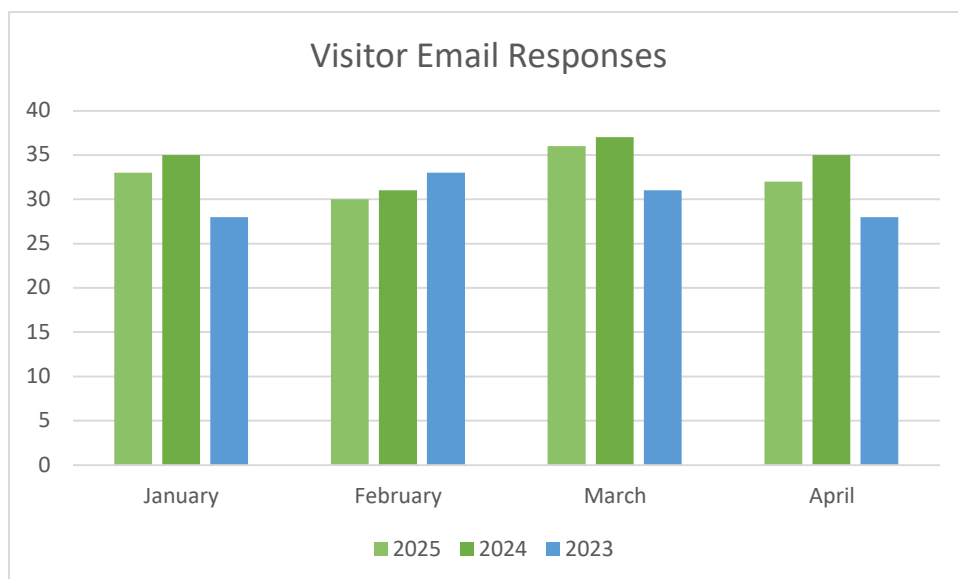
Staff at both visitors centers helped a total of 10,671 visitors between December 1st and May 1st. This is a decrease of 7% over 2024.



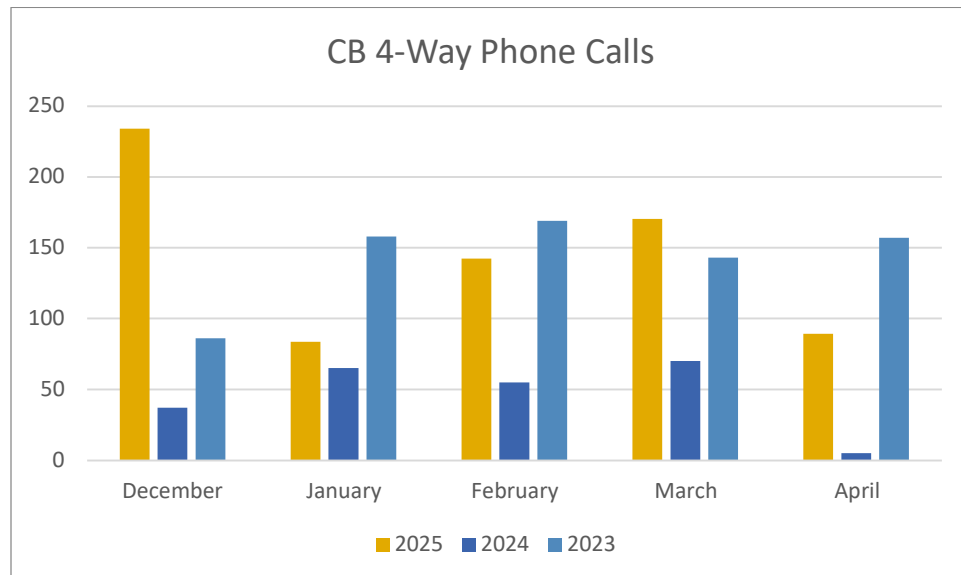


Email Communication

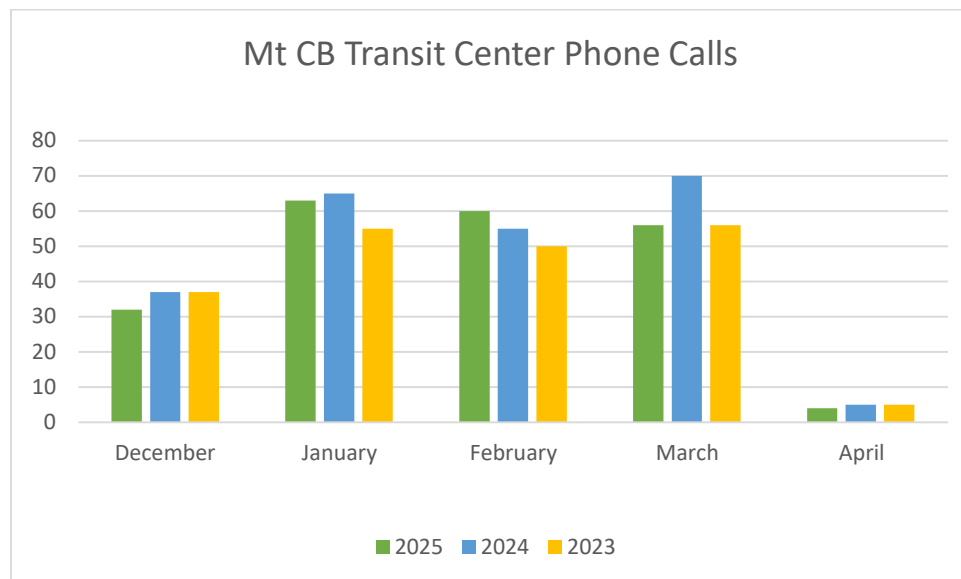
The info specialists monitor the info@cbchamber.com email account, as well as inquiries submitted through cbchamber.com. Email responses are not tracked by location.



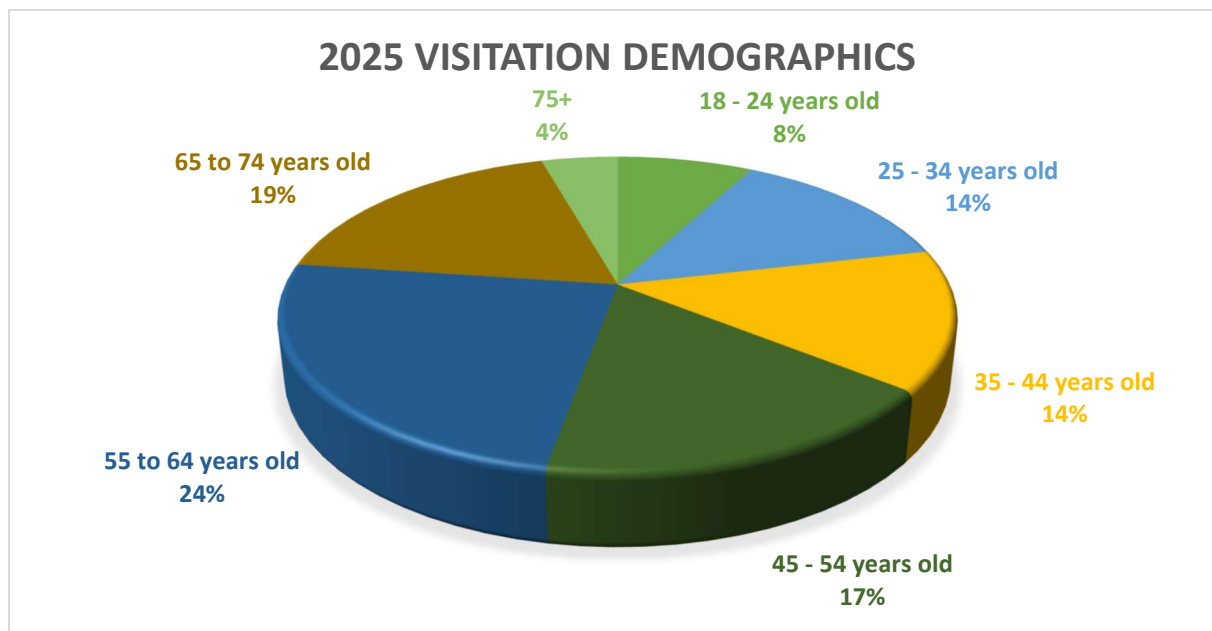
Crested Butte 4-Way Visitors Center Phone Calls



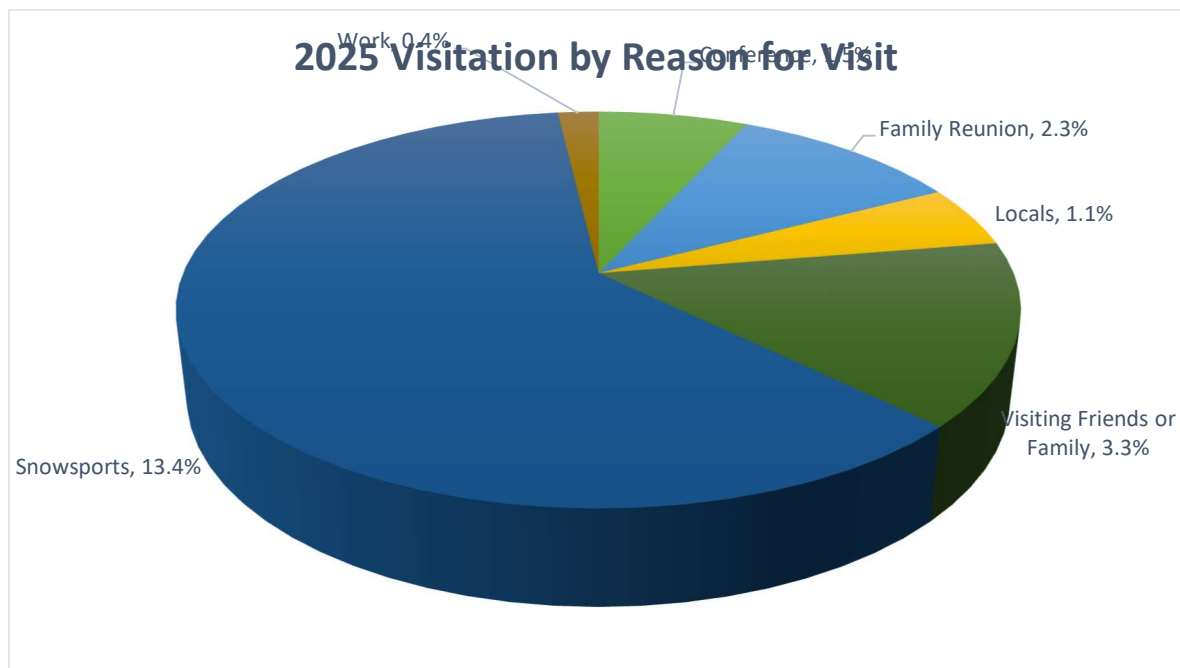
Mt Crested Butte Transit Center Visitors Center Phone Calls



Visitation Demographics

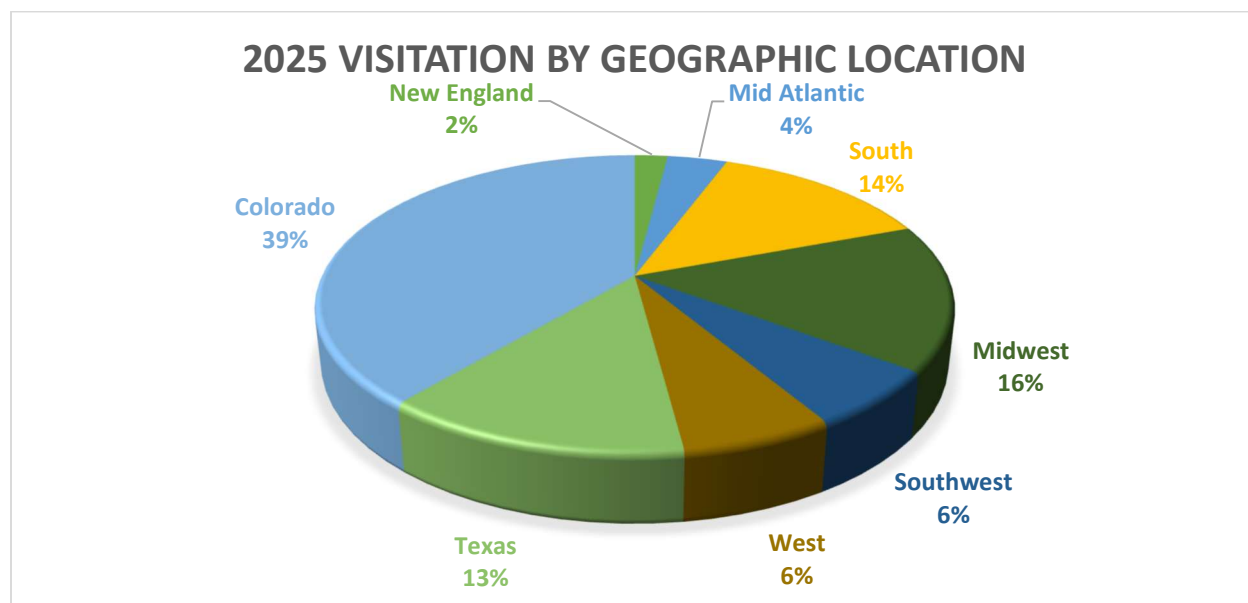


Visitation by Reason for Visit



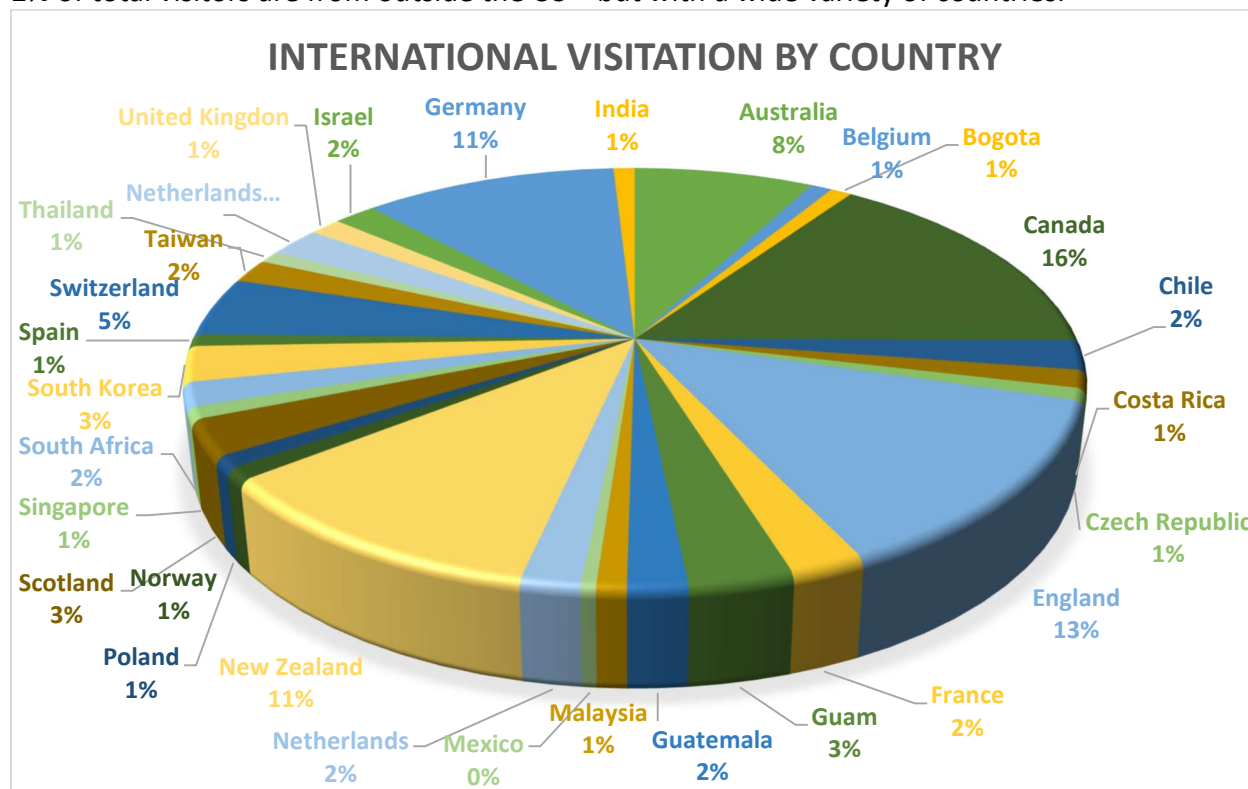
Visitation by Region

Overall visitation by geographic location continues to see Colorado as the number 1 geographic demographic, followed by the Midwest and Texas.



Visitation from Outside the U.S.

International visitation continues to hold a fairly low percentage in overall visitation – just above 2% of total visitors are from outside the US – but with a wide variety of countries.



Management Report

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Crested Butte/Mt. Crested Butte Chamber of Commerce and Visitor Center

For the period ended April 30, 2025

Prepared on

May 7, 2025

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Profit and Loss

January - April, 2025

	Total
INCOME	
Event/Program Income	
12th Night Income	1,605.92
Total Event/Program Income	1,605.92
Income	
Donations Income	85.00
Gift Shop Revenue Income	905.54
Misc Revenue Income	157.60
Total Income	1,148.14
Membership Dues Income	18,361.25
Gunnison Member Discount	-250.00
New Membership Income	385.00
Total Membership Dues Income	18,496.25
Restricted Income	
Misc. Grant Income	25,000.00
Town of CB Income	70,875.00
Total Restricted Income	95,875.00
Total Income	117,125.31
GROSS PROFIT	117,125.31
EXPENSES	
Building Expenses	
Cleaning & Bathroom Supplies	217.26
Cleaning Labor	3,045.00
Utility Expense	
Electric Expense	528.87
Gas Expense	1,080.53
Telephone/Internet Expense	1,155.11
Trash Expense	2,139.09
Water & Sewer Expense	440.10
Total Utility Expense	5,343.70
Total Building Expenses	8,605.96
Direct Labor	
Hourly Payroll Tax Expense	3,832.89
Hourly Payroll Wage Expense	39,825.57
Total Direct Labor	43,658.46
Event/Program Expense	
12th Night Expense	295.80
Business After Hours Expense	361.65
Butte Bucks Expense	3,211.00
Chili & Beer Expenses	3,677.29

	Total
Misc. Event Expense	270.00
Total Event/Program Expense	7,815.74
General Operating Expense	
Advertising Expense	30.00
Insurance Expense	2,333.45
Office Supplies Expense	73.06
Professional Fees	7,127.00
Software Expense	4,169.74
Staff/Board Development Expense	369.42
Total General Operating Expense	14,102.67
Paypal/Merchant/Bank Fees	525.95
Payroll Expense	
Events Contract Labor	1,620.00
Executive Director Health Insurance (wages)	1,666.64
Executive Director Payroll Tax Expense	2,557.77
Executive Director Reimbursable Expense	401.92
Executive Director Salary Payroll Wage Expense	26,000.00
Total Payroll Expense	32,246.33
Total Expenses	106,955.11
NET OPERATING INCOME	10,170.20
NET INCOME	\$10,170.20

Balance Sheet

As of April 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Bill.com Money In Clearing	385.00
GB&T Butte Bucks Checking (2727)	0.51
GB&T Chamber Checking (2921)	25,993.95
GB&T Visitor Center Checking (4355)	66,438.19
PayPal Bank	615.91
Petty Cash	3,600.00
Total Bank Accounts	97,033.56
Accounts Receivable	
Accounts Receivable (A/R)	22,272.50
Total Accounts Receivable	22,272.50
Other Current Assets	
Other Chamber Assets	
Butte Bucks Coins	9,033.60
Total Other Chamber Assets	9,033.60
Other VC Assets	
VC Loan to Chamber (Payroll)	89,509.84
Total Other VC Assets	89,509.84
Total Other Current Assets	98,543.44
Total Current Assets	217,849.50
Fixed Assets	
Accumulated Depreciation	-16,595.65
Fixed Assets Chamber	
Chamber Website Design and Computer Equipment	8,964.01
Total Fixed Assets Chamber	8,964.01
Fixed Assets VC	
VC and Event Equipment	7,631.64
Total Fixed Assets VC	7,631.64
Total Fixed Assets	0.00
TOTAL ASSETS	\$217,849.50

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable (A/P)	415.00
Total Accounts Payable	415.00

	Total
Other Current Liabilities	
1% for Open Space Payable	18.76
Chamber Liabilities	
CH Loan from VC (Payroll)	89,509.84
Sustainability Initiatives	13,403.38
Total Chamber Liabilities	102,913.22
Total Other Current Liabilities	102,931.98
Total Current Liabilities	103,346.98
Total Liabilities	103,346.98
Equity	
Fund Accts (Annual Adj)	
Chamber	29,059.40
Events	88,357.65
Visitors Center	-3,397.79
Total Fund Accts (Annual Adj)	114,019.26
Net Change in Fund Acct	-34,519.57
Opening Balance Equity	41,302.45
PP Net Change in Fund Account	-92,298.27
Retained Earnings	38,910.95
SBA PPP Loan Program	36,917.50
Net Income	10,170.20
Total Equity	114,502.52
TOTAL LIABILITIES AND EQUITY	\$217,849.50

Statement of Cash Flows

January - April, 2025

	Total
OPERATING ACTIVITIES	
Net Income	10,170.20
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts Receivable (A/R)	44,171.00
Other VC Assets:VC Loan to Chamber (Payroll)	-15,933.33
Accounts Payable (A/P)	-10,157.13
Chamber Liabilities:CH Loan from VC (Payroll)	15,933.33
Sales Tax Payable	-95.98
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	33,917.89
Net cash provided by operating activities	44,088.09
NET CASH INCREASE FOR PERIOD	44,088.09
Cash at beginning of period	52,945.47
CASH AT END OF PERIOD	\$97,033.56

A/R Aging Detail

As of April 30, 2025

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
91 or more days past due						
12/01/2023	Invoice	7779	Roxy's Clean	12/31/2023	320.00	320.00
12/29/2023	Invoice	7834	Sea Level Spa	02/01/2024	400.00	400.00
02/21/2024	Invoice	7847	Tin Cup Ice Cream & Desserts	03/22/2024	400.00	400.00
03/28/2024	Invoice	7859	On the Fly Aviation	03/28/2024	350.00	350.00
02/21/2024	Invoice	7848	Mt. Emmons Mining Co.	03/29/2024	400.00	400.00
04/12/2024	Invoice	8026	Montanya Distillers	04/12/2024	400.00	400.00
04/12/2024	Invoice	8000	Gunnison Valley Observatory	04/30/2024	180.00	180.00
04/12/2024	Invoice	9996	Rog & Wilco Property Management	04/30/2024	320.00	320.00
04/12/2024	Invoice	7869	PACT Outdoors, Inc.	05/12/2024	320.00	320.00
04/12/2024	Invoice	7866	Shondeck Financial Services & Ins., Inc.	05/12/2024	350.00	350.00
04/12/2024	Invoice	7864	Public House	05/12/2024	350.00	350.00
04/12/2024	Invoice	7860	Indigo Custom Bicycles	05/12/2024	400.00	400.00
06/27/2024	Invoice	7885	WM AP Department	07/27/2024	1,500.00	1,500.00
07/29/2024	Invoice	7899	Lisa Tully	08/28/2024	65.00	65.00
07/29/2024	Invoice	7906	Flauschink	08/28/2024	85.00	85.00
07/29/2024	Invoice	7903	Maria Hennessey	08/28/2024	85.00	85.00
07/29/2024	Invoice	7911	Zuni Street Brewing Company	08/28/2024	85.00	85.00
07/29/2024	Invoice	7910	Roy H Trice	08/28/2024	85.00	85.00
07/29/2024	Invoice	7893	kevin nelson	08/28/2024	85.00	85.00
08/29/2024	Invoice	8008	Cattlemens Days Inc	08/29/2024	225.00	225.00
08/29/2024	Invoice	8009	Denali Water Solutions	08/29/2024	305.00	305.00
08/29/2024	Invoice	8025	Mikey's Pizza	08/29/2024	385.00	385.00
08/29/2024	Invoice	8002	CB Family Dental	09/08/2024	305.00	305.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
08/29/2024	Invoice	8005	I-Bar Ranch	09/08/2024	335.00	335.00
08/29/2024	Invoice	8014	Howdy Holdings LLC	09/08/2024	335.00	335.00
08/29/2024	Invoice	8020	Rocky Mountain Chocolate Factory	09/08/2024	385.00	385.00
08/29/2024	Invoice	8004	Daniel J Murphy - Architect, PC	09/08/2024	385.00	385.00
08/29/2024	Invoice	8006	Mountain Magic Media	09/08/2024	385.00	385.00
08/29/2024	Invoice	8018	Kraai Design Architecture	09/08/2024	385.00	385.00
08/29/2024	Invoice	8023	The Eldo Brewery	09/08/2024	385.00	385.00
09/01/2024	Invoice	7926	Carbon Peak Innovations	10/01/2024	76.25	76.25
10/10/2024	Invoice	7939	Teocalli Training Academy	10/10/2024	385.00	385.00
10/01/2024	Invoice	7928	Kiley Flint - Crested Butte Collection	11/01/2024	305.00	305.00
10/01/2024	Invoice	7930	JJ's Jeeps	11/01/2024	385.00	385.00
10/10/2024	Invoice	9999	Elk Mountains Backcountry Alliance (EMBA)	11/10/2024	170.00	170.00
10/10/2024	Invoice	7940	Valley Housing Fund	11/10/2024	170.00	170.00
10/10/2024	Invoice	7941	Black Canyon Limo	11/10/2024	385.00	385.00
10/10/2024	Invoice	7936	Crested Butte Oxygen Rentals	11/10/2024	385.00	385.00
12/07/2024	Invoice	7935	Martha Graves	12/07/2024	40.00	40.00
12/07/2024	Invoice	8200	Sean Petersen	12/07/2024	160.00	160.00
12/07/2024	Invoice	7937	Sean Petersen	12/07/2024	160.00	160.00
11/19/2024	Invoice	7979	Crested Butte Mountain Theatre	12/19/2024	175.00	175.00
11/19/2024	Invoice	7983	Crested Butte Snowsports Foundation	12/19/2024	220.00	220.00
11/19/2024	Invoice	7996	Gunnison Valley Health	12/19/2024	220.00	220.00
11/19/2024	Invoice	7977	The Crested Butte Library	12/19/2024	220.00	220.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
11/19/2024	Invoice	7982	Crested Butte Rotary Club	12/19/2024	220.00	220.00
11/19/2024	Invoice	7992	Gunnison County Electric Association	12/19/2024	220.00	220.00
11/19/2024	Invoice	7974	Crested Butte Community School PTSA	12/19/2024	220.00	220.00
11/19/2024	Invoice	8052	Irwin Backcountry Guides	12/19/2024	285.00	285.00
11/19/2024	Invoice	7987	Elevate Ski Shop	12/19/2024	285.00	285.00
11/19/2024	Invoice	7956	Andrew Hadley Architect, PC	12/19/2024	305.00	305.00
11/19/2024	Invoice	7995	Gunnison Savings and Loan	12/19/2024	305.00	305.00
11/19/2024	Invoice	7962	Camp 4 Coffee	12/19/2024	305.00	305.00
11/19/2024	Invoice	8051	Interior Visions	12/19/2024	305.00	305.00
11/19/2024	Invoice	8053	J.C.I. Operating	12/19/2024	305.00	305.00
11/19/2024	Invoice	7985	Dragon Sheet Metal	12/19/2024	305.00	305.00
11/19/2024	Invoice	7954	Alpine Lumber Company	12/19/2024	335.00	335.00
11/19/2024	Invoice	8050	Holiday Inn Express Gunnison	12/19/2024	385.00	385.00
11/19/2024	Invoice	7988	Eleven Experience Scarp Ridge Lodge	12/19/2024	385.00	385.00
11/19/2024	Invoice	7960	BMO	12/19/2024	385.00	385.00
11/19/2024	Invoice	7990	Gas Cafe One Stop	12/19/2024	385.00	385.00
11/19/2024	Invoice	7966	Certified Folder Display Service	12/19/2024	385.00	385.00
11/19/2024	Invoice	7997	H.V.M. Security	12/19/2024	385.00	385.00
11/19/2024	Invoice	7957	Big Al's Bicycle Heaven	12/19/2024	385.00	385.00
11/19/2024	Invoice	7989	Fantasy Ranch Horseback Adventures	12/19/2024	385.00	385.00
11/19/2024	Invoice	7991	Go To Guides of Colorado LLC	12/19/2024	385.00	385.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
12/01/2024	Invoice	9997	Carbon Peak Innovations	12/31/2024	76.25	76.25
12/04/2024	Invoice	9054	Majestic Theatre	12/31/2024	225.00	225.00
12/04/2024	Invoice	9053	Living Journeys	12/31/2024	225.00	225.00
12/04/2024	Invoice	9051	Lacy Construction Company	12/31/2024	305.00	305.00
12/04/2024	Invoice	9056	McGill's	12/31/2024	305.00	305.00
12/04/2024	Invoice	9050	King Davis House	12/31/2024	385.00	385.00
12/04/2024	Invoice	9059	Mountain Life Massage and Bodywork	12/31/2024	385.00	385.00
12/04/2024	Invoice	9055	Marchitelli's Gourmet Noodle	12/31/2024	385.00	385.00
12/04/2024	Invoice	9057	Mountain Colors Paint & Design	12/31/2024	385.00	385.00
12/05/2024	Invoice	9759	Union Congregational Church	12/31/2024	170.00	170.00
12/05/2024	Invoice	9064	Paradise Animal Welfare Society	12/31/2024	225.00	225.00
12/05/2024	Invoice	9063	Oh-Be-Joyful Church	12/31/2024	225.00	225.00
12/05/2024	Invoice	9065	Paradise Place	12/31/2024	225.00	225.00
12/05/2024	Invoice	9101	The Center for Mental Health	12/31/2024	225.00	225.00
12/05/2024	Invoice	9100	The Alpineer	12/31/2024	285.00	285.00
12/05/2024	Invoice	9096	Schmueser Gordon Meyer Inc.	12/31/2024	305.00	305.00
12/05/2024	Invoice	9102	The Crested Butte Bank	12/31/2024	305.00	305.00
12/05/2024	Invoice	9755	The Crested Butte Bank	12/31/2024	305.00	305.00
12/05/2024	Invoice	9010	The Crested Butte Bank	12/31/2024	305.00	305.00
12/05/2024	Invoice	9093	Red Mountain Log Works	12/31/2024	385.00	385.00
12/05/2024	Invoice	9061	Mountain West Insurance & Financial Servi	12/31/2024	385.00	385.00
12/05/2024	Invoice	9094	San Moritz Condominiums	12/31/2024	385.00	385.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
12/05/2024	Invoice	9757	The Secret Stash	12/31/2024	385.00	385.00
12/05/2024	Invoice	9092	Purple Mountain Bed & Breakfast	12/31/2024	385.00	385.00
12/05/2024	Invoice	9062	Oh Be Dogful Pet Ranch	12/31/2024	385.00	385.00
12/05/2024	Invoice	9067	Peak Property Management & Real Estate Sa	12/31/2024	385.00	385.00
12/05/2024	Invoice	9095	Scenic River Tours, Inc.	12/31/2024	385.00	385.00
12/05/2024	Invoice	9069	Pioneer Guest Cabins	12/31/2024	385.00	385.00
12/05/2024	Invoice	9758	Timberline Mechanical	12/31/2024	385.00	385.00
12/19/2024	Invoice	9167	Sustainable Crested Butte	12/31/2024	170.00	170.00
12/19/2024	Invoice	9003	Crested Butte South POA	12/31/2024	225.00	225.00
12/19/2024	Invoice	9007	cLavish	12/31/2024	305.00	305.00
12/19/2024	Invoice	9002	Crested Butte School of Dance	12/31/2024	305.00	305.00
12/19/2024	Invoice	9150	RedLine Gallery	12/31/2024	305.00	305.00
12/19/2024	Invoice	9165	Nordic Inn LLC	12/31/2024	305.00	305.00
12/19/2024	Invoice	9166	Pitas in Paradise	12/31/2024	305.00	305.00
12/19/2024	Invoice	9160	Double Top Frame & Finish	12/31/2024	305.00	305.00
12/19/2024	Invoice	9156	Willow Mercantile	12/31/2024	305.00	305.00
12/19/2024	Invoice	9155	Thurston Inc.	12/31/2024	305.00	305.00
12/19/2024	Invoice	9161	Elevation Resort Hotel & Spa	12/31/2024	385.00	385.00
12/19/2024	Invoice	9154	The Club at Crested Butte	12/31/2024	385.00	385.00
12/19/2024	Invoice	9163	Good Shepherd HVAC	12/31/2024	385.00	385.00
12/19/2024	Invoice	9153	Rocky Mountain Roling LLC	12/31/2024	385.00	385.00
12/04/2024	Invoice	9052	Liv Sotheby's International Realty	01/03/2025	385.00	385.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
12/19/2024	Invoice	9152	Revive IV Hydration	01/17/2025	305.00	305.00
12/19/2024	Invoice	9169	Melanie Macartney	01/19/2025	120.00	120.00
12/19/2024	Invoice	9159	Crested Butte Gift Baskets	01/19/2025	305.00	305.00
12/19/2024	Invoice	9164	Three Rivers Resort and Outfitting	01/19/2025	385.00	385.00
Total for 91 or more days past due					\$35,287.50	\$35,287.50
61 - 90 days past due						
02/01/2025	Invoice	8019	Mallika Magner	02/11/2025	120.00	120.00
Total for 61 - 90 days past due					\$120.00	\$120.00
31 - 60 days past due						
03/03/2025	Invoice	9032	Mountain Roots Food Project	03/03/2025	235.00	235.00
03/18/2025	Invoice	9048	Gunnison County Abstract Company	03/18/2025	335.00	335.00
Total for 31 - 60 days past due					\$570.00	\$570.00
1 - 30 days past due						
03/03/2025	Invoice	9034	Patriot Pros Plumbing Heating Air and Electric	04/02/2025	385.00	385.00
03/03/2025	Invoice	9035	Pinnacle Orthopedics and Sports Medicine	04/02/2025	385.00	385.00
04/08/2025	Payment		Kendall Berg	04/08/2025	-75.00	-75.00
03/18/2025	Invoice	9045	CB State of Mind	04/17/2025	180.00	180.00
03/18/2025	Invoice	9049	Gunnison Valley Anglers	04/17/2025	255.00	255.00
03/18/2025	Invoice	9041	Sprout Studio Inc	04/17/2025	305.00	305.00
03/18/2025	Invoice	9042	studio cb llc	04/17/2025	305.00	305.00
03/18/2025	Invoice	9044	Casa Bella	04/17/2025	305.00	305.00
03/18/2025	Invoice	9046	Coldwell Banker Mountain Properties	04/17/2025	305.00	305.00
03/18/2025	Invoice	9108	Paradox Footwear	04/17/2025	305.00	305.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
03/18/2025	Invoice	9037	Region 10 West Central SBDC	04/17/2025	335.00	335.00
03/18/2025	Invoice	9038	Rijks Family Gallery, Inc.	04/17/2025	385.00	385.00
03/18/2025	Invoice	9039	Romp Skis LLC.	04/17/2025	385.00	385.00
03/18/2025	Invoice	9040	SHM Architects	04/17/2025	385.00	385.00
03/18/2025	Invoice	9043	Alpenglow Events	04/17/2025	385.00	385.00
03/18/2025	Invoice	9047	David Gross General Contractors, LLC	04/17/2025	385.00	385.00
03/18/2025	Invoice	9109	Princess Productions	04/17/2025	385.00	385.00
03/18/2025	Invoice	9107	Kryptonite Creative/Petar Dopchev	04/17/2025	385.00	385.00
03/20/2025	Invoice	9114	All Saints in the Mountains Episcopal Chu	04/19/2025	180.00	180.00
03/20/2025	Invoice	9118	Crested Butte Film Festival	04/19/2025	220.00	220.00
03/20/2025	Invoice	9136	Paragon Art Gallery	04/19/2025	235.00	235.00
03/20/2025	Invoice	9117	CORE	04/19/2025	305.00	305.00
03/20/2025	Invoice	9134	Taylor Park Marina	04/19/2025	305.00	305.00
03/20/2025	Invoice	9130	Iron Horse Property Management	04/19/2025	320.00	320.00
03/20/2025	Invoice	9125	Upper Gunnison River Water Conservancy	04/19/2025	335.00	335.00
03/20/2025	Invoice	9129	Gunnison Valley Regional Housing Authorit	04/19/2025	335.00	335.00
03/20/2025	Invoice	9133	SCJ Alliance	04/19/2025	350.00	350.00
03/20/2025	Invoice	9113	Bjorkstam Hat Company	04/19/2025	385.00	385.00
03/20/2025	Invoice	9116	Coffee Lab	04/19/2025	385.00	385.00
03/20/2025	Invoice	9119	Deer Creek Blinds, Shades, and Shutters	04/19/2025	385.00	385.00
03/20/2025	Invoice	9122	Kooler Homes	04/19/2025	385.00	385.00
03/20/2025	Invoice	9123	Monarch Mountain	04/19/2025	385.00	385.00

Date	Transaction Type	Num	Customer	Due Date	Amount	Open Balance
03/20/2025	Invoice	9131	Jones Guides	04/19/2025	385.00	385.00
03/20/2025	Invoice	9128	David Leinsdorf, Attorney	04/19/2025	385.00	385.00
03/20/2025	Invoice	9126	Bywater, LLC	04/19/2025	385.00	385.00
03/20/2025	Invoice	9132	Remote Recreation	04/19/2025	385.00	385.00
03/20/2025	Invoice	9127	Crested Yeti Property Management	04/19/2025	385.00	385.00
03/20/2025	Invoice	9135	The Dispensary	04/19/2025	400.00	400.00
04/20/2025	Payment		Linda Powers	04/20/2025	-175.00	-175.00
04/24/2025	Payment		Town of Mt. Crested Butte	04/24/2025	-26,435.00	-26,435.00
03/28/2025	Invoice	9138	Lallier Construction	04/27/2025	385.00	385.00
Total for 1 - 30 days past due					\$ -13,705.00	\$ -13,705.00
TOTAL					\$22,272.50	\$22,272.50

A/P Aging Detail

As of April 30, 2025

Date	Transaction Type	Num	Vendor	Due Date	Past Due	Amount	Open Balance
61 - 90 days past due							
02/13/2025	Bill	D71C12A7-0001	Swifthaus Design	02/13/2025	83	135.00	135.00
02/18/2025	Bill	1012617-0	vThe Paper Clip	02/18/2025	78	22.00	22.00
Total for 61 - 90 days past due						\$157.00	\$157.00
1 - 30 days past due							
04/17/2025	Journal Entry	BILL 04-17-25 AP q1*A	XtreamInternet	04/17/2025	20	258.00	258.00
Total for 1 - 30 days past due						\$258.00	\$258.00
TOTAL						\$415.00	\$415.00



Staff Report

June 16, 2025

To: Mayor and Town Council

From: Janna Hansen, PROST Director

Thru: Dara MacDonald, Town Manager

Subject: Presentation: Gunnison County Metropolitan Recreation District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan

Summary: The Gunnison County Met Rec completed a regional recreation master plan in 2024. Derrick will provide highlights from that plan specific to the north valley and will allow time for Council questions. Staff encourages Council to consider the findings from the Met Rec Plan and the potential impacts and considerations for the PROST Plan.



metrec

Regional Rec Master Plan Overview

June 2, 2025

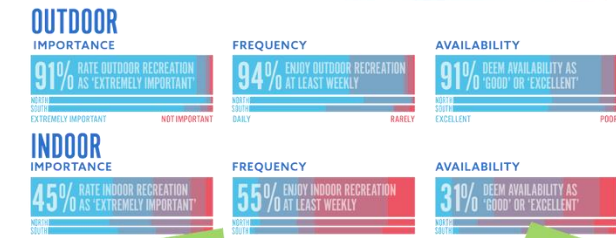
Full Plan Here:

https://drive.google.com/file/d/1GHequEtv_wMYmlpK75cnodlwV8TI8ret/view?usp=drive_link

Gunnison County Metropolitan Recreation District

2023 MetRec Survey

COMMUNITY SURVEY RESULTS



♥ **OUTDOORS!**
RESPONSES SHOW A VALLEY WIDE CONSENSUS! OUTDOOR RECREATION IS IMPORTANT, AVAILABLE, AND REGULARLY ENJOYED.

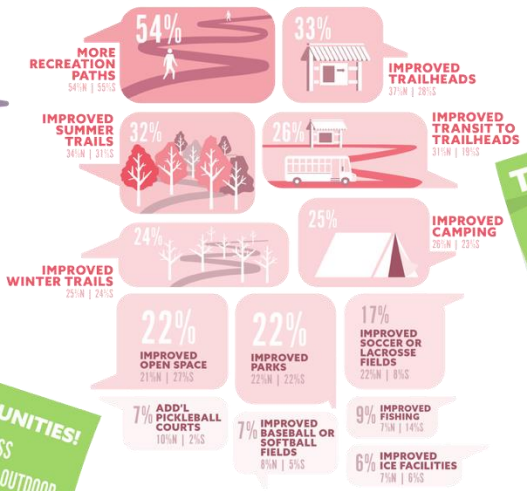
OPPORTUNITIES!
WHILE RATED LESS IMPORTANT THAN OUTDOOR RECREATION, AVAILABILITY FOR INDOOR RECREATION WAS STILL NOTED AS LOW.

OUTDOOR RECREATION WHAT WE LOVE!



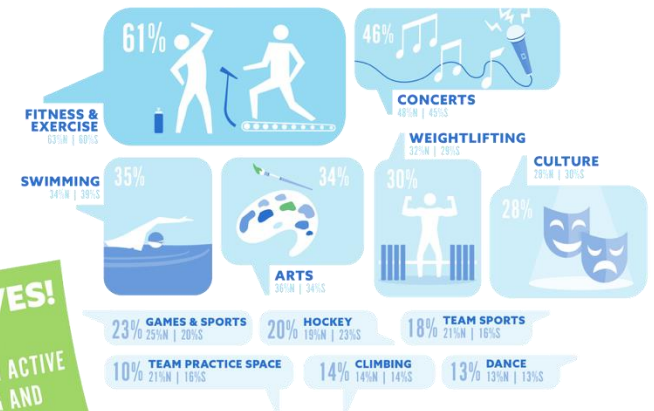
TOP LOVES!
THE VALLEY IS CERTAINLY AN ACTIVE AREA! HIKING AND GENERAL FITNESS TOPPED BOTH LISTS!

WHAT WE NEED!

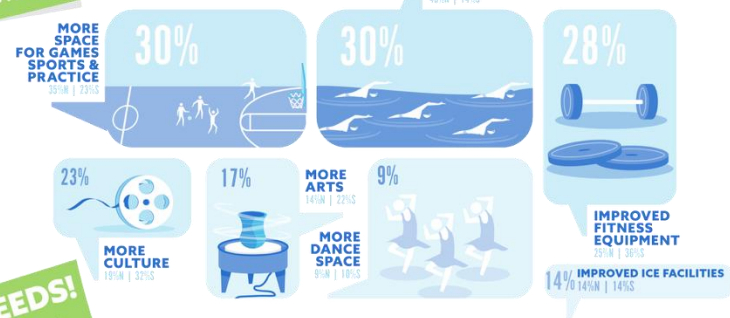


TOP NEEDS!
ALL THAT LOVE OF HIKING AND FITNESS NATURALLY LEADS TOWARDS A NEED FOR MORE PATHS AND MORE SPACE FOR GAMES, SWIMMING, AND PRACTICE!

INDOOR RECREATION WHAT WE LOVE!



WHAT WE NEED!



REGIONAL RECREATION MASTER PLANNING



Engagement for the master plan was outstanding!



COMMUNITY OUTREACH

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SUMMARY

During May - August 2024, extensive community and stakeholder outreach was conducted to inform the community about the MetRec Regional Recreation Master Plan project and gather input to help guide development of the Plan. The purpose of the community engagement was to gain a clear understanding of the community's **current and future recreation, arts and cultural needs**, with a focus on identifying **existing gaps and unmet priority needs** for indoor and outdoor recreation amenities, and recreation programs.



Community and stakeholder outreach included:

- **Primary Organizations Questionnaire**
 - » Emailed a questionnaire to 50+ organizations to survey the top needs of primary organizations.
 - » Conducted a level of service analysis involving 44+ programs and organizations to assess the range of programs and services currently provided within the District.
- **Online Community Survey**
 - » An online community survey (which returned 850+ responses) and an interactive map (which provided 450+ pins, tying comments to specific locations in the District).
- **Advisory Committees and Stakeholder Interviews**
 - » Monthly North and South Subdistrict Advisory Committee Meetings from June 2024 through January 2025.
 - » Conducted stakeholder interviews with the Town of Mt. CB, Town of CB, City of Gunnison, Gunnison County, CB South POA, and CBMR.
- **Live Community Events**
 - » Booths with informational materials at Community Events, including Mt. CB Community Concerts, Gunnison 4th of July, Gunnison and CB Farmers Markets, and Riverfest.
 - » Community Outreach Events in Gunnison and Crested Butte in June 2024 – Sundays @ 6 and Alpenglow.
 - » Community work sessions and MetRec Board meetings in April, August, and October 2024.

OUTDOOR MOST VITAL

WE ASKED WHICH THREE OUTDOOR AMENITIES WOULD BE MOST VITAL TO THE COMMUNITY AS A WHOLE

OVERALL

NORTH

SOUTH

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#2 SOFT SURFACE TRAILS

#2 MULTI-USE FIELDS

#2 SOFT SURFACE TRAILS

#3 MULTI-USE FIELDS

#3 SOFT SURFACE TRAILS

#3 WINTER TRAILS

4. RIVER ACCESS
5. WINTER TRAILS
6. RECREATION PATH (HARD SURFACE)
7. OUTDOOR AQUATIC FACILITIES
8. PLAY AREAS/PLAYGROUNDS

4. OUTDOOR AQUATIC FACILITY
5. RECREATION PATH (HARD SURFACE)
6. WINTER TRAILS
7. RIVER ACCESS
8. DOG PARK

4. RIVER ACCESS
5. RECREATION PATH (HARD SURFACE)
6. MULTI-USE FIELDS
7. PLAY AREAS/PLAYGROUNDS
8. PARK AMENITIES

INDOOR MOST VITAL

WE ASKED WHICH THREE AMENITIES WOULD BE MOST VITAL TO THE COMMUNITY AS A WHOLE

OVERALL

#1 FITNESS AREAS



#2 LAP SWIMMING



#3 WARM WATER ACTIVITY POOL



4. MULTI-ACTIVITY GYMNASIUM
5. INDOOR ICE RINK/MULTI USE ARENA
6. TEEN ZONE
7. INDOOR CLIMBING
8. PICKLEBALL COURTS

NORTH

#1 LAP SWIMMING



#2 WARM WATER ACTIVITY POOL



#3 MULTI-ACTIVITY GYMNASIUM



4. FITNESS AREAS
5. INDOOR CLIMBING
6. TEEN ZONE
7. INDOOR ICE RINK/MULTI USE ARENA
8. INDOOR MULTI-USE FIELD

SOUTH

#1 FITNESS AREAS



#2 AFTER SCHOOL ACTIVITIES / CLASSROOMS



#3 TEEN ZONE



4. GROUP EXERCISE ROOMS
5. INDOOR ICE RINK/MULTI USE ARENA
6. PICKLEBALL COURTS
7. DROP-IN CHILD WATCH
8. HOT TUB / SPA

North Valley Rec Path Priorities

LEGEND

BOUNDARIES

- Town
- BLM
- State
- USFS
- USFS
- Wetlands
- Building
- Water Body

LINES

- Highway
- Major Road
- Road
- Track
- Multi-Use
- Hiking
- Winter

CONNECTIVITY

- Bike Lanes
- Proposed

Bike specific access using road infrastructure, either sharrow or striped bike lanes.

- Rec Paths
- Proposed

Either paved or unpaved hardened surfaces, multi-use access, width based on use.

- Noted Priority

- Noted Conflicts

- Proposed Under/Overpass

Map of North District Rec Path Priorities



Amphitheatre

OUTDOOR AMPHITHEATER

Two new outdoor amphitheaters are recommended (one in the North and one in the South), to serve the arts and cultural needs of the North and South Subdistrict. The planning team evaluated numerous outdoor amphitheaters as examples, and recommends a semi-formal layout, sized in between the Salida and Montrose examples described below.

Salida Riverside Park Pavilion:

- Layout:** Informal Outdoor Amphitheater
- Capacity:** Under 500 people
- Site Area:** Less than 1 acre
- Parking:** 50+ parking spaces recommended



Montrose Cerise Park Amphitheater:

- Layout:** Semi-formal Outdoor Amphitheater
- Capacity:** 5,700 people
- Site Area:** Approximately 6 acres
- Parking:** 300+ parking spaces recommended



Key planning recommendations for outdoor amphitheaters in Mt. CB and Gunnison include:

- Locations:** 1 in both the North and South Subdistricts
- Size & Layout:** Semi-formal layout, sized between Salida and Montrose examples
- Accessibility:** ADA accessibility should be provided and is an important consideration to be incorporated into the facility design.
- Parking:** Parking spaces can be greatly reduced if transit access is provided, and the amphitheater is located within walking and biking distance of a population center.
- Implementation:** Consider renovation of existing spaces and partnerships with current entities surrounding outdoor music, theater groups, wedding venue operators, etc.
- Cost:** Depending on location, size, formality, grading and access, amphitheater costs can range greatly from approximately \$3-10 million. Planning / budgeting for the mid to upper portion of the range (\$6 -10M) is recommended.



Programming needs

PROGRAMMING AVAILABLE

Program Areas	Low Level	Medium Level	High Level
Sports			
Fitness			
Cultural Arts			
Aquatics			
Youth			
Education			
General Interest			
Special Needs			
Special Events			
Outdoor Recreation			
Seniors			
Teens			
Self-Directed			
Social Services			

MetRec Master Plan Priorities

MetRec Implementation Priorities:

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During this planning process, the following implementation priorities have been established by the MetRec Board, and the policies and actions set forth in this section have been crafted to prioritize and guide short-term implementation of these priority efforts within the first 1-3 years following completion of the Plan.

ELEVATE THE METREC GRANT PROGRAM

Continue to improve and evolve the MetRec grant program and clarify MetRec's policies on allocation of grants and capital funding.

PROVIDE REGIONAL LEADERSHIP

MetRec will provide regional leadership, convene stakeholders, and lead collaborative work with the strategic partners identified in this Plan, to address the community's recreational needs..

IMPROVE REC PATH CONNECTIVITY

Guide regional efforts to plan and implement rec path and connectivity improvements throughout the District. Start by initiating a MetRec Regional Rec Path Master Plan in 2025.

SUPPORT DEVELOPMENT OF FIELDS, PARKS AND PLAYGROUNDS

Support renovation and implementation of fields, parks and playgrounds, including those already in process/planning by strategic partner agencies.

SUPPORT RECREATION PLANNING AND LAND USE

Support recreation master planning efforts being initiated by strategic partner agencies in 2025 (e.g., Town of CB and City of Gunnison).

PROMOTE DEVELOPMENT OF MULTI-USE INDOOR RECREATION FACILITIES

Support implementation of recreation master plan recommendations, which are anticipated to include the following key actions:

- » Expansion/renovation of South Subdistrict recreation facilities
- » Exploring implementation of a multi-use indoor recreation facility in the North Subdistrict. This may include expansion/renovation of existing facilities and/or construction of new facilities, as determined to be most appropriate by future feasibility studies.

Questions!



Contact:
derrick@gcmetrec.com
(719) 221-9125

Gunnison County Metropolitan Recreation District



Staff Report

June 16th, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: Transfer of Liquor License at 411 3rd Street to The Gourmet Noodle LTD DBA Gourmet Noodle.

Date: May 30th, 2025

Summary:

The Gourmet Noodle LTD DBA Gourmet Noodle applied to transfer the Hotel and Restaurant liquor license at 411 3rd Street from Marchitelli's Gourmet Noodle Inc, upon the completion of their sale. Staff submits the following findings regarding the application:

1. Notice of public hearing on the application was posted on the premises at least 10 days prior to the public hearing, and the notice was published in the *Crested Butte News* on June 6th, 2025.
2. A complete application has been submitted and all application fees have been paid.
3. It appears from evidence submitted that the applicant is entitled to possession of the premises for which the application for a new liquor license has been applied.
4. It is confirmed that the sale of liquor on the premises is not a violation of zoning, building, health and fire laws or regulations.
5. There was an existing Hotel and Restaurant liquor license at the location, held by Marchitelli's Gourmet Noodle Inc., and in the two years prior to the application, there has not been a denial of an application by the Local Liquor Licensing Authority (Crested Butte Town Council) at the location.
6. The Crested Butte Marshal's Department has conducted a background investigation concerning the principal of The Gourmet Noodle LTD DBA Gourmet Noodle: Robert J. Hyre. Hyre's fingerprints have been submitted to CBI/FBI.
7. The State of Colorado Department of Revenue Liquor Enforcement Division issued their approval of the transfer of the liquor license on May 12th, 2025.

Recommendation:

To approve the transfer of the liquor license at 411 3rd Steet to The Gourmet Noodle LTD DBA Gourmet Noodle.

Recommended Motion:

Motion to approve the transfer of the liquor license at 411 3rd Street to The Gourmet Noodle LTD DBA Gourmet Noodle.

DR 8404 (03/26/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Colorado Liquor Retail License Application

* Note that the Division will not accept cash ☒ Paid by Check Date Uploaded to MoveIt

☐ Paid Online

May 8, 2025

☐ New License ☐ New-Concurrent ☒ Transfer of Ownership ☐ State Property Only ☐ Master file

- All answers must be printed in black ink or typewritten
- Applicant must check the appropriate box(es)
- Applicant should obtain a copy of the Colorado Liquor and Beer Code: [SBG.Colorado.gov/Liquor](https://sbg.colorado.gov/Liquor)

Applicant is applying as a/an ☐ Individual ☐ Limited Liability Company ☐ Association or Other
☒ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation

THE GOURMET NOODLE LTD

FEIN Number

State Sales Tax Number

Trade Name of Establishment (DBA)

Business Telephone

Gourmet Noodle

970/641-2952

Address of Premises (specify exact location of premises, include suite/unit numbers)

411 Third Street

City

County

State

ZIP Code

Crested Butte

Gunnison

CO

81224

Mailing Address (Number and Street)

City or Town

State

ZIP Code

PO Box 762

Gunnison

CO

81230

Email Address

roberthyre@gmail.com

If the premises currently has a liquor or beer license, you must answer the following questions.

Present Trade Name of Establishment (DBA)

~~GOURMET NOODLE~~ The Gourmet Noodle Inc

Present State License Number

Present Class of License

Present Expiration Date

Hotel-Restaurant

10/27/25

Section A Nonrefundable application fees*

- ☐ Application Fee for New License\$1,100.00
- ☐ Application Fee for New License with Concurrent Review\$1,200.00
- ☒ Application Fee for Transfer.....\$1,100.00

Section B Liquor License Fees*

- ☐ Add Optional Premises to H & R\$100.00 X Total
- ☐ Add Sidewalk Service Area.....\$75.00
- ☐ Arts License (City).....\$308.75
- ☐ Arts License (County).....\$308.75
- ☐ Beer and Wine License (City).....\$351.25
- ☐ Beer and Wine License (County).....\$436.25
- ☐ Brew Pub License (City).....\$750.00
- ☐ Brew Pub License (County).....\$750.00
- ☐ Campus Liquor Complex (City)\$500.00
- ☐ Campus Liquor Complex (County)\$500.00
- ☐ Campus Liquor Complex (State)\$500.00
- ☐ Club License (City)\$308.75
- ☐ Club License (County).....\$308.75
- ☐ Distillery Pub License (City).....\$750.00
- ☐ Distillery Pub License (County)\$750.00
- ☒ Hotel and Restaurant License (City).....\$500.00
- ☐ Hotel and Restaurant License (County)\$500.00
- ☐ Hotel and Restaurant License with one optional premises (City).....\$600.00
- ☐ Hotel and Restaurant License with one optional premises (County).....\$600.00

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Liquor-Licensed Drugstore (City).....	\$227.50
<input type="checkbox"/> Liquor-Licensed Drugstore (County).....	\$312.50
<input type="checkbox"/> Lodging & Entertainment - L&E (City)	\$500.00
<input type="checkbox"/> Lodging & Entertainment - L&E (County)	\$500.00
<input type="checkbox"/> Manager Registration - H & R	\$30.00
<input type="checkbox"/> Manager Registration - Tavern	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex	\$30.00
<input type="checkbox"/> Optional Premises License (City)	\$500.00
<input type="checkbox"/> Optional Premises License (County).....	\$500.00
<input type="checkbox"/> Racetrack License (City)	\$500.00
<input type="checkbox"/> Racetrack License (County)	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County)	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State)	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City)	\$227.50

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Retail Liquor Store (County).....	\$312.50
<input type="checkbox"/> Tavern License (City).....	\$500.00
<input type="checkbox"/> Tavern License (County).....	\$500.00
<input type="checkbox"/> Vintners Restaurant License (City).....	\$750.00
<input type="checkbox"/> Vintners Restaurant License (County).....	\$750.00

Questions? Visit: [SBG.Colorado.gov/Liquor](https://sbg.colorado.gov/Liquor) for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number	Liability Date
<input type="text"/>	<input type="text"/>
License Issued Through (Expiration Date)	Total
<input type="text"/>	\$ <input type="text"/>

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.

Questions? Visit: [SBG.Colorado.gov/Liquor](https://sbg.colorado.gov/Liquor) for more information

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- ☒ Applicant/Licensee identified
- ☒ State sales tax license number listed or applied for at time of application
- ☒ License type or other transaction identified
- ☒ Return originals to local authority (additional items may be required by the local licensing authority)
- ☒ All sections of the application need to be completed
- ☒ Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- N/A - Transfer*
- ☐ No larger than 8½" X 11"
 - ☐ Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
 - ☐ Separate diagram for each floor (if multiple levels)
 - ☐ Return originals to local authority (additional items may be required by the local licensing authority)
 - ☐ Kitchen - identified if Hotel and Restaurant
 - ☐ Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- ☐ Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- ☒ Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- ☐ Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- ☐ Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- ☐ Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- ☐ Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State
Do not complete fingerprint cards prior to submitting your application.
The Vendors are as follows:
IdentoGO
Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>
Phone: 844-539-5539 (toll-free)
IdentoGO FAQs: <https://www.colorado.gov/pacific/cbi/identification-faqs>
State Liquor Code for IdentoGO: 25YQHT
Colorado Fingerprinting
Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>
Phone: 720-292-2722 833-224-2227 (toll free)
State Liquor Code for Colorado Fingerprinting: C030LIQI

- ☐ Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- ☐ List of all notes and loans (Copies to also be attached)

V. Sole proprietor/husband and wife partnership (if applicable)

- ☐ Form DR 4679 Lawful Presence Affidavit
- ☐ Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- ☒ Certificate of Incorporation
- ☒ Certificate of Good Standing
- ☐ Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- ☐ Partnership Agreement (general or limited).
- ☐ Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- ☐ Copy of articles of organization
- ☐ Certificate of Good Standing
- ☐ Copy of Operating Agreement (if applicable)
- ☐ Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- ☐ \$30.00 fee
- ☒ If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?..... ☐ Yes ☒ No
2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):
- a. Been denied an alcohol beverage license?..... ☐ Yes ☒ No
- b. Had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
- c. Had interest in another entity that had an alcohol beverage license suspended or revoked?..... ☐ Yes ☒ No
- If you answered yes to a, b or c above, explain in detail on a separate sheet.
3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years?..... ☐ Yes ☒ No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... ☐ Yes ☒ No

or

Waiver by local ordinance? ☒ Yes ☐ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... ☐ Yes ☒ No

For additional Retail Liquor Store only.

- a. Was your Retail Liquor Store License issued on or before January 1, 2016?.... ☐ Yes ☐ No
- b. Are you a Colorado resident?..... ☐ Yes ☐ No *N/A*

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any **current** financial interest in said business including any loans to or from a licensee..... ☐ Yes ☒ No

8. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?..... ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

- a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord

Michael A Marchitelli

Tenant

The Gourmet Noodle Ltd

Expires

04/30/29

- b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9..... ☐ Yes ☒ No

- c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

N/A - Transfer Attached.

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name		First Name	
N/A			
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
Last Name		First Name	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:

Has a local ordinance or resolution authorizing optional premises been adopted?.... Yes ☒ No

Number of additional Optional Premise areas requested. (See license fee chart)

N/A

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following: *N/A*

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?..... ☐ Yes ☐ No *N/A*

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: Attach a copy of applicable documentation *NIA*

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?..... ☐ Yes ☐ No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?..... ☐ Yes ☐ No

c. How long has the club been incorporated?.....

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?..... ☐ Yes ☐ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following: *NIA*

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)..... ☐ Yes ☐ No

14. Campus Liquor Complex applicants answer the following: *NIA*

a. Is the applicant an institution of higher education?..... ☐ Yes ☐ No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?..... ☐ Yes ☐ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager

Hyre

First Name of Manager

Robert

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.....

☐ Yes ☒ No

Name

Type of License

Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following: *NIA*

- a. Is the related facility located within the boundaries of the Campus Liquor Complex?..... ☐ Yes ☐ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Tax Information.

- a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?..... ☐ Yes ☒ No

- b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?..... ☐ Yes ☒ No

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name		Date of Birth (MM/DD/YY)		
Robert J Hyre				
Street Address				
701 Gothic Road, #140 480 S Marion PKwy 1002				
City	State	ZIP Code	Position	%Owned
Mt. Crested Butte Denver	CO	81224	President/Chef	100
Name		Date of Birth (MM/DD/YY)		
80209				
Street Address				
City	State	ZIP Code	Position	%Owned
Name		Date of Birth (MM/DD/YY)		
Street Address				
City	State	ZIP Code	Position	%Owned
Name		Date of Birth (MM/DD/YY)		
Street Address				
City	State	ZIP Code	Position	%Owned
Name		Date of Birth (MM/DD/YY)		
Street Address				
City	State	ZIP Code	Position	%Owned
Name		Date of Birth (MM/DD/YY)		
Street Address				
City	State	ZIP Code	Position	%Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Robert J Hyre

Title

President

Authorized Signature



Date (MM/DD/YY)

4-23-25

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority

05/07/2025

Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

06/16/2025

For Transfer Applications Only - Is the license being transferred valid?..... ☒ Yes ☐ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☒ Fingerprinted

☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

☐ Date of inspection or anticipated date

☒ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000? ☐ Yes ☐ No **NIA**

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000? ☐ Yes ☐ No **NIA**

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period? ☐ Yes ☐ No **NIA**

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.

Local Licensing Authority for

Telephone Number

☒ Town, City

TOWN OF Crested Butte

970.349.5338 Ext 103

☐ County

Printed Name

Lynelle Stanford

Signature

Lynelle Stanford

Title

Town Clerk

Date (MM/DD/YY)

05/08/25

Printed Name

Trevor Maltby

Signature

Trevor Maltby

Title

Deputy Clerk

Date (MM/DD/YY)

05/08/25

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Robert J Hyre

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")

The Gourmet Noodle Ltd

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

The Gourmet Noodle Ltd

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

615/809-7376

970/349-7401

Street Address

411 Third Street

City

Crested Butte

State

ZIP Code

CO

81224

Printed name of person signing on behalf of the Applicant/Licensee

Robert J Hyre

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Date Signed



4-23-25

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

**STATE OF COLORADO
DEPARTMENT OF REVENUE**

LIQUOR ENFORCEMENT DIVISION

1707 Cole Blvd, Suite 300
Lakewood, CO 80401

**THE GOURMET NOODLE LTD
dba GOURMET NOODLE
411 THIRD STREET
Crested Butte CO 81224**

ALCOHOL BEVERAGE LICENSE

Liquor License Number 03-23807	License Expires at Midnight May 12, 2026
License Type HOTEL & RESTAURANT (CITY)	
Authorized Beverages MALT, VINOUS AND SPIRITUOUS LIQUOR	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 5/13/2025 KWL

Michelle Stone-Principato

Michelle Stone-Principato, Division Director

Heidi Humphreys

Heidi Humphreys, Executive Director



Staff Report

June 16, 2025

To: Mayor Billick and Town Council
Prepared By: Mel Yemma, AICP, Community Development Director
Thru: Dara MacDonald, Town Manager
Subject: **Final Draft of the Community Plan and Phase 2 Overview**

Summary: This agenda item will present the final draft (“Final Draft CP”) of the Community Plan (“CP”), which was refined based on Council and BOZAR’s feedback from the May 19 work session. This agenda item will also introduce what phase 2 of the CP will look like, including the zoning code update and complementary 5-year housing and community spaces strategies, to clarify how the CP provides the vision and recommendations, and phase 2 will implement the recommendations.

The goal of this agenda is to align on any final changes to the plan to prepare for consideration of adoption on July 7, as well as provide direction or feedback to incorporate into the phase 2 scopes before they are initiated. The Final Draft CP will also be presented to BOZAR on June 24 for their feedback on refinements made since the joint work session.

Previous Council Action: On May 19, 2025, the Town Council held a joint work session with BOZAR to discuss a refined draft of the CP, including proposed intent and recommendations for each plan focus area.

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 incentivize private-sector investment in community-serving housing and spaces for businesses and non-profits to address Crested Butte’s pressing local challenges, including an escalating affordability crisis, a vulnerable and concentrated economy, a decline in full-time residency, and zoning regulations that are underproducing the housing and infrastructure the community needs.

The Final Draft CP is grounded in a clear, values-driven vision shaped by the Community Compass—centered on “keeping Crested Butte, Crested Butte” by retaining and growing a strong year-round community. It outlines a set of strategies and recommendations to realize this vision, with implementation beginning through a comprehensive zoning code update and two five-year implementation strategies (housing and community spaces), both launching this summer with further detailed analysis and expanded engagement.

Discussion: *Final Draft Refinements:* This agenda item provides Council the opportunity to discuss the refinements made to the Final Draft CP and determine if any final changes are needed before considering adoption. Adoption signifies endorsement of the plan’s vision, strategies, and recommendations. These elements will then move forward into implementation, supported by

continued technical analysis, robust community engagement, and further Council input, as part of Phase 2.

Key revisions made in the final draft include:

- Updated language to change the CP goal from “stimulate” to “incentivize” free market investment
- Simplified and clarified recommendations throughout the plan
- Clarified that the plan does not recommend eliminating parking requirements but rather right-sizing them by lowering residential minimums
- Refined parking strategy to emphasize leveraging payment-in-lieu for community-wide transportation solutions rather than development-by-development private parking
- Updated Bellevue Avenue to serve as a flexible, incentive-driven test case
- Pulled back Sixth Street recommendations to focus on improving the Planned Unit Development (PUD) process to include clear community outcomes/requirements while learning from Bellevue’s outcomes before introducing additional flexibility like added height
- Expanded the “What’s Next” section previewing the Housing and Community Spaces strategies

Phase 2 Overview: Following adoption of the CP, the Town will immediately begin implementation. The CP is funded by the Strong Communities grant, which requires zoning code amendments by November 2026. Beyond this mandate, the Town is committed to ensuring the plan is actively used and not left on a shelf.

This agenda item also seeks Council feedback on the scope and process of Phase 2 implementation, which includes:

- 1) ***Zoning Code Update:*** Staff, in coordination with the Town Attorney, will lead a comprehensive zoning code update. The code will be evaluated holistically to integrate state model standards, incorporate CP recommendations, and align with the forthcoming Design Standards update (a key outcome of the Historic Preservation Plan (HPP)). Key focus areas include:
 - Incentives and flexibility identified in the CP to support housing and community spaces
 - Improve clarity, reduce redundancy, and eliminate inconsistencies
 - Streamline review processes to support desired outcomes
 - Alignment/implementation of HPP recommendations

Proposed Process:

Phase 1 (July–September): Code Structure & Development Review Process

- Internal staff and attorney working group to review structure, address inconsistencies, integrate CP content, and draft code
- Monthly BOZAR work sessions to assess development review procedures and identify process improvements (e.g., administrative review, review authority)
- *By end of Phase 1: Initial redline draft of the code, including proposed processes, and identified focus areas for feedback.*

Phase 2 (October–January): Community Engagement & Technical/Market Analysis

- Final Compass Navigation committee meeting to mark the transition from planning to implementation
- BOZAR/Council joint work session to review phase one findings and discuss alignment
- Targeted community meetings with property owners by zone district
- Consultant-supported technical and market analysis to refine key zoning recommendations (e.g., Belleview Avenue and ADU incentives, ROAH review, subdivision/micro-lot opportunities, payment-in-lieu of parking, and deed restrictions/covenants). *This will be the same consultant as the 5-year strategies to ensure tie into those processes.*
- Design Standards update will also begin during this time. Survey work through the summer/fall of the new Early Recreation Era period of significance (1961-1984) will help to inform these updates.
- *By end of Phase 2: Property owners and the community will have had an opportunity to learn about the proposed changes and provide feedback. A refined redline incorporating feedback and technical/market analysis will be complete.*

Phase 3 (February–May): Code Refinement & Adoption

- Continued refinement with BOZAR and Council, including another joint work session
- Final redline prepared and recommended for adoption by BOZAR and adopted by Council
- 5-Year Housing and Community Spaces Strategies will be in development and near completion
- Design Standards update will be underway
- *By the end of Phase 3: A new zoning code will be adopted, and the Community Development Department will be prepared for implementation.*

- 2) **5-Year Housing Strategy:** This tactical strategy will advance the CP’s housing goal to expand, diversify, and distribute community-serving housing.

Proposed Process and Scope:

Phase 1 (August–December): Program Review & Analysis

- Review and summarize the evolution and performance of Crested Butte’s existing housing program
- Refine the CP’s definition of “community-serving housing”, including analyzing against national and industry standards (typically tied to funding requirements)
- Evaluate findings of the Housing Needs Assessment and demographic trends and assess how existing inventory and upcoming projects align with the identified needs, as well as the CP vision

- Review and assess past and current projects, funding sources, and partnerships for lessons learned and opportunities moving forward
- Identify existing and projected gaps (such as unit types, income categories, etc.)
- *Program review and analysis will primarily be conducted with a staff and consultant team, with targeted stakeholder interviews.*

Phase 2 (January–May): Strategy Development

- Prioritize key challenges to focus on over the next five years
- Establish clear success measures tied to the housing to track progress
- Identify 5-year priority actions (where should the Town focus and prioritize its resources/investment for the next 5-years?), such as programs, partnerships, funding approaches, future projects to prepare for, etc.
- Set the stage for a future Regional Housing Action Plan
- *Strategy development will include Town Council work sessions for active guidance and prioritization.*

3) 5-Year Community Spaces Strategy: This starting strategy will define and begin to explore facilitating the CP’s goal to preserve and grow community-serving spaces.

Proposed Process and Scope:

Phase 1 (August–December): Definition & Market Analysis

- Review and summarize the evolution of Crested Butte’s economic landscape
- Define and categorize “community spaces” in more detail
- Analyze existing commercial and nonprofit services and identify service gaps and risks of displacement or transition in key sectors
- Conduct stakeholder interviews to better understand current landscape and future risks/threats (e.g., childcare, health, retail, trades, nonprofits)
- *Market analysis will primarily be conducted with a staff and consultant team, with targeted stakeholder interviews, with a Town Council work session to discuss defining community spaces.*

Phase 2 (January - May): Strategy Development

- Prioritize key challenges to focus on over the next five years
- Establish clear success measures tied to the community spaces to track progress
- Identify 5-year priority actions (where should the Town focus and prioritize its resources/investment for the next 5-years?), such as programs, partnerships, projects, etc.
- *Strategy development will include Town Council work sessions for active guidance and prioritization.*

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 Community Spaces strategies, 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 provide input on the Final Draft CP, as well as the proposed scopes of the upcoming 5-year strategies as part of phase 2. Following this session, staff will incorporate any additional feedback from Council (as well as BOZAR) and return to Council on July 7 for consideration of adoption in hopes to launch phase 2.

ATTACHMENTS:

1. Final Draft Community Plan

TOWN OF CRESTED BUTTE COMMUNITY PLAN



FINAL DRAFT FOR TOWN COUNCIL & BOZAR REVIEW



May 2025



TORTI
GALLAS +
PARTNERS

Acknowledgements

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Town Council

- Ian Billick**, Mayor
- Mallika Magner**, Mayor Pro Tem
- Anna Fenerty**
- 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
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Executive Summary

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

This plan reflects a shift in tactics. While Crested Butte and the Gunnison Valley have long prioritized public investment in affordable housing, with major projects like Paradise Park, Mineral Point, and Gunnison County's Whetstone project underway, this plan aims to broaden the approach. It seeks to strengthen the community fabric by incentivizing private-sector investment in community-serving housing, as well as spaces for local-serving businesses and non-profits, in Crested Butte, where infrastructure, transit access, and an incredibly pedestrian-friendly environment exist.

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 charts a course that builds on the Community Compass to meet these challenges head-on. It aims to keep Crested Butte, Crested Butte—preserving the people, places, and values that define its identity.

This plan focuses on two clear objectives:

- 1. Expand, diversify, and distribute community-serving housing:** Advance a broader mix of attainable housing—like ADUs, microlots, condos, and multi-family homes—woven throughout neighborhoods and mixed-use areas to meet evolving needs and strengthen neighbor-to-neighbor connections.
- 2. Facilitate, create, and preserve community-serving spaces:** Encourage and protect spaces for local-serving businesses, nonprofits, services, and gathering places that meet everyday needs and foster community connection.

Together, these strategies aim to rebalance the relationship between the public and private sectors, ensuring that new development supports community goals while remaining viable for responsible developers. The CP proposes a refreshed regulatory toolkit, prioritizing incentive-based zoning with complementary programs for different areas of Crested Butte, rather than sweeping mandates.

Key strategies are organized around four focus areas:

- 1. Town-Wide: Parking Requirements:** Rebalance space to prioritize people over cars by easing parking rules where other options exist.
- 2. Neighborhoods & Historic Core:** Incentivize gentle infill—like ADUs and microlots—that adds housing while preserving neighborhood character.
- 3. Belleview Avenue:** Support Belleview as the Town's everyday commercial core by leveraging zoning flexibility in exchange for community-serving spaces for tradespeople, auto repair, and essential services with housing above.
- 4. Sixth Street Corridor:** Retain Sixth Street as the 'Welcome to Crested Butte' spine connecting the Town, while slowing development to thoughtfully prepare for the future and apply lessons learned to set the corridor up for success. Leverage the

context of the Slate River Annexation to introduce higher-density housing. Preserve and expand opportunities for multi-family housing along the corridor's edges in the R4 and Tourist Zones.

The CP identifies specific strategies and recommendations for each focus area to directly inform the Town's next steps: a comprehensive update to the zoning code and the creation of two five-year implementation tools – a Housing Strategy and a Community Spaces Strategy – to complement the new regulatory framework. It also lays the groundwork for regional collaboration, including the upcoming 2025 Gunnison County Corridor Plan, which will help align land use, transportation, and infrastructure planning across the CO-135 corridor.

The CP is a bold, values-driven vision and roadmap to keep Crested Butte, Crested Butte. By aligning our tools, regulations, and investments, it sets the stage for real action, ensuring our community can thrive 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 & Why It's Needed

An overview of the Plan's purpose, key challenges and opportunities, and integration with the Town's Compass Navigation effort.

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

A community-driven vision that reflects seven strategic goals and prioritizes preserving what makes Crested Butte unique.

UNLOCKING POTENTIAL: Bringing the Vision to Life through Policy, Programs, and Incentives

Recommended strategies to align zoning, programs, and incentives with the CP vision across four key areas of Town.

MAKING IT HAPPEN: What Comes Next

Covers the next phase, including a comprehensive zoning code update, new five-year housing and community space strategies, and emphasizes this plan's role in upcoming regional planning.



Introduction

About This Plan & Why It's Needed

The Community Plan (CP) outlines a shared vision for the future of Crested Butte and identifies recommended zoning updates, programs, and priorities needed to make that vision a reality.

Grounded in the values of the Town's Community Compass, the plan focuses on what matters most: protecting what makes Crested Butte unique while enhancing its livability, functionality, and sense of community. It prioritizes space for community-serving housing, local businesses, and nonprofits that keep Crested Butte running—and rooted.

At its core, the CP sets the foundation for two key next steps:

1. A comprehensive update to the zoning code
2. The development of new five-year Housing and Community Spaces Strategies

Together, these tools will work in unison to spark private investment in spaces and housing that truly serve the people who call Crested Butte home—without relying solely on public funding—ensuring that our community remains a thriving place for generations to come.

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 and community resources to incentivize free market investment in community-serving housing and spaces for businesses and non-profits.

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.

BREAKING DOWN THE GOAL

COMMUNITY-SERVING HOUSING refers to affordable, accessible, and diverse housing options and programs designed for people who work and contribute locally. This includes seasonal employees, year-round service providers, individuals, families, and seniors, across a range of income levels. The goal is to provide attainable housing options that meets the wide spectrum of needs within the local workforce, an essential foundation for a thriving community.

COMMUNITY-SERVING SPACES are places that meet the everyday needs of people who live and work in Crested Butte and the Gunnison Valley. This includes public spaces and places for local businesses and non-profits to operate and thrive. Whether it's a daycare, a hardware store, a clinic, or a community organization, these spaces play a key role in supporting the valley's everyday quality of life. They help keep essential services close to home and ensure that the heart of town remains rooted in serving the people who make this place what it is.



The Urgency of this Plan

Crested Butte is known for its historic charm, vibrant buildings, and stunning natural landscapes. But what truly makes it special is the tight-knit, caring community – evident in neighborhood gatherings, townie celebrations, and the quirky spirit that defines us.

However, our Town is at a crossroads, where growing economic investment is shifting priorities. Luxury hotels, high-end restaurants, and amenities catering to tourists and part-time residents are being favored by the market, while the everyday needs of the people who live and work here are often subsidized. This visitor-centered development has fostered an unusually high level of amenity for our rural community, but it has also placed increasing pressure on affordability, especially for full-time residents. For years, we've relied on public subsidies to meet community development needs, but this system is becoming less sustainable. Despite years of public investment in affordable housing, we're still struggling to retain the local workforce and maintain the social fabric that defines our community. Rising costs of living and construction are pushing essential services and workers further down the valley and even out of Gunnison County, resulting in longer commutes and fewer full-time residents. This shift is gradually eroding Crested Butte's authenticity and its close-knit, vibrant community spirit.

In recent years, the focus of our housing goals has been expanding the deed-restricted housing stock to accommodate essential workforce members. While significant progress has been made, the landscape is changing. We now have an opportunity to broaden our planning approach, including exploring regulatory solutions that tap into the free market to address community needs in a more sustainable way.

This CP update reflects that shift in priorities.

While affordable housing remains critical, we must recognize that the next large-scale housing project may be years away due to funding limitations and

competing priorities. In the meantime, we need to stimulate the free market with more diverse and distributed **community-serving housing** options like accessory dwelling units (ADUs), microlots, and multi-family projects—approaches that require less public investment and align with the evolving needs of residents.

At the same time, the CP acknowledges the growing need to protect and cultivate **community-serving spaces**. As Crested Butte and the region grow, high land values and construction costs, combined with outdated development regulations, are incentivizing luxury uses and skewing growth away from essential services. To preserve the Town's character and quality of life, we must protect spaces that serve local businesses, nonprofits, and public services allowing our community to thrive.

The CP not only reimagines housing solutions but also proposes a comprehensive approach to preserving the civic and cultural infrastructure that keeps Crested Butte functional and desirable for residents. This CP, and its implementation, identifies an ambitious vision and actionable path forward, one that balances the needs of residents with the realities of economic pressures, ensuring the Town remains a place where people can live, work, and thrive for generations to come.



Following the Compass

Crested Butte has long faced economic challenges, but until now, the Town has addressed them in a piecemeal manner, making incremental zoning amendments and implementing specific projects that sometimes resulted in unintended consequences.

Leading meaningful change requires vision and persistence. In 2022, the Town recognized the need for a more strategic, unified approach and created the Community Compass (Compass) as its guiding framework. The Compass, built on core values of being authentic, connected, accountable, and bold, outlines a five-year strategic plan and decision-making framework—shifting from reactive adjustments to proactive, collaborative leadership.

To bring this vision to life, the Town launched Compass Navigation. This initiative integrates the Community Plan (CP) with other key planning efforts, including the Transportation Mobility Plan (TMP), Historic Preservation Plan (HPP), Climate Action Plan (CAP), and the upcoming Parks, Recreation, Open Space, and Trails Plan (PROST). Together, these plans reflect a shared community vision and address critical trade-offs and opportunities in areas like affordable housing, climate goals, preservation, mobility, and recreation. Compass Navigation is more than plan-making—it's about aligning every decision with community values to shape a thriving future.



Creating the CP: Dive into the [Appendix here](#) here to see how the CP came together by blending local insight with technical expertise from Torti Gallas + Partners and Hoffman Strategy Group.

Defining Success for the Community Plan

With the Compass setting the direction, the CP needs to define what success looks like along the journey. Grounded in community values, these success measures ensure the CP leads with purpose, aligning policies, regulations, and investments with what matters most to Crested Butte.

Success for the CP means this plan will...

- ✓ **Ensure new regulations and incentives reflect Crested Butte's character**, preserving the Town's historic districts and maintaining Crested Butte's mass, scale, and form.
- ✓ **Increase the share of full-time, year-round households** to strengthen the fabric of the community with an emphasis placed on percentage rather than absolute numbers.
- ✓ **Expand the number, type, and distribution of community-serving housing units**, with options that allow people to grow or downsize based on life stage and needs.
- ✓ **Create more community-serving spaces for local businesses and non-profits** to get started and stay rooted, supporting services that meet the everyday needs of the community.
- ✓ **Maintain and enhance gathering spaces** that foster social connection and community life.
- ✓ **Keep Crested Butte's rough edges intact**, polishing only when it adds real value to the community's character.
- ✓ **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.

Compass Navigation: [Click here](#) to learn more about the different Compass Navigation plans.



Crested Butte's Future

A Vision Rooted in Community Values

The vision at the heart of this plan is shaped by Crested Butte's core values – authentic, connected, accountable, and bold – and guided by the Compass strategic goals and insights from the community.

It centers on preserving the unique character and spirit that make Crested Butte unmistakably itself. And by “character and spirit,” we mean the people—the personalities, passions, and quirks—that give this place its soul.

At the same time, the vision embraces opportunities to enhance Crested Butte's character, both in the physical look and feel of Town, and by strengthening the full-time community made up of diverse and unique individuals who call it home. It offers a path toward a thriving, resilient future that honors what makes this place special and ensures it remains vibrant for generations to come.

From Goals to Vision

The Compass outlines seven guiding strategic goals. The following is an expansion of each strategic goal with a vision designed to support the two overarching objectives: (1) expand, diversify, and distribute community-serving housing and (2) facilitate, create, and preserve community-serving spaces, in a way that complements the Town's other strategic 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 and distributed within the Town 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 takes effort, but the rewards are real. With attainable housing options, accessible services, and a vibrant local business and non-profit scene, residents at any stage of life have the opportunity to build a future and support the community that sustains them.

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

Picture a community where life isn't just about having a roof over your head and accessing the services you need, but it's about living in 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 a seamless part of the 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 and energy costs, while renewable energy sources power everyday life.





The Vision

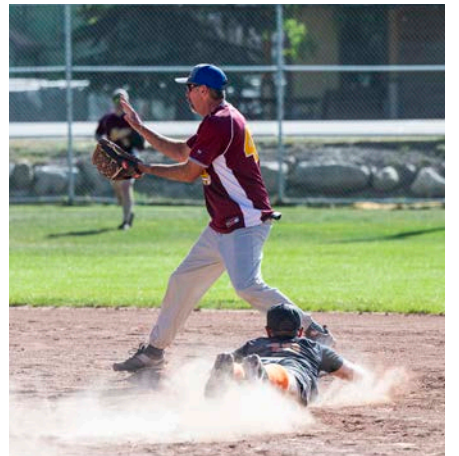
A THRIVING CRESTED BUTTE

Preserving the people 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. The future of Crested Butte depends on preserving and growing the full-time community—the people who give this place its heart. Crested Butte will be a place where year-round residents can build lives, start businesses or non-profits, find a career and/or give back to the community, raise families or empty nest, and age in place, all while playing and enjoying what brought them here in the first place. Crested Butte isn't just about living here; it's about connecting with your neighbors, whether on the street, at the post office, on the trail, or during spontaneous gatherings. It's a place where relationships bloom and community is always at the forefront.

Its small-town charm will stay intact, and we'll build in, not out, and keep density where it makes sense in mixed-use corridors, so we can continue to enjoy the open spaces and breathtaking views around us and be able to move around comfortably by boots, bikes, or bus. Residential neighborhoods will grow gradually while retaining their modest and historic charm, with a mix of small-scale homes of different sizes to meet the diverse needs of the community.

Living in Crested Butte isn't easy. We know 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. A 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.



Unlocking Potential

Bringing the Vision to Life through Policy, Programs, and Incentives

Realizing the vision outlined in this Community Plan, which is rooted in the values and strategic goals of the Community Compass, requires a deliberate shift in policy frameworks. Zoning regulations and development policies, combined with incentives and programs, can be restructured or created to enable and achieve the CP vision. Unlocking the potential of our community depends on aligning tools and rules with today's challenges and tomorrow's aspirations.

About Zoning and its Influence

Zoning is one of the most powerful tools a town has. It shapes what can be built, and what gets built shapes how people live, work, and connect.

Crested Butte's zoning rules date back to 1961 and have evolved into Chapter 16 of the Municipal Code, which now includes 23 zoning districts, each crafted to shape the look, feel, and function of a part of Town. Town Council sets the rules, and BOZAR (the Board of Zoning and Architectural Review) ensures that new development follows them.

WAYS TO USE ZONING

ZONING CAN BE A BARRIER... Under the current code, Crested Butte could still develop 655 new homes and over 360,000 square feet of commercial space. That full buildout may come slowly—or not at all—but the potential is real.

Yet zoning isn't just a growth-shaping tool, it can also be a hurdle. Overlapping rules, outdated standards, and red tape can stall projects. And because rising land prices don't affect all projects equally, luxury development often pushes through, while community-serving efforts get stuck or sidelined.

...OR A TOOL THAT REFLECTS COMMUNITY VALUES... The goal isn't to reinvent Crested Butte—it's to update the code so it helps protect what's unique while guiding growth in the right direction. By rethinking how the zoning tools of land use, density, and fit are applied, the Town can create more space for the kind of development that supports locals, reinforces the Town's identity, and brings the Community Plan to life.

DON'T LET PERFECTION BE THE ENEMY OF PROGRESS... Zoning isn't a perfect tool, and trying to fix it one rule at a time rarely works. This effort takes a step back to look at the code holistically and ask: What's working? What's holding us back? And how can we tweak the system to better reflect what this community values? The goal isn't perfection, it's progress.

So, How Can Crested Butte's Zoning Code Do Better?

The key lies in using zoning not just as a gatekeeper but as a tool to guide development in a direction that supports the CP vision.

This chapter introduces zoning updates across Crested Butte using an incentives-based approach: offering greater flexibility in land use, density, and design, but only when projects provide clear public benefits like deed-restricted housing or space for local businesses and non-profits. Projects without these benefits would follow a more prescriptive path. This approach supports community-oriented development while staying financially feasible. Streamlining the review process is also essential. Clearer standards, an updated zoning map, and faster approvals for compliant projects will make the system more predictable and effective.

The remainder of this chapter identifies recommended zoning updates for four focus areas of Crested Butte, and Phase 2 of implementing the CP will codify those recommendations into an updated code.

Complementing Zoning with Incentives, Programs, and Projects

Zoning alone won't bring the CP vision to life. While updated regulations provide a foundation, meaningful change requires broader collaboration and action.

To fully implement the CP, the Town must work alongside residents, developers, businesses, and other partners by leveraging targeted incentives, supportive programs, complementary projects, and financial tools to drive progress in expanding and preserving community-serving housing and spaces for businesses and non-profits in Crested Butte.

The remainder of this chapter additionally identifies complementary incentives, programs, and projects to support the zoning code, which will be further refined and prioritized in Phase 2, through the 5-year Housing strategy and 5-year Community Spaces strategy.



What Could This Look Like in Crested Butte?

This draft future Zoning Map highlights four key **FOCUS AREAS** where targeted zoning adjustments, combined with incentives, programs, and projects, can help align development with the CP vision.

FOCUS AREA

Town-Wide: Parking Requirements

Rebalance space for people over cars by easing parking rules where other options exist.

FOCUS AREA

Neighborhoods & Historic Core

Incentivize gentle infill-like ADUs and microlots—that adds housing while preserving neighborhood character.

FOCUS AREA

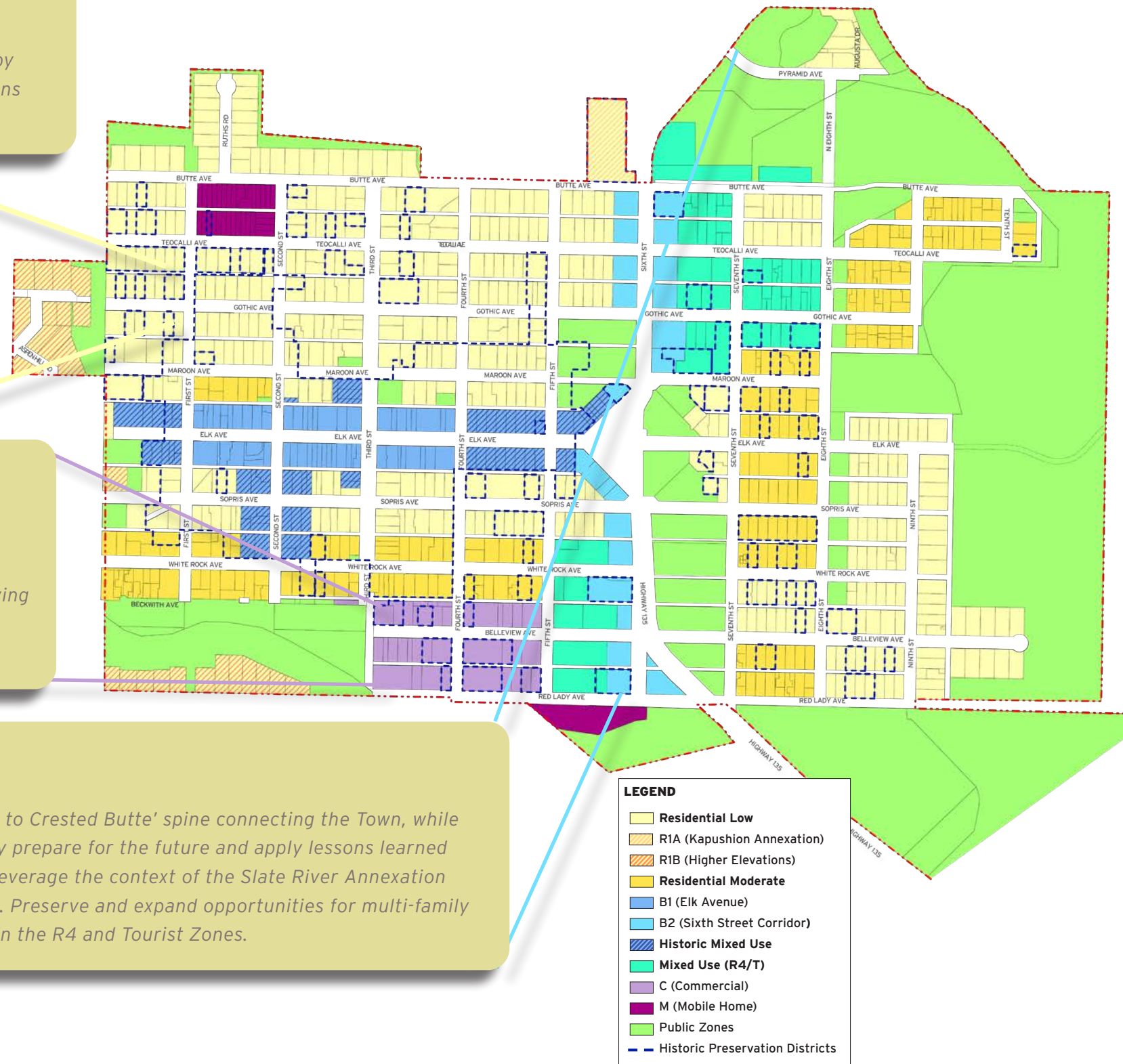
Bellevue Avenue

Support Bellevue as the Town's everyday commercial core by leveraging zoning flexibility in exchange for community-serving spaces for tradespeople, auto repair, and essential services with housing above.

FOCUS AREA

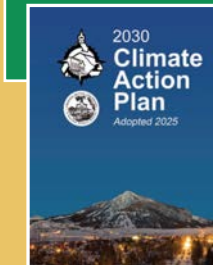
Sixth Street Corridor

Retain Sixth Street as the 'Welcome to Crested Butte' spine connecting the Town, while slowing development to thoughtfully prepare for the future and apply lessons learned to set the corridor up for success. Leverage the context of the Slate River Annexation to introduce higher-density housing. Preserve and expand opportunities for multi-family housing along the corridor's edges in the R4 and Tourist Zones.



Compass Navigation Connections

Climate Action Plan (CAP)



More Homes Near Jobs = Fewer Emissions

Support infill near transit and services to reduce reliance on cars and advance building and transportation emissions goals.

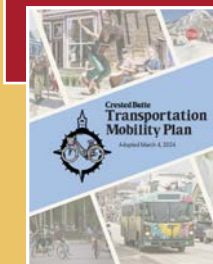
Historic Preservation Plan (HPP)



Overlay Zones for Historic Preservation Integrity

Create two overlay districts—Historic Core and Early Recreation Era—to reflect the distinct eras of Crested Butte's heritage and ensure context-sensitive development that aligns with adopted design standards.

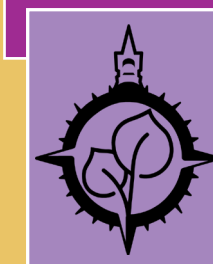
Transportation Mobility Plan (TMP)



Less Parking, More People

Reduce parking minimums and make better use of on-street parking to free up space for community-serving uses—while investing in walking, biking, and transit so needing multiple cars becomes optional, not essential.

Coming Soon: Parks, Recreation, Open Space, and Trails Plan (PROST)



Spaces to Play

Maintain parks and open spaces. The CP vision goes beyond housing and community commercial spaces—it's also about protecting our quality of life and recognizing the vital role that parks play in fostering community connections and supporting everyday life.



Town-Wide: Parking Requirements

Crested Butte’s land is limited and every square foot matters. Yet the Town’s current parking minimums, modeled on national standards rather than local needs, often require more off-street parking than necessary. In a walkable, bikeable, and transit-accessible town, that means land is being used for cars instead of housing, public spaces, or community-serving businesses even though public parking, on-street options, and future transportation and mobility commitments help meet demand.

How can parking requirements support the CP vision?

Crested Butte’s existing parking standards don’t reflect our current goals for housing affordability, climate action, or community-serving development. Revising these standards is key to realizing the CP’s vision



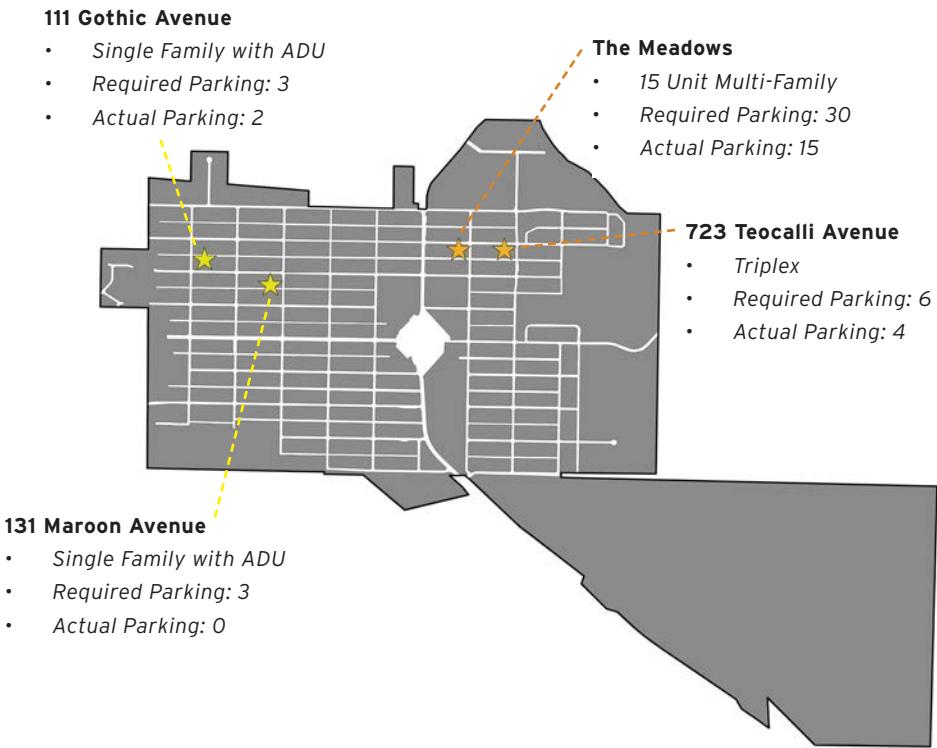
especially around expanding deed-restricted housing and enabling mixed-use and local-serving spaces.

The goal isn’t to eliminate cars but to right-size parking rules so they don’t stand in the way of the homes and community spaces we really need. The strategies below aim to require the parking we need—no more, no less—while freeing up land and resources for community priorities.

It already works in Crested Butte:

Examples of market rate developments with lower than Town Code parking requirements are highlighted to the right.

These developments are able to leverage Crested Butte’s 2,616 off-street spaces (more than the 2,021 off-street private spaces).



Parking Requirements Recommendations:

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
1. Free Up Site Space for Housing by Right-Sizing Parking Requirements.	<ul style="list-style-type: none">• Reduce off-street residential parking minimums to one space per unit.• Turn the current minimum into a maximum (for example, maximum of two spaces if that is today’s current requirement.)	Continue implementing the Transportation Master Plan (TMP) through neighborhood parking permit programs and investment in regional transit and park-n-rides.	Leverage the buildable space to accommodate more affordable housing units, like ADU and micro-lots, while ensuring one off-street parking space per unit with on-street use for those with trailers and more cars.
2. Incentivize Community-Serving Commercial Uses Through Smarter Parking Tools.	<ul style="list-style-type: none">• Maintain parking minimums for lodging and light industrial.• Require Payment-in-Lieu (PIL) instead of on-site parking for retail, restaurants, offices, and entertainment, with exemptions for community-serving spaces.	Use PIL revenue to fund TMP actions: transit improvements, parking management, and regional mobility investments.	Ensure parking access to local businesses while aligning with TMP goals by using PIL to improve mobility options—not expand on-site parking. Supports shared parking, transit, walking, and biking, while also serving as a financial tool to reduce barriers for community-serving spaces.
3. Eliminate Incentives or Allowances for High-Cost Parking That Drives Luxury Development.	<ul style="list-style-type: none">• Remove Floor Area Ratio (FAR) bonuses for structured or underground parking and consider prohibiting underground and structured parking.• Instead, leverage PIL to contribute towards community-wide parking and transportation investments.	Use PIL revenue to fund TMP actions like transit improvements, parking management, and regional park-n-rides that serve the full-community instead of single serving one development.	Underground parking is cost-prohibitive, environmentally intensive, and drives upscale development to recoup investment costs. Removing this allowance aligns with affordability, simplicity, and community character.

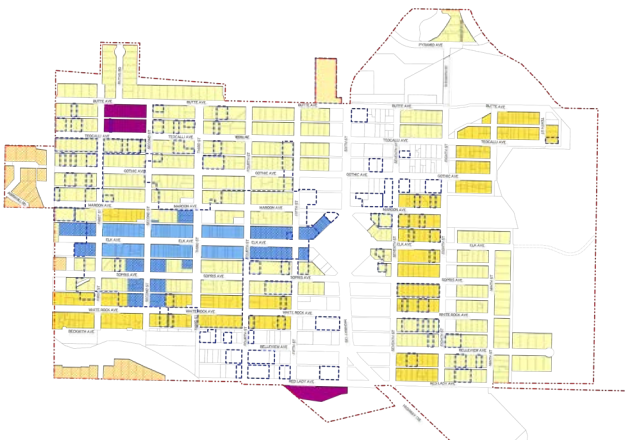


Neighborhoods and Historic Core

Crested Butte's neighborhoods, defined by their charm, character, and walkable scale, are the heart of community life. With historic architecture, human-scale streets, and vibrant social ties, these areas are essential to the Town's identity. As Crested Butte grows, we have an opportunity to preserve what makes these neighborhoods special while making space for more full-time residents through small-scale housing options.

How can the Residential Neighborhoods and Historic Core support the CP vision?

Crested Butte's neighborhoods and historic core are not frozen in time, they are evolving. With thoughtful updates, we can maintain their authenticity while enabling housing types that serve today's needs. This includes incentives for ADUs, tools to facilitate micro-lot or condo homeownership, and clearer, simpler standards that support the CP vision. The following recommendations use a mix of regulatory updates and supportive programs to preserve neighborhood character while broadening housing access and flexibility.



A conceptual rendering of an alley in Crested Butte, filled in with lived-in ADUs.



Neighborhoods and Historic Core Recommendations:

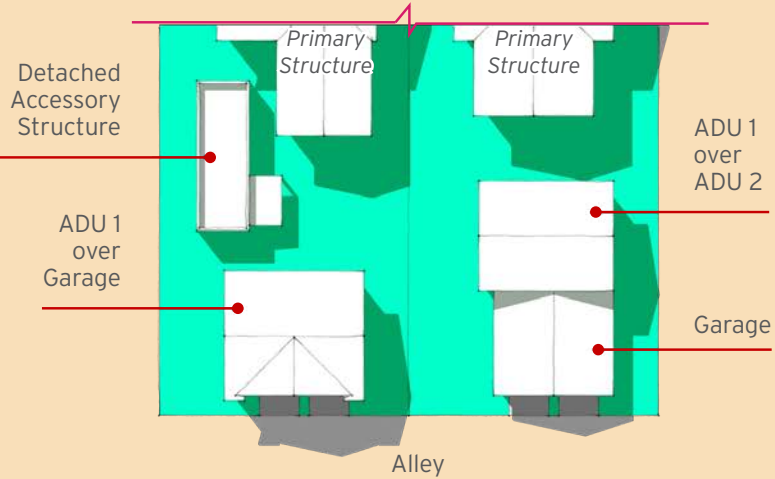
Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
1. Update the ADU incentive structure by introducing more regulatory incentives with complementary programs, beyond subsidizing tap fees.	<ul style="list-style-type: none">• Allow two ADUs per lot (outside the historic core), with one required as a long-term rental.• Reduce minimum unit size, which is currently 400 sq ft.• Exempt garages and accessory structures from the maximum FAR for homes with ADUs.• Streamline approvals by making ADUs permitted uses with administrative review.	<ul style="list-style-type: none">• Develop pre-approved ADU plans.• Explore financial incentives beyond tap fee subsidies.• Establish a landlord-tenant matching program.• Create an alley access/easement policy for ADUs.	Increases full-time housing supply while offering a development incentive through an extra market-rate unit or additional living space, and makes it easier to get approved and developed.
2. Further incentivize ADUs by requiring more from large homes that don't build them.	<ul style="list-style-type: none">• Count garages and accessories toward FAR for homes without ADUs and prohibit basements.• Require full Resident Occupied Affordable Housing (ROAH) mitigation for homes without ADUs, which is an impact fee that calculates housing mitigation required for jobs generated by new development.	N/A	Ensures homes that don't add housing contribute fairly to affordability goals, making the ADU pathway more attractive.

ADU Incentive Program Example

Incentives for Providing Deed Restricted ADU (outside of historic core)

- 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



Neighborhoods and Historic Core Recommendations (cont.):

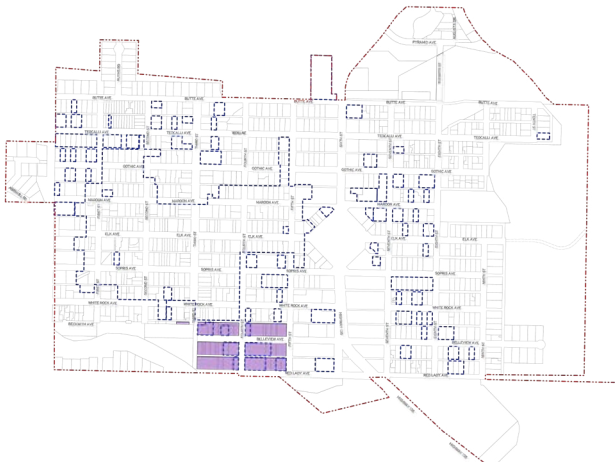
Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
3. Simplify overlapping zone districts to improve clarity and process.	<ul style="list-style-type: none">• Merge similar residential zones (such as subzones like R1-R1F).• Clearly articulate standards and incentives for ADU.	N/A	Fewer zones mean clearer rules and more predictable processes—for staff, BOZAR, and property owners alike.
4. Enable new deed restricted homeownership options by facilitating micro-lots and condo conversions.	<ul style="list-style-type: none">• Allow subdivision of deed-restricted micro-lots.• Reduce minimum unit size to 350 sq ft.• Permit condominium subdivision of properties with separate units, enabling individual ownership opportunities in exchange for deed-restrictions for full-time residency.• Streamline processes and reduce or waive subdivision or condo conversion fees.	<ul style="list-style-type: none">• Explore down payment assistance programs.• Update deed restrictions to ensure these uses meet community housing needs.• Offer pre-approved plans and condo declaration templates to support new housing types.	Expands access to homeownership and allows homeowners to unlock equity by selling part of their property. Creates new affordable ownership units within the existing neighborhood fabric.
5. Reduce red tape for everyday home repairs and maintenance.	Allow administrative review for minor exterior work (e.g., roofs, windows, small additions).	Offer financial incentives to preserve historic structures and outbuildings (to support the HPP).	Makes it easier and faster for residents to maintain their homes while reducing staff workload and costs.
6. Support flexibility in the mobile home zone as an incentive to retain full-time residency.	Allow modular construction and/or stick-built additions in M zones in exchange for full-time residency deed restrictions.	Develop a new deed restriction tailored to this district.	Preserves affordability and full-time occupancy, while supporting durable building types that protect deed-restricted investments.
7. Expand home-based business opportunities that fit the neighborhood.	Re-evaluate the home occupation definition to allow more small businesses to operate from homes.	Explore opportunities to collaborate on local business support programs.	Supports local entrepreneurship by eliminating the barrier of renting commercial space, without impacting residential character.

Bellevue Avenue

Bellevue Avenue represents one of Crested Butte’s most compelling opportunities for thoughtful commercial infill and can serve as a test case for how zoning incentives and flexibility can be leveraged to advance community goals. Situated at the edge of the historic core and adjacent to established neighborhoods, Bellevue has the potential to evolve into a dynamic mixed-use commercial hub, one that increases everyday commercial and light industrial spaces while adding housing above that complements, rather than duplicates, the character of surrounding neighborhoods.

How can Bellevue Avenue support the CP vision?

Bellevue offers a unique chance to demonstrate how targeted zoning incentives and flexibility, such as increased building height, reduced setbacks, and flexible development standards, can be exchanged for tangible community benefits like community-serving spaces and/or deed-restricted housing, or a mix of both. This approach not only supports local businesses and addresses housing needs but also enhances project feasibility by making development more economically viable.



Bellevue Avenue Recommendations:

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
1. Incentivize community-serving commercial spaces and/or housing through zoning incentives and flexibility.	<ul style="list-style-type: none">• Allow a fourth story, reduced setbacks, and reduced parking in exchange for providing deed-restricted housing or commercial space (for example, 20% of total development).• Update design guidelines to ensure mass, scale, and form are maintained with added height in a way that balances character of the corridor with construction cost considerations.• Identify minimum and maximum commercial unit sizes to facilitate more affordable commercial spaces.• Establish clear definitions and inclusion thresholds for community-serving space (with a focus on light industrial and commercial).• Improve review processes to reduce uncertainty while maintaining flexibility and negotiation potential.	<ul style="list-style-type: none">• Analyze the market and example developments to determine viable percentages requirements for community-serving spaces and/or housing.• Explore potential for deed-restriction of commercial space.• Explore additional support opportunities for light industrial and commercial tenants.	Encourages private development to meet community needs without requiring public investment, while retaining neighborhood character and livability.
2. Require stronger housing mitigation from projects that don't opt into community-serving incentives.	Increase the ROAH mitigation rate and cost structure (currently 20% of gap to provide worker housing tied to 2012 construction pricing) for projects that do not include community-serving elements.	Update ROAH unit requirements to ensure it fits into the housing portfolio of community needs.	Ensures that development not directly aligned with plan goals still contributes equitably to Crested Butte's housing needs.

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
3. Expand residential opportunities while maintaining light industrial & commercial priorities.	<ul style="list-style-type: none">• Keep light industrial & commercial uses required on first floors.• Eliminate the cap of three residential units and limitation to 600 sf units above commercial uses.	Define the types of businesses considered community-serving or priority.	Increases the viability of mixed-use development and support housing production. Allows additional market rate housing to financially offset the cost of below-market commercial rents.
4. Update zoning to make Bellevue more pedestrian-friendly and align with TMP mobility goals.	<ul style="list-style-type: none">• Shift away from head-in parking; require rear-lot parking and support parallel on-street parking.• Require designated loading/unloading areas.	Continue exploring sidewalk connections between key destinations like CBCS and Big Mine.	Reinforces walkability (and bikeability) and safety, supports business access, and aligns Bellevue's design with long-term transportation priorities.

A model of a proposed fourth story height incentive, in exchange for a development providing a percentage of community-serving commercial spaces or housing (or a mix of both). Commercial uses would still be required on at least the ground floor, ensuring Bellevue remains the commercial core of Crested Butte.



Sixth Street Corridor

Sixth Street is one of Crested Butte’s most prominent and active corridors, serving as the Town’s front door and a connector between neighborhoods, businesses, and civic amenities.

This corridor includes:

- 1. The **B2 Business District** between Red Lady Avenue and Butte Avenue
- 2. The **Slate River Annexation**, an emerging neighborhood at Pyramid Avenue
- 3. The **R4 and Tourist (T) Zones** flanking Sixth Street, which already support higher-density housing and lodging near services and transit

While Sixth Street today is beloved for its mountain views, public parks, and small-town charm, it holds long-term potential to evolve into a more vibrant, mixed-use corridor. With thoughtful planning, it can offer locals and visitors alike more everyday amenities – retail, services, eateries, and housing above – while also enhancing its role as a seam that connects the Town, not a line that divides it.

How can the Sixth Street Corridor support the CP vision?

The Town has an opportunity to shape the future of Sixth Street intentionally and incrementally. By strengthening the existing Planned Unit Development (PUD) process, and prohibiting underground parking (as previously discussed in parking requirements section) to maintain the corridor’s scale and and pace of development,



the Town can preserve what people love about Sixth Street while setting the stage for future improvements.

Rather than immediately introducing new zoning incentives, Sixth Street can serve as a place to apply lessons learned from areas like Bellevue Avenue, by testing what works before scaling it more broadly. Over time, the Town can consider additional zoning flexibility beyond the PUD process, allowing modest incentives in exchange for deed-restricted housing or community-serving commercial uses, based on proven outcomes.

Future activity and vibrancy can also be supported through focused infill of higher-density housing in the Slate River Annexation, preservation of existing multi-family housing in the R4 and Tourist zones, and long-term reimagining of Town assets like the 4-Way.

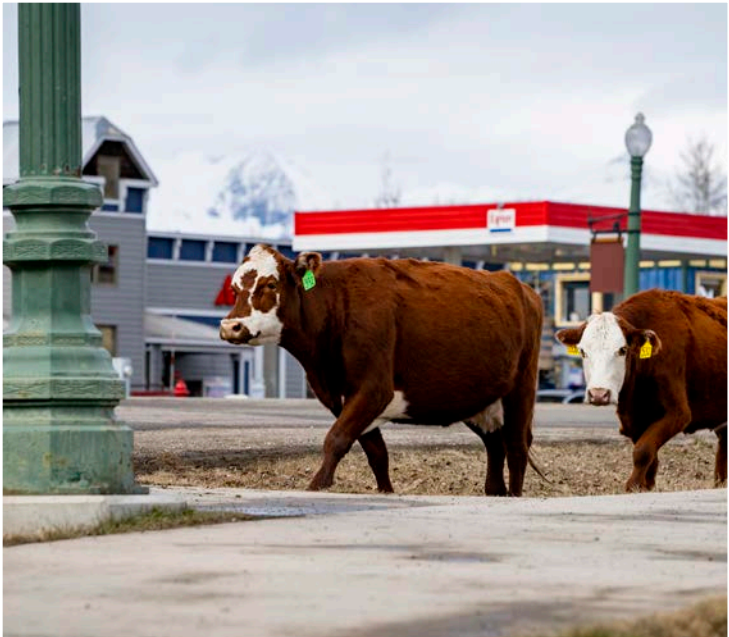
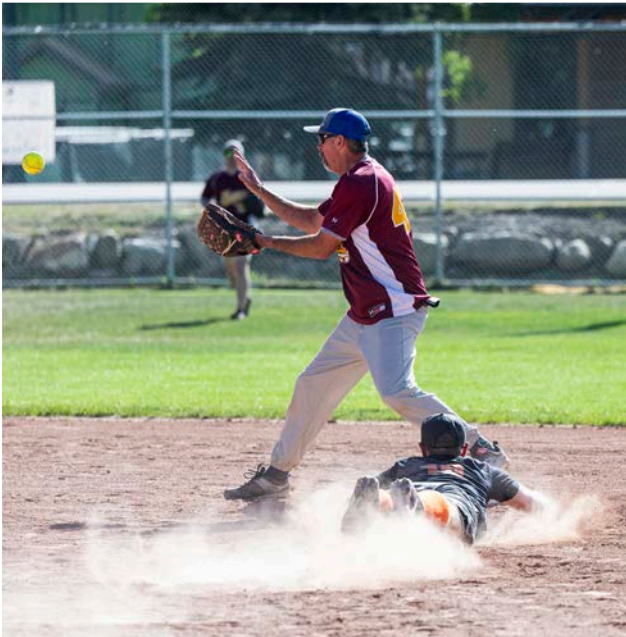
By proceeding with care and commitment, Sixth Street can evolve into a welcoming spine that reflects Crested Butte’s values and creates a lasting first impression that truly says, “Welcome to Crested Butte.”



Sixth Street Proper (B2) Recommendations:

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
1. Strengthen the Planned Unit Development (PUD) process to deliver clear community benefits like deed-restricted housing and community-serving commercial spaces.	<ul style="list-style-type: none">• Clarify desired public benefits in the PUD process, prioritizing deed-restricted housing and community-serving commercial spaces like retail, restaurant, and service-oriented uses.• Define clear thresholds or targets for the amount and type of community-serving space expected in a PUD project.	<ul style="list-style-type: none">• Analyze market conditions to ensure community benefit requirements remain economically viable for developers.• Explore local strategies to support small-scale retail and restaurant tenants as part of PUD projects.	Ensures the PUD process is a proactive tool for implementing the CP, giving the Town more control over outcomes while providing developers with a clear, feasible path forward. It supports mixed-use projects that add vibrancy and serve local needs, without compromising the character of Sixth Street.
2. Require stronger housing mitigation from projects that don't opt into community-serving incentives.	<ul style="list-style-type: none">• Increase the ROAH mitigation rate and cost structure (currently 20% of gap to provide worker housing tied to 2012 construction pricing) for projects that do not include community-serving elements.	Update ROAH unit requirements to ensure it fits into the housing portfolio of community needs.	Ensures that development not directly aligned with plan goals still contributes equitably to Crested Butte’s housing needs.

Sixth Street is Crested Butte’s front door, and can thoughtfully continue to evolve into a vibrant corridor of community connection.



Sixth Street Proper (B2) Recommendations (Cont.):

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
3. Expand residential allowances while maintaining commercial business priorities.	<ul style="list-style-type: none">Keep business uses (restaurants, retail, services) required on first floors.Eliminate the cap of 50% residential units, enabling a possibility of two stories of housing above commercial.	<ul style="list-style-type: none">Identify and prioritize everyday-serving business types (e.g. everyday eateries).Explore deed restrictions for commercial space.	<p>Increases the viability of mixed-use development and supports housing production.</p> <p>Allows additional market rate housing to financially offset the cost of below-market commercial rents.</p>
4. Zone the (currently unzoned) 4-way Public.	Enable the 4-way to be re-envisioned in the long-term to serve more community uses.	<ul style="list-style-type: none">Explore Town-led projects such as live/work units, senior housing, library or visitor service upgrades, and community spaces.Explore other opportunities in the corridor like expanding Stepping Stones to address childcare needs.	Activates a public space at the 4-way while retaining the history/character of this key node and creates an opportunity for public-private synergy in achieving community goals.

Slate River Annexation (P) Recommendations:

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
5. Adjust zoning and design standards and guidelines to enable simple, more efficient development.	Reduce parking and open space minimums, and simplify design standards and guidelines.	<ul style="list-style-type: none">Identify specific housing types and income levels to target on TP1.Explore complementary uses on TP2 (e.g., healthcare, recreation).	<p>More flexible standards can help reduce construction costs and support diverse community-serving development near the edge of Town. Pyramid Avenue is a great example of an underutilized street that could absorb cars if the parking requirements are reduced.</p>

Sample site plans for TP1 and TP2 in the Slate River Annexation illustrate how higher-density development can be thoughtfully integrated with recreation areas and essential community services, such as medical facilities.



Adjacent R4 and T Zones Recommendations:

Strategy	Zoning Code Update Considerations	Complementary Housing or Community Spaces Strategy Considerations	Why it Matters
7. Preserve and encourage multi-family housing in the R4 and T zones.	Consolidate the T Zone into the R4 Zone, allowing lodging as a conditional use.	Explore Good Deed deed restriction purchase opportunities to preserve existing lower-cost multi-family housing.	Reflects existing land use patterns and ensures lodging is thoughtfully integrated near services and transit, while protecting housing supply.

Existing multi-family housing in the T Zone. This plan prioritizes preserving and expanding this type of workforce-oriented housing to support year-round residents, rather than focusing on high-end lodging aimed primarily at tourists."



Making it Happen

What Comes Next

The CP lays out an ambitious, values-driven vision for Crested Butte's future, one rooted in local priorities and a strong sense of place. Now comes the real work: turning that vision into action.

Following adoption of the CP, the Town will begin Phase 2: updating the zoning code and developing complementary five-year strategies for housing and community spaces. This next phase, launching in summer 2025, will focus on translating policy recommendations into practical tools, by shaping how development, incentives, programs, and projects move forward.

For the **housing strategy**, the Town will analyze lessons learned from past efforts and build a more refined understanding of its existing housing portfolio and future needs and gaps, especially as larger projects like Whetstone come online. This foundation will inform a targeted housing strategy to guide priorities of investment, programs, and projects over the next five years that complement the zoning code update.

For the **community spaces strategy**, the first step will be defining what "community space" truly means in the Crested Butte context. From there, the Town will conduct an initial needs assessment to understand existing gaps and establish success measures to guide future improvements. While the Town brings decades of experience to the housing arena, stepping into the commercial realm will require a deliberate and thoughtful approach as it begins to shape a new framework for supporting community spaces used by locally-serving businesses and non-profits.

Implementation will also continue through other key efforts, including the TMP, HPP, and creation of a new PROST Plan, which will focus on parks, recreation, and open space. These overlapping efforts will require coordinated work with the Town Council, BOZAR, property owners, neighbors, nonprofits, business owners, and the broader community.

It will also take a Regional Approach...

While the CP focuses on Crested Butte's unique context, its success is tied to the broader Gunnison Valley. Our challenges, especially around housing, infrastructure, transportation, and public services, extend beyond town boundaries.

That's why regional collaboration is essential. Starting in 2025, the Town will participate in the Gunnison County Corridor Plan, a joint effort led by Gunnison County, with Mt. Crested

Butte, CB South, Gunnison, RTA, and Mountain Express, to coordinate land use, transportation, and infrastructure investments along the CO-135 corridor. This initiative builds on the One Valley Resiliency Roadmap, which highlights shared regional goals like community sustainability, equity, climate action, and environmental resilience.

This CP supports that effort by first looking inward and focusing on opportunities within Town limits that align with existing infrastructure and services. By doing so, Crested Butte strengthens its ability to grow thoughtfully and contribute meaningfully to a connected regional future.

...and a Sustainable Funding Source

To bring this plan to life, the Town will need a dedicated, long-term funding source. While existing tools like grants, bonds, taxes, and public-private partnerships remain essential, a more predictable financial foundation is necessary to sustain progress. Reliable funding will allow the Town to deliver spaces and housing that serve the community, financially incentivize the market to become a bigger player in meeting the community's needs, support local businesses and nonprofits, and implement the incentives and programs outlined in this plan. Exploring new funding mechanisms, whether voter-approved or revenue-based, will be key to ensuring Crested Butte can move forward with confidence and consistency.



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):** The Plan that 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.



Appendix i.

Crested Butte's Context, Challenges, and Opportunities

This Appendix provides background context on the CP, starting 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 then examines the economic and social issues facing the community, reframing them as opportunities to inspire actionable solutions.

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

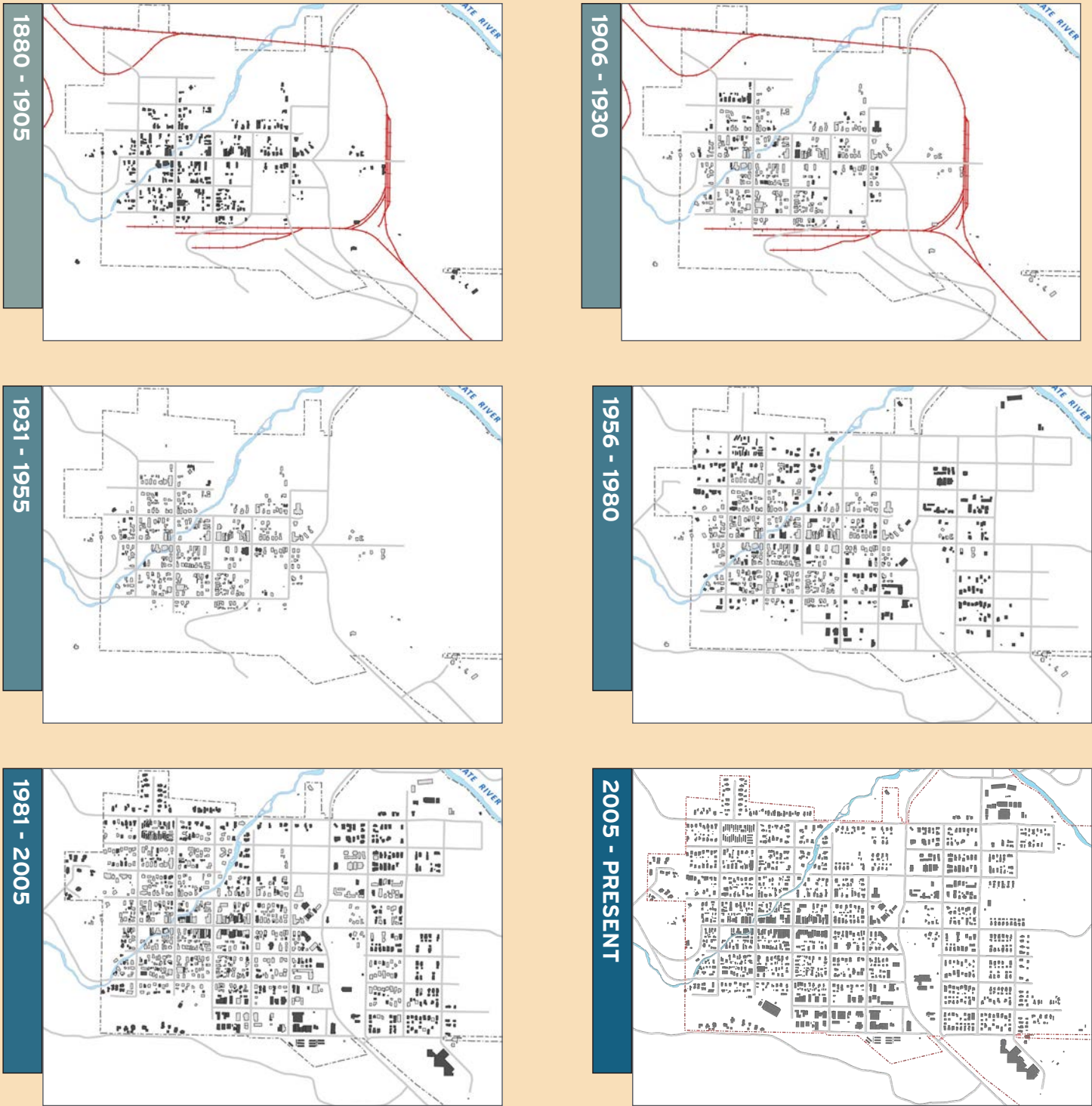
recreation, as the area's mountainous terrain drew visitors seeking winter sports and outdoor adventures. Over time, the ski area grew into a renowned resort and Crested Butte also became a summer destination for its acclaimed mountain biking and hiking, and the Town's population rebounded, surpassing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



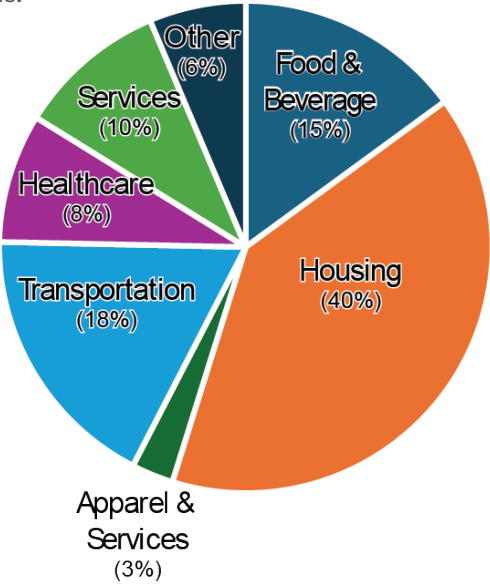
Crested Butte is facing...

...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.

Economic Market Study: [Click here](#) to read the economic market study.

...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

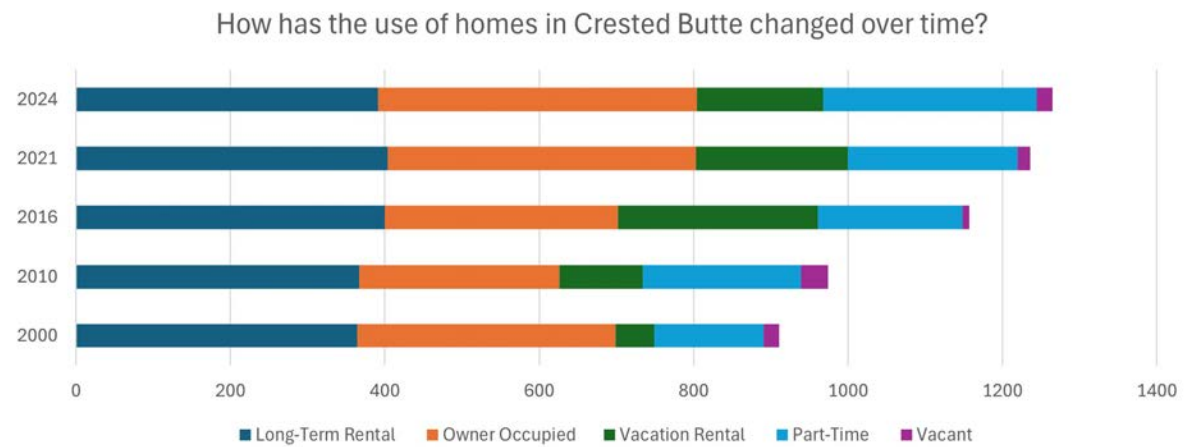
Crested Butte’s full-time occupancy rate has dropped from 80% in 2000 to 64% today, according to a local census—down from 65% in 2021. While higher than many mountain towns, this decline is concerning.

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

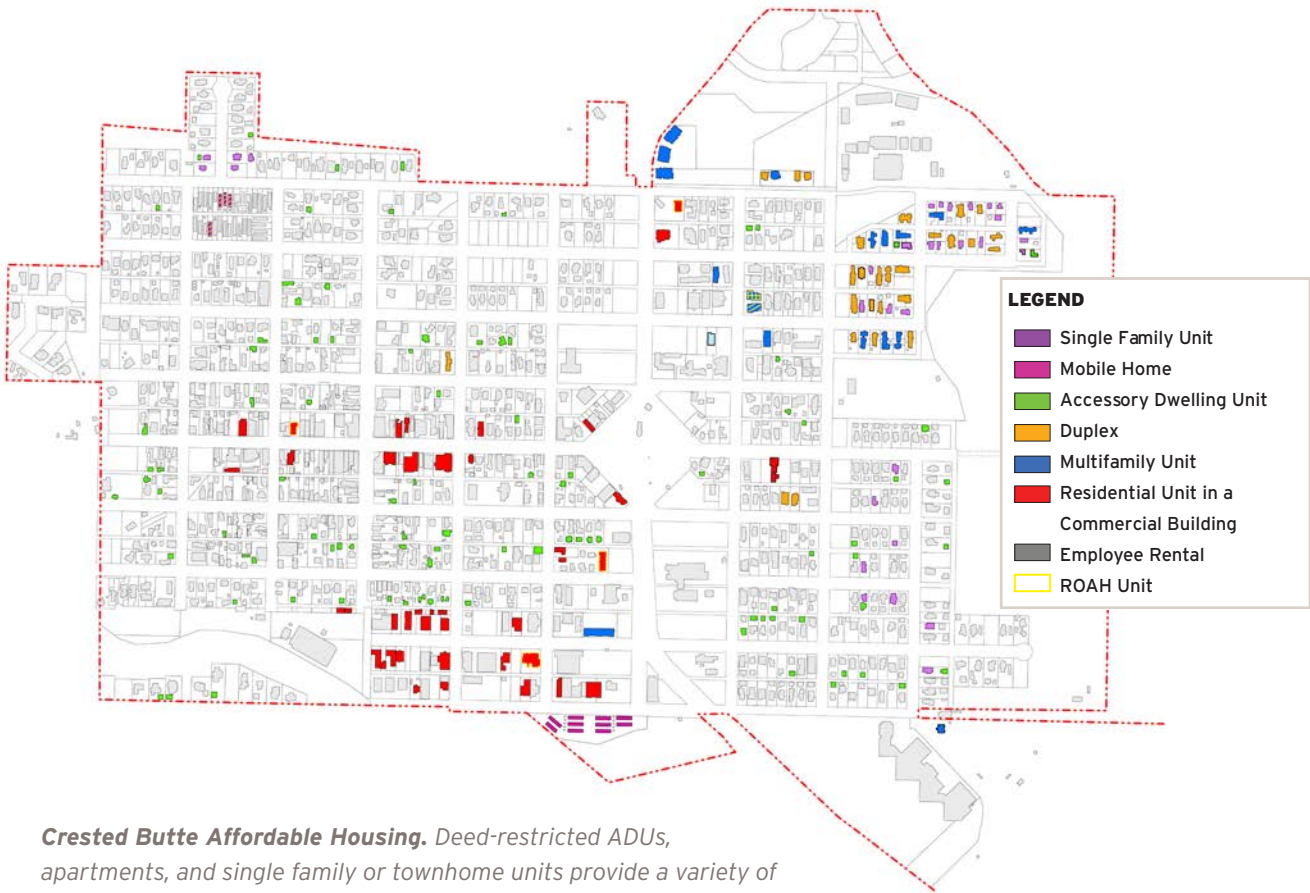
prioritizes luxury development, local governments bear the burden, creating a cycle that is increasingly difficult to break.

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.



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

...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

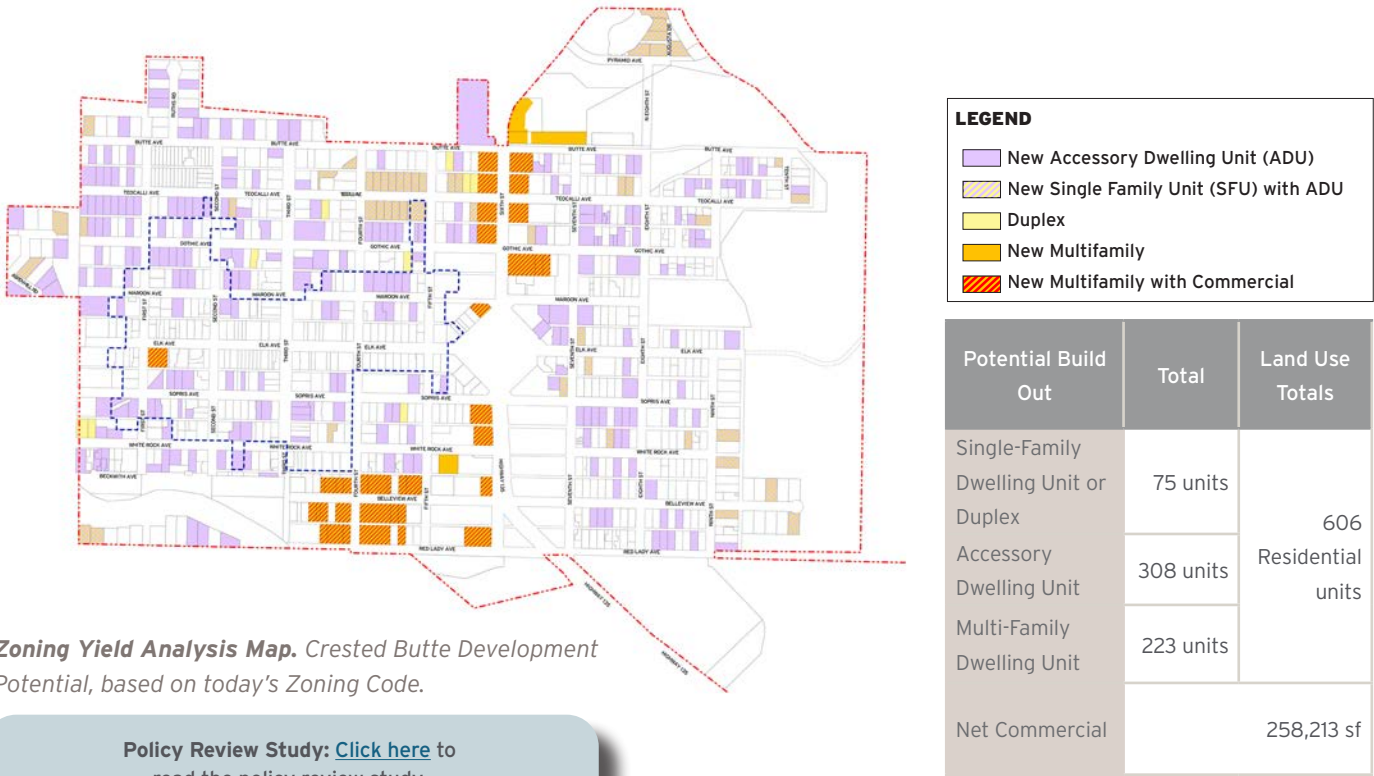
both unaffordable for the local community and incompatible with the Town’s character. **The issue isn’t merely the number of units but the type of housing the zoning allows.**

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.



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

Policy Review Study: [Click here to read the policy review study.](#)



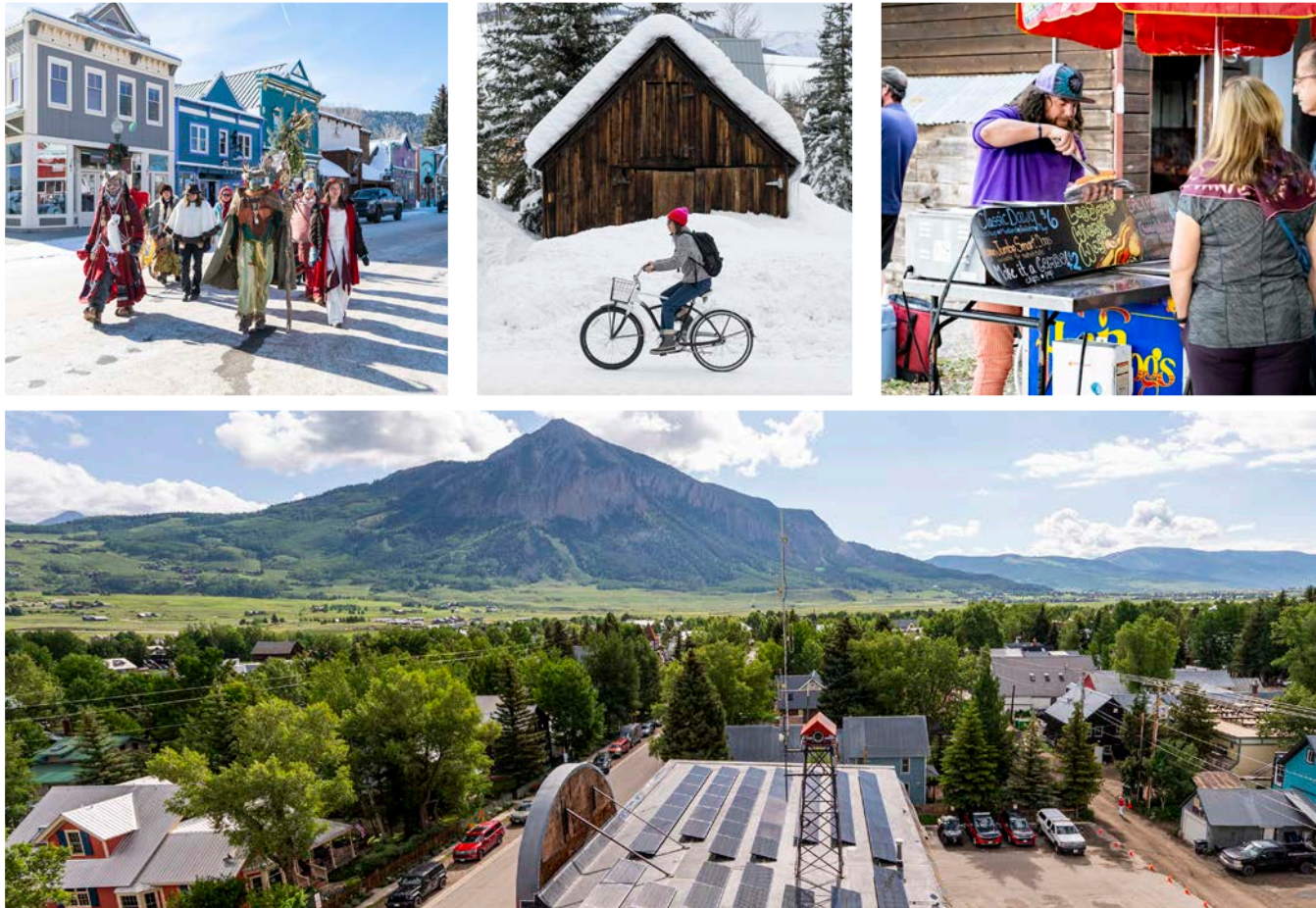
Crested Butte is facing...

...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.

Appendix ii.
How This Plan was Developed

This Appendix provides background context on how the CP was developed, in collaboration with the Crested Butte community.



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 a 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

February - June 2025

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





May 2025



**TORTI
GALLAS +
PARTNERS**



Staff Report

June 16, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager
Kathy Ridgeway, Finance and Administrative Services Director
Karl Hanlon, Town Attorney

Subject: Consideration of transfer of ownership of the property at 606 6th Street (Center for the Arts) to The Center for the Arts

Summary:

Staff is requesting Council discussion regarding the potential transfer of ownership of the Center for the Arts complex to the Crested Butte Center for the Arts (CFTA). Staff recommends a cautious approach due to legal restrictions on the use of the property and the current financial position of CFTA. A long-term lease arrangement may better protect the Town's interests.

Previous Council Action:

- Ordinance 8, Series 1983 and Ordinance 19, Series 1984: Approval of the property exchange involving the Center site.
- 2010 – The Town and CFTA entered into a 50-year lease with a 50-year renewal option for the building now known as the Old Center. Minutes from that meeting include that the CFTA requested the 50-year term rather than 20-years as donors were hesitant to give without a longer lease term.
- 2019: Completion of the new Center for the Arts facility, with ownership of land and improvements retained by the Town.
- 2020 - The Town and CFTA entered into a 50-year lease for the expanded property with three succeeding 10-year renewal options
- Feb 3, 2025 – Council work session to discuss “Redeveloping the Original Center for the Arts Building”
- April 7, 2025 – CFTA presentation to Town Council on “Public-Private Partnership between the Center for the Arts and Town of Crested Butte”

Council expressed concerns and questions:

- How do we ensure the arts facility continues to serve primarily the local community (as opposed to private or exclusive events)?
- Magnitude of the importance of the building as a public asset in the center of Town
- Generally supportive of continuing to explore the idea of transferring the building with a land lease

- Directed staff to review recent budgets and financial statements for the Center and advise
- Requested the Center provide additional information on number and type of events and who is served to get sense of how the facility is currently used

Background:

The Center for the Arts complex is located on parcels in Blocks 50 & 51 and includes portions of the Whiterock Avenue right-of-way. The property was conveyed to the Town through a three-party exchange involving Gunnison County and Evergreen Land and Resource Company. The deed from Evergreen to the Town includes an executory interest stating the land must be used for "public purposes"; otherwise, title reverts to Gunnison County.

The new portion of the Center for the Arts facility was largely funded through private donations and debt incurred by the CFTA. Upon completion, the facility became a fixture and part of the Town-owned real property, now subject to the same restrictions as the land.

Discussion:

Two critical legal questions are central to this matter:

1. Can the Town convey the property and remain in compliance with the deed's executory interest clause?
2. Would CFTA's ownership and use of the property satisfy the "public purpose" requirement?

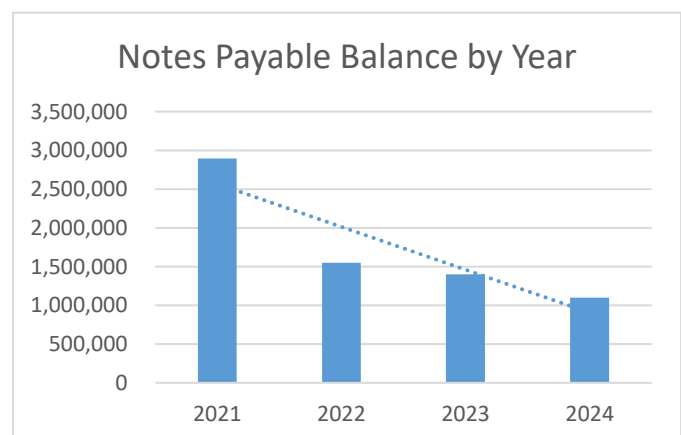
As previously outlined, the 1984 deed conveying the property to the Town includes an executory interest in favor of Gunnison County, stipulating the land must be used "only for public purposes." While the Center for the Arts (CFTA) is a 501(c)(3) nonprofit, potentially satisfying the public purpose requirement, transferring ownership introduces risks related to enforceability of that interest and the Town's ability to intervene should issues arise. A quiet title action or formal disclaimer from Gunnison County would be required to resolve lingering legal ambiguity.

Financial Considerations:

1. Debt Profile and Leverage Risk:

As of October 31, 2024, CFTA carried \$1.1 million in debt, including a \$950,000 loan maturing in 2025 and a \$150,000 SBA loan maturing in 2050. CFTA has worked hard in recent years to reduce the outstanding debt following completion of the new facility in 2019.

A new \$1 million line of credit was obtained in January 2025, refinancing the remaining balance of the prior debt, with annual principal payments of \$100,000 through January 2035. No principal payment is required in 2025. CFTA staff have told Town staff that there is a donor ready to retire this debt upon transfer of ownership to the CFTA.



If ownership of the property were transferred to CFTA, the organization could potentially leverage the property as collateral, exposing it to foreclosure risk. In such a scenario, Gunnison County could intervene due to the deed's reversion clause, but if the County declines, the property could exit public control altogether. In several prior conversations in recent years, CFTA staff have indicated the desire to own the property was linked to the hoped for renovation of the Old Center (Phase2) and the ability to issue debt using the property as collateral. In the past several months CFTA staff have shifted away from this rhetoric and now state that Phase 2 is no longer being considered and that if it were, leveraging the property would not be desired.

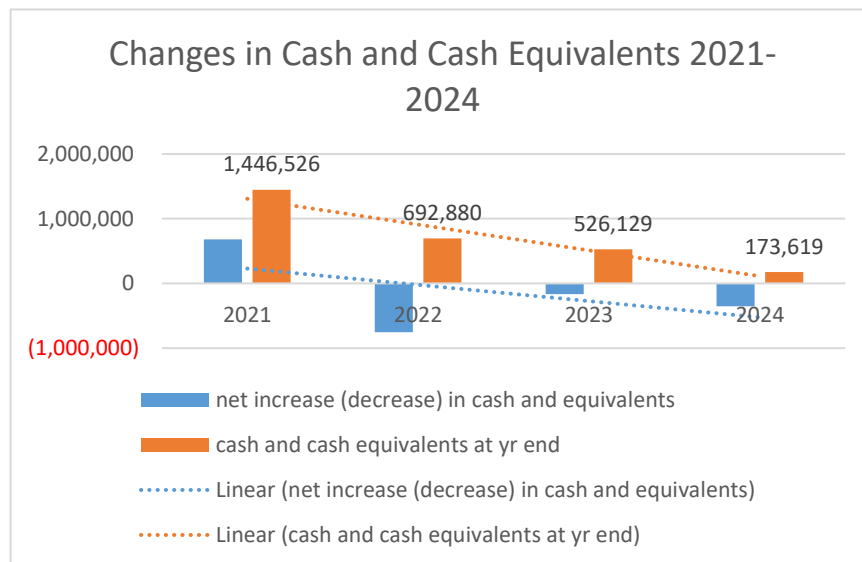
2. Liquidity and Donor Dependency:

As of FY2024, CFTA had only \$174,000 in liquid assets available for general expenditures within one year. Under the 2020 lease, the CFTA is responsible for virtually all operating and maintenance expenses associated with the property.

The Center is highly dependent on a small number of donors, with 73% of total 2024 donations originating from just 73 donors, and 25% from only five donors. This level of concentration creates revenue volatility, especially for operations and debt service needs.

3. Cash Flow and Net Assets:

Cash and cash equivalents for CFTA declined from \$526,129 (2023) to \$173,619 (2024).



The Center has posted net losses in two consecutive years:

- FY2023: -\$525,882
- FY2024: -\$514,025

This signals ongoing financial instability despite successful programming and event revenues.

4. Debt Service Relief if Ownership Transferred:

A financial summary provided by CFTA staff suggests that if the current donor pledge materializes and the line of credit is retired by end of 2025, the Center would gain an average annual debt service relief of \$135,600 from 2026 to 2035, which could positively impact operations. However, this optimistic projection is contingent on donor follow-through and assumes no new debt will be taken on, an assumption not currently guaranteed.

5. Expense and Operational Trends:

Program expenses are increasing, while management/general and fundraising expenses remain high (\$1.7M in 2024), raising concerns about the sustainability of administrative cost ratios. The 2025 budget projects a reversal in net cash decline, but relies on unrealized assumptions, including postponed capital expenditures, reduced payroll, and a \$50K debt addition. CFTA leadership have worked hard in recent years to turn this corner, but the results of these efforts are not yet realized.

Given the above, transferring ownership at this time may be premature. The Town must consider not only the legal reversion risk but also the financial position and borrowing constraints of CFTA. If the organization fails to maintain financial stability or defaults on future obligations, the Town could be forced into a reactive role, risking public loss of the facility or having to cover debts it does not currently control. Maintaining the current long-term lease would be a safer course for the Town.

Climate Impact:

Neutral. No physical changes to the property are proposed at this time.

Financial Impact:

Potentially significant if the Town were forced to assume CFTA's debt or intervene to maintain control of the property. Retaining ownership and pursuing a long-term lease minimizes these risks.

Legal Review:

Completed by the Town Attorney. See Privileged and Confidential memorandum dated May 29, 2025, for full analysis of deed restrictions and potential risks.

Recommendation:

Staff recommends that the Town Council not proceed with transferring ownership of the Center for the Arts property to CFTA at this time.

If the Council wishes to pursue transfer of the property, Staff recommend it be conditioned upon:

- enforceable provisions restricting the use of the property as loan collateral
- maintaining nonprofit status
- ensuring continuity of use for public arts programming
- formalized commitment to serve primarily the local community
- unencumbered reversion to the Town if the non-profit ceases operation or violates terms of the transfer
- transfer occurs only after retirement of all debt
- outlining Town's role in design and approval of any renovations or additions to the structure(s)

The July 21st Council work session is currently unprogrammed if the Council wishes to consider this discussion further at that time.



To: Crested Butte Town Council

From: Jillian Liebl, Executive Director, Center for the Arts and Brett Henderson, Chief Business Officer, Center for the Arts

June 16, 2025

Subject: Center for the Arts-Town of Crested Butte Public-Private Partnership

As requested, the Center for the Arts is returning to Town Council to continue our discussion about the ownership of the Center for the Arts building and working together on a sustainable path forward that ensures the Center remains a thriving community asset in perpetuity.

We believe the Center exemplifies how private investment can serve the public good, creating a vibrant hub of creativity, access, and community engagement. **Our goal is to partner with the Town to align on a facility ownership structure that preserves public benefit while enabling the Center to build a stable financial future.** How can we best secure and support this asset for generations to come?

This memo provides an update on three key areas, as requested by Council at our last discussion in April.

1. Financial Health + Outlook

Over the past several months, we have worked closely with Town staff to review the Center's financial position, sharing our audited financials and budget vs. actuals for FY22-FY25TD. Our conversations have confirmed that we are seeing the same trends:

- Consistent financial improvement: FY25 is projected to be cash-positive, with meaningful growth in reserves. Financial data shows that our operations are sustainable without debt service.
- Improved financial management: Through strategic planning, aggressive debt restructuring, and expanded community engagement, the Center has significantly

improved its financial position.

- Potential for major philanthropic growth: Ownership has proven to be a key barrier to unlocking significant contributed revenue by various means, including planned giving, endowment gifts, and capital contributions. At least five of our top capital campaign donors have indicated they are willing to support a new campaign if the Center holds title to the facility.
- \$1.4 million in savings: Title transfer would eliminate annual debt service payments, creating \$1.4 million in immediate savings over the next decade and enabling us to build long-term capital reserves.

We believe the current financial trajectory positions the Center to meet its mission sustainably if we can fully utilize the potential of our donor base and assets through building ownership.

2. Event Access + Community Use

Council expressed strong interest in ensuring public accessibility to the Center, which is at the heart of our mission, and is reflected in actual use of the Center facility. Based on our review of 2024 data:

- The building was in use 231 days last year.
- That included 256 public events, 36 private events, 40 rehearsal days, and 1,043 dance classes.
- 77% of all events were public, and 43% of those public events were free, ranging from Alpenglow to CBCS student performances.
- 99% of all events at the Center were produced by local individuals, businesses, or organizations. (There were 7 total non-local, private events in 2024.)
- The average ticket price for Center-produced events was \$17, making access affordable for most community members. 73% of tickets sold to Center-produced events were to local residents.
- We estimate approximately 69,000 total experiences across all programming and events in 2024.
- 45 local organizations used the Center, including fundraisers for 16 local nonprofits.

Our commitment to public access is central to our mission. To further increase accessibility and streamline facility use, we recently hired a new Sales Manager dedicated to simplifying

bookings, particularly for local groups.

3. Deed Restriction Framework

We share the Town's desire to ensure that any future ownership structure guarantees community benefit.

As discussed at the April 7 meeting, we researched successful performing arts center public-private partnership models in other mountain towns, including Jackson, Basalt, and Vail. These communities use deed restrictions and lease terms to ensure permanent public use while empowering nonprofits to fundraise and steward their facilities. Common elements include:

- Use restrictions requiring nonprofit, cultural, and community-oriented programming.
- Reporting and transparency requirements including annual reports and financial disclosures.
- Town approval for any financial encumbrance of the property.
- Reversion clauses ensuring the property returns to public ownership if the nonprofit ceases operation or violates terms.

We propose that our respective attorneys begin working together to craft deed restrictions that reflect these proven best practices. We are committed to a collaborative process that balances flexibility with safeguards for the public interest.

4. Next Steps

We request moving this conversation toward a shared solution and respectfully seek Council's guidance on the following:

- Is Council open to a deed-restricted title transfer of the improvements under a structure that includes clear public benefit guarantees and oversight?
- If so, will Council direct our respective legal teams to work on draft language for review and feedback?
- What timeline and process does the Council envision for advancing this process?

Thank you for your continued engagement and thoughtful consideration. We remain committed to a strong partnership and to continue ensuring that the Center serves the Crested Butte community, now and for generations to come.

Respectfully,

Jillian Liebl
Executive Director, Center for the Arts

Brett Henderson
Chief Business Officer, Center for the Arts

Center for the Arts + Town of CB

Public-Private Partnership

Town Council Update
June 16, 2025

175



Where we left off

176

Exploring how we can work together to support this community asset and secure it in perpetuity



Finances

How has the Center performed financially?



Events

What is the mix and accessibility of events?



Deed Restrictions

How could we amend the ownership structure?

Financial Trends

*Consistent progress:
Balancing financial realities
with growing needs*



Operational Trends

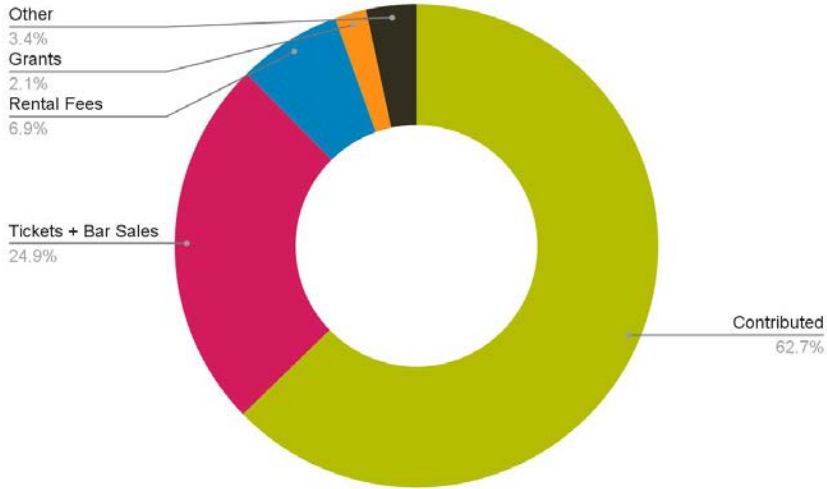
178



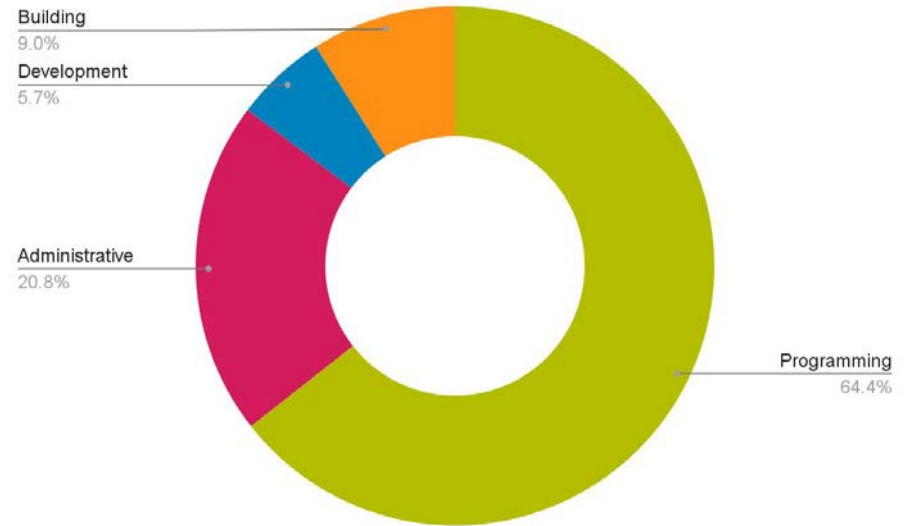
Includes non-cash expenditures such as depreciation

Operational Mix

179



Revenues

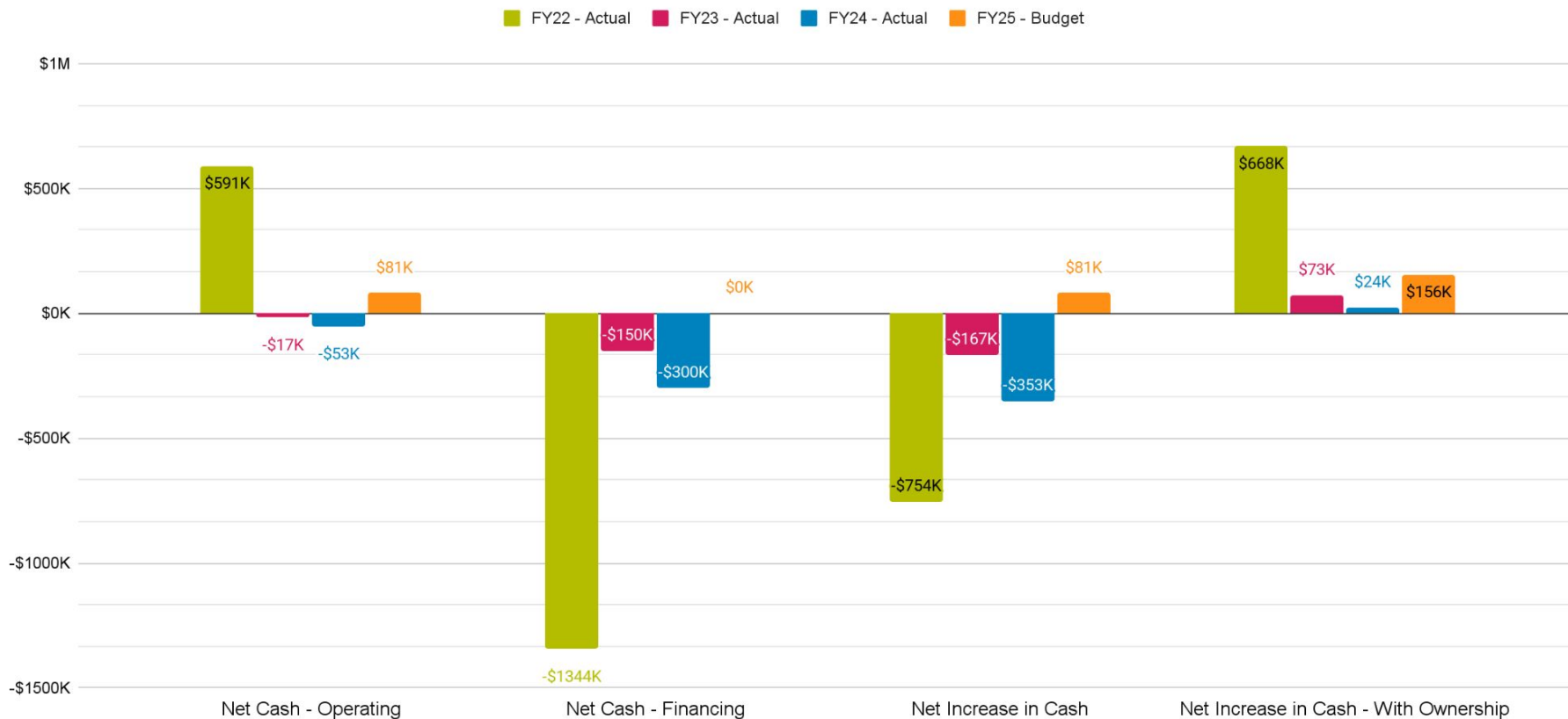


Expenditures

Assuming a balanced budget - our contributed revenue directly supports our programming expenses at nearly a 1:1 ratio

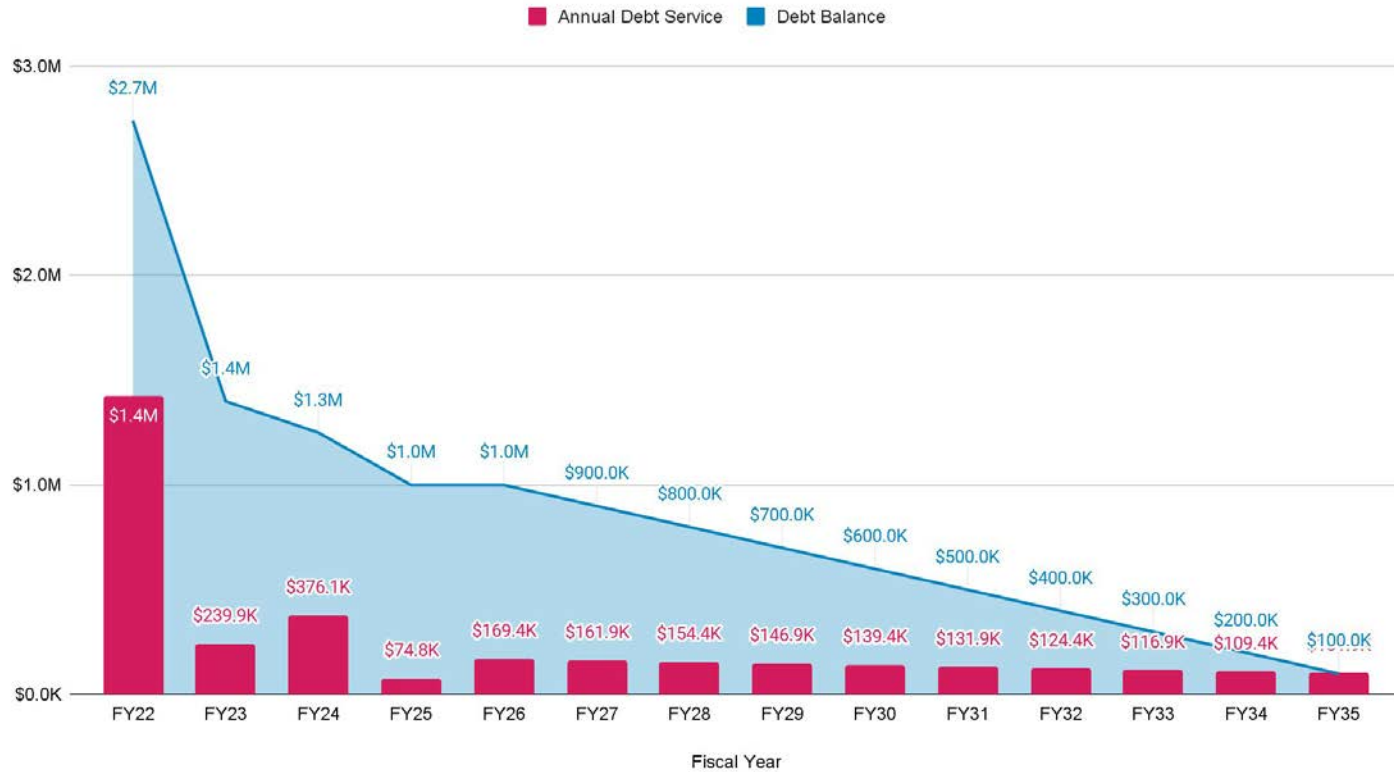
Cash Flow Statement Comparison

180



Long Term Debt Schedule

181



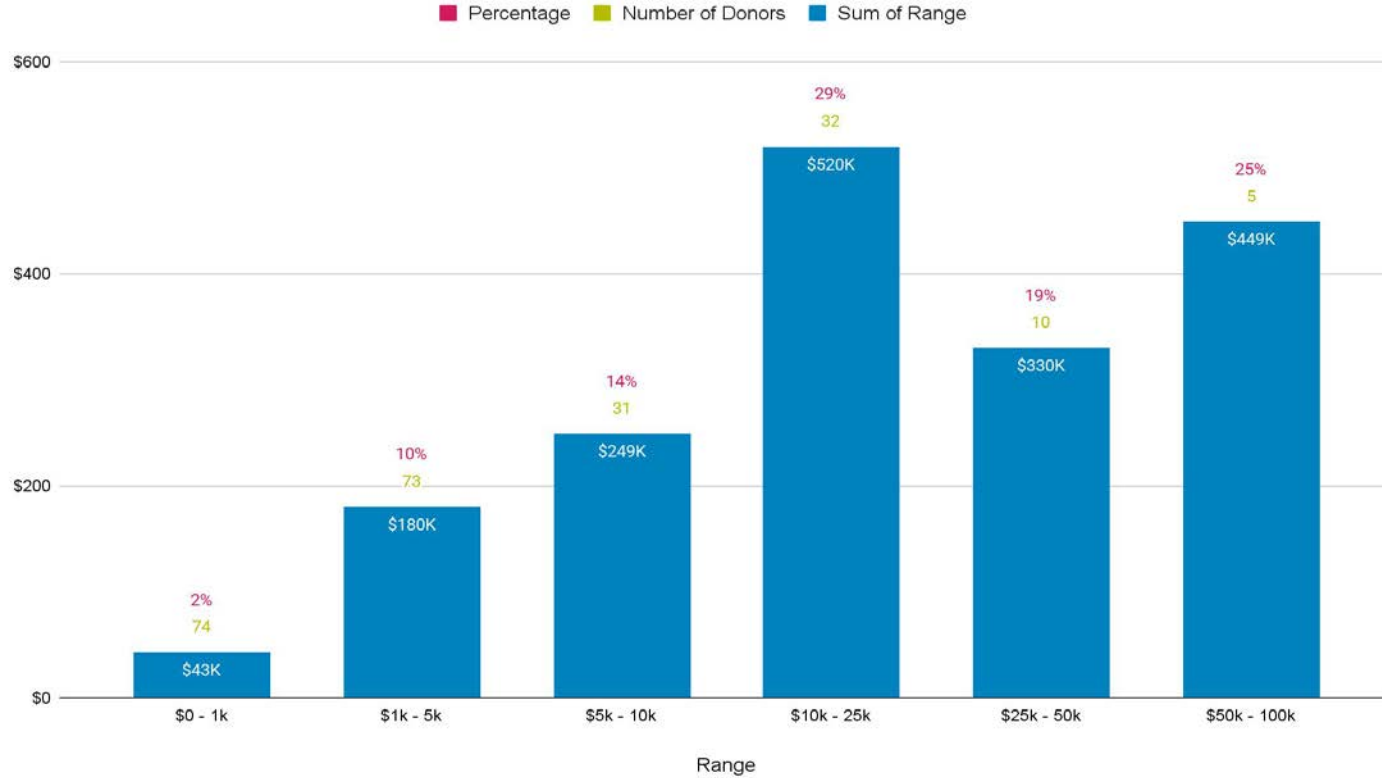
Total Debt Service FY22-25 = \$2.1m

Total Debt Service FY25-35 = \$1.4m

Total Debt Service FY22-35 = \$3.5m

2024 Donor Distribution

182



Distribution of Donors by Contribution Ranges

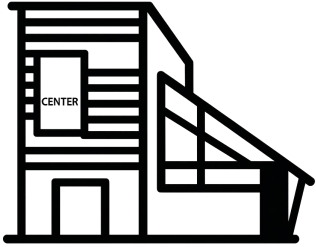
Community Resource

*Fulfilling our mission:
Now and for future
generations*

183

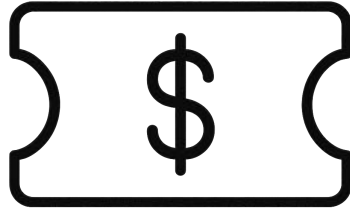


Building Use Facts



99

Of events were
produced by local
entities



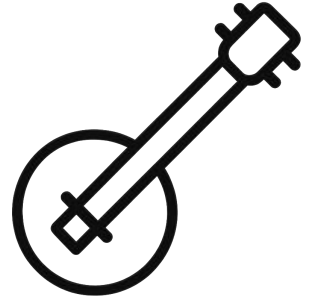
\$17

Average Center
Event ticket
price



45

Unique local
organizations and
businesses

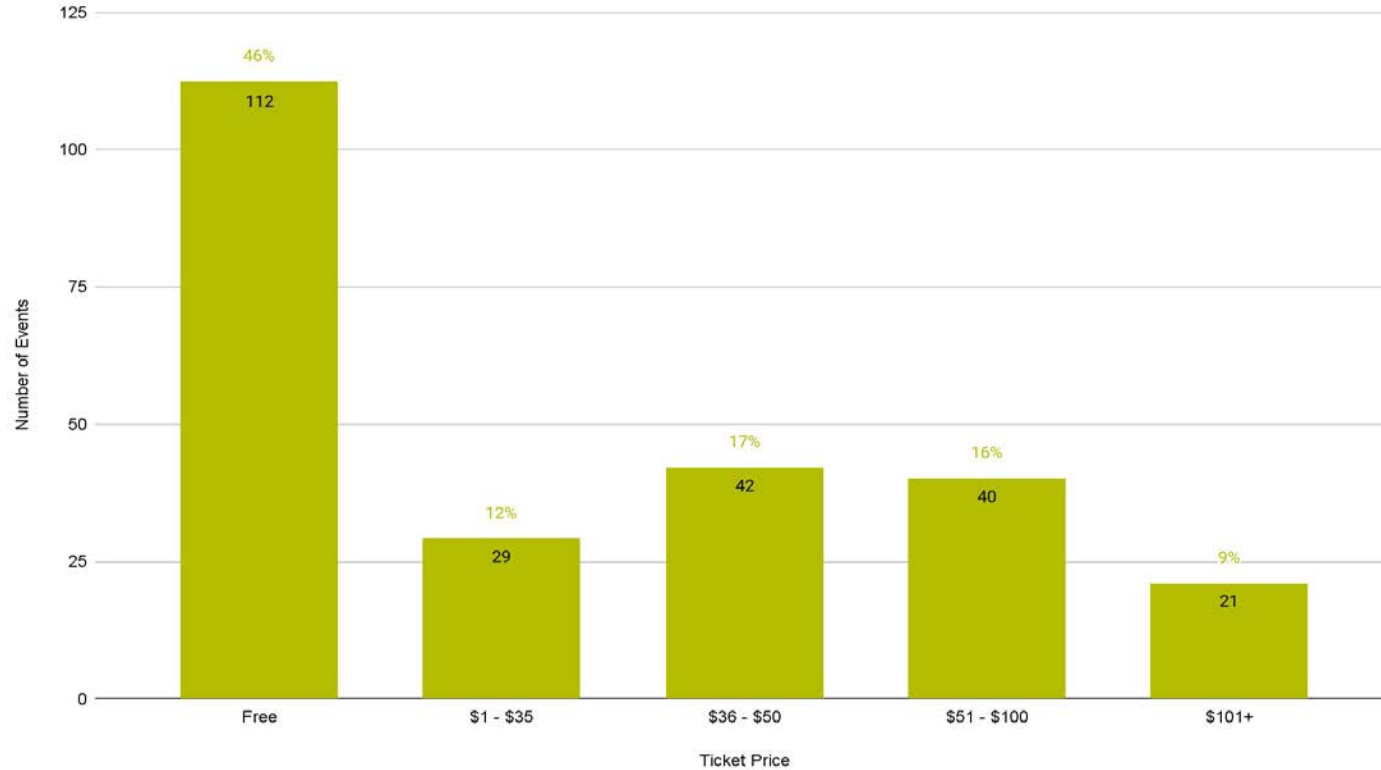


5

Banjos

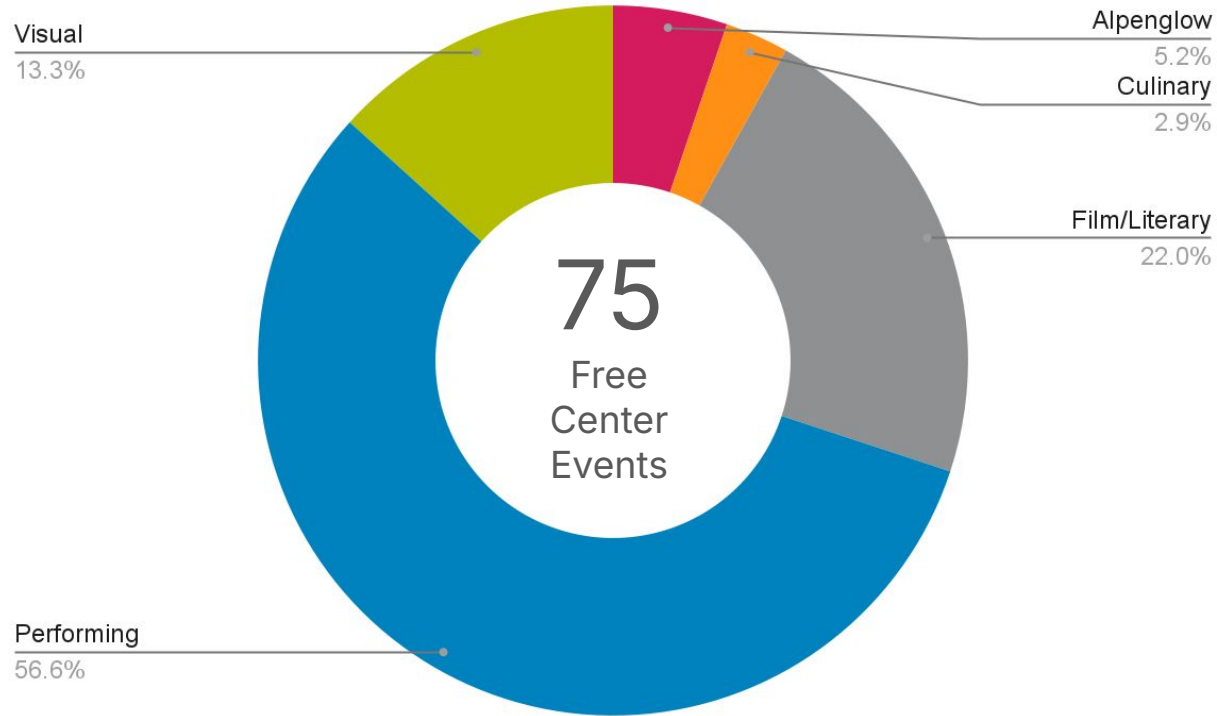
2024 Ticket Price Distribution

185



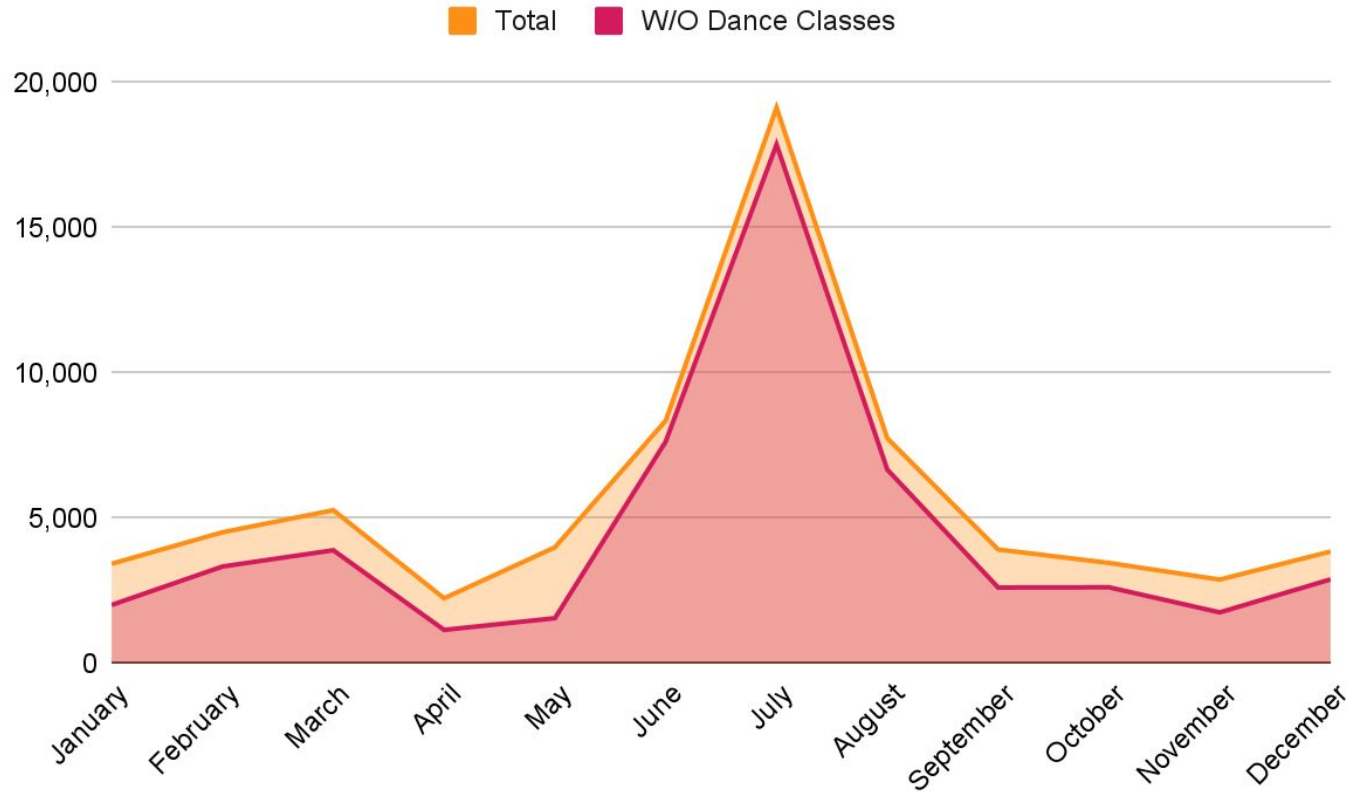
2024 Free Center-Produced Events Breakout

186



2024 Attendee Distribution

187



2024 Programming Impact - Approximately 69k experiences, including dance classes

Ownership

*Deed Restrictions:
Protecting and maximizing
our shared resource*



Financial Impact



**\$1.4 million in
savings over
next 10 years**



**Capital reserves
for future
maintenance**



**\$12 million total
potential impact**

Amending the building's ownership structure will best support long-term success and security.

Key Deed Restrictions

- Use of Premises
- Encumbrance and Assignment
- Reporting and Transparency
- Termination and Surrender
- Reversionary Language



What?

Title to the Property

How?

Deed Restrictions

Protections?

Restrictions and Oversight

191



Solving the Problem

How can we work together to secure and expand our shared community asset in perpetuity?





Staff Report

June 16, 2025

To: Mayor Billick and Town Council

Prepared By: Mel Yemma, AICP, Community Development Director and Joey Carpenter, Recreation, Open Space, and Trails Supervisor

Thru: Dara MacDonald, Town Manager

Subject: **Referral Letters for Two Gunnison County Development Proposals: Lower Verzuh and Scenic Butte**

Summary: Gunnison County referred two development applications to the Town for comment by June 17, 2025. The applications include:

- **Lower Verzuh (LUC-25-00004):** A proposed subdivision of 301 residential lots on a 450-acre parcel southeast of Town, with an opportunity for an Accessory Dwelling Unit (ADU) on each lot except for the 45 1/8 lots, resulting in a total potential of 557 units.
- **Scenic Butte (LUC-25-00003):** A proposed road extension to serve up to seven parcels on steep terrain (greater than 30% slope) in a very high wildfire hazard area.

While Town staff typically respond to referral requests directly, these projects have generated notable community concern. In addition, the Town Council previously submitted a formal letter to the Gunnison County Board of County Commissioners regarding the Lower Verzuh proposal. Given the significance of these applications, staff are seeking Council feedback and authorization to submit the attached referral letters.

Previous Council Action: On March 17, 2025, the Town Council submitted a letter to the Gunnison County Board of County Commissioners expressing concerns about the Lower Verzuh proposal. The letter emphasized the importance of completing the forthcoming Highway 135 Corridor Plan before approving this major new development and requested a temporary moratorium on new subdivisions in the corridor until that plan is complete. To date, the County has not formally responded to that letter.

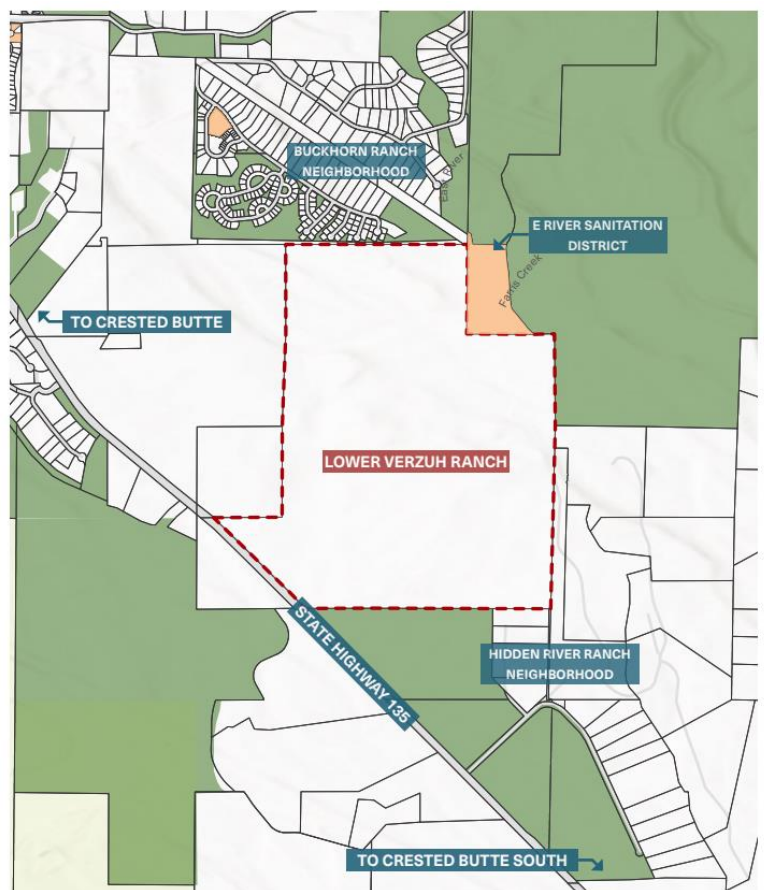
Background: Gunnison County is the reviewing authority for both applications and has requested referral comments from the Town, as the proposed developments are located within the Town's three-mile planning area.

- **Lower Verzuh** is located roughly three miles south of Town along Highway 135. The proposal includes 301 residential lots ranging from 1/8-acre to three acres in size, arranged in cul-de-sac patterns. Each lot may include an ADU except for the 45 1/8 lots, creating the potential for up to 557 total units. The applicant proposes to deed restrict 23 primary lots and 23 ADUs (roughly 8% of total potential units) as Essential Housing.

The application also proposes an integrated trail system, common recreational space and sports fields, parks and playgrounds, preservation of ranch buildings and portions of fencing, recreational ponds, and 275 acres of open space. The applicant also indicated they are willing to include an easement for the CB to CB South trail. Lastly, the application identifies the potential for a new transit stop and asserts the development is within proximity to existing Mountain Express and RTA transit stops.

Right: A site vicinity map included in the development application.

Below: A proposed site plan included in the development application.

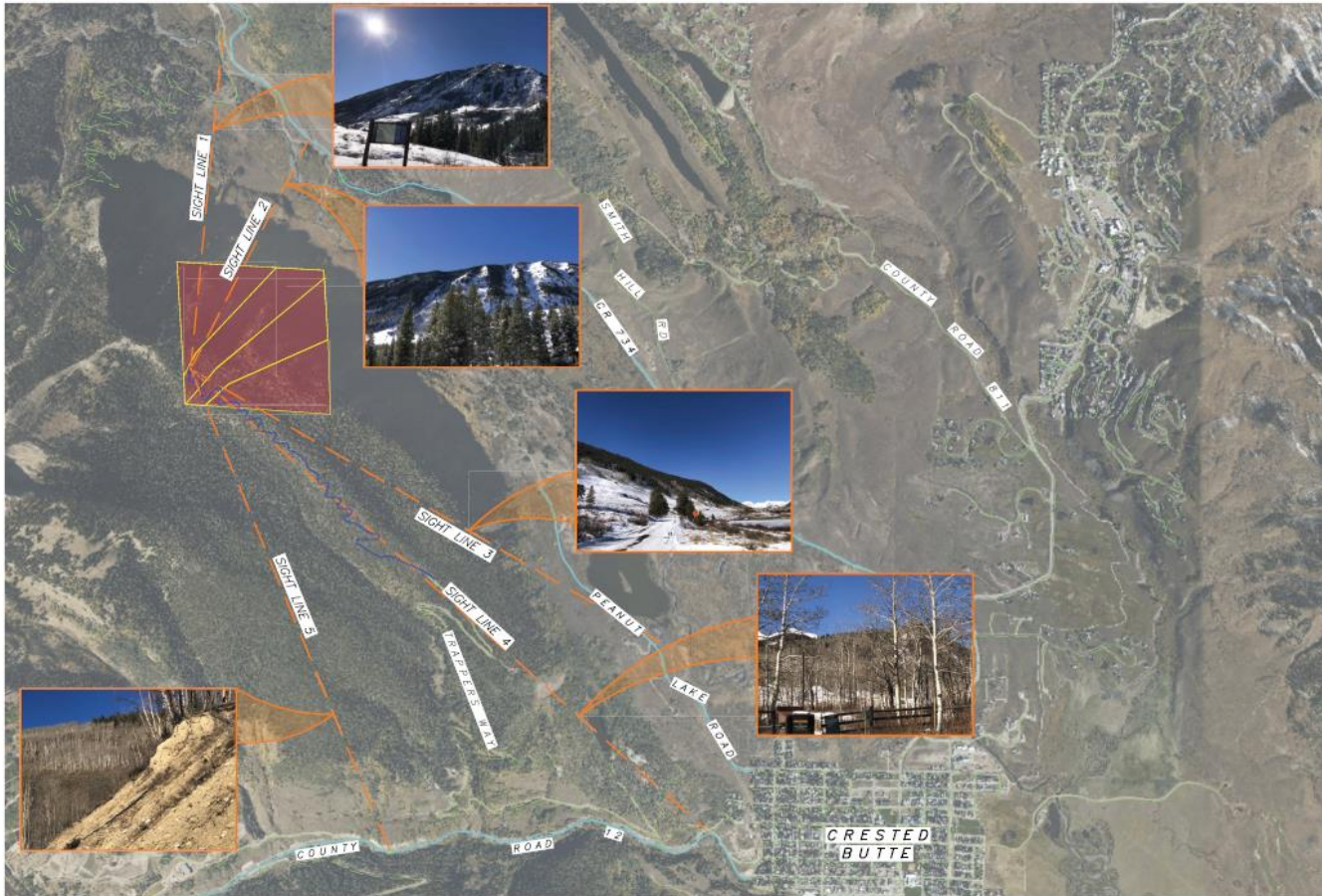


Lot Size

1/8 acre	45
1/4 acre	165
1/2 acre	74
1 acre	8
3 acre	9

Total Count 301

- Scenic Butte** proposes construction of a new road up the base of Mount Emmons on steep terrain in a very high wildfire hazard area. The County's correspondence indicates that the proposed road extension would serve up to seven parcels. However, the application identifies four private lots with plans to construct two single-family homes. The proposed alignment traverses slopes exceeding 30% in a very high wildfire hazard area, which is prohibited under the County's Land Use Resolution (LUR).



Above: A visual analysis of the proposed driveway (in blue), included in the development application.

Discussion:

Lower Verzuh: The Town's draft referral letter highlights several key concerns including affordability and meaningfully contributing to the region's housing challenges, the importance of multimodal connectivity to the Town to avoid auto-dependency, and concern for the potential burden on existing public services and infrastructure, particularly without a comprehensive strategy for coordinated growth along the corridor.

While the development falls within the Town's 3-mile planning area, Gunnison County has never adopted or formally utilized the Town's 3-Mile Plan in their land use reviews. However, in this case, the County did ask the applicant to describe how the proposal supports the Crested Butte Community Compass. The applicant's response is included in the packet, and the Town's referral letter provides a rebuttal of that interpretation.

Scenic Butte: The Town's referral letter outlines how the proposed road extension directly violates Gunnison County's LUR, which prohibits development on slopes exceeding 30% in very high wildfire hazard areas. In addition, the comment letter includes concerns about the project being in

a high hazard wildfire zone, opposition by the local fire protection district, inclusion of a road across federal lands, and the substantial viewshed impacts.

Climate Impact: Lower Verzuh could significantly increase vehicle miles traveled (VMT) and associated greenhouse gas emissions if not integrated with regional transportation systems and land use goals. Scenic Butte poses elevated climate and ecological risks due to construction in wildfire-prone and environmentally sensitive terrain.

Financial Impact: No direct financial impact to the Town is anticipated at this time.

Legal Review: Not applicable for this referral comment process. The County retains land use authority for these applications.

Recommendation: Staff recommends that Council review and authorize the Mayor to sign the two attached referral letters to Gunnison County Planning by the June 17 deadline.

Proposed Motion: A Council member should make a “motion to approve and authorize the Mayor to sign the two referral comments on Lower Verzuh and Scenic Butte, followed by a second and roll call vote.

ATTACHMENTS

1. Narrative response from Lower Verzuh applicant including reasoning on how the proposal aligns with the Town’s Community Compass.
2. Referral Comment Letter for Lower Verzuh
3. Referral Comment Letter for Scenic Butte

Design Workshop, Inc.

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22860 Two Rivers Road
Suite 102
Basalt, Colorado 81621
970.925.8354

designworkshop.com

April 18, 2025

Cathie Pagano
Assistant County Manager for Community & Economic Development
Gunnison County, CO

Re: Determination of Completeness Responses for LUC-25-00004

Dear Ms. Pagano

Thank you for your letter dated April 09, 2025 regarding the Sketch Plan application for Lower Verzhuh Ranch. We have prepared additional responses to your comments and questions in the following pages of this submission.

We have included narrative responses to each comment, as well as accompanying exhibit updates where needed. While several comments were suggestions, we have tried our best to respond in a way that answers your questions about the proposal and invites further dialog with county staff regarding the plan.

Thank you for your review, and we look forward to working with you further on this application. Please don't hesitate to reach out should you have any additional questions.

Sincerely,



Jessica Garrow, FAICP

Principal, Design Workshop

Appendices:

- Appendix 20 – Additional Narrative Responses
- Appendix 21 – Updated Vicinity Map with Ownership Data
- Appendix 22 – Updated Draft Protective Covenants

- *Please clarify if Section 2.A. of the covenants which requires a minimum size of 2,500 square feet for single family residences also applies to accessory dwelling units? If so, I strongly recommend that be amended to a much smaller size or no minimum size standard.*
 - This has been revised to clarify that the minimum size requirement for single family residences does not apply to accessory dwelling units. Please see Attachment 22: Updated Draft Protective Covenants.
- *Please provide a more detailed description of how the proposed development complies with Section 10-103: C.3.*
 - The proposed development is designed to offer a range of housing types while preserving meaningful open space and maintaining neighborhood compatibility. Below are responses to Section 10-103.C.3, *Lot Size and Lot Density Considerations*

Compliance with Section 10-103: C.3.a: CONDITIONS ARE APPROPRIATE FOR SMALLER LOTS OR GREATER DENSITY.

1. Development Served by Public Wastewater Treatment System

As mentioned in the application, the proposed development will be served by the immediately adjacent East River Regional Sanitation District wastewater treatment system. Preliminary coordination with the District has confirmed adequate capacity to serve the projected buildout of the development. A formal agreement and application for service extension will be submitted in accordance with Section 12-106 during the Preliminary Plan stage.

2. Development Served by Other Services and Facilities

Water Supply: As outlined in the application, the project will be served by existing water rights on the site.

Public transportation: The site is within proximity to existing Mountain Express and RTA bus routes. The applicant is interested in coordinating with local transit providers to establish a future stop or service connection. A location for a potential bus stop and shelter is shown on the site plan included in the application.

Other public services and facilities: The project team has met with the Crested Butte Fire Protection District to ensure that their standards are met and will continue to work with them throughout the project review process.

3. Compatibility with Neighborhood

The proposed development is designed to be compatible with surrounding neighborhoods in the following ways:

a. Permanent Covenants to ensure continued compatibility with neighborhood uses and densities.

1. **Design Standards:** The application includes a draft covenant document that establishes enforceable design and use standards, including design standards. Architectural guidelines will maintain a mountain vernacular aesthetic consistent with the broader valley.
2. **Landscaping:** Low water use and native landscaping requirements will be implemented to reduce water consumption and blend with natural surroundings.

3. **Outside Parking and Storage:** Covenants will limit the number and visibility of exterior parking and storage areas.
 4. **Compatibility of Uses:** Covenants will prohibit incompatible commercial or industrial uses within residential zones, per Section 13-119.
 5. **Building Size:** Maximum building sizes will be defined to align with those in nearby subdivisions.
- b. **Site Layout and Design:** The development plan minimizes visual impact through clustered housing areas with generous buffers and setbacks from major roads, as well as maintenance of key view corridors and open space that mirrors existing rural character.
- *In compliance with Section 10-103:C.1 please describe compliance with the Town of Crested Butte's Three Mile Plan and Compass Plan. You may reuse the information from Section 13-102 but please also address the Compass Plan which the Town identifies as their comprehensive plan. As a reminder the Town will be a referral agency for the application.*
 - As discussed in our previous letter response, the application demonstrates alignment with the Town of Crested Butte's Three Mile Plan. This LUR section references Three Mile Plans and intergovernmental agreements, noting that county standards apply. Below is an additional summary of the project related to Crested Butte's Three Mile Plan, and information regarding the Compass Plan. The Town of Crested Butte is recognized as a referral agency for this application, and its planning objectives have been carefully considered in the preparation of this proposal. The Applicant has and will continue to consider these plans with respect to its development proposal, but the Applicant understands that in the absence of an IGA between the County and the Town, the standards set forth in the County LUR will apply.
 - **Three Mile Plan Compliance**
The proposed development complies with the Town of Crested Butte's Three Mile Plan by aligning with the stated goals for land use patterns, transportation connectivity, and preservation of community character within the three-mile area surrounding the town. The development maintains a low-density, rural character compatible with adjacent uses and supports clustered development that preserves large open space areas, consistent with the Town's direction for land outside the municipal boundary.
 - Land Use Policy 6 specifically states that areas between State Highway 135 and Buckhorn Ranch are appropriate for additional density because "these lands are located near existing development and can be served by all utilities." The proposal will connect to the immediately adjacent East River Sanitation District.
 - In addition to locating housing as called for in the proposed plan, the project includes significant areas preserved, consistent with the listing as a priority preservation area. The 50-acre agricultural hay meadow and preserved ditches ensure the ranching legacy of the property is maintained.
 - Residential Development Policy 3 states that "clustered development is encouraged." This has been a guiding principle of the Lower Verzuh Ranch plan,

with residential units clustered based on topography, existing ditches, and over 60% of the site reserved for agricultural, open space, and parks uses.

- Residential Development Policies 11 - 26 address the importance of agriculture in the community and require development to be sensitive to this history and use. Natural Resources Policy 24 focuses on the importance of view along Highway 135. The proposal maintains the historic agricultural uses on the property through a 50-acre hay meadow, as well as the maintenance of historic ditches and ranching structures such as barns and fencing. This also supports the preservation of views along this key corridor.
- **Compass Plan (Town of Crested Butte Comprehensive Plan) Compliance**
 In terms of the Compass Plan, there are specific goals and guiding principles that the Lower Verzuh development also upholds. Specifically, the proposal advances the Compass Plan's objectives by:
 - The Compass Plan identifies Crested Butte as being Authentic, Connected, Accountable, and Bold. Some key aspects of these related to the Lower Verzuh Ranch proposal include:
 - Authentic: *"Living by this value means this Town has people living and working in it;"* and *"this Town prefers homegrown initiatives over outside investments."* As discussed throughout the application, the project provides multiple housing opportunities at different scales, and anticipated at different price points which are critical for the longevity of an authentic community. Additionally, this project is proposed by a long-time community member and is based on a deep understanding of the land and the needs in the community.
 - Connected: *"We seek collaborate Solutions that span jurisdictional boundaries;"* and *"Residents don't need a car to live here and visitors don't need a car to travel here."* This proposal provides housing opportunities near Crested Butte and provides an opportunity to support a regional approach to housing. Similarly, a space for additional transit connections with a new bus stop is anticipated in the plan. As discussed in other parts of the application, the applicant is willing to dedicate an easement to Gunnison County for the CB to CB South trail on the final plat of the Lower Verzuh Ranch development.
 - Accountable: *"To live by this value, the Town may need to consider re-thinking how our existing housing stock is used, embracing more density, and intentionally placing growth near existing infrastructure and services."* The Lower Verzuh Ranch project provided housing opportunities at a variety of densities and lot sizes to create expanded opportunities for community members to live in the area. The applicant is willing to deed restrict 23 of the 45 1/8 acre lots for essential housing, and in addition, the applicant will deed restrict another 23 lots within the Lower Verzuh Ranch such that any accessory dwelling unit built on these lots must be used for essential housing. The project is also located near existing infrastructure and services and anticipates expanding services like transit and trail access in order to support other goals around multi-modal connectivity.

- Bold: *“We choose courage over comfort, creativity over conformity, curiosity over judgement, and community over commodity.”* This project embraces community and creativity by creating expanded housing choice while preserving the characteristics that make this parcel special – including a 50-acre preserved hay meadow, minimizing impacts to view through clustering development, and preserving nearly 60% of the parcel as non-development area.
- Chapter 2 of the plan includes key statements identifying what the Town will strive to do in the next five years. Some areas that relate to this proposal include:
 - Statement 2 identifies that *“Growth is inevitable, but the Town aims to intentionally plan for growth in a way that concentrates development near existing infrastructure while maintaining the natural and agricultural spaces that we cherish.”* The proposal supports this goal by locating development near existing sanitation and transportation infrastructure, while also maintaining significant agricultural and open spaces on the parcel. The proposal includes nearly 60% of the property preserved for agricultural, parks, and open space areas.
 - Additionally, to achieve Statement 2, the plan states that the Town commits to *“Participate in the development of a regional land use strategy that concentrates growth near existing infrastructure and minimizes sprawl.”* As identified in the Three Mile Plan, this parcel is identified as appropriate for both development and agricultural preservation. The proposal preserves the existing agricultural use through a preserved hay meadow and provides housing opportunities where there is existing infrastructure. This parcel is appropriate for development given its location along Highway 135, proximity to the East River Sanitation District, ample water rights to serve the development, existing natural characteristics with little to no slopes or natural hazards, and location outside of wildlife migration and mating grounds.
 - Statement 3 states the Town strives to *“Enable people who live and work here to thrive. Our community - ranging from Crested Butte’s youth to its aging population - needs attainable and secure housing, a vibrant local business scene, and affordable essential goods and services such as childcare, to not only live here, but to thrive and build a future.”* This project provides a diversity of lot sizes and unit types, including ADUs, which will help provide new attainable housing options in the community. The applicant is willing to deed restrict 23 of the 45 1/8 acre lots for essential housing, and in addition, the applicant will deed restrict another 23 lots within the Lower Verzuh Ranch such that any accessory dwelling unit built on these lots must be used for essential housing. Furthermore, the project does not include new commercial spaces in an effort to support rather than detract from existing commercial areas in the Highway 135 corridor. The Lower Verzuh Ranch provides a place for people to live in the community and thrive.
 - Statement 5 identifies the important to *“De-emphasize cars and focus on walking, biking, and transit”* including to *“prioritize and support innovative transit solutions to improve connectivity between communities while ensuring Highway 135 functions well as a two-lane rural road.”* The

proposal includes an anticipated transit stop as part of the site plan, with the anticipation that residents of the neighborhood would be able to use transit rather than vehicles for everyday trips. Additionally, the layout provides opportunities for residents to walk and bike through the neighborhood and connect to the anticipated transit stop. The applicant is willing to dedicate an easement to Gunnison County for the CB to CB South trail on the final plat of the Lower Verzuh Ranch development.

- Overall, the project supports the ideas in the Compass Plan by:
 - Supporting responsible land stewardship through clustered development patterns and the protection of significant natural features, including riparian corridors and native vegetation.
 - Preserving significant portions of the project as non-development areas. Over 60% of the site is preserves in agricultural, parks, and open space uses.
 - Enhancing community character by maintaining visual buffers and view corridors important to the town and surrounding neighborhoods.
 - Encouraging sustainable growth practices that respect the historical, cultural, and environmental values of the upper Gunnison Valley.
 - Locating development to connect to existing infrastructure systems.
 - Providing a diversity of lot sizes to meet a range of community housing needs.
- *I strongly recommend that the applicant include essential housing in the initial application. Without inclusion of significant essential housing the application appears to conflict with several applicable standards.*
 The applicant is willing to deed restrict 23 of the 45 1/8 acre lots for essential housing, and in addition, the applicant will deed restrict another 23 lots within the Lower Verzuh Ranch such that any accessory dwelling unit built on these lots must be used for essential housing.
- *I strongly recommend that an easement for a public trail connecting CB to CB South be included in the Sketch Plan application.*
 - The applicant is willing to dedicate an easement to Gunnison County for the CB to CB South trail on the final plat of the Lower Verzuh Ranch development.

Town of Crested Butte

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P.O. Box 39 Crested Butte, Colorado 81224

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June 16, 2025

Gunnison County Community and Economic Development
221 N. Wisconsin St. Suite D, Gunnison, CO 81230

Sent via email to: cpagano@gunnisoncounty.org

Subject: Town of Crested Butte Referral Comments on Lower Verzuh Proposal

Dear Gunnison County Planning Commission,

c/o Cathie Pagano, Assistant County Manager for Community and Economic Development,

The Town of Crested Butte values our strong partnership with Gunnison County and the shared vision we've built through collaborative efforts like the One Valley Resiliency Roadmap. Together, we've committed to building and sustaining community, creating a more equitable and inclusive region, and advancing climate action and environmental resiliency.

As the Town formally submits referral comments on the Lower Verzuh Ranch development application, we must express serious concerns about this proposal and underscore the critical importance of the forthcoming 2025 Gunnison County Corridor Plan. This plan will be essential to establishing a coordinated framework for integrating land use, infrastructure, and transportation along the Highway 135 Corridor. Without it, we risk allowing fragmented development that undermines the very goals we've worked so hard to define together.

The Lower Verzuh proposal is not a minor subdivision. It is one part of a sweeping wave of growth in the North Valley that includes Whetstone and Starview, totaling nearly 1,000 new residential units. That is almost equivalent to the entire housing stock of the Town of Crested Butte. The cumulative impacts of this growth are substantial and must be evaluated holistically, not piecemeal.

While the applicant references alignment with the Town's Three Mile Plan and Community Compass, and the Town appreciates the County in asking about alignment, we must clearly and respectfully disagree. As proposed, this project reflects exactly the kind of sprawling, auto-dependent growth the Compass seeks to avoid: an isolated pocket of mostly market-rate homes that are unattainable to most of those who live and work here and disconnected from the social, transit, and service infrastructure that helps residents not just live here but thrive here.

Key Concerns and Recommendations

1. Housing Affordability and Community Integration

The 2024 Gunnison Valley Housing Needs Assessment estimates the region requires between 480 affordable units to catch up on existing needs (to addressing overcrowding, stabilize the rental market, and

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fill current job-related housing gaps) and an additional 1,070 units to keep up with projected growth (which is driven by job expansion and retiring employees) through 2029.

While developments like Whetstone (255 rental units with 80 percent allocated across varied income levels and workforce requirements), Mineral Point (34 rental units targeted at 30 to 60 percent AMI), Paradise Park (14 rental units up to 140 percent AMI), and Homestead (22 for-sale units aimed at 100 to 160 percent AMI) make important strides toward these targets, a significant housing shortfall remains. These projects address only a fraction of the total demand, especially at income levels essential to sustaining the valley's diverse workforce.

The Lower Verzuh Ranch proposal includes 301 residential lots, each with the potential to add an accessory dwelling unit (ADU) (excluding the 45 1/8 lots), effectively allowing up to 557 total units. However, the applicant is only proposing to deed restrict 23 of the 1/8-acre lots and 23 associated ADUs as essential housing, equating to about 8% of the total potential units. The proposal lacks detailed criteria for affordability, enforcement mechanisms, or long-term protections to ensure these units remain accessible to the local workforce.

Moreover, proposed covenants requiring a minimum home size of 2,500 square feet, paired with high land values and escalating construction costs, make it highly unlikely that the remaining 92% of units will be attainable for year-round, full-time residents. Instead, the development is far more likely to attract luxury buyers and part-time residents, deepening existing challenges related to housing affordability, community cohesion, and equitable access to opportunity.

Without stronger, enforceable requirements for essential housing embedded in private developments, the burden of meeting critical workforce housing needs will continue to fall disproportionately on the public sector. Sustaining our community means moving beyond a model where the free market primarily delivers high-end housing, leaving public resources to subsidize homes for the people who keep this valley running and continuing to erode our sense of community.

We strongly urge the County to rigorously enforce the updated Land Use Resolution to ensure that this proposal, and all future developments, make meaningful, measurable contributions toward closing the valley's workforce housing shortage.

2. Transportation and Transit Connectivity

The application claims the project is “within proximity” to existing Mountain Express and RTA service, but this is misleading. In reality:

- ***Mountain Express does not serve this area*** and lacks the operational resources to do so without compromising existing service levels.
- ***RTA must prioritize efficient regional service*** and cannot justify a deviation off Highway 135 to serve a single, car-oriented development.

The development's dispersed pattern, lack of density, and distance from key services make it a poor candidate for integrated transit service.

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Even if a future bus stop were technically feasible, the current design all but guarantees most residents will rely on private vehicles for daily needs, contributing to increased congestion, parking demand, and greenhouse gas emissions throughout the valley.

Under Gunnison County's Land Use Resolution (Section 12-103), all major developments are required to evaluate and mitigate impacts on the road system, including pedestrian, bicycle, and transit infrastructure. The current application fails to demonstrate how the proposal meets these criteria or supports a safe, multimodal transportation system.

We urge the County to require a more coordinated, realistic mobility strategy before moving forward. Without one, this project reinforces car dependency and undermines regional goals for climate action, livability, and equitable access.

3. Impacts and Mitigation of Community-Serving Needs

The scale of this development will have significant impacts on regional infrastructure and public services, including emergency response, utility capacity, school enrollment, and roads. Despite these broad impacts, the proposal lacks a comprehensive strategy to mitigate these effects and does not adequately address community-serving amenities, particularly recreational facilities.

We appreciate the applicant's willingness to provide an easement for the Crested Butte to CB South trail and some on-site recreational space (although it is unclear if the recreational space will be publicly accessible). However, these efforts fall short of what is needed to meet the region's larger recreation needs, and the Town continues to be strained on being the primary recreation service provider for the north valley. The development must be evaluated and planned to take into consideration the policies and actions recommended in the Metropolitan Recreation District Regional Master Plan and in collaboration with the current Town of Crested Butte Parks, Recreation, Open Space, and Trails plan. These planning efforts are critical to ensuring that recreation amenities are thoughtfully designed and integrated, supporting access, connectivity, and use by both new residents and the broader community.

Recreation is not just a nice addition, it is a vital component of community health, well-being, quality of life, and serves as childcare in many situations. Without a coordinated approach, piecemeal development risks continuing to create gaps and strain services when it comes to recreational opportunities and fails to offset the impacts of growth.

The forthcoming Corridor Plan will take a holistic view of community services and needs, assessing cumulative impacts and guiding infrastructure and evaluating impact dedications or fees across the valley. Until that plan is complete, approving major projects like this risks locking in development patterns that fragment the region and place undue strain on shared resources, including recreation.

4. Utility Capacity and Service Uncertainty

While detailed utility plans will be addressed at the Preliminary Plan stage, it is important that the County begin evaluating the broader implications of utility provision now. The applicant asserts that the East River Regional Sanitation District (ERRSD) has sufficient capacity to serve the development. However, this appears inconsistent with previous indications from ERRSD, which has expressed capacity and service limitations in nearby locations, including the Brush Creek parcel.

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We urge the County to require formal documentation, such as a letter of intent or preliminary service agreement, from ERRSD to confirm both the availability of capacity and the district's commitment to providing service to this site. Without this confirmation, the project does not meet the intent of Section 10-103(C)(3)(a) of the County Land Use Resolution, which requires that infrastructure conditions be appropriate for increased density.

More broadly, this proposal highlights the need for a coordinated and strategic approach to utility planning across the valley. Continuing to approve developments in a piecemeal fashion without a long-term infrastructure vision risks reinforcing scattered growth patterns, inefficient service extensions, and rising costs to taxpayers. We encourage the County to evaluate this and future proposals in the context of a valley-wide utility strategy that supports compact, efficient, and resilient development.

Conclusion

We recognize the applicant's long-standing connection to the community and the effort that has gone into this proposal. But large-scale development in the North Valley must rise to meet the moment we are in. It must do more than avoid harm. It must actively add value, support livability, and reflect the shared vision our community has spent years defining through the Community Compass and the One Valley Resiliency Roadmap.

The applicant claims that this proposal supports the Compass values, calling it authentic, connected, accountable, and bold. In reality, it does the opposite:

- It is not **authentic** to the character or needs of this community when the majority of its homes are likely to be out of reach for full-time residents due to minimum size requirements, high land costs, and a lack of meaningful affordability commitments.
- It is not **connected** when it isolates itself from transit, jobs, and services, and offers little integration with broader community-serving infrastructure or regional recreational goals.
- It is not **accountable** when it relies on vague promises instead of enforceable commitments, from housing affordability to service provisions, and shifts the burden of community needs onto the public sector.
- And it is not **bold** to double down on a conventional, car-centric model of rural sprawl that fragments the valley and undermines the community livability we are trying to protect.

While we recognize these are the Town's values, this project also undermines the **One Valley Resiliency Roadmap** by:

- **Building and sustaining community:** The scale, design, and affordability gaps will erode opportunities for authentic, full-time community life and social cohesion.
- **Creating a more equitable and inclusive region:** The lack of meaningful affordable housing commitments and reliance on luxury units exclude critical segments of the workforce and deepen existing inequities.

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- **Advancing climate action and environmental resiliency:** The car-dependent layout and limited integration with transit and active transportation infrastructure increase greenhouse gas emissions and fragment the natural landscape.

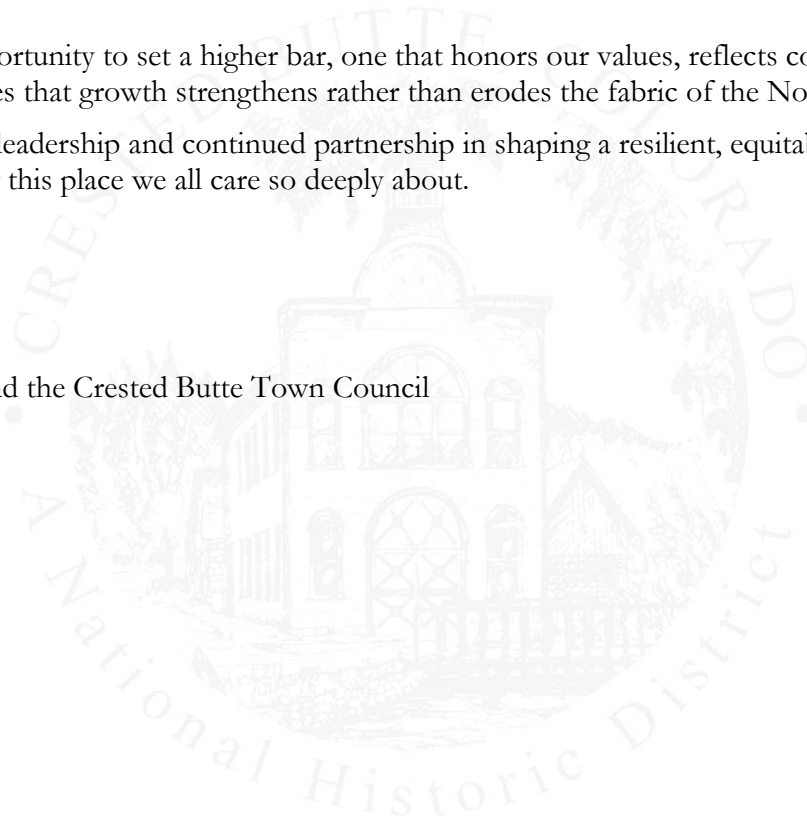
We urge the County to apply the full intent of the Land Use Resolution in evaluating this proposal, not just as an isolated project but in the context of what kind of future it sets in motion. Major entitlements should not be granted until the Corridor Plan is complete and a regional framework is in place to guide decisions of this scale.

This is a pivotal opportunity to set a higher bar, one that honors our values, reflects community-defined priorities, and ensures that growth strengthens rather than erodes the fabric of the North Valley.

Thank you for your leadership and continued partnership in shaping a resilient, equitable, and genuinely connected future for this place we all care so deeply about.

Sincerely,

Ian Billick, Mayor and the Crested Butte Town Council



Town of Crested Butte

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June 16, 2025

Gunnison County Community and Economic Development
221 N. Wisconsin St. Suite D, Gunnison, CO 81230

Sent via email to: cpagano@gunnisoncounty.org

Subject: Town of Crested Butte Referral Comments on Scenic Butte Proposal

Dear Gunnison County Planning Commission,

c/o Cathie Pagano, Assistant County Manager for Community and Economic Development,

On behalf of the Town of Crested Butte, we respectfully submit this letter to express our strong opposition to the proposed high-altitude development at Scenic Butte currently under consideration in Gunnison County. After reviewing the available information, we have significant concerns regarding the project's incompatibility with established land use policies, its threat to public safety, and the potential long-term impacts on our shared natural resources and community values.

Notably, the proposed development:

1. **Violates the Gunnison County Land Use Resolution (LUR):** The scale, location, and nature of the project are inconsistent with several provisions of the LUR designed to protect scenic, environmental, and public safety values. Allowing this project to proceed would set a concerning precedent and undermine the integrity of land use regulations that reflect years of careful community planning.
2. **Is in a High Hazard Wildfire Zone:** This area is clearly identified as a high-risk wildfire zone in the Upper Gunnison Water Conservancy Districts Watershed Wildfire Hazard Assessment and the Draft Map for the 2025 Colorado Wildfire Resiliency Code. Given the increasing intensity and frequency of wildfires in the region, placing new development in such a location is irresponsible and poses unacceptable risks to residents, first responders, and surrounding communities.
3. **Is Opposed by the Local Fire Protection District:** The Crested Butte Fire Protection District has formally expressed that the "proposed road is very problematic and is not conducive to emergency vehicle access." We strongly urge the Commission to give this professional assessment the weight it deserves, particularly considering escalating wildfire dangers and the inherent risks of remote, high-elevation construction.
4. **Includes a Private Road Across Federal Lands:** The proposed access route would require a private road to cross U.S. Forest Service and BLM land. This raises serious concerns about the equity of using public land to support private development, a precedent Town has consistently

Town of Crested Butte

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P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
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www.townofcrestedbutte.com

opposed and one that is highlighted in the application response from Gunnison District Ranger Funka.

5. **Has Substantial Viewshed Impacts:** The proposed road would substantially impact the viewshed area from several parcels that Town has worked diligently over several decades to conserve, with a prominent value behind their conservation being scenic vistas. This is documented clearly in the Scenic Butte Driveway Visual Analysis. However, that analysis clearly omits significant scenic impacts from other conserved and federal lands along Smith Hill, the Mt Emmons winter uphill route, and the Mt Emmons summit where legal public access was dedeed in 2024 after a nearly 50-year battle.

The Town of Crested Butte is deeply committed to preserving the character, environmental health, and safety of our region. We urge the Planning Commission to deny this application and to continue upholding the community values that protect Gunnison County's unique and fragile high-country landscapes.

Thank you for your attention to this matter and service to our region.

Sincerely,

Ian Billick, Mayor and the Crested Butte Town Council



City of Gunnison City Council Agenda

Regular Session

Tuesday, June 10th, 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 Student

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

None.

VI. Proclamations, Recognitions, and Appointments

A. Parks and Recreation Advisory Committee (PRAC) Appointment

Background: Resolution No. 3, Series 2020, reconstituted the Parks and Recreation Advisory Committee into its current form. The purpose of PRAC is to serve as an

advisory board to Parks and Recreation staff and City Council on facilities, programs, and services related to recreational opportunities within the City.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to appoint Townes Bakke to the Parks and Recreation Advisory Committee for a term that would begin on June 11, 2025, and expire on May 31, 2027.

Estimated time: 5 minutes

VII. Old Business

A. Resolution No. 13, Series 2025: A Resolution of the City Council of the City of Gunnison, Colorado, Adopting The Gunnison Advantage: People, Place, Opportunity Economic Development Strategic Plan for the City of Gunnison

Background: For the purpose of achieving economic prosperity, a data-based implementation strategy has been developed to support existing and new businesses.

Staff Contact: Amanda Wilson, City Manager

Public Comment: limited to three minutes per speaker

Action Requested of Council: Consider a motion to approve Resolution No. 13, Series 2025.

Estimated time: 20 minutes

VIII. New Business

A. Update: Western Colorado University

Background: WCU President Brad Baca will provide an update on Western Colorado University's current priorities and recent successes.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: No action requested, update only.

Estimated time: 20 minutes

B. Update: 2025 Wildland Fire Season

Background: Gunnison County has recently completed their Community Wildfire Protection Plan, which provides guidance with wildfire mitigation and prioritizes what areas and treatment types will be most beneficial. Chief Ferchau will present an overview of the plan and discuss the upcoming wildfire season.

Staff Contact: Hugo Ferchau, Fire Chief

Public Comment: not applicable.

Action Requested of Council: No action requested, update only.

Estimated time: 20 minutes

C. Contract Award; Asphalt Cape, Crack and Slurry Seal Project

Background: The purpose of this infrastructure project is to repair and increase the longevity of existing asphalt. A-1 Chipseal was selected through a competitive bidding process as the responsive and responsible low bidder.

Staff Contact: Jason Kibler, Streets Superintendent

Public Comment: limited to three minutes per speaker

Action Requested of Council: Consider a motion to authorize the City Manager to sign the contract with A-1 Chipseal to perform the 2025 cape seal, slurry seal and crack sealing project with a not to exceed price of \$414,340.54

Estimated time: 5 minutes

D. Update: Region 10 Funding

Background: Region 10 is a 501(C)3 nonprofit that is supported by local and county governments. The City of Gunnison is an active member. Councilor Gelwicks will provide an update regarding budget changes to Region 10 and associated implications.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: No action requested, update only.

Estimated time: 10 minutes

E. Discussion on Proposed City of Gunnison, Colorado Beer and Liquor Regulations and Procedures

Background: The City of Gunnison's current liquor code requires revisions and updates to further enhance the City's operational performance. Refined regulations and publicly established procedures will clearly define license requirements, the application process, and the findings needed for the Council, acting as the Local Licensing Authority, to make informed licensing decisions.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Discussion only; no action required.

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
REGULAR MEETING AGENDA**

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DATE: Tuesday, June 3, 2025 **Page 1 of 2**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

8:30 am

- Call to Order
- Alcohol Beverage License #03-11784; Birdsey Enterprises LLC dba Taylor Park Marina; 6/11/2025 to 6/11/2026
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:31 am

- Call to Order; Agenda Review
- Scheduling
- Consent Agenda: These items will not be discussed unless requested by a Commissioner or citizen. Items removed from consent agenda for discussion may be rescheduled later in this meeting, or at a future meeting.
 1. Grant #8311; Temple Hoyne Buell Foundation; Health and Human Services; 5/1/2025 to 4/30/2027; \$20,000
 2. Round 3 Infrastructure Share funding; Colorado Opioid Abatement Council; Health and Human Services; 5/14/2025 to 5/13/2027; \$499,500
 3. Trade Contractor Agreement; Stripe A Lot; Public Works; 6/3/2025 to 12/31/2025; \$140,000
 4. Grant Application; Colorado Perinatal Care Quality Collaborative (CPCQC) and Colorado Behavioral Health Administration (BHA) Impact BH: Request for Proposals – Community Lead & Perinatal Navigation; Health and Human Services; \$100,000 & \$20,000
 5. State of Colorado Intergovernmental Grant Agreement; CTGG1 QAAA 2026-TBD; Health and Human Services; 7/1/2025 to 6/20/2026; \$90,888
 6. Grant Application; Track 1 Competitive Grant Application; Colorado Department of Health Care Policy & Financing; Health and Human Services; \$24,193.40
 7. Intergovernmental Agreement Re: Nurse Home Visitor Program; County of Montrose; 6/3/2025 to 6/30/2026; \$107,000
 8. Memorandum of Understanding between partners in support of the Gunnison Basin Cheatgrass Implementation Project; Rocky Mountain Bird Observatory dba Bird Conservancy of the Rockies and U.S. Fish and Wildlife Service; 8/1/2025 to 7/31/2025
 9. Correspondence Letter; Federal Emergency Management Agency (FEMA) Public Assistance (PA) Program

8:35 am

- Land Use Change Approvals:
 1. Boundary Line Adjustment; LUC-25-00016; Kunes
 2. Lot Cluster; LUC-25-00018; Gunnison Bank & Trust Company
- Adjourn

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>

*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.*

**GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

214

DATE: Tuesday, June 3, 2025

Page 2 of 2

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

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+12532158782,,82753657556#,,, *471302# US (Tacoma)

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**GUNNISON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MEETING AGENDA**

215

DATE: Tuesday, June 10, 2025 **Page 1 of 1**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

8:30 am

- Upper Gunnison River Water Conservancy District Update

8:40 am

- Colorado River Water Conservation District Update

8:50 am

- Gunnison Valley Health Board of Trustees Update
- Adjourn

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>

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From: [Ryan Cadenhead](#)
To: [Town Council](#)
Cc: [Cassia Cadenhead](#); [Editorial, Crested Butte News](#); [Dara MacDonald](#)
Subject: Solar Array
Date: Friday, May 23, 2025 12:59:50 AM

Some people who received this message don't often get email from ryan.cadenhead@gmail.com. [Learn why this is important](#)

Hello Town Council and Dara,

Thank you for all the hard work you do on a daily basis with all of the difficult issues constantly on your plates! And thank you for progressing this solar array project. It is an awesome expansion into renewables and the right direction to take.

I won't be able to make the public comment hearing on June 2nd because I travel a bunch for work, but wanted to send a quick question/comment.

As much as I can understand Ian's comment about the trouble with making changes this late in the game, I really resonate the most with Anna's input about the value of the land.

Solar panels are built on the rooftops of buildings commonly and we have a large school across the street as a starting point (and it is at least a bit further outside the shadow of Whetstone). Almost no public buildings in CB or Mount CB have solar panels, so is there a chance to cover some of them. With the value of land in the North Valley, isn't nearly any use of that land better than putting solar panels on it?

Maybe we can't think of a great use for the land right now, but I'm sure something would come up. Even a future intercept parking lot for the ski area seems more valuable considering it is something that can't go on top of a building. Or maybe it can just be another park to support the growing community as these large housing developments come online over the next few years.

Thanks for your service to our towns!

Ryan Cadenhead
Mt. CB

From: [Ryan Cadenhead](#)
To: [Eric Treadwell](#)
Cc: [Town Council](#); [Dara MacDonald](#)
Subject: Re: Solar Array
Date: Sunday, May 25, 2025 9:24:42 PM

Some people who received this message don't often get email from ryan.cadenhead@gmail.com. [Learn why this is important](#)

Hello Eric,

Thanks for the note back and adding my email to public record.

May I please ask for it to be removed from public record? Sorry about the change in direction!

I really appreciate a detailed response I got back from Mayor Billick with more explanation and thoughts. As much as it still bums me out to use land this way, I can get on board with making this huge step change in our renewable energy supply. There are never any easy decisions without tradeoffs.

Thanks to all the council (and Town Managers)!

Ryan

On Fri, May 23, 2025 at 2:01 PM Eric Treadwell <etreadwell@crestedbutte-co.gov> wrote:

Hi Ryan,

Thank you for your email. The email has been received by the Council and it has been included within the public record.

Best,

Eric Treadwell

Deputy Clerk/Licensing Clerk

970-349-5338 x218



From: Ryan Cadenhead <ryan.cadenhead@gmail.com>
Sent: Friday, May 23, 2025 1:00 AM
To: Town Council <towncouncil@crestedbutte-co.gov>
Cc: Cassia Cadenhead <croeski@gmail.com>; Editorial, Crested Butte News <editorial@crestedbuttenews.com>; Dara MacDonald <dmacdonald@crestedbutte-co.gov>
Subject: Solar Array

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Ryan Cadenhead

Mt. CB