



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, March 17, 2025

Meeting information to connect remotely:
<https://us02web.zoom.us/j/84580153540>
Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 646 931 3860 US +1 689 278 1000 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
Webinar ID: 845 8015 3540

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) Mountain Express Annual Report and Strategic Plan Update.
Contact: Mountain Express Managing Director Jeremy Herzog

- 6:40** 2) BOZAR Project of the Year Awards from 2024.
Staff Contact: Town Planner III Jessie Earley

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) March 3, 2025 Regular Town Council Meeting Minutes.
Staff Contact: Town Clerk Lynelle Stanford
- 2) Parks, Recreation, Open Space and Trails (PROST) Plan Consultant Selection.
Staff Contact: Parks, Recreation, Open Space and Trails Director Janna Hansen
- 3) Approval from the Town Council for a Grant Application to History Colorado’s State Historical Fund Program for a Mini Grant for the 2025-2026 Update to the Town’s Design Standards and Guidelines and a Letter of Support.
Staff Contact: Town Planner III Jessie Earley
- 4) Amended Memorandum of Understanding (MOU) between the Town of Crested Butte and the Town of Crested Butte Municipal Judge James McDonald.
Staff Contact: Town Clerk Lynelle Stanford
- 5) Resolution No. 5, Series 2025 - A Resolution of the Crested Butte Town Council Supporting the Grant Application for a Grant from the Department of Local Affairs’ (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) for the Completion of the Crested Butte Marshals’ Facility Design Project.
Staff Contact: Interim Community Development Director Mel Yemma
- 6) Flauschink Special Event Application Closing Elk Avenue from 1st Street to 2nd Street on Friday, April 4, 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 end of the Council meeting under “Other Business to Come Before the Council.”

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PRESENTATIONS

- 1) Year End Financial Summary.
Staff Contact: Finance Director Kathy Ridgeway

7:30 PUBLIC HEARING

1) (Second Reading) Ordinance No. 2, Series 2025 - An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code, Adding Chapter 18, Article 5.5 and Adopting by Reference the Colorado Model Electric Ready and Solar Ready Code, and Amending Sections of Chapter 18 to Make Consistent with the Colorado Model Electric Ready and Solar Ready Code.

Staff Contact: Special Projects Troy Russ and Building Inspector Astrid Matison

7:40 NEW BUSINESS

1) Resolution No. 6, Series 2025 - A Resolution of the Crested Butte Town Council Adopting Changes and Additions to the 2024 Budget and Appropriations Relative to the Utility Enterprise Fund and the Parks, Recreation and Trails Fund.

Staff Contact: Finance Director Kathy Ridgeway

7:50 2) Adoption of Climate Action Plan.

Staff Contact: Sustainability Coordinator Dannah Leeman Gore

8:10 3) Concerns Regarding the Lower Verzuh Proposal and the Need for the 2025 Corridor Plan and Possible Moratorium Request.

Staff Contact: Interim Community Development Director Mel Yemma

8:30 COUNCIL REPORTS AND COMMITTEE UPDATES

8:35 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:40 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, April 7, 2025 - 5:00PM Work Session - 7:00PM Regular Council
- Monday, April 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, May 5, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:45 ADJOURNMENT

2N Eight St
P.O. Box 3482
Crested Butte, CO 81224
Ph. (970)349-5616

Mountain Express

March 10th 2025,

Dear Crested Butte and Mt Crested Butte Town Councils,

MX produces an annual report to both councils. The purpose of the report is to:

- Demonstrate the value of the services provided to our funding entities
- Share a perspective on our organizational performance and the health of our infrastructure
- Produce a report that peer agencies can also reference for the same purpose
- Serve as an educational piece for local residents, elected officials and other stakeholders to understand the outcomes performed by MX.

Since 2021, MX also now provides a comprehensive annual evaluation. The purpose of this evaluation is to:

- Provide consistent high level strategic direction to the organization, which guides the decision making of its board of directors and senior staff
- Conduct an analysis that helps educate the board on the priorities staff identifies as part of its attempt to continually improve itself
- Communicate an organizational vision that inspires collaboration amongst its peers
- Provide a comprehensive roadmap, showing the integration of various efforts at a 30,000-foot view
- Provide a progress update on major projects underway
- Serve as an educational piece for local residents, elected officials and other stakeholders to understand the current snapshot of what is happening at MX.

In 2025, we hope to have two joint town council meetings to drive important decisions need by MX. In order to focus decision making in our May session, I think the following portions of the report may be specifically of interest to you.

- The outcomes on Page/Slide 4 demonstrate a continual growth in ridership from our COVID-19 Pandemic.
- MX has never produced a route efficiency analysis as part of an annual report. Please see Page/Slides 5 + 6 for an updated version of what you saw during our FirstTracks analysis, which now follows best practice evaluating service levels over a fiscal year.
- Please also take note of our objectives for 2025 on Page/Slide 9
- As per the first objective, please find attached our plan for decision making in 2025 on Pages/Slides 10 – 14

.....

March 10, 2025

Page 2

- Especially important as we begin to discuss service levels vs. necessary organizational investment, please review Pages/Slides 22 – 29. While MX has matured greatly over the past 4 years, necessary growth remains necessary to align with assumed objectives of town councils.
- Finally, to understand the big picture financials of MX, please review Pages/Slides 37 – 39. This will be helpful as context for future conversations and likely asks of the council.

Thank you for the upcoming opportunity for dialogue.

Kind Regards

Jeremy Herzog

Managing Director
Mountain Express



MX Annual Report + Evaluation

Topics

- Annual Report
 - Our Measured Impact
- 2025 Objectives + Collective Decision-Making Timeline
- Updated Organizational Evaluation
- 2025 Key Project Updates
 - FirstTracks Pilot Program
 - 5 Year Transit Plan

Our Measured Impact

'24 Outcomes

 **Riders**
659,050  8%

Year	Riders
2019	712,042
2020	445,421
2021	435,449
2022	537,890
2023	608,181
2024	659,050

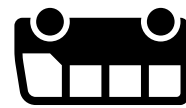
Financials

\$ 4.54 (cost per pax)
Estimated pending year end close

Dogs
1,331  42%



Accidents



10  150%

Incidents



23  53%

Implemented more stringent process to track accidents and incidents in 2024

'24 Route Efficiency

Route	Cost / Pax	Riders	Allocated Costs	% of Service Hours	Frequency (Minutes)
<u>Winter</u>					
Town Shuttle	\$3.07	385,555	\$1,184,507	44%	Every 15
Crystal/Castle	\$6.59	34,738	\$228,825	8.5%	30
3 Seasons	\$5.41	42,288	\$228,825	8.5%	15 / 30
FirstTracks	\$7.91	49,248	\$389,450	N/A	15
		518,829			
<u>Summer</u>					
Town Shuttle	\$6.81	114,620	\$780,698	29%	20
FirstTracks	\$33.89	9,295	\$315,000	N/A	15
		123,915			

'24 Route Efficiency

Route	Cost / Pax	Riders	Allocated Costs	% of Service Hours	Frequency (Minutes)
<u>Offseason</u>					
Spring Town Shuttle	\$25.44	5,292	\$134,603	5%	Every 40
Fall Town Shuttle	\$13.70	9,826	\$134,603	5%	40
		15,118			

'24 Outcomes



Senior Van Riders
2630 ↓ 18%

Late Night Taxi Riders
3,730 ↑ 1%



2025 Objectives

2025 Objectives

- Improve collective decision making between MX and Town Councils
- Maintain current service levels, but continue a future looking focus
- Run a balanced budget, while raising wages as much as possible to better compete for employees
- Continue FirstTracks pilot program and its evaluation, while also absorbing the LNT service
- Have a little fun and do the small things that are important to us, but don't necessarily show up in metrics (*elf bus, ambassadors, dogs, etc.*)

2025 Collective Decision Making Timeline

Objectives of Decision Making Framework + Timeline

- Further mature MX decision making process, marrying service level desires and appropriate funding levels on an annual basis
- Enhance interconnected decision making between the MX Board and Respective Town Councils
- Improve interconnected decision making between the Town of CB and Town of Mt CB councils

Framework

	Town Councils	MX Board
Ownership	<ul style="list-style-type: none"> • Funding • Coordinated mobility policy • Public transit outcome goal setting 	<ul style="list-style-type: none"> • Organizational strategy • Public transportation delivery and policy setting • Service level prioritization
Examples	<ul style="list-style-type: none"> • Revenue level setting and expansion • Land use, grid alignment + parking • Directive outcomes ... “Increase adoption of transit” 	<ul style="list-style-type: none"> • Short and long term organizational and strategic planning • Short and long term transit planning and evaluation • Tactical decision making on public transit services

Timeline

January	MX staff close out the year
February	Annual reporting and annual strategic plan update
	Options for future delivery model of FirstTracks (Mt CB + Late Night) presented and discussed
March	5 year budget
April	Joint council workshop on service level expectations for 2026, inclusive of all services (fixed, on demand + late night). Likely funding gaps discussed and direction given to MX board on multi year commitment to funding
May	MX adoption of 5 Year Transit Plan
	Possible issue of multi year RFP for portfolio of on demand services

Timeline

June	Presentations to both councils on 5 Year Transit Plan and Organizational Effectiveness Plan
July	Joint council workshop on 5 Year Public Transit Goal Setting
August	Possible vendor selection for RFP for on demand services
September	First Draft of 2026 Budget
October	Second Draft of 2026 Budget
November	Final Draft of 2026 Budget
December	

Updated Organizational Evaluation

Topics

- Context ... Mission, Conditions and Our Vision
- Director's Organizational Evaluation
- Five Year Roadmap
- Activating Change
- Next Steps

Mission Statement

To provide safe, free and courteous public ground transportation services for residents of and visitors to the Mt. Crested Butte, Crested Butte, and surrounding North Valley communities and to provide a safe, fair, and honest working environment for Mountain Express employees.

Market Conditions

Growth + Change



Local Governments Respond



Mixed Signals + Forecasts

TSA sets new record Friday for most travelers screened in a single day

By Rebecca Perez, CNN
1 minute read · Published 9:25 AM EDT, Sat May 25, 2024

103 comments

YOLO is dying. That could be bad news for the economy

Analysis by Nicole Goodkind, CNN
6 minute read · Published 7:35 AM EDT, Tue June 4, 2024

103 comments

Vail Resorts reports skiers visits are down by nearly 8%

The news came as a disappointment to investors

News | FOLLOW NEWS | Apr 30, 2024

Vision Statement

We will aspire to ...

- Be the convenient transportation option for residents and visitors
- Mitigate climate change
- Connect everyone to CB's authentic sense of place
- Be a "go to" employer in the North Valley
- Drive positive change in the availability of mobility choices within the North Valley corridor

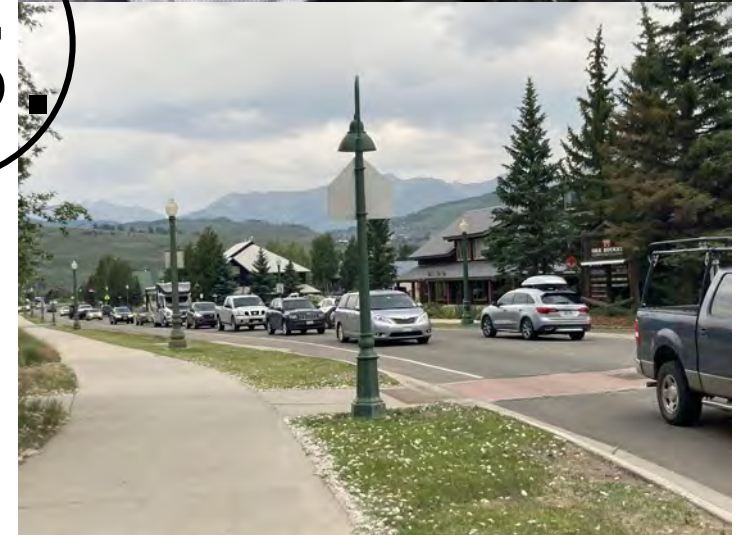
Our Authentic Sense of Place



Heck ... YES!!



Heck ... NO!!



Looking Ahead and Fun Ideas

Low Floor Buses!



**Better late
night service!**



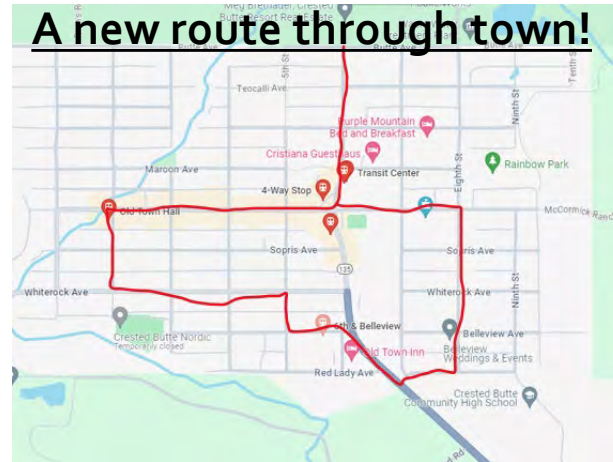
CBCS Parking!



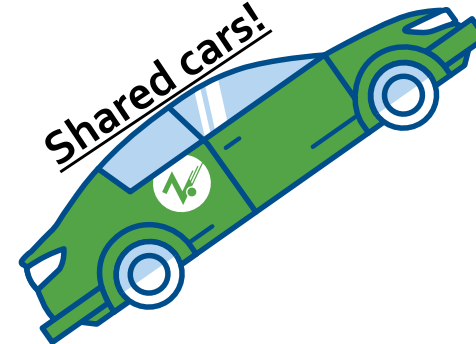
A true transit center south of town!



A new route through town!



Shared cars!



Better bus stops!



Director's Organizational Evaluation

Where Do We Stand? What Progress Did We Make?

What We Do Really Well

- Operate safely, without disruption and extremely cost effectively
- Serve areas of high density, in peak season
 - *Elk Ave to Mt CB Base Area*
 - *Mt CB Condos to Mt CB Base Area (Winter)*
- Offer a workplace culture that retains staff
- Keep our vehicles in service
- Work well as a team to solve daily challenges
- Busses as moving artwork ... what a cool, authentic brand!
- Collaborate with the RTA
- Seek out opportunities to grow and innovate

'23 Peer Benchmarks – Fixed Route

Agency	Cost / Passenger
Snowmass Village	\$9.08
Jackson Hole	\$7.81
Breckenridge	\$7.77
Keystone / Copper / Silverthorne	\$7.73
Park City	\$7.61
Durango	\$6.81
Mountain Express	\$4.70
Mammoth (CA)	\$4.86
Telluride	\$4.23
Steamboat	\$4.02

Based on 2023 National Transportation Database

Specially for local bus routes, not commuter / on demand / etc.

What We Could Do Better?

Did We Improve This Year?

- Collaborate toward municipal goals
 - Seek out new grant funding streams
 - Collaborate internally between departments
 - Implement new services
 - Reach out to our customers through surveys and public notices
-
- Focus on our customer
 - Evaluate our staff and reward high performance
 - Manage to standard operating procedures
 - Use digital tools to manage our business
 - Manage an evolving workplace for a large, multi generational staff
 - Maintain and adjust organizational policies
 - Compete for new employees



Key



= Made Significant Progress



= Made Some Progress



= Lost Ground

Recent Wins




by Mountain Express

Want to have a voice on the future of public transit in North Mt. Crested Butte?

- July 2nd • Mt. Crested Butte Town Council Meeting**
Presentation and discussion of FirstTracks Winter Operating and Community Feedback Survey Results
- August Mt. Crested Butte Town Council Meeting**
Presentation and discussion of possible FirstTracks Operating Scenarios for 2024/2025 Season
- August MX Board Meeting**
Presentation and discussion of possible FirstTracks Operating Scenarios for 2024/2025 Season
- September MX Board Meeting**
Discussion of possible FirstTracks service levels for 2024/2025 Season

*Specific dates to be set in upcoming meetings. Stay tuned to mtnexp.org and public notices for more info.



JOIN US FOR AN OPEN HOUSE!

MOUNTAIN EXPRESS FIVE-YEAR SERVICE PLAN

Come learn about and provide feedback on this important project

How should Mountain Express improve its service? Drop in to share feedback on how Mountain Express should prioritize service updates over the next five years.

MALLARDI THEATER

Wednesday, February 12// 9:00am – 11:00am 403 2 nd Street, Crested Butte	Wednesday, February 12 // 5:00pm- 7:00pm 403 2 nd Street, Crested Butte
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by Mountain Express

FirstTracks is now providing **late night service**, replacing the previous shuttle service. Between the hours of 10PM – 2:30AM, use FirstTracks to ride anywhere in the North Gunnison Valley including Crested Butte, Mt Crested Butte and North Gunnison Valley. Late night service

How to Ride	Request rides using the FirstTracks app
Service Area	Crested Butte, Mt Crested Butte and North Gunnison Valley
Ride Fares	\$15 - \$25 per passenger based on trip


COLLECTIVE

PATH-COLLECTIVE.COM



Opportunities

- MX seen as an important institution in the valley
- Investment in transit seen as a positive step to manage the impact of recent changes in the valley
- Strong municipal planning efforts by the Town of CB asking for improvements to be made by MX
- Town of Mt Crested Butte council willing to support transit innovations

Threats

- Aging MX staff create a strong need to compete for employees, in a highly competitive market
- Immediate future of FTA funding seen as in limbo
- Inflationary costs of goods and services seems to outpace sales tax projections
- Growing number of permanent residents living outside of service area causes concern for ridership recovery post COVID19 pandemic

Five Year Roadmap

Let's Get Tactical For a Moment

Our Major Initiatives ...

Our Objectives

Service
Improvement
and Expansion

To Increase bus ridership and our measured impact

Whetstone
Transit
Campus

To build a facility that accommodates growth and green bus technologies

Fleet
Conversion

To reduce our fleet emissions

Building a
Foundation

To be an organization that serves and employs more people, a stronger foundation is needed

Our Major Initiatives ...

And The What

Service Improvement and Expansion

Using the outputs of the CB Transportation Plan and Mt CB Master Plan, we will analyze underserved demand. We'll also identify possible system upgrades and develop a comprehensive plan, against which we can identify capital and operational funding needs.

Whetstone Transit Campus

Work through a structured project to adopt our cutting edge facility on time and on budget

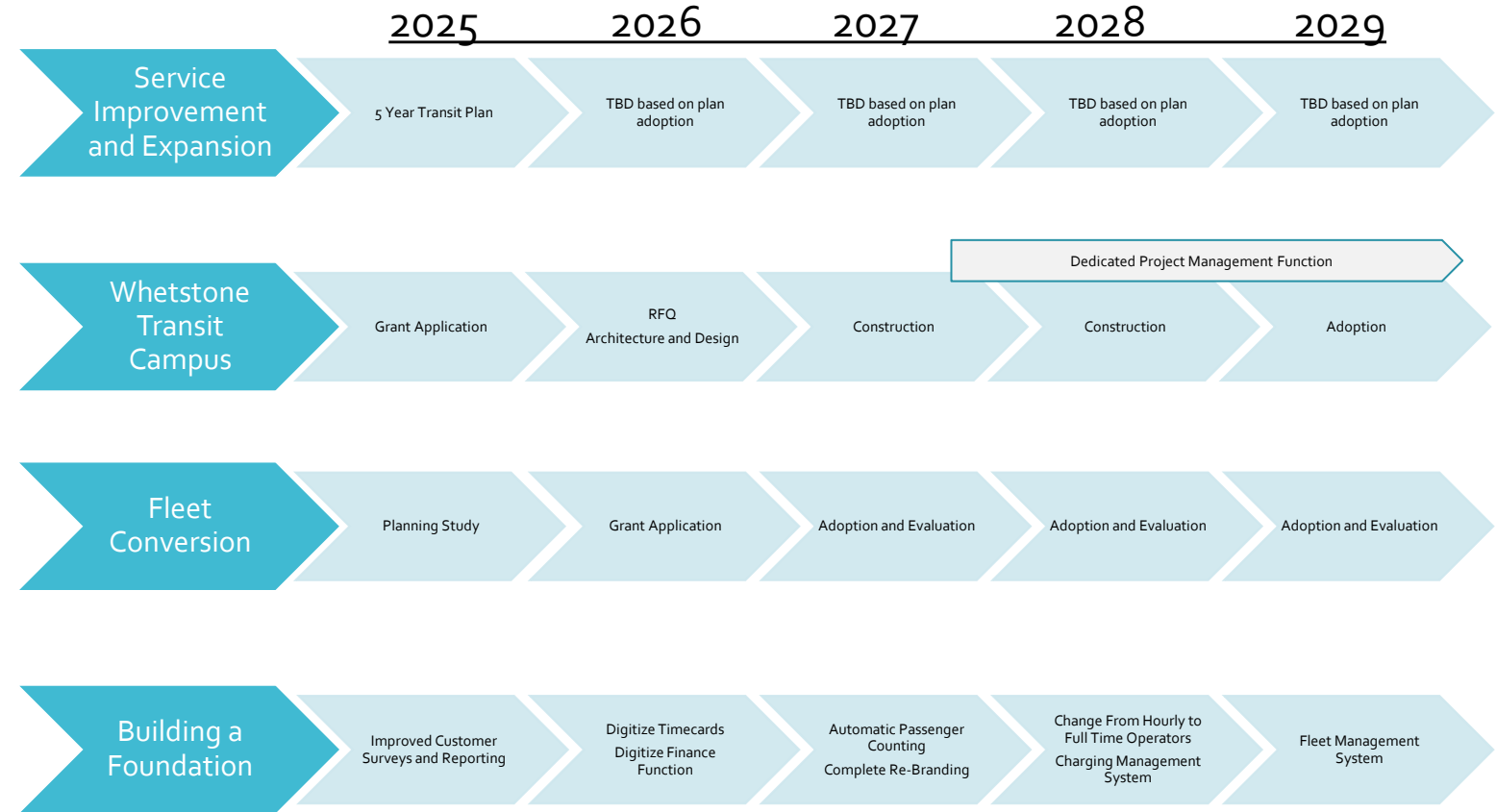
Fleet Conversion

Continue to evaluate the capabilities of various green technologies and the experience of similar operators, Develop a comprehensive transition plan that identifies capital and operating funding needs.

Building a Foundation

Establish the policies, tools and ways of operating that resolves existing deficiencies and also allows us to grow. Ideas on the following roadmap are purely placeholders.

Aspirational 5 Year Roadmap



Changes From Last Year

- Changed service improvement ideas to pending based on results of 5 year plan
- Delated Whetstone campus one more year based on lack of success in garnering a grant in FY24
- Adjusted Building a Foundation items based on FY25 budget realities

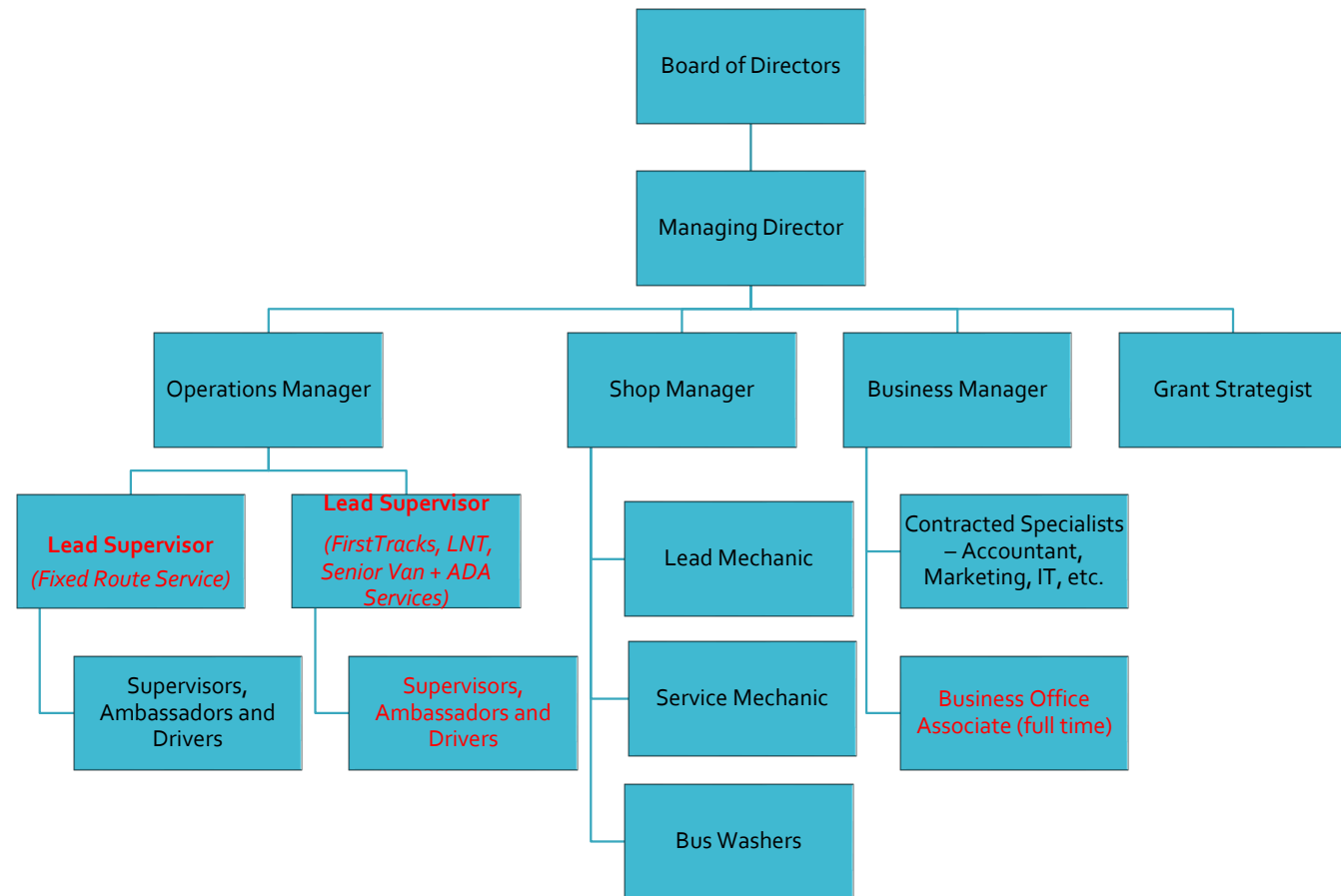
Activating Change

Who Is Going to Do All This Great Work?

Organizational Shift

To be “**Bold With a Capital B**” and evolve its services, MX needs to continue improving its organizational structure to be supportive of its strategic vision + aspirations

Current + Aspirational Org Chart



***Unfilled Positions

Appendix

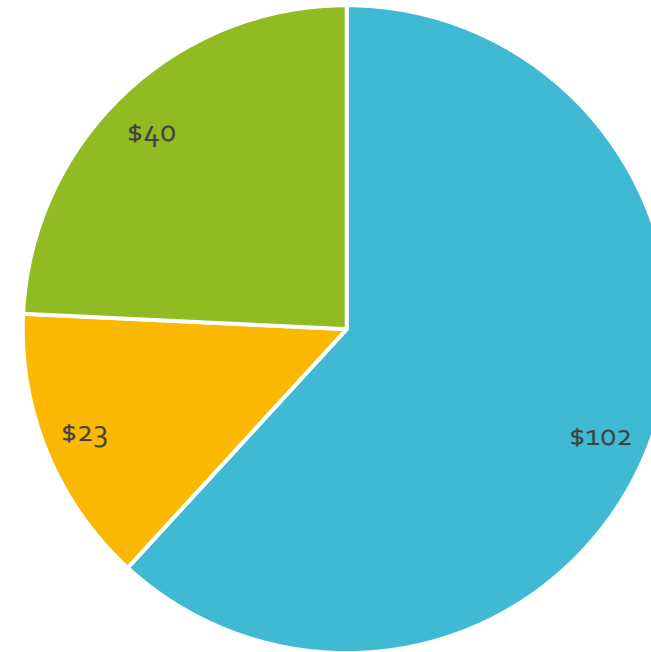
2025 Financial Snapshot

2025 Budget		
Revenue		
CDOT	\$319,000	FTA Funding
Sales and Adm Tax	\$2,813,000	48% CB / 52% Mt CB
Additional Municipal Funding	\$345,000	Late Night Taxi, Senior Van + FirstTracks Summer
Misc.	\$92,100	Interest Income, Advertising Revenue
	\$3,569,100	
Expense		
Labor and Benefits	\$2,315,600	Full Time Staff and Staffing for Self Operated Routes
Contracted Services	\$709,000	Late Night Taxi and FirstTracks
Rent and Utilities	\$55,500	Building Expenses
Admin	\$117,890	Outside Professional Services, Marketing and Office Expenses
Insurance	\$110,900	Property, Workers Comp, Unemployment + FAMILI
Vehicle	\$360,100	Repairs, Maintenance and Fuel
	\$3,668,990	
	\$(99,890)	Net Income

Fund	Amount
Operating Reserves	\$1,250,000
Capital Reserves	\$1,750,000

Supporting Financial Basis

\$165 Per Hour Operating Cost



■ Direct Labor ■ Vehicle Expenses ■ Overhead

- Direct labor = Hourly labor and benefits, as well as supporting team members (*supervisors, washers, 1 mechanic*) to fully operate the system
- Vehicle expenses = Fuel, repairs, shop costs and maintenance
- Overhead = Management team salaries (*3.5 employees*), facility costs, insurances + day to day business operations

Capital Snapshot

Whetstone Facility



- 1.1M Expended in Land and Professional Services to Date
- Estimated 18M'ish Construction Costs
- Assumed Annual 300K Operating Expense Increase

Our Fleet

38' Buses



14

26' Buses



6

Senior/Operations



7

Avg Age (Yrs)



8

CDOT grant program determines a 12 year lifespan for our vehicles

Assets	Value
Cash	\$659,490
Investments (CD's)	\$2,320,212
Capital Assets (non depreciated)	\$1,116,204
Capital Assets (depreciated)	\$1,799,328

Source = 2023 Fiscal Audit

2024 Accidents – All Fender Bender Territory

Month	Service	Description
January	FirstTracks + Fixed Bus Route	MX bus and FirstTracks had a small fender bender in Mountaineer Sq
February	FirstTracks + Fixed Bus Route	Condo bus had contact w/ FT Van passenger door upon pulling out of parking spot
February	Fixed Bus Route	Bus backing up out of garage bay made contact with the S+R buildings roof
March	Fixed Bus Route	Clipped mirror on Elk Ave
March	Fixed Bus Route	Clipped mirror on Elk Ave
April	Fixed Bus Route	Fender Bender at Pitchfork
July	Sr Van	Sr.Van had contact w bridge to avoid collision
October	Fixed Bus Route	Driver stopped quickly to avoid collision with a deer, custom falls out of seat in the process
November	Fixed Bus Route	Driver made slow speed contact with cherry picker during construction
December	Fixed Bus Route	While turning on Castle Rd, driver bumped a parked vehicle, causing minor cosmetic damage

2024 Incident Themes

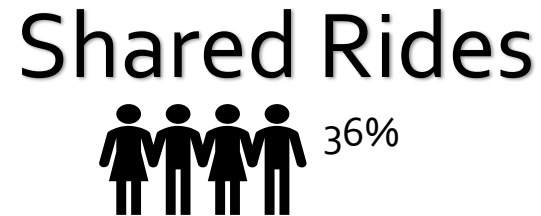
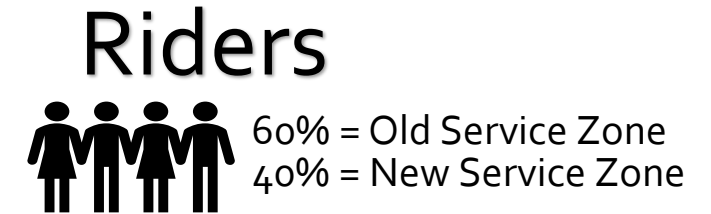
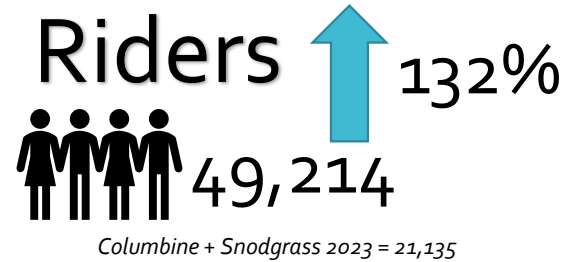
- Bus drivers behind schedule moving too quickly + maybe getting impatient ... it happens!
- New staff learning the ropes
- Intoxicated patrons cause challenges ... it also happens!
- Bikes in the summer cause necessary complications for day-to-day operations in the summer

2025 Key Project Updates

FirstTracks Update

Stabilizing our Pilot Project ... Summer service an open question

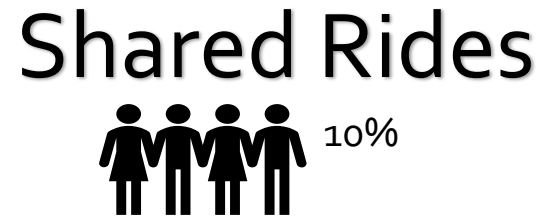
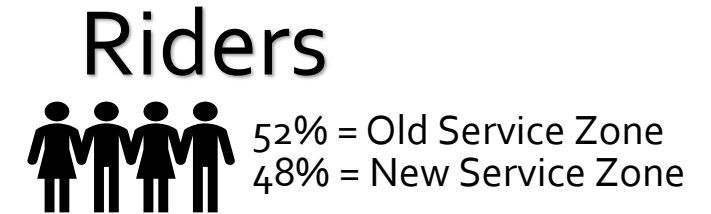
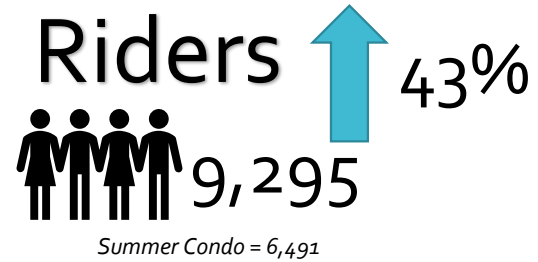
Operational Success Metrics – Winter 23/24



Emissions Saved



Operational Success Metrics – Summer 24



Emissions Saved



Operational Evaluation ... Bus Routes vs. FirstTracks – Data Through August

	Columbine/Snodgrass	FirstTracks (Winter)
<i>Costs</i>	\$194,009	\$385,000
<i>Riders</i>	21,135	49,214
<i>Cost/Rider</i>	\$9.18	\$7.82
<i>Coverage</i>	70% of neighborhood by ¼ mile metric 26% of neighborhood by 500ft metric	100% of neighborhood
<i>Frequency/Wait Time</i>	60 / 30 minutes	93.5% within 15 minutes 96.8% within 20 minutes
<i>GHG emissions</i>	34,385.59 emitted	10,659 saved

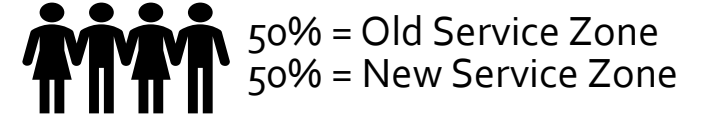
	Summer Condo	FirstTracks (Summer)
<i>Costs</i>	\$281,045	\$315,000
<i>Riders</i>	6,491	Trending @ 8,633
<i>Cost/Rider</i>	\$43.29	Trending @ \$36.48
<i>Coverage</i>	70% of neighborhood by ¼ mile metric 26% of neighborhood by 500ft metric	100% of neighborhood
<i>Frequency/Wait Time</i>	30 minutes	Trending @ 99% under 15 minutes
<i>GHG emissions</i>	23,342 emitted	-1,132 emitted

Predicted Metrics for 2024/2025 ... Constrained Summer Service As Funded by Mt CB

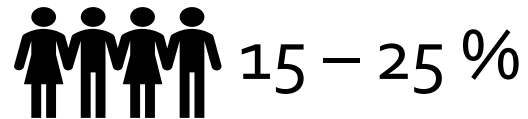
Riders



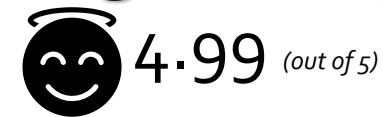
Riders



Shared Rides



Avg Rating



Cost / Pax

\$ 18.27

Assumptions for Cost/Pax Calculation

- Service June 15th – September 2nd
- 1 van online the majority of the time
- Same ridership in 2025, as we saw in 2024
- Same financial model as all other MX routes

5 Year Transit Plan Update

Set a Concrete Target for Transit Investment

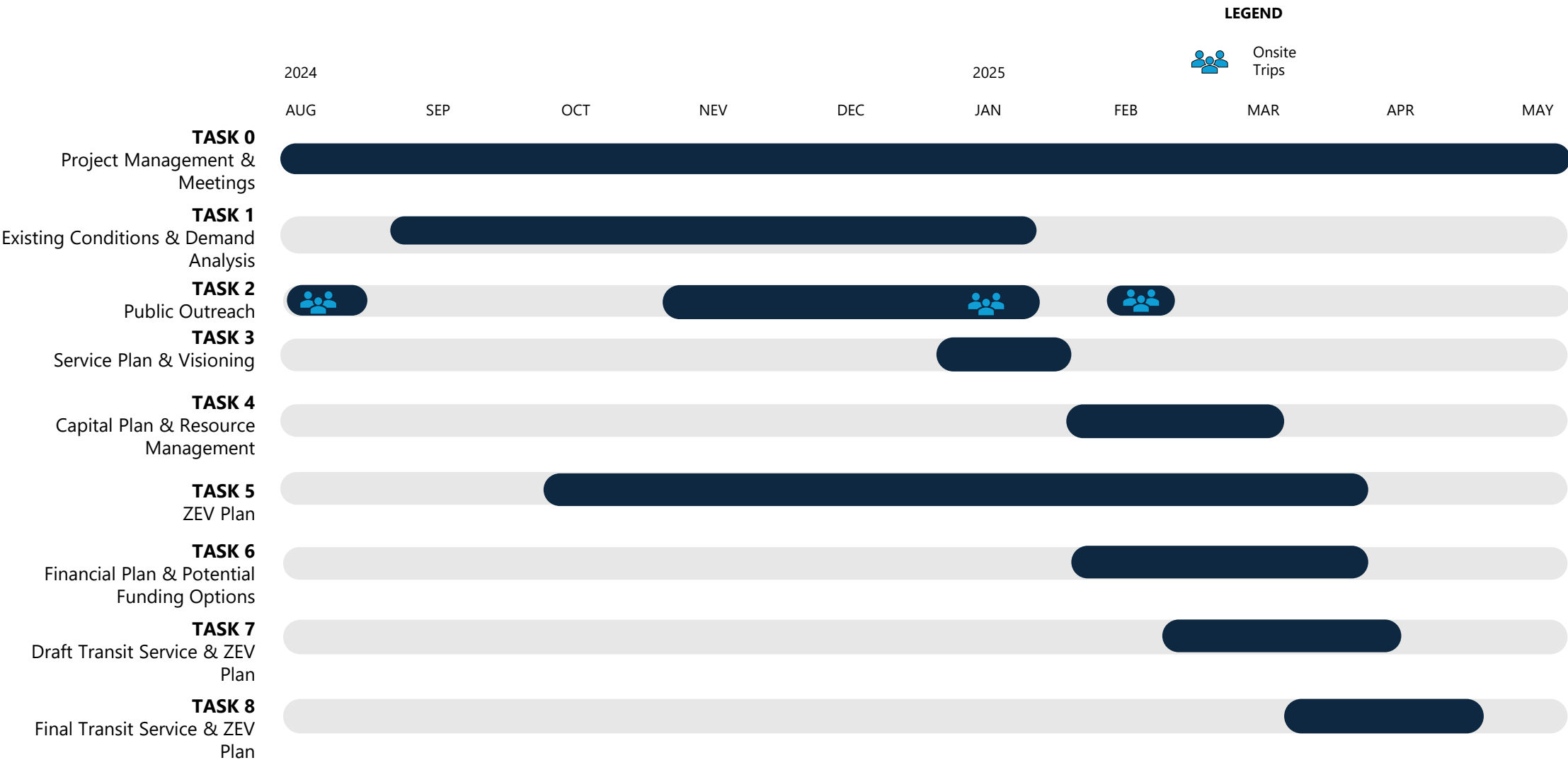
Scope of Work

Our overarching focuses are to develop a plan that includes proactive strategies to target transit investment, optimize and grow service, and transition the current fleet to battery electric.

Our work falls into six general categories over the coming eight months:

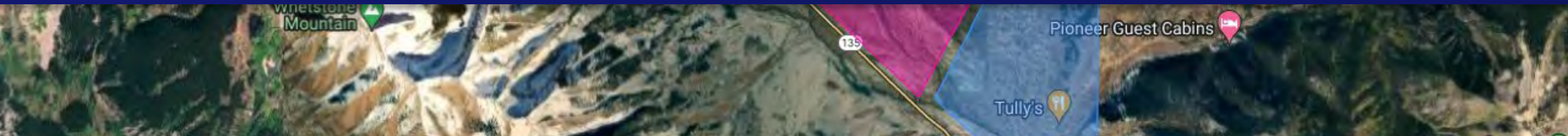
1. Existing conditions analysis
2. Community engagement
3. Goal-setting and visioning
4. Service and ZEV planning
5. Service plan, financial plan
6. Final Report

Schedule





StreetLight Data



Analysis Structure

- Revised analysis zone map visible [here](#)
- Data covers the period of January 1 – March 31 2023
- Initial analysis covers all days of the week, sorted into preset time periods (6:00-10:00 AM, 3:00-7:00 PM)
- Data source is a mix of cellular data and connected vehicle data
- StreetLight does not reliably indicate mode of travel
- Results will be paired with survey data to complete picture of travel in and around MX Service Area

Takeaways

1. Existing service area and structure matches heaviest traffic flows well.
2. Some of the biggest opportunities for mode shift exist for travelers from outside of MX service area.
3. Town of Crested Butte is a draw for many living in or passing through the north end of the valley.



Staff Report

March 17, 2025

To: Mayor Billick and Town Council

Prepared By: Jessie Earley, Planner III

Thru: Mel Yemma, Interim Community Development Director and Dara MacDonald, Town Manager

Subject: BOZAR Project of the Year Awards from 2024

Summary

The Board of Zoning and Architectural Review (BOZAR) held their annual Year End Review on January 28, 2025, to consider the projects completed in 2025. Members of the BOZAR and Town staff reviewed a presentation of projects in the following categories:

- New Residential
- Accessory Buildings
- Accessory Dwellings
- Residential Remodels
- New Commercial
- Commercial Remodels

Discussion

The Board considers the effective application of the design guidelines, the massing, site design, overall architecture, and exterior materials in their consideration of all the projects. Here is a review for the awards given for the year:

- 2024
 - o **Project of the Year Award:**
 - Artemesia (515 Teocalli Avenue): New single-family residence.
 - Bonnie Priest (505 ½ Second Street): Renovate cold accessory building to a heated and plumbed accessory building.
 - Paul Mack (109 Maroon Avenue): New cold accessory building.
 - Gwennie Kelly (216 Maroon Avenue): New accessory dwelling unit.

- Mick Wiedrick (514 Third Street): Remodel and addition to existing historic single-family residence and stabilize two historic accessory buildings.
- **Honorable Mention:**
 - Amelia Simpson/Scott Fried (304 Second Street): Addition and rehabilitation to existing historic single-family residence.
 - Crested Butte Nordic (618 Second Street): Addition to existing cat barn.

A short presentation overviewing the winners will be given by staff. BOZAR and staff request these award winners be recognized by the Mayor and Town Council as their efforts are contributing to the historic and livable character of the community.

Climate Impact

NA

Financial Impact

NA

Legal Review

NA

Recommendation

NA

Proposed Motion

NA

Attachments

- BOZAR 2024 Project of the Year Powerpoint

2024 PROJECT OF THE YEAR WINNERS

PROJECT OF THE YEAR
(NEW RESIDENTIAL)
515 TEOCALLI
AVENUE

Owner:
Artemisia Holdings LLC

Architect/Designer:
Andrew Hadley

Builder:
Willie Miller

Project:
New single-family residence and ADU



PROJECT OF THE YEAR:
(ACCESSORY BUILDING)
505 1/2 SECOND STREET
BEFORE

Owner:
Bonnie Priest

Designer/Architect:
Ethan Hampton

Builder:
Ken Darby, KD Custom Builders

Project:
Convert cold AB to heated and plumbed
AB



PROJECT OF THE YEAR:
(ACCESSORY BUILDING)
505 1/2 SECOND STREET
AFTER

Owner:
Bonnie Priest

Designer/Architect:
Ethan Hampton

Builder:
Ken Darby, KD Custom Builders

Project:
Convert cold AB to heated and plumbed
AB



PROJECT OF THE YEAR:
(ACCESSORY BUILDING)
109 MAROON AVENUE

Owner:
Paul Mack

Designer/Architect:
Self

Builder:
Self

Project:
New cold AB



PROJECT OF THE YEAR:
(ACCESSORY DWELLING)
216 MAROON AVENUE

Owner:
Gwennie Kelly

Designer/Architect:
Ben White

Builder:
Eric Shull, Castle Construction

Project:
Remove Partially built ADU and build
new ADU



PROJECT OF THE YEAR:
(RESIDENTIAL REMODEL)
514 THIRD STREET -
BEFORE

Owner:
Mick Wiedrick

Designer/Architect:
Eileen Langsfeld

Builder:
Jeff Dixon, Craft Mountain Homes

Project:
Rehabilitate windows, addition on
east, rehab sheds, full interior
remodel.



66



PROJECT OF THE YEAR:
(RESIDENTIAL REMODEL)
514 THIRD STREET –
DURING

Owner:
Mick Wiedrick

Designer/Architect:
Eileen Langsfeld

Builder:
Jeff Dixon, Craft Mountain Homes

Project:
Rehabilitate windows, addition on
east, rehab sheds, full interior
remodel.



PROJECT OF THE YEAR:
(RESIDENTIAL REMODEL)
514 THIRD STREET -
AFTER

Owner:
Mick Wiedrick

Designer/Architect:
Eileen Langsfeld

Builder:
Jeff Dixon, Craft Mountain Homes

Project:
Rehabilitate windows, addition on
east, rehab sheds, full interior
remodel.



HONORABLE MENTION:
(RESIDENTIAL REMODEL)
304 SECOND STREET –
(WAY) BEFORE

Owner:
Scott Freid

Designer/Architect:
Andrew Hadley

Builder:
Matt Wellner

Project:
Rehab front building and connector
and addition



HONORABLE MENTION:
(RESIDENTIAL REMODEL)
304 SECOND STREET –
DURING

Owner:
Scott Freid

Designer/Architect:
Andrew Hadley

Builder:
Matt Wellner

Project:
Rehab front building and connector
and addition



HONORABLE MENTION:
(RESIDENTIAL REMODEL)
304 SECOND STREET

Owner:
Scott Freid

Designer/Architect:
Andrew Hadley

Builder:
Matt Wellner

Project:
Rehab front building and connector
and addition



PROJECT OF THE YEAR:
(COMMERCIAL REMODEL)
500 BELLEVIEW AVENUE
BEFORE



Owner:
Clarks Market LLC

Designer/Architect:
Jody Reeser

Builder:
Waner Construction, Ty Hollingsworth

Project:
Addition to the east, revision to front doors, paint exterior materials

PROJECT OF THE YEAR:
(COMMERCIAL REMODEL)
500 BELLEVIEW AVENUE
AFTER

Owner:
Clarks Market LLC

Designer/Architect:
Jody Reeser

Builder:
Waner Construction, Ty Hollingsworth

Project:
Addition to the east, revision to front doors, paint exterior materials



HONORABLE MENTION: (COMMERCIAL REMODEL) 618 SECOND STREET

Owner:
Crested Butte Nordic and Town of
Crested Butte

Designer/Architect:
Randy Swift

Builder:
Crockett Farnell, Black Dragon
Development

Project:
Addition to existing Nordic Cat Barn



THANK YOU!

- Thank you to all the designers, architects, and contractors for their hard work in 2024 to make these projects such a success!

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, March 3, 2025

Mayor Billick called the meeting to order at 7:11PM.

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

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Town Clerk Lynelle Stanford

Public Works Director Shea Earley, Town Planner III Jessie Earley, Interim Community Development Director Mel Yemma, Special Projects Troy Russ, Sustainability Coordinator Dannah Leeman Gore, Housing Director Erin Ganser, and Parks, Recreation, Open Space and Trails Director Janna Hansen (via Zoom) (for part of the meeting)

APPROVAL OF AGENDA

A sign on request for an advocacy letter was added as the final item to New Business.

Prochaska moved and Fenerty 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) February 3, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Selection of WRAP Contractor.

Staff Contact: Public Works Director Shea Earley

3) (First Reading) Ordinance No. 2, Series 2025 - An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code, Adding Chapter 18, Article 5.5 and Adopting by Reference the Colorado Model Electric Ready and Solar Ready Code, and Amending Sections of Chapter 18 to Make Consistent with the Colorado Model Electric Ready and Solar Ready Code.

Staff Contact: Special Projects Troy Russ and Building Inspector Astrid Matison

4) Gunnison County and CO-135 Comprehensive Safety Plan Adoption.

Staff Contact: Special Projects Troy Russ

5) Residential Solid Waste Provider Selection.

Staff Contact: Public Works Director Shea Earley and Sustainability Coordinator Dannah Leeman Gore

Goldstone moved and O’Neal 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 written comments from Booker DeWitt, Abby Whitaker, Colin Liepelt, Melissa McVeigh, Karen Morgan, and Jenifer White and notes from Living Journeys and the food pantry.

Jeff Delaney, from the Gunnison Valley Climate Crisis Coalition, and who reported an address of 515 Gothic Avenue, commented.

STAFF UPDATES

MacDonald provided updates.

LEGAL MATTERS

Hanlon updated.

NEW BUSINESS

1) Recap on Paradise Park Workforce Rental Housing Lottery of January 22nd, 2025.

Staff Contact: Housing Director Erin Ganser

Council members asked questions and discussed. Billick opened the meeting to public comment:

Shane Palmer; Donny Davol, 915 Teocalli Avenue; Karen Morgan, 10209 CO - 135 in Almont; and Ben Hess, 709 Red Lady Avenue commented.

The Council provided direction regarding future lotteries.

2) GCEA Presentation on the Oh Be Joyful Solar Array.

Staff Contact: Sustainability Coordinator Dannah Leeman Gore

Matt Feier with Gunnison County Electric Association (GCEA) presented. There was a general sense of support from the people present at the meeting for the Town’s backing of GCEA’s project, and the direction from Council was to come back with a commitment including caveats.

3) Appointment of a Council Member to PROST Plan Advisory Committee.

Staff Contact: PROST Director Janna Hansen

Cowherd volunteered to serve on the committee, which was confirmed by Council.

4) Sign-On Request by Colorado Communities for Climate Action (CC4CA) to Protect the Inflation Reduction Act (IRA) and the Bipartisan Infrastructure Law (BIL).

The sign-on request was added to the agenda at the beginning of the meeting.

Prochaska moved and Goldstone seconded a motion to sign the letter as a Council. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

Fenerty updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Building moratoriums were discussed, and the Council agreed to reimburse Billick for travel.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, March 17, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, April 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, April 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council

ADJOURNMENT

Mayor Billick adjourned the meeting at 9:48PM.

Ian Billick, Mayor

Lynelle Stanford, Town Clerk (SEAL)



Staff Report

March 17, 2025

To: Mayor and Town Council
From: Janna Hansen, PROST Director
Thru: Dara MacDonald, Town Manager
Subject: PROST Plan Consultant Selection

Background: The Town released a request for proposals (RFP) on January 29, 2025, to support the Town in developing the Parks, Recreation, Open Space, and Trails Master Plan (PROST Plan). The PROST Plan will serve as an update to the 2010 Parks and Recreation Regional Master Plan and will study the existing conditions of Town's PROST amenities and services, evaluate needs and priorities based upon projected growth in the community as identified in current development proposals, provide a community-driven reaffirmation of values, develop policies to align with our affirmed values, and collaboratively develop recommendations that align with current local, state, and regional planning efforts.

Proposal Review Process: The Town received eight proposals from a variety of consulting firms from across the nation. A selection committee comprised of Janna Hansen (PROST Director and PROST Plan Project Manager), Mel Yemma (Interim Community Development Director), Shea Earley (Public Works Director), Joey Carpenter (Recreation, Open Space & Trails Supervisor), and Jack Morgan (Parks Manager) reviewed the proposals by evaluating criteria relating to firm experience and knowledge, project understanding and approach, project schedule and timeline, project team, and budget. The selection committee interviewed two firms and based upon the interviews, proposals, and a review of other similar plans created by the firms, recommends contracting with [SE Group](#) to support the Town with this planning effort.

SE Group is recommended based upon their project approach and comprehensiveness of their team and experience. Their firm specializes in parks and recreation master planning, trail connectivity and active transportation planning, open space and conservation planning, public lands, and regional coordination. Their proposal and interview stood out by integrating the Community Compass decision-making framework into their project approach, a modern and unique approach to community engagement, a deep understanding of mountain communities in Colorado with team members located in Crested Butte and on the Western Slope, and a beautifully written and designed proposal.

The proposal is within the project budget of \$150,000 as established in the 2025 budget.

Recommendation: Staff recommends authorizing the Town Manager to enter into a professional services agreement with SE Group for consulting services for the PROST Plan as part of the consent agenda.

Attachment: SE Group's PROST Plan Proposal

PROPOSAL FOR
PROFESSIONAL SERVICES

TOWN OF CRESTED BUTTE PARKS, RECREATION, OPEN SPACE & TRAILS MASTER PLAN UPDATE



MAIN CONTACT:

Gabby Voeller, AICP
Senior Associate, Community Planning
970.550.6005 | gvoeller@segroup.com

COLORADO OFFICE ADDRESS:

PO Box 2729
Frisco, Colorado 80443

CORPORATE ADDRESS:

2180 South 1300 East, Suite 430
Salt Lake City, Utah 84108

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"Our organization worked with SE Group over the course of 2023-2024 on an ambitious ten-year strategic action planning process. It also involved the development of a five-year trail system strategy and a capital development plan for a park property. This park property offered many challenges with design and recreation programming being considered concurrently, which SE Group staff navigated expertly. SE Group overall was responsive and professionally adept, especially given the complexity and accelerated timeline for these projects. They were specifically dedicated and thorough when it came to public engagement. Please accept my recommendation of SE Group's professional expertise."

MATT WAGONER District Superintendent
Snyderville Basin Special Recreation District, Park City, Utah

February 28, 2025

Janna Hansen, PROST Director

Town of Crested Butte

Re: Town of Crested Butte, Parks, Recreation, Open Space & Trails Master Plan Update

Dear Janna and Town of Crested Butte,

Thank you for considering our proposal for the Town of Crested Butte's Parks, Recreation, Open Space and Trails Plan. Our team's experience in mountain communities and ski towns is unparalleled. We showcase throughout this proposal why we are both uniquely qualified and personally passionate about working with the Town on this exciting project. We demonstrate our firms' relevant skills, a clear and responsive approach to the scope of work, and a portfolio of previous experience that make us a trustworthy choice for this project.

Our SE Group team and its members bring experience in landscape architecture, recreation planning with specific emphasis and expertise in outdoor recreation planning, public lands and conservation planning and permitting, and community planning and engagement. Our company's roots are in the ski industry, and we have branched out over the decades to include projects in all communities that are influenced by public lands, recreation opportunities, and visitation – not just ski towns. We have worked with communities throughout Colorado, the mountain west, and the northeast on Nordic skiing master plans, trail and connectivity plans, open space plans, and more. We bring Scott Robson of Mountain Strategies to complement the SE Group team for this effort. His decades of experience in parks and recreation as well as managing mountain town governments complement the SE Group team's skill set. His local presence in Crested Butte will also be a bonus – making project coordination and engagement that much smoother.

We have admired the Compass Plan from afar – and are actually using it as inspiration for our current work on the City of Steamboat Springs Community Plan. We know the Compass process was an important effort to guide the town's decision-making and engagement efforts. We have crafted an approach and scope that works directly within the Compass framework.

Our core values of clarity, innovation, and balance have guided our approach to planning projects that enhance quality of life for residents and create lasting, positive impacts on the greater community and surrounding public lands.

Thank you for considering our team for this exciting opportunity. We look forward to the possibility of working together and contributing to the further development of Parks, Recreation, Open Space and Trails in Crested Butte. Please don't hesitate to reach out should you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gabby Voeller'.

Gabby Voeller, AICP

Senior Associate, Community Planning

970.262.4344 | gvoeller@segroup.com

ABOUT US

SE GROUP

At SE Group, we specialize in helping mountain towns and outdoor-focused communities like Crested Butte plan for the future of their parks, recreation, open space, and trails in a way that reflects their values, enhances local quality of life, and ensures long-term sustainability. For over 65 years, we have worked with communities across Colorado and the U.S. to develop practical, implementable solutions that balance growth, recreation access, conservation, and community identity.

SE Group is recognized as a national leader in outdoor recreation planning, with a multidisciplinary team of planners, landscape architects, public engagement specialists, and policy experts who understand the unique needs of communities like Crested Butte. We have successfully worked with small, high-alpine towns that rely on a balance of recreation, conservation, and careful land use planning, ensuring that their open spaces, parks, and trails evolve in a way that benefits local residents first and foremost. Our expertise includes:

Parks & Recreation Master Planning

Helping towns define priorities, set investment strategies, and create sustainable management plans for long-term success.

Trail Connectivity & Active Transportation Planning

Designing systems that prioritize walkability, bikeability, and access to parks and public lands.

Open Space & Conservation Planning

Crafting strategies that protect beloved landscapes while ensuring equitable public access to recreation.

Public Lands & Regional Coordination

Working with local, state, and federal agencies to ensure recreation planning is aligned with public land management goals.

Community-Driven Engagement

Creating inclusive, interactive public engagement processes that bring stakeholders together and build consensus around recreation priorities.



WHY US?

We Understand Mountain Towns & Their Unique Recreation Needs

Crested Butte is not just any town—it is a place where recreation is deeply embedded in daily life, where the landscape and outdoor spaces are the backdrop to community events and connections between residents. Unlike urban settings, mountain towns require thoughtful integration of parks and trails that respect local needs and environmental stewardship, municipal facilities and surrounding federal public lands. We have worked with communities facing similar challenges, ensuring that recreation planning is both visionary and grounded in the realities of sustainable mountain town growth.

Local Expertise Meets Big-Picture Thinking

A successful recreation plan must align with municipal policies, funding structures, and regional collaboration, and that requires insight beyond design and planning. With Scott Robson—a full-time Crested Butte resident and former town manager of mountain communities—on our team, we understand how to navigate local governance, stakeholder engagement, and budget constraints to ensure this plan is both ambitious and achievable. Our combined on-the-ground presence and strategic expertise make us uniquely positioned to deliver a plan that works for Crested Butte today and in the years to come.

A Plan That Focuses on Connectivity, Not Just Parks

Parks and trails are not just destinations—they are part of a seamless, everyday experience that allows residents to move freely and confidently through town. This plan will prioritize crossings, bike-friendly streets, and direct access from neighborhoods to parks and trails, ensuring that recreation is fully integrated into the way people live, work, and play. We have led similar efforts in communities where walk- and bikeability and therefore recreation access define quality of life, and we will bring that expertise to Crested Butte to create a truly connected, car-optional future.

Balancing Growth & Conservation with Smart Recreation Planning

Crested Butte's identity is built on its natural surroundings, and as the town grows, it must do so without compromising the landscapes that define it. Our approach will ensure that recreation planning not only meets community needs but also protects open space, integrates with public lands, and enhances conservation efforts. We specialize in strategies that manage growth while preserving character, ensuring that future generations inherit the same stunning trails, parks, and wild spaces that make Crested Butte special today.

A Collaborative, Community-Driven Process That Delivers Actionable Results

Crested Butte has already invested in defining its values through the Community Compass, and this plan will build on that foundation to create a shared vision for the town's recreation future. Our engagement process goes beyond surveys—it is about listening, responding, and developing solutions that truly reflect the priorities of residents collectively, based on their core values. The result will be a clear, implementable roadmap that turns community input into real-world improvements for parks, trails, and recreation access.

Our Experience in Colorado Mountain Communities

Crested Butte is a one-of-a-kind town, balancing its strong community identity, world-class recreation, and commitment to conservation while navigating the challenges of growth, connectivity, and sustainability. Through our extensive work in small and rural Colorado mountain towns, we have developed a deep understanding of the unique dynamics these communities face—from integrating recreation with housing growth to ensuring sustainable access to parks and trails while protecting open space and local character.

Our work in Frisco, Aspen, Snowmass Steamboat Springs, Telluride, and has prepared us to tackle Crested Butte's priorities head-on, ensuring that this PROST Master Plan is built to support local residents first while aligning with the Community Compass vision.

The following communities reflect our commitment to mountain town engagement, regional collaboration, and recreation planning that balances growth with stewardship:

- City of Cañon City
- City of Fort Morgan
- City of Fruita
- City of Steamboat Springs
- City of Leadville
- Town of Breckenridge
- Town of Buena Vista
- Town of Estes Park
- Town of Frisco
- Town of Nederland
- Town of Pagosa Springs
- Town of Ridgway
- Town of Silverthorne
- Town of Snowmass Village
- Town of Telluride
- Town of Vail
- Town of Minturn
- Clear Creek County
- Huerfano County
- Summit County
- Lake County
- Town of Eagle
- City of Aspen

Each of these communities has faced similar challenges in managing growth, recreation access, and conservation, and we have successfully guided them in creating plans that work for residents while maintaining their unique identity.

Crested Butte's PROST Plan will build on this experience—ensuring a recreation future that is true to the community, connected, and sustainable.

On the following pages this proposal illustrates a set of past projects that we think are most similar to this PROST effort in Crested Butte. Our work on both the Eagle Open Space and Trails Master Plan were projects that not only looked at the trails themselves, but the connections to trails from neighborhoods, roads, and across intersections. These two projects also involved public land managers from the USFS and BLM on our project steering committees as the study areas included trails on federal lands just outside of town limits. These two projects bring a lot of similarities to our scope for this project, as we understand the open space and trail networks are important to connect to the transportation system for safe and accessibility purposes. We also know that Crested Butte is surrounded by public lands and private lands with conservation easements.

Recent projects such as the Howelsen Park Plan in Steamboat Springs and the Lake County Parks, Recreation and Open Space project in Leadville have raised challenges and tensions that we think may come up in Crested Butte. Some of these challenges include the tension between maintaining what you have and making it better versus adding new amenities, facilities, or programs. There is only so much funding and space to put recreation facilities in and figuring out what the top priorities are for those limited resources is quite the challenge! We have confronted this challenge through nuanced public engagement processes that force prioritization as well as clear analysis and recommendations to decision-makers on what their options are. Another challenge we have faced is the balance between recreation assets for residents versus those that attract visitors or enhance the visitor experience and become an economic driver of sorts. We hope to raise these issues in this project as well and help your staff navigate this through the Compass framework.

PREVIOUS PROJECT EXPERIENCE

	COMMUNITY & PROJECT FEATURES								
	Mountain Town Recreation Planning	Comprehensive Recreation Needs Assessment	Community Engagement	Growth & Infrastructure Planning	Trail Connectivity & Multi-Modal Access	Public Lands & Conservation Planning	Affordable Housing Considerations	Balance of Visitor Use with Resident Needs	Ski & Nordic Recreation Integration
Eagle Open Space and Trails Master Plan	●		●		●	●		●	
Frisco Trails Master Plan & Update	●		●	●	●	●	●	●	●
Lake County Parks, Recreation & Open Space Plan	●	●	●	●	●	●		●	●
Kingdom Trails Network Capacity Study & Welcome Center	●		●	●	●	●		●	●
Frisco Nordic Center Master Development Plan	●		●		●	●		●	●
Town of Snowmass Village Parks, Open Space, Trails & Recreation Plan	●	●	●		●	●	●	●	●
Pilot Hill Land Use Plan			●	●	●	●		●	●
Creekside Park, Beaver Creek CO	●		●					●	
Howelsen Park, Steamboat Springs CO	●	●	●	●	●			●	●
Basin Recreation District Strategic Plan	●	●	●	●	●		●	●	
Town of Silverthorne Parks, Open Space & Trails Master Plan Update	●	●	●		●		●	●	
Estes Valley Trails Master Plan	●		●		●	●		●	
Summit County Recreation Pathway Capacity Analysis	●		●	●	●	●		●	
Aspen Uphill Economy Plan	●		●		●	●	●	●	●

Eagle, Colorado

A woman wearing a blue helmet and a yellow and black cycling jersey is riding a red mountain bike on a dirt trail. To her left is a wooden signpost with a trail map and the word 'Cedargap'. The background shows a desert landscape with hills and sparse vegetation under a clear blue sky.

6



FRISCO TRAILS MASTER PLAN & UPDATE

Frisco, Colorado

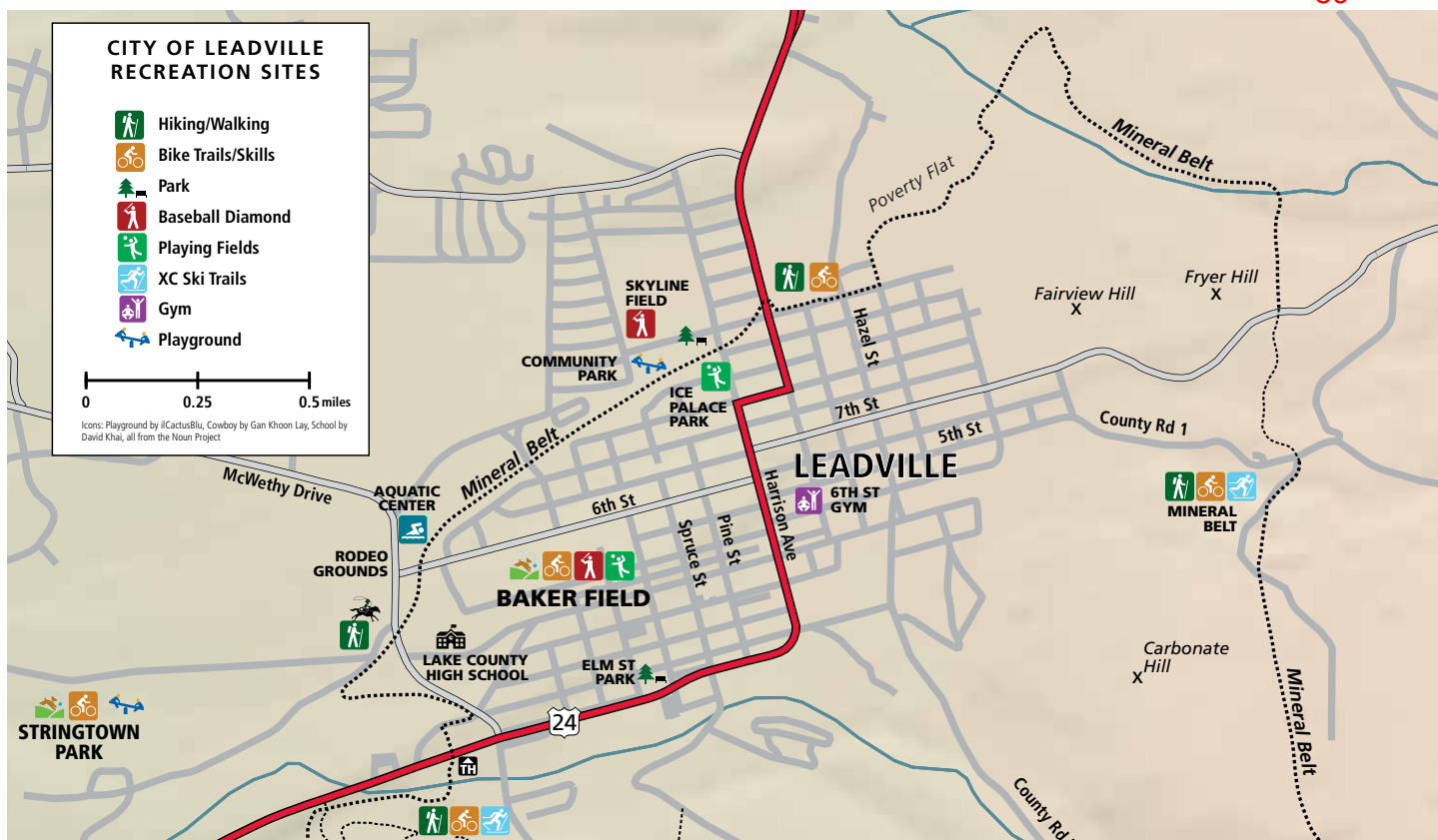


SE Group worked with the Town of Frisco on their Trails Master Plan during 2016 and 2017. This project identified trails and connectivity enhancements that: improve recreation opportunities surrounding Frisco, ease access directly from town, and increase safety for pedestrians and bicyclists. It addressed both summer and winter uses—exploring innovative ideas for integrating fat biking and long-distance Nordic skiing routes into Summit County. The plan stressed the importance of partnerships with the Forest Service and local not-for-profit groups to help maintain existing trails and build political and financial support for additional trail projects in the future.

The recommendations in this plan were vetted by the public through a community engagement process that involved well-attended open houses, an active Citizen's Committee,

multiple small group and one-on-one interviews, and an online interactive map. The Frisco Trails Master Plan is strategic in nature and designed to help the town identify both short-term and long-term projects that will enhance the recreation options, safety, and connectivity of the Frisco community. The plan was Adopted in March 2017.

We recently completed a 5 year update to this plan that included more extensive wayfinding recommendations, a study on crowding at trailheads, and additional outreach to understand changing needs and priorities.



LAKE COUNTY PARKS, RECREATION & OPEN SPACE PLAN

Lake County, Colorado

SE Group led the development of the Lake County Parks, Recreation, and Open Space (PROS) Plan, which provided a comprehensive analysis of the County's recreation facilities and programming. This plan included a detailed inventory of existing resources, a comparison to national recreation market trends, and a statistically valid community survey to identify gaps in services. Key findings revealed significant needs, particularly in aquatics due to a recent pool closure, and the absence of clear policies on fees, cost-sharing, and facility management.

Through extensive public engagement and analysis, SE Group developed actionable recommendations to address these gaps, improve facility operations, and strengthen recreation policies. The plan also provided pathways for funding and revenue generation, helping guide County decision-makers on both immediate and long-term investments in parks and recreation. This project showcases SE Group's ability to create data-driven, community-centered plans that align with broader County goals and needs.





KINGDOM TRAILS NETWORK CAPACITY STUDY & WELCOME CENTER

East Burke, Vermont

SE Group worked with the Kingdom Trails Association on a Network Capacity Study in 2020 and 2021. Kingdom Trails is a premiere mountain bike destination, set at the heart of a small New England community. Kingdom trails attracts over a hundred and fifty thousand visitors per year and generates millions of dollars in economic activity in northern Vermont communities. However, great success and visitation has brought along some challenges as well. Visitation can exceed system capacities, leading to traffic, long lines, crowded experiences, and negative impacts to the local host communities.

Kingdom Trails retained SE Group to study system capacities, engage the public, and enhance the network's positive impacts on the host communities. Key project elements include data analysis on existing levels of use and experience; a network analysis studying the trails, parking, and shuttle; and conceptual designs for potential improvements and safety enhancements. The project established a capacity figure for the system and its individual "pods" to ensure that all system components (roadways, parking, shuttles, food and beverage, lodging, trail network) are in balance.

Before the final document was even published, Kingdom Trails Association was able to secure a grant from the Northern Forest Center to implement the road-trail crossing improvements recommended in the study.

[LINK TO PROJECT AND STORY MAP](#)



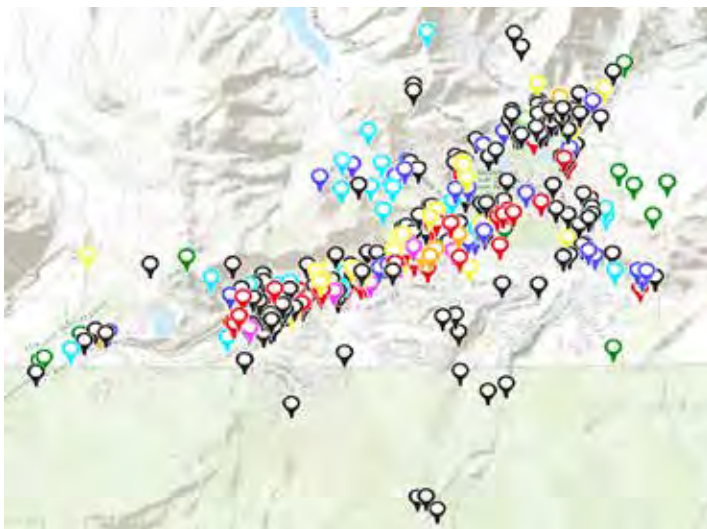
FRISCO NORDIC CENTER MASTER DEVELOPMENT PLAN

Frisco, Colorado

In 2018 and 2019, SE Group assisted the Town of Frisco to define and plan the future of the Frisco Nordic Center and Peninsula Recreation Area through the development of a comprehensive Master Development Plan. The Frisco Nordic Center itself is owned by the Town of Frisco, although the National Forest System lands on which it operates are administered by the Forest Service under a Ski Area Special Use Permit. SE Group utilized our expertise in Forest Service planning and National Environmental Policy Act compliance to position the Frisco Nordic Center for future success as a recreation amenity on public lands. The overarching vision of the plan is to refine and enhance the experiences available on the Peninsula Recreation Area in a way that allows the Town of Frisco to best serve its local community; remaining true to its character as a fixture within and adjacent to the Town of Frisco, while capitalizing on

opportunities for increased visitation from tourism already present in the region.

The plan includes both winter and summer activities: a conceptual Nordic ski trail network approximately 37.3 kilometers (23.2 miles) in length, a conceptual mountain biking and multi-use trail network approximately 26.2 miles in length, summer and multi-season guest services projects (e.g., multi-purpose gathering sites, trail bridges, warming huts, and toilets), and non-trail winter and multi-season activities (e.g., boulder play area, biathlon range, and ice pond). It is the result of an iterative and collaborative process between SE Group, the Frisco Nordic Center, and Forest Service staff. It was accepted by the Forest Service in spring 2019.



TOWN OF SNOWMASS VILLAGE PARKS, OPEN SPACE, TRAILS & RECREATION PLAN

Town of Snowmass Village, Colorado

The Town of Snowmass Village Parks, Open Space, Trails and Recreation (POSTR) Plan is a long-range planning and implementation document that guides the future development of the parks, open space, recreation, and trails system within the Town. The Plan articulates the community's priorities for acquiring park and open space parcels; enhancing the trail system; preserving and improving existing indoor and outdoor facilities; creating new indoor and outdoor recreation amenities and programs; ensuring social, economic, and ecological sustainability of all facilities and programs; and defining parks, open space, trails, and recreation facility standards.



Public engagement occurred throughout the process to maximize community participation and draw out the creativity of community residents and business owners, and involved a series of steering committee meetings, stakeholder interviews, a "scout your park" tour, two interactive community workshops, needs assessment surveys, and the use of an interactive online "wiki-map."

Also critical to the process, an economic and fiscal impact analysis of recreational resources in the Town was completed to understand how the plan's concepts can best integrate with the economic development goals of the community. This specialized insight into implementation and phasing strategies, provided a plan that served the needs of locals, while drawing in new visitors to the community and supporting both the Town government's and the community's bottom line.

PILOT HILL LAND USE PLAN

Laramie, Wyoming

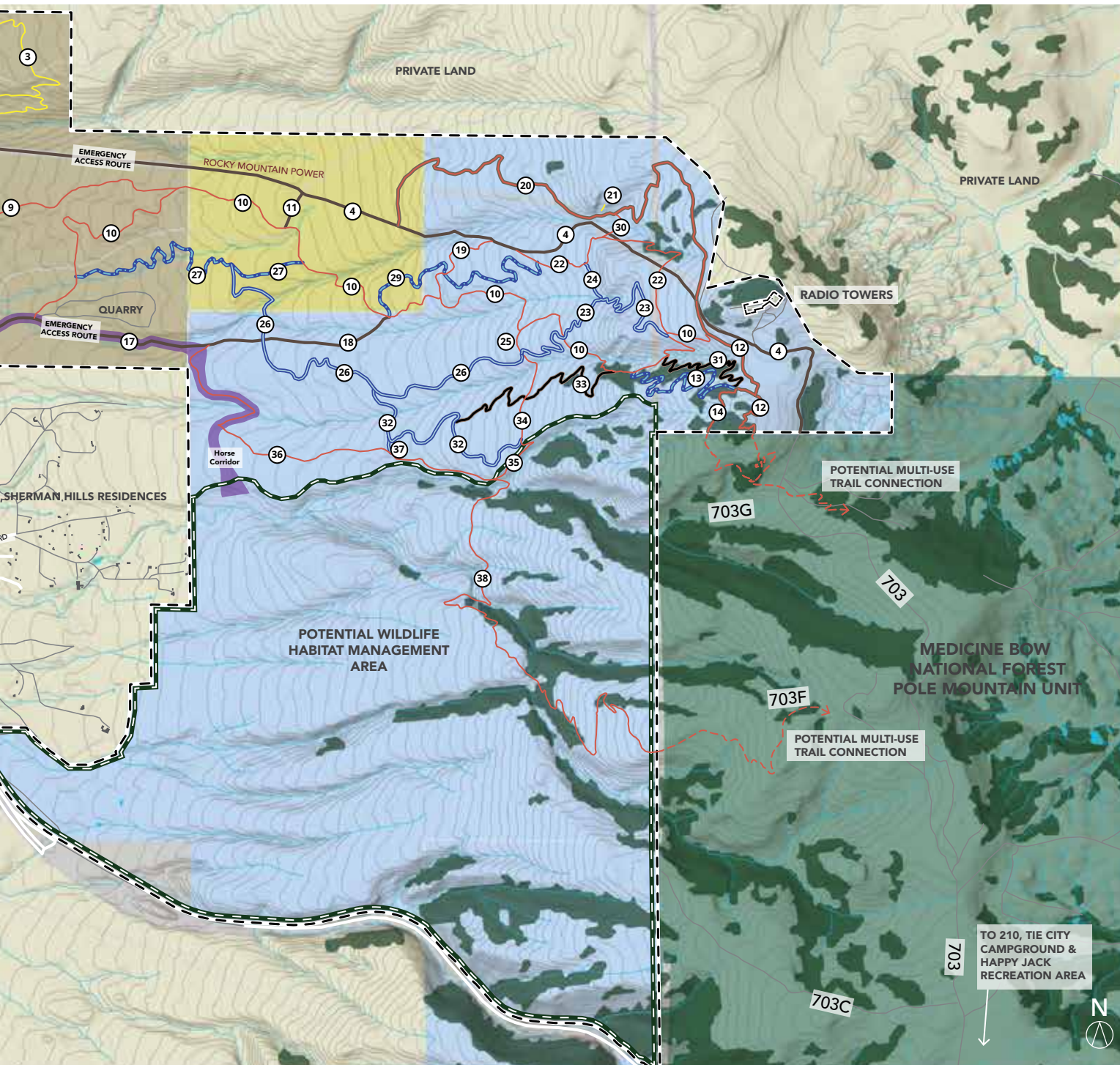
SE Group completed a Land Use Plan for Albany County and the Pilot Hill Project, a 501c(3) nonprofit in southeastern Wyoming. The Pilot Hill Project is a community initiative to protect 7,000+ acres of open space, conserve wildlife habitat, create recreational and educational opportunities, and promote economic development.

SE Group worked closely with community members and land management agencies to develop a land use plan and trail system that balances conservation and recreation, aligns with the management capacity, and has strong connectivity to Laramie neighborhoods and businesses and the adjacent National Forest. SE Group convened an inter-agency working group, made up of Wyoming State Parks, the U.S. Forest Service, and Game and Fish, to discuss the appropriate land uses for the parcel including the trail mileage and locations, habitat needs, management scheme, and potential rules and regulations.

Large public meetings and on-property engagement occurred throughout the process to allow hundreds of community members to provide their ideas and input on this game changing opportunity for Laramie residents and the economy. SE Group provided renderings, analysis, and maps to allow community members to determine the appropriate land uses, trail density, and character to preserve the natural landscape and habitat and offer an incredible back-door recreational resource. The final plan is a 43.9-mile sustainable trail network offering opportunities for hikers, mountain bikers, and horseback riders of all physical abilities.

**2020 WYOMING PLANNING
PROJECT OF THE YEAR!**







CREEKSIDE PARK

Beaver Creek Resort, Colorado

Beaver Creek Resort hired SE Group develop concept plans for a Creekside Park – a community greenspace and playground that functions as the wild core of the resort. The vision was to build upon this space used by Creekside residents and tourists alike, creating a comfortable and inspiring outdoor space with destination play elements that highlight the unique attractions of the resort.

The park celebrates the creek that meanders through the park by enhancing the riparian habitat areas and improving the relationship between visitors and the creek. The concept design works with the challenging topography to create accessible paths and circulation through the park,

and the grading strategy works with the slope to create unique amphitheater spaces and a cascade of play pods. Natural materials and naturalistic play elements build on the theme of connecting park users to the outdoor world. The playground theme SE Group responds to the “birds of prey” ski race hosted by Beaver Creek, drawing inspiration from the habitats of these birds and creating opportunities for interpretive education.

SE Group worked through a charrette with the client team, site analysis, and design ideation to develop a strong concept and vision for the overall park. Evocative perspective renderings, in addition to a narrative presentation of design intent, and a well-thought through plan led SE Group to obtained approval from the board, and the project is moving forward with an aggressive schedule to move through design development and into construction in several months.



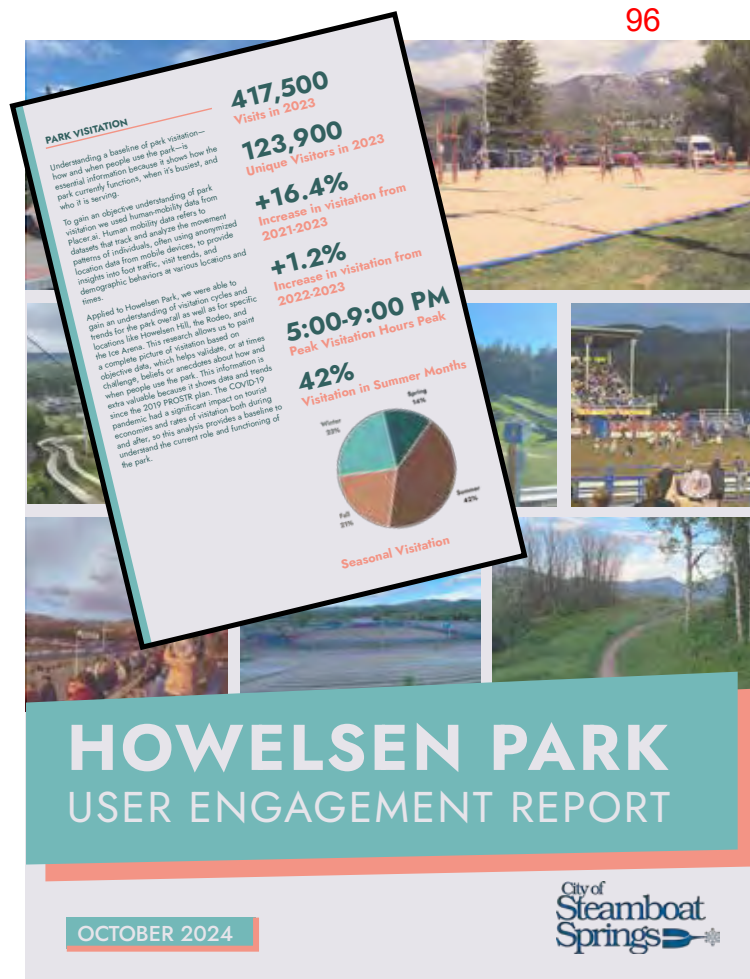
HOWELSEN PARK

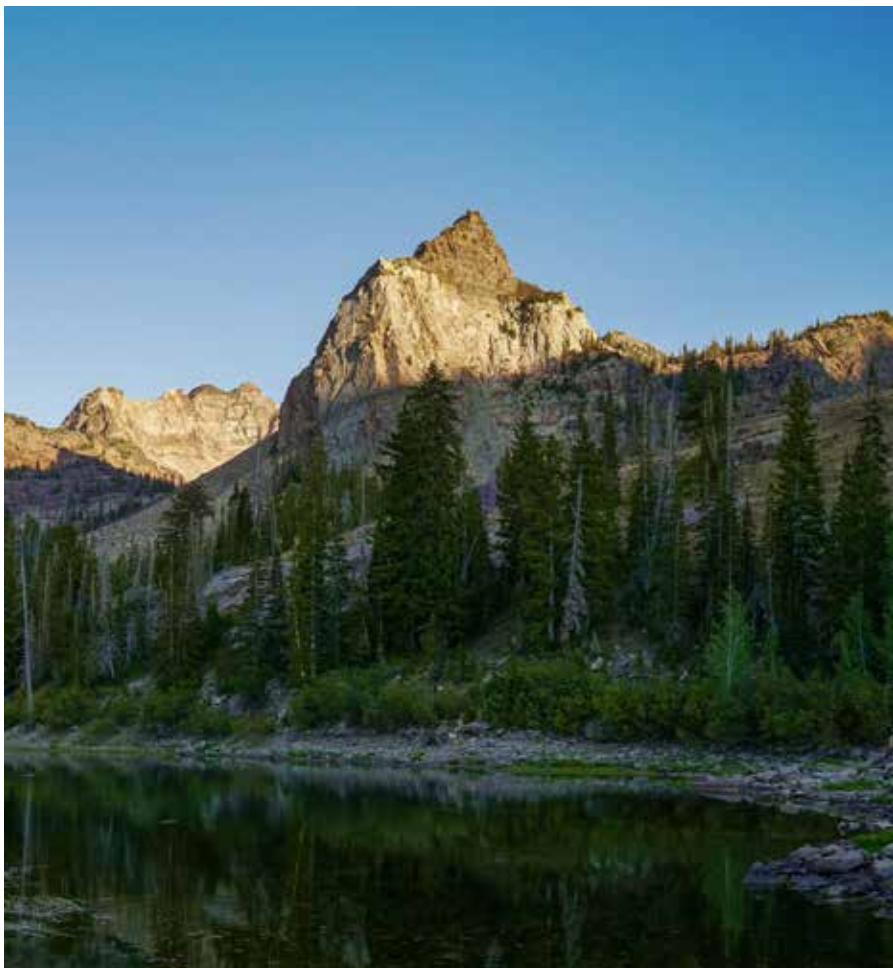
Steamboat Springs, Colorado

Howelsen Park, home to the oldest continuously operated ski area in North America, serves as a treasured community asset and a hub for diverse recreational activities and events. SE Group collaborated with the City of Steamboat Springs to engage park users to assess how they currently use the park and what amenities and facilities could better support future programming. Howelsen is a well-loved community asset and is home to several unique facilities such as Howelsen Hill, an ice rink, a professional rodeo arena, baseball fields, and access to the Emerald Mountain trail network.

Our work focused on engaging a broad range of stakeholders to address capacity challenges, enhance user experience, and ensure balanced growth of the park's facilities. This includes integrating feedback from the public and user groups to identify maintenance challenges, manage recreation participation growth, and ensure that park facilities support continued public access and enjoyment. The plan prioritizes sustainable growth, highlights key needs, and ensures that future development preserves the park's historical and cultural significance.

This project demonstrates SE Group's expertise in managing complex recreational spaces, facilitating community-driven planning processes, and delivering actionable strategies for multi-season, multi-use destinations.





BASIN RECREATION DISTRICT STRATEGIC PLAN

Utah

SE Group is leading the Snyderville Basin Special Recreation District through a strategic recreation planning process in Summit County, Utah. Basin Recreation owns and manages nearly 2,300 acres of open space and 170 miles of trails, an array of adult and youth programming, and several recreation facilities within the Snyderville Basin Area.

This process encompasses three primary initiatives:

1. A 10-Year Strategic Plan to evaluate existing conditions, needs, operations, financials, and visioning
2. A 5-Year Trail and Open Space Maintenance and Management to assess existing trail conditions and provide an economic impact analysis alongside best practices and case studies for balanced recreation
3. The evaluation and conceptual design for a new recreation facility which includes a market assessment, site analysis, programming, financing analysis and preparation for future bonding opportunities

The Basin Recreation Strategic Plan was completed in Fall of 2023 and is a unified effort between Basin Recreation, Summit County, and the residents of the Snyderville Basin area.



Silverthorne, Colorado

The POST Master Plan is the Town's guide for future investment in parks, open space and trails. A detailed inventory of current facilities provides a snapshot of what exists today and how those resources are serving the present-day population. Analysis of those resources reveals opportunities that may improve service levels and the ability of the Town to recapture the costs of providing outstanding facilities and programs to its residents. The POST Master Plan is a supporting document to the Town of Silverthorne Comprehensive Plan: Blueprint Silverthorne. The two documents work in tandem to promote parks, open space and trails resources that serve residents and visitors, and add to Silverthorne's quality of life.

[illegible]

The plan is a win-win-win for everyone.

SE GROUP PROPOSAL FOR PROFESSIONAL SERVICES



ESTES VALLEY TRAILS MASTER PLAN

Estes Valley, Colorado

The Estes Valley is fortunate to have hundreds of miles of trails that traverse some of the most beautiful landscapes in the Rocky Mountains. However, the trails are managed by multiple local and federal agencies with differing guidelines and maintenance standards. Our client, the Estes Valley Recreation and Parks District, pursued the Trails Master Plan to unite the region with a comprehensive trails strategy.

The planning process involved a series of partner meetings to bring the numerous stakeholders together. A partnership with National Park Service's Rivers and Trails Conservation Assistance (RTCA) program also provided for an interactive project website, surveys, and workshops, which significantly enhanced the public engagement process.

The Estes Valley Master Trails Plan ensures that new trail development preserves and protects wildlife and natural habitat areas, serves youth and families, and is complementary to recreational use on adjacent public lands. The Master Trails Plan also demonstrates the significant economic, recreational, and environmental benefits of a thoughtful plan for a regionally-connected system of trails through the use of an economic impact analysis.





RECREATION PATHWAY CAPACITY ANALYSIS

Summit County, Colorado

SE Group is currently working with Summit County, Colorado on a recreational capacity analysis of its Recreational Pathways (Recpath) system and the Dillon Reservoir. The Recpath and reservoir are popular recreational amenities that are well-used by residents and visitors alike. The county commissioned the study to understand crowding and other issues, develop policy towards better management of the system, and create a framework for the permitting of new events and commercial uses.

SE Group's capacity analysis approach combines national standards with community and visitor engagement to understand the desired experiences on the reservoir and Recpath. Analysis of trail counter data indicated usage

patterns, recent growth, peak times, popular segments, and Level of Service ratings. SE Group worked with local volunteers to conduct intercept surveys at peak times and administered an online survey to collect additional responses from the larger user community. The surveys, 30+ stakeholder interviews, and observations identified pinch points and imbalances (i.e., parking lots, narrow or winding segments, and problematic intersections) to be addressed in policy recommendations and future considerations of capacity. SE Group also observed events to understand the impact on system flow and the experience of those participating in the event and using the system independently.



ASPEN UPHILL ECONOMY RECREATION PLAN

Aspen, Colorado

SE Group developed a recreation plan for the City of Aspen to support, enhance, and better manage the uphill recreation opportunities in and around the city. The City of Aspen aspires to be North America's hub for uphill recreation - hiking, biking, uphill skiing, backcountry skiing, and Nordic skiing.

The plan focuses on the balance between management, conservation, and development. The plan outlines appropriate areas to concentrate use, strategies to improve access and lessen trailhead issues, and potential entry-level opportunities to make uphill recreation accessible for all Aspen visitors and locals. The plan thoroughly analyzes existing recreation opportunities and system gaps, physical suitability of the landscape for new backcountry skiing, Nordic skiing, and mountain biking opportunities, and important wildlife habitat. This analysis ensures that any new recreational development fits a demonstrated need and adheres to the city's conservation principles. Further, plan recommendations seek to improve the accessibility of Aspen uphill recreation, with trailhead shuttles, enhanced public information and maps, and affordable lodging.

This plan is an online storymap, an interactive, map-heavy living document. In addition, stakeholders provided input via an interactive webmapping tool asking them about new trail alignments, overcrowded locations, important conservation spots, and other concerns and ideas.



UNDERSTANDING & APPROACH

FAMILIARITY WITH CRESTED BUTTE

SE Group and Mountain Strategies both have deep familiarity with Crested Butte and the greater Gunnison Valley. Our company has completed mountain planning and design projects at Crested Butte Mountain Resort and NEPA and environmental planning projects on the Grand Mesa, Uncompahgre, and Gunnison National Forests. Collectively these lands are where much of the recreation for both residents and visitors take place. Scott Robson of Mountain Strategies is a resident of Crested Butte, and his experience in both recreation management and local government administration of peer communities contributes to his depth of understanding of Crested Butte as well.

SIGNIFICANT PROJECT ELEMENTS

Our approach to this scope of work is that the plan is built along the way, with community engagement and feedback at every key step and milestone. The project starts with a clearly communicated project plan that will be used throughout to keep the consultants and Town staff collaborating together effectively. We will have regular coordination meetings as well as Advisory Committee meetings virtually on a monthly basis. We will meet with stakeholders, the community, and Town Council at key decision-making points throughout the planning process. The first significant project element is a deep research and analysis phase so that our project team understands the recreation needs and challenges within the community and broader region. We will then do a round of community engagement over the summer to make sure these observations from our research are accurate and that the goals, challenges, and potential solutions are headed in the right direction. Another key project element is defining what success means for this plan early, and crafting recommendations that are tangible and measurable so that over time the town knows if it is successful or not. Finally, the plan document will be a visionary yet practical guide that will help town staff make decisions regarding parks, recreation, open space, and trails, but also show to the world what the Crested Butte recreation-related values and aspirations really are.

CRITICAL CONCERNS TO ADDRESS, AND SOLUTIONS

The RFP is clear in the specific outcomes it expects from this project, department-wide and well as for parks, recreation, open space, and trails specifically. We will use these desired outcomes as guideposts for the deliverables we create throughout this planning process. They will also be reformulated as concerns, or “challenge” statements as defined by the Compass framework. We will propose solution ideas or alternatives and gather feedback on those before moving to final recommendations and strategies in the adopted plan.

From our observation we also see the following critical concerns to address during the planning process and in the final plan itself:

1. Specific design and transportation solutions that make recreational access easier and less car dependent.
2. An understanding of traditional recreation offerings that are most desired to complete the robust outdoor recreation offerings.
3. An assessment of the form, functions and location of each park and open space property and how they fit into the greater system.
4. Comprehension of the trails system strengths, weaknesses, opportunities for improvement and better connection so that conflicts can be reduced, and trail experiences are enhanced in the future.

Recreation for a Growing Community

Parks and trails must evolve alongside Crested Butte’s changing community. As new housing developments take shape, the town must ensure that residents—particularly local workers and families—have seamless access to high-quality recreation opportunities. This plan will identify targeted park improvements, new trail connections, and public space enhancements that integrate with housing growth and maintain Crested Butte’s small-town feel.

COMPASS FRAMEWORK AND PROCESS

Our proposed scope of work follows the town's commitment to utilizing the Compass decision-making framework and community engagement process. We understand that the Compass plan is an over-arching strategic plan that will govern this topic area plan and that working within this already established and vetted framework is key to this plan's success, especially with building trust and buy-in with the stakeholder and larger community.

This PROST plan will be guided by the Compass' primary 5-year goals: approaching community challenges through active collaboration and engagement, accommodating growth while maintaining the rural feel of the community, enabling workers and residents to thrive, being considerate of the unique character and traditions of the town, de-emphasizing cars compared to other modes, care for natural resources and landscapes surrounding the town, and acting on the urgency of climate change. All of these relate to parks, recreation, open space and trails in some way, shape or form.

Additionally, we will take seriously the decision-making framework and integrate it into our scope of work and plan making and engagement process every step of the way.

- 1. Defining the challenge and developing a goal statement to address it.**
- 2. Commit to a community engagement strategy that is transparent and well communicated.**
- 3. Identify success measures.**
- 4. Create alternatives and filter the solution through success measures.**
- 5. Make decisions based on informed consent.**



Community Compass Steps

1	2	3	4	5
UNDERSTAND THE CHALLENGE & DEFINE THE GOAL	COMMIT TO A COMMUNITY ENGAGEMENT STRATEGY	DEFINE SUCCESS MEASURES	CREATE ALTERNATIVES & FILTER THEM THROUGH SUCCESS MEASURES	MAKE DECISIONS BASED ON INFORMED CONSENT

Project Phases	PROJECT MANAGEMENT						
	1	RESEARCH AND ANALYSIS					
	2	COMMUNITY ENGAGEMENT					
	3	SUCCESS MEASURES & ALTERNATIVES					
	4	PLAN DOCUMENT					

THOROUGH AND INCLUSIVE COMMUNITY ENGAGEMENT

An engagement process that reaches a wide range of community members helps the Town respond to the needs of the entire community. Ideally, the engagement process is a process that builds trust between Town staff, local boards, and community members and supports collaborative decision-making in the long term. We understand that each community requires a distinct approach to engagement, and as such we offer a full menu of virtual and in-person engagement opportunities to meet those needs. We will build off of the engagement approaches used in the Compass plan to ensure that this plan is complementary and nests within the Compass strategic framework.

The Engagement Toolkit

There are a variety of tools that can be used throughout the project to ensure that key stakeholders and the public are connected to both the process and the plan.

STEERING COMMITTEE AND STAKEHOLDER MEETINGS | These meetings with consultant team members and the Steering Committee and/or key stakeholders are key to checking in on the progress of the project, discussing next steps, and ensuring that each community engagement element is crafted and marketed for maximum impact.

COMMUNITY EVENTS | Community events can include interactive workshops, presentations and open houses. They provide the public the opportunity to share and explore the vision they have for the future of their community.

PROJECT WEBSITE | A dedicated project website provides a platform for marketing events, and can serve as a communication tool to gather input from both year-round and part-time residents, as well as visitors.

WIKIMAPS | A WikiMap is an online editable map that allows users to provide location-specific comments, as well as draw trail lines and connections on a digital map similar to the Google Maps interface. WikiMaps allow respondents to identify trails or trail connections, safety hazards, intersection improvements, and other ideas to locations within a project area. These can be integrated into StoryMaps for maximum value.

STORYMAPS | A StoryMap is an online tool that combines maps, photos, or other illustratives together with narratives to provide details on different project topics. StoryMaps allow the spatial elements of a project to come alive and provides users with an interactive tool to explore their interests.

INTERCEPT SURVEYS | During the initial phase of a plan, short interviews with community members can be undertaken so they may share their experience with and vision of a variety of community assets.

WEB SURVEYS | Simple web surveys can be used to gather feedback from folks unable to attend in-person events.

USE OF LOCAL MEDIA | Project announcements placed in local media outlets (newspaper/radio/banners) help spread the word and message out to the community.



SCOPE OF WORK

PM PHASE: PROJECT MANAGEMENT

The SE Group team recognizes the importance of a strong project management foundation that meets the needs of the client, and the project. We work closely with our clients to create a management structure that supports the project needs, budget, and timeline while recognizing the need for flexibility. This phase corresponds to all Steps of the Compass Decision-making framework, ensuring we are diligent about the process throughout.

TASKS:

Ongoing project management tasks throughout the project will include, but are not limited to the following:

- Bi-weekly project management meetings between the consultant team and the client.
- Meetings with PROST Advisory Committee.
- Project coordination meetings with other town departments and regional partners.
- Preparation of meeting materials.

DELIVERABLES:

- Meeting and presentation materials (including draft documents, slide decks, graphics, boards, etc. in a variety of formats produced in ADA accessible formats).
- Meeting notes.
- Monthly invoices, progress reports, and work summaries.
- Project management plan.
- Community and stakeholder engagement plan and timeline.

Commitment to Responsiveness & Effective Communication

SE Group is dedicated to clear, timely communication with the Town of Crested Butte, ensuring efficient coordination and rapid response to any needs. Our project manager will serve as the primary contact, providing regular updates, scheduled check-ins, and open access via email, and virtual meetings,

By combining structured project management with flexibility, SE Group ensures Crested Butte remains informed at every stage, enabling seamless collaboration and well-supported decision-making throughout the planning process.



PHASE 1: RESEARCH AND ANALYSIS

The research and analysis phase of this project is where much of the background and foundation for the plan is discovered and evaluated. SE Group prides itself on recreation planning that is built upon solid data (including census information, surveys), but also seeks to understand what makes the Crested Butte community unique in its needs. In addition to an in-depth review of the relevant state, local, and regional plans, and the comprehensive bilingual survey outlined in the PROST RFP, a combination of tools should be used to evaluate the level of service (LOS) and to benchmark progress and success. One of these tools will be a comparison analysis that examines recreation assets and demand in other similar communities to inform an understanding of anticipated current and future parks and recreation facility gaps and needs. SE Group has found this approach provides smaller communities, and particularly those with highly seasonal recreational function and with high visitor demand, a much richer understanding and basis for benchmarking.

This phase corresponds to Step 1 of the Compass decision-making framework.

Phase 1 Tasks:

DATA COLLECTION, BACKGROUND RESEARCH, AND MAPS

The consultant team will provide (with staff help) a detailed inventory of existing base information on recreational programming, parks locations and characteristics, the local and regional path and trail network, existing recreational resources and attractions (public and private), important viewsheds, environmental resources (open space, wildlife, sensitive biota, watercourses, etc.), transportation network/patterns, land use and town activity centers, and other parameters that must be considered in putting together an integrated PROST Plan.

During this effort, SE Group will communicate with relevant recreational providers in the region to ensure collaboration, connectivity, and to understand the goals and future for those entities.

An important product of this phase would be the creation of a high-quality and visually compelling set of base maps addressing all recreational resources within the town. These maps would allow us to identify current facilities, trails, open space, land ownership, missing trail links, community activity areas, etc. This step would require communicating with the PROST Planning Team to understand the resources and opportunities for connectivity, recreational resources, and open space goals.

RECREATION SYSTEM AUDIT

The team will do an in-person “audit” of existing facilities, as well as a desktop analysis of existing recreation user data and town budget information. Working with representatives from the town, and partner organizations, the SE Group team will review existing facilities, gather detailed materials about operations, costs, programs, expansion proposals, maintenance issues and needs, formalized into a comprehensive database of existing conditions.

Parks- SE Group will review the existing community parks, photographing and document existing conditions, discussing operational and management conditions with park managers, identifying vehicular and trail access points, parking areas, connections with open space /other community assets and documenting facility space (uses, quantity). A detailed matrix for each park, along with a functional park classification will be prepared, relying on the National Recreation and Parks Associations (NRPA) current guidance.

Recreational Facilities – Commensurate with the review of existing community parks. SE Group will evaluate associated recreational facilities. This analysis will catalogue existing recreational facility assets, condition, gross area and space usage, identified or known issues and concerns, infrastructure deficiencies, expansion plans, etc.

Recreation Programs – SE Group will work with town staff to identify existing recreational programs including youth and adult programs, athletics, intramural or informal programs, etc. As a part of this assessment, SE Group will seek input on seasonal programs, weekly calendar, attendance records, associated fees, management issues and reliance on facility spaces.

Open Space – SE Group will work with town staff to identify existing open space lands including documentation of known natural resource issues, agreements or easements affecting the open space, management plans, etc. The use and connection of existing open spaces will be documented.

Trail Network – Three important considerations are relevant in the evaluation of the existing trail system: mapping of the existing system, identification of existing trail typology, and quantification of trail usage. The mapping element will be completed in Phase 1 with some additional opportunities for fine tuning that data during this task. SE Group staff, working with town Staff, will visit the trail system and affirm mapping data as well as inventory existing trail types, conditions, and observed maintenance and management issues. Given the extensive nature of the trail system, it is not likely that all segments will be

Sustainability at the Core

Recreation and conservation must go hand in hand. This plan will focus on preserving Crested Butte’s natural landscapes while enhancing sustainable recreation access. Through climate-conscious planning, smart land management strategies, and stewardship-focused design, we will ensure that outdoor spaces remain protected for future generations.

reviewed. SE Group would work with the Town to prioritize the inventory of trails, building first upon past trails planning efforts, and seeking information where it will be most helpful.

SE Group has found immense value in conducting data collection around trail usage, especially on the most popular trails. Three approaches work best for this: trail counts, trail intercept surveys, and trailhead surveys. Trail counts involve positioning “counters” (either volunteers or electronic) at strategic locations on the trail network to gather the volume of users over a set time interval. Intercept surveys involve positioning volunteer canvassers at key locations to stop trail users and ask a series of questions about their usage, needs, and wishes for the future. Unlike counts, this approach can help us better understand where users are coming from, going to, what they see as positives, and where they see challenges. Trailhead surveys are essentially comment cards which allow users to send in information (or enter it online) about their trail experience.

All three of these methods could be combined and will be discussed with Town Staff. The best combination of these methods will be used to help establish a strong baseline understanding of the trail network’s conditions and the user experience. SE Group would help facilitate the trail counting procedure by providing the counting instruments and training to use them, identifying trail count locations, and tabulating results. The actual collection could be done either through recruitment of and coordination with volunteers, or via electronic counters that SE Group would provide. This data collection effort will help meet people where they are recreating and attempt to capture the “silent majority” of folks who may not make it to a public meeting.

Cultural and Natural Resources – SE Group will work with the town to review existing natural areas (in conjunction with or augmenting existing parks or open spaces). Native culture, Colorado heritage and the robust and quirky local arts of Crested Butte will all be considered during the review. A matrix of identified cultural and natural resources areas will be compiled and intersected with other data comprising the audit.

LEVEL OF SERVICE ASSESSMENT

SE Group suggests completing the level of service (LOS) analysis following the inventory and walking audit. The information collected during this step could provide meaningful insight into the structure of the recreational system and highlight important metrics that could form the basis of future benchmarking. SE Group proposes a two-fold approach to the assessment. First SE Group will consider metrics for both passive and active recreation including the following:

- Acres of parkland per capita (current and future scenarios)
- Facilities per capita
- Building square footage per capita
- Walkability/bikeability to parks and recreational facilities
- Quality of facilities – considering NRPA Accreditation Standards
- Operating expenditures per managed acres
- Operating expenditures per capita
- Revenue per capita
- Revenue as percentage of operating costs

Trails: The Backbone of Connectivity

Crested Butte is a town that moves—on foot, by bike, and on skis. This plan will focus on making trail access safer, easier, and more connected by identifying missing links, improving crossings, and ensuring that all neighborhoods have direct access to recreation. A well-connected trail system means fewer cars, healthier communities, and a town that remains true to its outdoor-focused identity.



Second, SE Group will prepare a “Comparable Communities Analysis” for Crested Butte. This process identifies similar communities and outlines how they have positioned their recreational resources. SE Group will consider in the selection of the comparable communities’ attributes like population and demographics, the influence of second home ownership, impact of a destination mountain resorts, proximity to public lands and other recreation destinations, and a setting as a regional recreation “hub”, etc. Relevant LOS parameters for comparable communities will be provided to help frame the discussion about the baseline needs for recreation within the town.

GRAPHICS AND ANALYSIS MAPS

SE Group recognizes the role that compelling graphics and visually engaging maps can play in communicating needs and understanding across a variety of stakeholder groups and with members of the public. The team will be able to prepare maps and graphics that communicate high-level findings in the various audits and analysis work as well as maps that show recreation and connectivity gaps in town to better illustrate needs and opportunities that can be addressed as a part of this planning process.

CHALLENGE AND GOAL STATEMENTS

This phase culminates in a draft and revised draft challenge and goal statements. This deliverable will be kept in mind throughout the research and analysis phase, and will be developed based on the research conducted, gaps identified, and conversations with the staff and stakeholders.

DELIVERABLES:

- Memo summarizing, local, state, and regional plans and key takeaways as related to the PROST plan and associated data
- Memo reviewing and summarizing PROST’s existing policies, services, amenities, and funding, summarized for each division.
- A set of maps outlining recreation amenities, gaps, and connections.
- Data sets and inventory analyses.
- Draft metrics on parks, recreation, open space, and trails levels of service.
- Draft challenge and goal statements (with one full revision after staff review).

PHASE 2: COMMUNITY ENGAGEMENT

Finding meaningful ways to get public input throughout the process is vital. We have learned that the best approach is to provide a multi-faceted effort; not relying on one type of engagement to get the input you need, as residents have different capacities in the ways and time they have to participate. The approach outlined below includes specific outreach related to gauging community needs for recreation using a combination of face-to-face interviews, focus group discussions with stakeholders, a community survey, and two community events. The goal is that at the completion of this phase the interests of the community for new/expanded or modified recreational assets will be more fully understood. This work within this phase is built with an understanding that the Town will be hosting and updating the project work on the website and do all the marketing for engagement opportunities and events.

This corresponds with Step 2 of the Compass decision-making framework.

Phase 2 Tasks:

TARGETED STAKEHOLDER AND FOCUS GROUP INTERVIEWS

SE Group will work with Town Staff to identify a representative cross-section of key community members – including representatives from local and regional club sports, schools, non-profits, organized groups – who can help us gain a better understanding of the specific needs for parks, recreational connectivity, how the trail network can leverage local and regional mobility, how the trail network and recreational assets supports identified economic development objectives of the community, and how allied partners in recreation (federal land agencies, regional parks and recreation entities, non-profits, Colorado State Parks) are supporting efforts.

These meetings will be conducted in person over the course of two full days in June. Interviews will generally be between 30 minutes to 1 hour long and involve a set of pre-determined questions with “open dialogue” opportunities. For those that are unavailable to meet during this in-person visit we can arrange virtual calls during the same general time period.

For the duration of the project, we envision this group of community members be reconvened as a focus group after each project milestone. Held either before or after each Open House event, these meetings will ensure the project is on track and reflects the diverse needs of the community.

COMMUNITY RECREATION NEEDS ASSESSMENT SURVEY

This task is in addition to the feedback survey that will be developed as a part the draft plan development. A formal public engagement survey task was not outlined in the PROST RFP, however, SE group sees benefit in the creation and distribution of both a web-based Community Recreation Needs Assessment Survey and Community Youth Recreation Needs Assessment Survey as an opportunity to engage members of the public who would otherwise be missed at public engagement events. While the primary focus of this surveying process will be directed towards residents, we have found some value in expanding the distribution to visitors, second homeowners, and part-time residents to better ascertain how they intersect with the recreational system. This survey would focus on identifying current “gaps” in facilities or programs, the quality of those assets and general attitudinal perspectives related to recreation. Participation or use for various facilities and programs would be explored in the survey as well as costs and fees. The survey would be designed to note a distinction between residents and non-residents and distributed broadly through the community (web, social media, newspaper, etc.)

COMMUNITY EVENTS

Getting community buy-in is essential to any good planning process. SE Group proposes holding two community events during this phase. The goal of the first event will be to highlight the recreational system itself (system mission and goals, system inventory); focus on what has been learned (audit results, LOS analysis, community survey results) and how it might influence the development of ideas and concepts (Gap assessment). The goal of the second event will be to confirm the direction of the plan as the combination of analysis, designs, initial community and stakeholder engagement, and the success measures and alternatives approach.

We envision that these events will be active—a combination of presentation and interaction. Ideally these events would involve a series of activities where attendees could see base maps and materials on the existing system and provide input (through dot exercises, comment cards, keypad polling and/or one-on-one conversations with team members). Ideas for making this an appealing and memorable event include providing local food and making it family friendly. Activities such as a “decorate your bike” contest or “draw your favorite park” activity or something similar would include the community youth. The primary goal of any of these events is to make them fun and encourage participation. This first event will help SE Group understand how the identified opportunities might align with the community vision and challenge statements. The second event will be an opportunity to ensure that the plan recommendations are headed in the right direction.

DELIVERABLES:

- Facilitation and meeting materials such as key questions for focus group conversations.
- Meeting notes and key takeaways summaries.
- Community survey.
- Community outreach events materials including presentation materials, outreach boards, and facilitation materials engagement activities.



PHASE 3: SUCCESS MEASURES & ALTERNATIVES

Phase 3 Tasks:

SUCCESS MEASURES

The consultant team will work with town staff to synthesize the measures for success that will be developed based on insights from the background research and analysis and engagement phases of the project. Based on the LOS analysis and an evaluation of gaps, SE Group would also be able to include recommended enhancements and changes to the town's recreation resources including upgrades, changes to facilitate mobility, recommendations for new programming and facilities and appropriate management and design standards.

These ideas and concepts would be depicted graphically and supported with appropriate tables and data to help communicate key ideas. Alignment of recreational ideas with other, broader planning goals will also be supported during this effort to inform alternatives analysis. This work will include initial feasibility for new trails, recreational facilities and programs.

We will deliver memos and presentation materials that clearly connect the dots between research and analysis, engagement, challenge and goal definitions (from previous phases), and the suggested success measures and alternatives in this phase. The work will culminate in virtual Town Council meeting with updated materials after feedback is given.

ALTERNATIVES

Upon completion of defining success measures and goal statements with Council approval, the consultant team will work with town staff, Council, the community, and the PROST Advisory Committee to continue developing alternative approaches to achieving the five outcome areas of the PROST plan identified by the town in the RFP process and turn this into a easily navigable plan document

This phase corresponds to Steps 3 and 4 of the Compass decision-making framework.

DELIVERABLES:

- List of success measures and goal statements—can be represented in a visually compelling and graphical manner.
- Memo and presentation that will summarize the recommended alternative priorities by outcome area of the plan.

PHASE 4: PLAN DOCUMENT

Phase 4 Tasks:

Bringing it all together— in this phase of the project, SE Group will synthesize the analysis, engagement, success measures and alternatives into a draft PROST plan. The consultant team will additionally be available in-person to present and discuss the draft plan with the PROST Advisory Committee, Town Council, and at a stakeholder meeting. It is anticipated that these meetings can happen in close cadence in order ensure the team's availability in-person. Following the feedback period, and meetings, the consultant team will accommodate up to two rounds of collective edits from staff, the advisory committee and public feedback. We will work with staff on a decision process for how to incorporate feedback efficiently and effectively for each draft.

This phase corresponds to Step 5 of the Compass decision-making framework.

DELIVERABLES:

- Draft plan document, with a Word format and InDesign format that is ADA accessible according to new state standards and laws.
- Development of feedback survey on the draft plan and summary of results including refinements to make for the plan.
- Refined draft plan document that includes feedback results, which refines the alternatives in recommendations.
- Edit tracker/log for final edits and revisions from decision-makers.
- Final plan including Office, InDesign, and PDF files.

PROJECT SCHEDULE & TIMELINE

PHASE/TASK		2025										2026			
		M	A	M	J	J	A	S	O	N	D	J	F	M	A
	Project Management & Project Plan														
	Bi-weekly Client Meetings														
	Advisory Committee Meetings														
	Project Coordination Meetings	*												*	*
	Project Management Plan														
	Community Engagement Plan														
	Monthly Invoices and Progress Report														
1	Research and Analysis														
	Data Collection/Background Research/Maps														
	Recreation System Audit														
	LOS Assessment and Communities Analysis														
	Graphics and Analysis Maps														
	Challenge and Goal Statements			1											
2	Community Engagement														
	Stakeholder and Focus Group			*											
	Community Recreation Needs Survey														
	Community Events			*		*	2								
3	Success Measures & Alternatives														
	Success Measures						3								
	Alternatives										4				
4	Plan Document														
	Draft Plan														
	Feedback Survey														
	Refined Plan														
	Finalize Plan														5

Major Milestones

1 Challenge & Goal Statements

3 Success Measures & Goal Statements Document

5 Final Plan Document

2 Engagement & Survey Results & Analysis

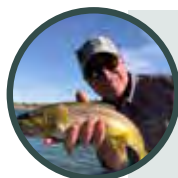
4 Recommended Alternative Priorities

* In Person Meeting/Event

TEAM

TOWN OF CRESTED BUTTE

SENIOR ADVISORY



DAVE NICHOLAS

Assoc. Dir. Landscape Architecture
PARKS & DESIGN SENIOR ADVISOR



SCOTT PRIOR

Senior Environmental Planner
MOUNTAIN RESORTS &
NEPA ADVISOR



GABBY VOELLER

Senior Community Planner
SENIOR ADVISOR



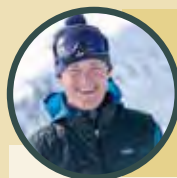
DAYTON CRITES

Senior Recreation Planner
TRAILS SENIOR ADVISOR



DILLON MCBRIDE

Associate Community Planner
PROJECT MANAGER



SCOTT ROBSON

RECREATION PLANNER &
GOVERNMENT RELATIONS



AYDEN EICKHOFF

Associate Recreation Planner



NOELLE GIGNOUX

Community Planner



HALLIE MILLER

Landscape Designer

Scott Robson | Local Expertise

SE Group has carefully assembled a team that understands the nuances of planning for Crested Butte's recreation future, and Scott Robson is a key part of that strategy. A full-time Crested Butte resident and former Town Manager of both Telluride and Vail, Scott brings an insider's perspective on municipal operations, funding structures, and community engagement in ski towns. His expertise in policy development, land use strategy, and balancing recreation growth with conservation—combined with his strong local ties and understanding of CB's priorities—ensures that this plan is both ambitious and implementable. With Scott on board, SE Group offers not only national expertise in recreation planning but also the local knowledge needed to create a PROST plan that truly works for Crested Butte's residents, leadership, and long-term vision.

Team Members

Our team has been carefully assembled to ensure the right mix of expertise, local knowledge, and strategic vision for the Crested Butte PROST Master Plan. Each team member brings deep experience in parks, recreation, open space, and trails planning, as well as a strong track record of engaging communities and developing implementable solutions for mountain towns. The table below outlines our key team members, their roles, and the specific expertise they bring to this project, while full resumes, highlighting previous work relevant to Crested Butte, can be found in the appendix.

TEAM MEMBER	ROLE	PRIMARY OFFICE LOCATION	EXPERTISE
DILLON MCBRIDE Associate Community Planner	Project Manager	Frisco, CO	Project Management, Community and Recreation Planning, Writing and Analysis
GABBY VOELLER, AICP Senior Community Planner	Community Planning and Engagement, Senior Advisor	Leadville, CO	Community, Transportation, and Recreation Planning, Project Management, Engagement Planning
DAVE NICHOLAS, ASLA, PLA Assoc. Dir. of Landscape Arch.	Parks & Design Senior Advisor	Salt Lake City, UT	Landscape Architecture and Design
DAYTON CRITES Senior Recreation Planner	Trails Senior Advisor	Burlington, VT	Trails and Recreation Planning
SCOTT PRIOR Senior Environmental Planner	Mountain Resorts and NEPA Advisor	Crested Butte, CO	Mountain Resorts Planning, Environmental Planning, Trails Planning
AYDEN EICKHOFF Associate Recreation Planner	Recreation and Public Lands Planner	Leadville, CO	Recreation Planning, Engagement and Graphic Design
NOELLE GIGNOUX Community Planner	Community Planner	Moab, UT	Recreation Planning, Community Planning, Engagement, Research and Analysis
HALLIE MILLER Landscape Designer	Parks and Open Space Planner	Carbondale, CO	Parks, Open Space Planning, Landscape Architecture
SCOTT ROBSON	Recreation Planner, Government Relations	Crested Butte, CO	Recreation Planning and Assessment, Government Relations

Team Availability

SE Group and our project team are fully committed to the successful completion of the Crested Butte PROST Master Plan within the Town's required time frame. Every member of our team—including SE Group's core planning staff and our key sub consultant, Mountain Strategies—is available and ready to begin work immediately upon contract approval. We have structured our team to ensure continuous engagement, timely deliverables, and seamless collaboration with Town staff and stakeholders throughout the entire planning process.

REFERENCES

CONTACT		CONTACT INFORMATION	PROJECT
BRIAN LIEBERMAN Open Space Manager	Town of Eagle, CO Public Works & Maintenance	brian.lieberman@townofeagle.org 970.628.6542	Eagle Open Space and Trails Master Plan
ANDY WORLINE Recreation Director	Town of Snowmass Village, CO	aworline@tosv.com 970.922.2240 x355	Town of Snowmass Village Parks, Open Space, Trails & Recreation Plan
MATT GENNETT Community Development Director	Town of Vail, CO	MGennett@vailgov.com 970.479.2146	West Vail Master Plan
SARAH BROWN MATHEWS Executive Director	Pilot Hill, Inc.	sarah.brown.mathews@gmail.com 307.399.4479	Pilot Hill Land Use Plan
CLINT HUBER Director of Strategic Initiatives	Beaver Creek Resort Company	chuber@bcresortco.com 970.845.5974	Creekside Park

BUDGET

PHASE/TASK		\$
	Project Management & Project Plan	\$34,835
	Bi-Weekly Client Meetings	\$13,700
	Advisory Committee Meetings	\$6,594
	Project Coordination Meetings	\$9,942
	Project Management Plan	\$1,007
	Community Engagement Plan	\$1,007
	Monthly Invoices and Progress Report	\$2,585
1	Research and Analysis	\$38,686
	Data Collection/Background Research/Maps	\$16,497
	Recreation System Audit	\$7,529
	LOS Assessment and Communities Analysis	\$7,220
	Graphics and Analysis Maps	\$4,112
	Challenge and Goal Statements	\$3,328
2	Community Engagement	\$26,995
	Stakeholder and Focus Group	\$7,953
	Community Recreation Needs Survey	\$2,837
	Community Events	\$16,206
3	Success Measures & Alternatives	\$8,272
	Success Measures	\$2,974
	Alternatives	\$5,298
4	Plan Document	\$35,161
	Draft Plan	\$16,310
	Feedback Survey	\$2,118
	Refined Plan	\$12,967
	Finalize Plan	\$3,766
SUBTOTAL		\$143,950
EXPENSES		\$6,000
PROJECT TOTAL		\$149,950

THE POWER OF OUTDOOR RECREATION...

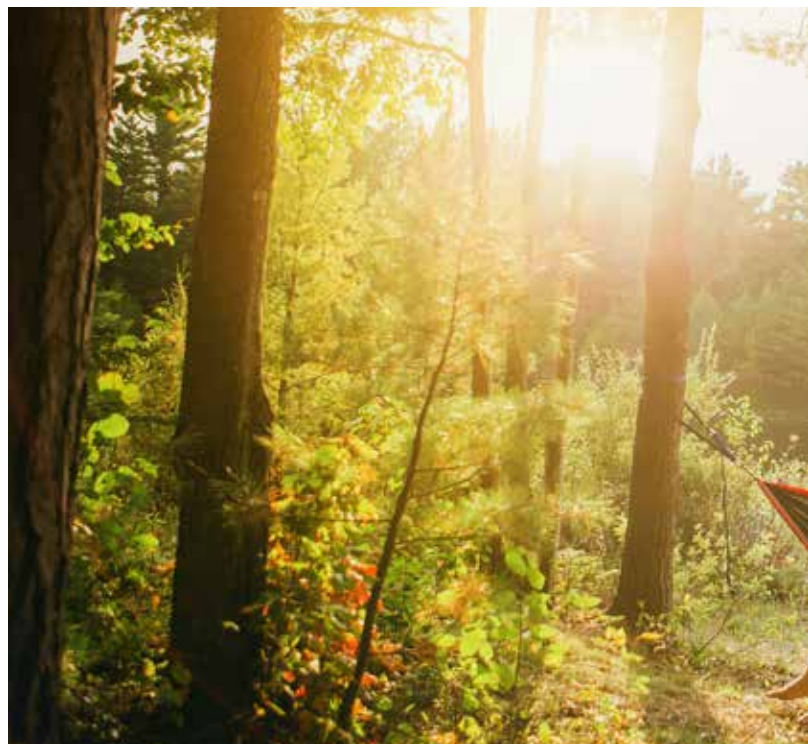
CONSERVATION

Outdoor recreation plays a vital role in protecting and conserving the natural environment. Firsthand experience fosters a connection to nature and highlights the importance of conserving and thoughtfully managing natural habitats. Regular access to the outdoors inspires communities to prioritize conservation and sustainable management practices for the places they love and play in.



PLACEMAKING

Outdoor recreation often centers in landscapes and natural areas communities take pride in. Spending time in these areas—making lasting memories and building community—deepens connections to the environment and strengthens the sense of pride and identity.



ECONOMIC VITALITY

Communities that prioritize and foster their outdoor recreational landscape have growing potential to benefit from the growth in outdoor recreation and tourism. A solid understanding of their recreational assets—and their potential—helps communities and their businesses make decisions that enhance their appeal and strengthen the local economy. With thoughtful planning communities have the ability to tap into, and augment, the potential outdoor recreational market of any region.



COMMUNITY HEALTH

A rich recreational landscape brings health benefits that only access to the outdoors can provide. Understanding existing opportunities and establishing a clear vision for parks, trails, and future projects provides a framework to help maintain, improve and expand access to an active and engaged lifestyle. Regular exercise and time spent in nature contributes to a healthier and happier community, which strengthens an overall sense of well-being, contentment and health.



...EMPOWERS COMMUNITIES

CONSERVATION

COLORADO'S OUTDOOR STRATEGY

SE Group is currently working with Great Outdoors Colorado (GOCO), Colorado Parks and Wildlife (CPW), the Colorado Department of Natural Resources (DNR), and the Colorado Governor's Office on an effort to develop a regionally rooted, statewide vision and action plan for conservation, recreation, and climate resilience. Reflecting science, expertise, and data inclusive of diverse disciplines and knowledge, along with input from stakeholders across Colorado, the strategy will elevate opportunities for conservation and quality outdoor experiences. It will create a collaborative vision that strengthens climate resilience and biodiversity and fosters inclusive, sustainable recreational access.



PLACEMAKING

MISSISQUOI VALLEY RAIL TRAIL MARKETING, BRANDING & WAYFINDING PROJECT

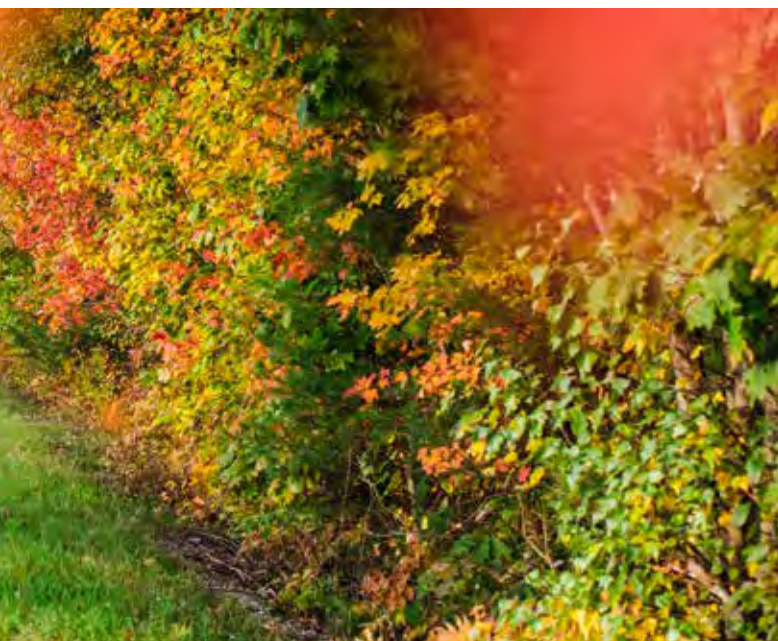
The MVRT project sought to increase the visibility of the trail and integrate it into the recreational lives of residents and visitors. The project resulted in the award of a VOREC grant to install wayfinding, trailhead improvements and infrastructure designed by SE Group. Through the efforts of the project team and partners the Missisquoi Valley Rail Trail has grown in both popularity and notoriety, becoming a destination and valued asset for residents and visitors alike.



ECONOMIC VITALITY

CUMBERLAND PLATEAU OUTDOOR RECREATION & ECONOMIC DEVELOPMENT PLAN

SE Group worked with four counties in Southwest Virginia to strengthen their outdoor recreation economy and local quality of life as they transitioned away from an extraction economy. Through this project, SE Group identified infrastructure, investments, programs, and partnerships that would draw more people to the region and allow local businesses to capture revenue. This plan provides materials for broad implementation efforts, with assessments and reports for grant writing, site-specific designs, an outdoor recreation gateway community guide for municipalities, and an outdoor recreation entrepreneurship guide.



COMMUNITY HEALTH

MAD RIVER VALLEY (MRV) MOVES ACTIVE TRANSPORTATION PLAN

Through a robust public involvement process, the MRV Moves Active Transportation Plan articulates a unified, multi-town, watershed-wide vision for recreational trails and non-motorized transportation facilities in Vermont's Mad River Valley. The plan explores how trails and active transportation integrate with economic development, enhance both visitor experiences and residents' quality of life, health and improve transportation choices.



CUMBERLAND PLATEAU
OUTDOOR RECREATION BUSINESS GUIDE

APPENDIX TEAM RESUMES

DILLON MCBRIDE, AICP

Associate Community & Recreation Planner



AREAS OF EXPERTISE

- Public Space Planning
- Parks, Open Space, and Trails
- Urban Design
- Data Analysis & Data Visualization
- Regional Planning

PROFESSIONAL MEMBERSHIPS

- American Planning Association
May 2017 – Present

REGISTRATIONS

- American Institute of Certified Planners, #35455

TEACHING/ LECTURING EXPERIENCE

- University of Colorado Denver, Master of Urban and Regional Planning Program
December 2021 – Present

APPOINTMENTS

- Advisory Board Member, 13ers Advisory Board, The Colorado Chapter of The Nature Conservancy. October 2019 – December 2020
- Advisory Committee Member, Mayors Bicycle Advisory Committee – City and County of Denver. February 2023 – Present

Dillon is an ever-curious planner and problem solver who is driven by the values of social inclusion, access to nature, and thriving people and places. Throughout Dillon's personal and professional life, he has developed a keen interest in how people access nature and recreational amenities and how communities are set up to support the livelihood of residents. Half analyst and half diplomat, Dillon enjoys thinking through the technical components of complex projects and working with a diverse array of people to reach practical, actionable solutions that cross-cut competing interests.

EXPERIENCE

Dillon joined SE Group in 2024, bringing a wide variety of public sector planning experience. While with the Colorado Center for Community Development, Dillon worked with rural communities around Colorado planning high-quality, practical public spaces. Dillon spent four years working in open space, parks, and trails planning between Denver Parks and Recreation and Jefferson County Open Space. Dillon's experience in park planning led him to teach the Parks and Public Spaces elective course for the Master of Urban and Regional Planning program at the University of Colorado (Denver). Dillon has also gained experience working in regional planning at the Denver Regional Council of Governments, where he worked with local governments and regional partners to advance coordinated efforts around growth and development priorities.

Dillon has a Master of Urban and Regional Planning from the University of Colorado Denver and is a certified planner through the American Institute of Certified Planners.

PROJECTS

- Town of Keystone Comprehensive Plan, Colorado
- Pagosa Springs Area Recreation Coalition and Plan, Colorado
- Town of Nederland, Comprehensive Plan Update, Colorado
- City of Steamboat Springs, Comprehensive Plan Update, Colorado
- Town of Windsor, Wayfinding and Economic Development Study, Colorado*
- Town of Kersey, Town Hall Redevelopment and Streetscape redesign, Colorado*
- Town of Wiggins, Park + Pool Plan and Design, Colorado*
- Town of Lyons, Post-flood Recovery and Beautification Projects, Colorado*
- Denver Parks & Recreation, Natural Resources Strategic Plan, Colorado*
- Jefferson County Open Space, South Table Mountain Park Master Plan, Colorado*
- Jefferson County Open Space, Access Management Guide, Colorado*
- Denver Regional Council of Governments, Regional Housing Needs Assessment, Colorado*

* Signifies projects completed while employed at previous employer



AREAS OF EXPERTISE

- Community Planning
- Affordable Housing
- Zoning and Permitting
- Trails and Recreation Planning
- Transportation Planning
- Spatial Analysis & Land Use Modeling
- Community and Stakeholder Engagement

PROFESSIONAL MEMBERSHIPS

- American Planning Association
 - Northern New England Chapter
 - Colorado Chapter

APPOINTMENTS

- City of Leadville Planning & Zoning Commission

PRESENTATIONS

- **UrbanSim**, APA Colorado conference, 2014
- **Creating Connections between Recreation and Transportation**, APA Colorado conference 2016
- **Partnering with Colorado's Public Land Managers**, APA Colorado Conference, 2017
- **Progressive Planning on the Western Slope**, APA Colorado Conference 2020
- **Community Resort Planning: Tools and Trends to Inform Real Estate Strategy**, Urban Land Institute's Recreation Development Council Fall Meeting 2023

AWARDS

- 2022 West Vail Master Plan Merit Award
- 2020 Wyoming Plan of the Year for Pilot Hill

Gabby leads community planning projects across the company and manages recreation planning projects on public lands throughout the northeast and mountain west.

She is passionate about helping clients solve complex problems facing their communities. Her approach is to craft strategic and broad-based engagement strategies that bring the right people to the table to work together. She applies technical, analytical, as well as soft and consensus-building skills to all aspects of community planning. Gabby approaches projects with a mind geared toward seeking out innovative and engaging solutions that move communities closer towards their vision and goals.

EXPERIENCE

Gabby brings over 10 years of experience working with rural communities in New England and the Mountain West. She has led award-winning teams on comprehensive and subarea master plans. She is an expert at helping rural communities face difficult challenges, particularly those related to affordable housing, growth and development, retaining community character, and enhancing outdoor recreation economies. Her recreation work includes creating trails and open space plans for municipalities, non-profits, and multi-jurisdictional projects on federal and state lands.

Gabby is AICP certified and has a Master of Regional Planning from Cornell University and a Bachelor of Science in Chemistry from Bates College.

PROJECTS

- Blue Valley Land Exchange EIS, Colorado
- City of Fort Morgan Trails Master Plan, Colorado
- Clear Creek County Recreation in the Outdoors Master Plan, Colorado
- Copper 2015 EA, Colorado
- CPW State Parks Access Study, Colorado
- Cuchara Mountain Park Master Plan, Colorado
- Dillon Reservoir Recreation Area and Summit County RecPath System Capacity Analysis, Summit County, Colorado
- Eldorado Canyon State Park Visitor Use Management Plan, Colorado
- Estes Park Alpine Coaster Permitting, Colorado
- Frisco Ice Feasibility Study, Colorado
- Frisco Trails & Connectivity Plan, Colorado
- Frisco PRA Site Planning, Colorado
- Front Range National Wildlife Refuge, Colorado
- Grand Targhee EIS, Wyoming
- Howelsen Hill Planning Assistance, Colorado
- Lake County Parks, Recreation and Open Space Plan, Colorado
- Sandia Peak Tram Restaurant, New Mexico
- Silverthorne Recreation and Culture Plan, Colorado
- Silverton Heli Ski Terrain Exchange EA, Colorado
- Snowmass Summer Recreation NEPA, Colorado
- Steamboat EIS, Colorado
- Steamboat Lakes Heat Map, Colorado
- Summit County Fremont Pass Rec Path EA, Colorado
- Southwest Colorado All Lands Outdoor Rec Strategy, Colorado
- Town of Eagle Open Space and Trails Plan, Colorado
- Vail Trails Planning, Colorado

DAVID NICHOLAS PLA, ASLA*Associate Director, Landscape Architecture***AREAS OF EXPERTISE**

- Site Planning and Design
- Ski Resort Master Planning
- Parks, Streetscapes, and Urban Design
- Community Recreation

CERTIFICATIONS

- Licensed Landscape Architect in Utah, California, Arizona, Colorado, Washington, Wyoming, and Maryland

AWARDS

- Urban Design Utah Merit Award, Orem State Street Corridor Master Plan, Orem, UT - CNU/AIA/ASLA/ APA Utah Chapters (2015)
- IAASLA President's Award of Excellence, Living History Farms, Urbandale, IA (2000)
- IAASLA Design Honor Award, Plymouth Church Memorial Garden, Des Moines, IA (2000)
- IAASLA Design Merit Award, Lutheran Hospital Courtyard, Des Moines, IA (2000)
- IAASLA President's Award of Excellence, Pella Molengracht, Pella, IA (2001)
- IAASLA Design Merit Award, Gray's Lake Park, Des Moines, IA (2002)

ACTIVITIES

- Park City Public Art Advisory Board, 2017-2023
- Leadership Park City Class XIII Member (2006)
- CNU Utah Panel Speaker - Sandy City East Village Case Study (2016)
- Utah APA Education Session Speaker (2008)
- American Society of Landscape Architects, Member
- City Parks Alliance, Member

*Signifies project was completed while with previous employer

EXPERIENCE

David "Dave" Nicholas has managed or led planning, design and award-winning built works that have become focal points of their communities. He is a registered landscape architect and brings diverse site planning, landscape architectural design and implementation experience to the team with emphasis in resort planning, urban design, parks, plazas, streetscape enhancements and transit-oriented development. Throughout the work that he manages, you will find the public realm and pedestrian sense of place is a strategic and organizing element to the success of the overall project vision. Dave has been a resident of Park City, Utah since 2003 .

PROJECTS**PARKS AND OPEN SPACE**

- Eastman Gateway Park, Utah
- Quarry Park, Utah
- Artesian Well Neighborhood Park - Salt Lake City, Utah*
- Pioneer Park Improvements - Salt Lake City, Utah*
- Liberty Park Children's Garden - Salt Lake City, Utah*
- Glendale Park Improvement Plan - Salt Lake City, Utah*
- Creekside Park - Park City, Utah*
- Old Town Neighborhood Park - Park City, Utah*
- Park City Sports Ranch - Park City, Utah*
- Hillside Park, Daybreak New Community - South Jordan, Utah *
- Linear Park, Daybreak New Community - South Jordan, Utah*
- Visitor Center, Daybreak New Community - South Jordan, Utah*
- Prospector Community Park - Park City, Utah*
- Prospector Neighborhood Park - Park City, Utah*
- Racquet Club Neighborhood Park - Park City, Utah*
- Council Bluffs Mid-City Market Park - Council Bluffs, Iowa*
- Gray's Lake Park Master Plan and Improvements - Des Moines, Iowa*
- Walker Johnston Park Regional Playground - Urbandale, Iowa*
- The Principal Riverwalk - Des Moines, Iowa*

RESORT AND HOSPITALITY PLANNING AND DESIGN

- Grand Targhee Base Village Master Plan, Wyoming
- Windham Resort Adventure Center Master Plan, New York
- Windham Resort Townhomes, New York
- Loon Resort Expansion Base Area Master Plan, New Hampshire

- Winnisquam Resort, New Hampshire
- Brush Creek Ranch Associate Housing Plan, Wyoming
- Snow Park Village Deer Valley - Park City, Utah*
- Club Med Utah, Snowbasin Resort - Huntsville, Utah*
- Club Med Utah, Mayflower - Wasatch County, Utah*
- Club Med Montana, Big Sky Resort - Big Sky, Montana*
- Pendry Residences, Canyons Village - Park City, Utah*
- One Empire Pass - Park City, Utah*
- Deer Cove Village Master Plan - Wasatch County, Utah*
- Sugarbush Resort Conference Hotel Master Plan - Warren, Vermont*
- Black Desert Resort Master Plan - Ivins/ Santa Clara, Utah*
- Hilton Sunrise at Escala, The Canyons Resort - Park City, Utah*
- Hyatt Escala Lodge, The Canyons Resort - Park City, Utah*
- Powderhorn Resort Base Area Master Plan - Mesa, Colorado*
- Mt. Washington Resort Village Master Plan - Vancouver Island, British Columbia*
- Ragged Mountain Resort - Danbury, New Hampshire*
- Wisp Resort - McHenry, Maryland*
- Wintergreen Resort - Wintergreen, Virginia*
- The Canyons Resort Forum and Pedestrian Street - Park City, Utah*
- Deer Crest St. Regis - Deer Valley, Utah*
- Palm Springs Preserve - Palm Springs, California*
- Ce Blue Resort, Anguilla, British Virgin Islands*
- Powder Mountain Visioning - Powder Mountain, Utah*
- Eden Heights Master Plan - Eden Valley, Utah*
- Sage Glen - Eden, Utah*



AREAS OF EXPERTISE

- Urban Design
- Active Transportation Planning
- Trails Planning
- Community Master Planning
- GIS Analysis & Cartography

APPOINTMENTS

- Montpelier Area Mountain Bike Association, President

PROFESSIONAL MEMBERSHIPS

- American Institute of Certified Planners (AICP)

TEACHING/ LECTURING

- Utah State University, Intro to GIS (2017-2018)

AWARDS

- 2021 Vermont Planner's Association Plan of the Year: Walkable Middlesex Village Study (with previous firm)
- 2018 Silver National Planning Achievement Award – Cache County Trails Master Plan (with Cache County)

SPEAKING ENGAGEMENTS

- **Who are Trails For?** Northern New England APA Conference, 2024
- **Long Distance Trails Roundtable** Mountain West Trails Conference, 2024

Dayton is a creative and strategic planner who works to produce work that leads directly to implementation. He works with multidisciplinary teams to articulate and energize community and client visions. As a designer, Dayton is constantly striving to iterate and improve the outcomes of his work, resulting in clear, concise, and beautiful plans, designs, and built environments, ranging from bike parks and trail networks to downtown streetscapes.

EXPERIENCE

For the past decade, Dayton has worked as a designer and a planner in both the public and private sector. From regional landscape analyses to detailed streetscape designs, his focus remains to plan and build better places for people. His experience includes numerous built projects and award winning plans across the country. He is passionate about his work, having overseen the development of community bike parks, recreational trail systems, and numerous active transportation and streetscape plans.

Dayton holds a Master's Degree in Landscape Architecture and Environmental Planning from Utah State University and is a certified planner by the American Planner's Association. He also holds a Psychology degree from UC Santa Cruz, and an unofficial degree in mountain biking.

PROJECTS

- St Albans Bay Village Vision Plan, Vermont
- Utah Statewide Comprehensive Outdoor Recreation Plan, Utah
- Open Space Institute's O&W Historic Rail Trail Vision Plan, New York
- South Hero SHORE Bicycle Infrastructure and Wayfinding, Vermont
- Snowmass Village Connecting the Nodes, Colorado
- Velomont Vision Plan, Vermont
- Lewis & Clark Growth Policy Update, Montana
- Salt Lake City Foothill Trails Plan, Utah
- Heart of Gardiner Downtown Master Plan, Maine*
- Poultney Town to Trails, Vermont*
- Burlington School District Travel Plan, Vermont*
- Richmond Bike, Walk and Trails Plan, Vermont*
- Fairlee Village Center Action Plan, Vermont*
- Cache County Trails and Active Transportation Master Plan, Utah*
- Bonneville Shoreline Vision, Utah*
- Montpelier Adventure Map, Vermont*
- Cache County Highline Trail Interpretive Signage, Utah*
- Bridger Bike Park, Utah*
- Bjorr Trail, Beaver Mountain, Utah*

*Signifies project was completed while with previous employer

SCOTT PRIOR

Senior Environmental Planner



AREAS OF EXPERTISE

- Environmental Policy & Analysis
- Data Management & Modeling
- Public Engagement

Scott is a versatile and resourceful project manager and planner. He is sought after for his technical writing, analytical capabilities, and attention to detail. Scott moves easily between planning and NEPA processes—applying holistic and insightful strategies to a wide range of projects. Additionally, his appreciation for a thoughtful and balanced approach between conservation and development complements the project process.

EXPERIENCE

A focus on environmental services for resort recreation projects has allowed Scott to develop a specialized skill set for navigating planning and NEPA processes for developed recreation in sensitive environments. Scott is a thought leader within the environmental practice and strives to better our systems and approach to analysis.

Scott has a Bachelor of Arts in Environmental Policy from Colorado College.

PROJECTS

- Arapahoe Basin Ski Area Projects Draft Environmental Impact Statement, Colorado
- Aspen Mountain Lift 1A Categorical Exclusion, Colorado
- Blue Valley Ranch Land Exchange Environmental Impact Statement, Colorado
- Breckenridge Ski Resort Peak 2017 Projects Categorical Exclusions, Colorado
- Breckenridge Ski Resort Peak 7 Restaurant Supplemental Information Report, Colorado
- Cimmaron Mountain Cat Ski/Avalanche Control Permit, Colorado
- Copper Mountain Resort Snowmaking and Summer Uses Environmental Assessment, Colorado
- Clear Creek County Comprehensive Master Plan Update, Colorado
- Crested Butte, Colorado
 - Teo 3
 - Summer Environmental Impact Statement
- Frisco Nordic Center Master Development Plan, Colorado
- Grand Targhee Resort Supplemental Information Report, Wyoming
- Keystone Bergman Bowl Environmental Analysis, Colorado
- Keystone Resort 2017 Projects Categorical Exclusions, Colorado
- Mammoth Base Land Exchange Environmental Impact Statement, California
- Mt. Rose Ski Tahoe Atoma Area Projects Draft Environmental Impact Statement, Nevada
- Red River Ski Area Multi-Season Recreation Projects Environmental Assessment, New Mexico
- Snowmass Mountain, Colorado
 - Summer Recreation Environmental Impact Statement
 - Sheer Bliss Pond Categorical Exclusion
- Steamboat Ski Resort Environmental Impact Statement, Colorado
- Taos Ski Valley Gazex Avalanche Mitigation System Installation Project Categorical Exclusion, New Mexico
- Taos Ski Valley Planning and Permitting, New Mexico
 - Master Development Plan
 - Environmental Analysis
 - Categorical Exclusions (Via Ferrata, Bike Park, Avalunchers)
- Town of Frisco Nordic Center and Peninsula Recreation Area Master Development Plan, Colorado
- Trails at Mena Planning and NEPA, Arkansas
- Union Pacific Railway, California
 - Categorical Exclusion
 - Environmental Analysis for Avalanche Control Along Railway
- Village of Taos Ski Valley Wastewater Treatment Plant Categorical Exclusion, New Mexico



AREAS OF EXPERTISE

- Community Engagement and Facilitation
- Recreation Planning
- Design & Communication
- Project Management

PROFESSIONAL MEMBERSHIPS

- American Planning Association
 - Colorado Chapter

AWARDS

- NNECAPA Project of the Year, Kingdom Trails Network Capacity Study

PRESENTATIONS

- **"Energizing your Outdoor Recreation Economy"**
Vermont Parks and Recreation Association, 2021

Ayden leads and provides support to a wide variety of recreation and community planning projects. She enjoys navigating complex project processes in coordination with the client and planning team, ensuring that all parties are able to contribute effectively to project outcomes. Core to her work ethic is a commitment to distilling information into concise and helpful formats with an eye towards context and clarity.

EXPERIENCE

Ayden joined SE Group in 2019 with an academic background in Environmental Studies, Politics, and Earth Science. As a student, Ayden was particularly interested in the complex communication needs surrounding environmental risks and hazards, which translated well to her work researching and implementing municipal environmental and fiscal policies. Ayden brings strong engagement, communication, and analysis capabilities to all aspects of SE Group projects.

Ayden has a Bachelor of Arts in Environmental Studies from Bates College.

PROJECTS

RECREATION & ECONOMIC IMPACT FOCUS

- Velomont Trail Economic Impact Study, Vermont
- Rise VT Trail Impact Analysis, Vermont
- Colorado All-Lands Strategy, Colorado
- Missisquoi Valley Rail Trail, Vermont
- Breaks Interstate Park Operations Analysis, Virginia
- Kingdom Trail Network Feasibility Analysis, Vermont
- Cumberland Plateau Outdoor Recreation Plan, Virginia Southwest
- MN Statewide ATV Strategic Plan, Minnesota
- MN ORV Master Plan, Minnesota
- Northeast MN ATV Master Plan, Minnesota
- MN Discovery Center Master Plan, Minnesota
- Breckenridge Nordic Center Master Plan, Colorado
- Frisco Trails Master Plan Update, Frisco, Colorado
- Addison County Triangle Bike Loop, Vermont
- Bingham Falls Master Plan, Vermont
- Burlington Arms Forest Trail Study, Vermont
- Lowell Lake State Park Master Plan, Vermont
- Milton Recreation Master Plan, Vermont
- Pilot Hill Land Use Plan, Wyoming
- Saxon Hill Town Forest, Vermont
- Valdez Heli-Ski Operational Permit, Alaska
- Middlebury Snow Bowl Master Plan, Vermont
- Morgantown Conceptual Trail Planning, West Virginia
- Grand Targhee EIS, Wyoming

- Foothills Foundation Recreation Master Plan, New Hampshire
- Loon Mountain Resort Master Development, New Hampshire
- Lutsen Mountain EIS, Minnesota
- Mount Sunapee Master Development Plan, New Hampshire
- Rocky Mountain Arsenal National Wildlife Refuge Communication, Colorado
- Pagosa Area Recreation Coalition, Colorado

COMMUNITY PLANNING FOCUS

- Huerfano County Cooperative Planning Projects, Colorado
- Nederland Comprehensive Plan, Colorado
- Nederland Transportation Master Plan, Colorado
- Steamboat Springs Area Comprehensive Plan, Colorado
- Montpelier Downtown Core Master Plan, Vermont
- Northfield Ridge and River Routes, Vermont
- Newport Municipal Plan, Vermont
- Vail Transportation Plan, Colorado
- Montpelier Web-Based City Plan, Vermont

HALLIE MILLER
Landscape Designer**AREAS OF EXPERTISE**

- Site Planning and Design
- Graphic Representation
- Community Engagement

Hallie is a landscape designer based in Colorado who has worked on many projects that focus on promoting local ecology and human scale site design. She brings a passion for working in rural communities and engaging people with the psychological benefits and joy of nature and outdoor recreation.

EXPERIENCE

Hallie joined SE Group in 2023 with five years of experience working as a Landscape Designer in Colorado where she has engaged in residential, affordable housing and public space projects. She thrives in the space of conceptualizing an idea and bringing together a narrative that helps serve as the backbone as projects move from conceptual to physical design.

Hallie received her Bachelor of Arts Degree from SUNY Geneseo with a Major in Psychology and Minor in Studio Art. She then went on to receive her Master of Landscape Architecture from the University of Virginia in Charlottesville, Virginia.

PROJECTS

- Vail Cascades Village, Colorado
- Beaver Creek Creekside Park, Colorado
- Snowmass Village Connectivity Analysis, Colorado
- Basalt Whitewater Park, Colorado*
- Aspen City Market, Colorado*
- Red Hill Lofts, Colorado*
- City of Boulder Open Space and Mountain Parks Master Plan 2018, Colorado*
- Aspen Mobility Lab, Colorado*

* Signifies projects completed while employed at previous employer



AREAS OF EXPERTISE

- Land Use Planning
- Recreation Planning
- Affordable Housing Policy
- Community Engagement
- Technical Writing

PROFESSIONAL MEMBERSHIPS

- American Planning Association
 - Utah Chapter

APPOINTMENTS

- Moab Area Housing Task Force

With an analytical mind, a creative streak, and an affinity for small towns, Noelle enjoys the challenges of problem-solving for communities in unique landscapes. She is passionate about innovative community engagement efforts – finding new ways to meet people where they’re at while also pushing them to think outside the box – and excels at drawing out consensus and clarity when responding to a community’s needs.

EXPERIENCE

Noelle joined SE Group in 2023 after working for the Grand County Planning and Zoning Department in Moab UT, where she specialized in affordable housing policy and supported long-range planning efforts for the community faced with rapid outdoor recreation and tourism-related growth.

Noelle earned a Bachelor’s degree in Science, Technology & International Affairs with a concentration in Energy & Environmental Policy and French minor, from Georgetown University.

PROJECTS

- Chester Housing Development Feasibility Study, Vermont
- Grand County Future Land Use Map
- Buena Vista Comprehensive Plan, Colorado
- Ferrisburgh Transit-Oriented Development Plan, Vermont
- North Elba/ Lake Placid Comprehensive Plan, New York
- St. Albans Bay Village Master Plan, Vermont
- Lawrence County Land Use Chapter, Montana
- Lewis & Clark County Growth Policy Update, Montana
- Huerfano County Comprehensive Plan and Innovative Housing Strategies Planning, Colorado
- Spearfish Comprehensive Plan Update, South Dakota
- Mount Ascutney Regional Commission, Vermont
- Waterbury Bylaw Update, Vermont
- Moab Area Affordable Housing Plan 2023 Update, Utah *
- UMTRA Site Futures Committee 2023 Community Vision, Utah *
- Moab Housing Series Community Engagement Events, Utah *

* Signifies work completed while at previous firm.

SCOTT ROBSON

SCOTTGROBSON@GMAIL.COM

WWW.LINKEDIN.COM/IN/SCOTT-ROBSON-2705017/

720.201.7888

CRESTED BUTTE, COLORADO

CAREER EXPERIENCE

MOUNTAIN STRATEGIES INC. (Current)

Crested Butte, Colorado

Founder, Principal

- Principal of a freelance consulting firm, providing professional services to mountain-town local governments, nonprofit organizations and business.
- Areas of focus include, strategic planning, community & governmental affairs, special event development, and peer exchange travel for North American leaders and innovators to European mountain resort communities.

CRESTED BUTTE FILM FESTIVAL (Current)

Crested Butte, Colorado

Executive Director

- Executive Director of the Crested Butte Film Festival, entering it's 15th year.
- Manage the organization's budget, seasonal and year-round staff, and work with the Board of Directors to set the overall direction of the international film festival.
- Lead all grant applications along with individual donor giving, corporate partnerships and local sponsorship efforts.

TOWN OF TELLURIDE

Telluride, Colorado

Town Manager

- Appointed by the elected Town Council to oversee all aspects of the local government with an annual budget of \$85M and 105 full and part-time employees. Oversaw 11 departments including Police, Transit, Public Works, Housing, Childcare, Parks, Planning and all support departments. Supervised 11 direct reports.
- Served as the Town's lead on all major community initiatives. Worked directly with major event organizers and sponsors including Telluride Film, Mountain Film, Telluride Bluegrass Festival, Gay Ski Week, Blues & Brews, KOTO Radio events and many more.
- Served as the Town's lead on the \$100M Telluride Gondola planning and replacement project and the Lift 7 Base Area Redevelopment in partnership with TelSki ownership. Intimately involved in various workforce housing projects, policy development related to short-term rentals, open space funding, and many others.
- Actively participated in and spoke at dozens of events in the community each year and served as the primary voice for Telluride on TV, radio, print and social media. Regular guest DJ on local public radio station, KOTO FM.
- Participated in a broad range of professional and community organizations including the Colorado Association of Ski Towns (CAST) and the Colorado Municipal League (CML), along with major national events.

- Worked collaboratively and regularly with TelSki ownership, the Telluride Tourism Board, San Miguel County Commissioners, national special event organizers and local arts and nonprofit collaboratives.
- Led the development of significant staff re-organization, key hiring and crafting of the Town's annual budget. Ended each of last 3 fiscal years in a stronger financial position than the previous year as budgeted. Created and facilitated the *Telluride Economic Advisory Committee* and helped develop strategies to better manage the significant regional and international visitation to Telluride.
- Helped strategize and draft ballot language on multiple issues including gondola replacement, launched multiple strategic housing and planning efforts to provide elected officials and business leaders with critical information to make key community decisions.

TOWN OF VAIL

Vail, Colorado

Town Manager

- Manage one of North America's largest and most complex mountain communities with an annual budget of \$120M and 350 full and part-time employees.
- Oversaw 13 departments including Police, Fire, Transit, Public Works, Housing, and all support departments. Supervise 11 direct reports and serve at the pleasure of a Town Council of 7 elected officials.
- Board member of the Eagle/Vail Air Alliance working to attract more airline partners to EGE airport and a member of the Regional Transit Authority working to improve and fully fund increased regional transit and air support.
- Participated in and spoke at dozens of events in the community each year and served as the primary voice for Vail on TV, radio, print and social media.
- Active participant with the Colorado Association of Ski Towns (CAST), Colorado Municipal League (CML), Colorado City & County Manager's Association (CCCMA) and the I-70 Coalition.
- Work collaboratively and regularly with Vail Resorts corporate leadership and legal counsel, Vail Chamber of Commerce, Eagle County Commissioners, national special event organizers and local arts and nonprofit collaboratives. Worked regularly with US Congressional and State Government representatives.
- Guided the Town through the Covid-19 public health crisis by making major policy and operational changes. Lead the support of local businesses and helped manage record-setting local and international visitation in 2021.
- Helped strategize and draft ballot language in 2021 for the successful passage of Vail's first sales tax increase (.05%) in 47 years which will dedicate \$5M annually to housing opportunities for locals.
- Help lead an effort to lobby and bring the National Brotherhood of Skiers (NBS) to Vail for their 50th anniversary gathering which attracted 1,200 predominantly black skiers and riders to Vail serving as a model for continued diversification and inclusion in the ski industry and sport.

THE CIVIC CENTER PARK CONSERVANCY

Denver, Colorado

Executive Director

- Directed 501c3 nonprofit with an annual budget of \$2M overseeing historic renovation efforts along with overseeing major arts and cultural events in Denver's only National Historic Landmark District. Worked directly with the Mayor and City Council on key issues.
- Oversaw and spoke at major events in Civic Center Park at the State Capitol and Denver City Hall grounds including 4th of July events attracting 90,000, YoYo Ma concert, international art festivals, AEG concert events and many more.
- Lead all Board functions, fundraising, and governmental affairs. Collaborated with Denver Mayor Hancock and staff on events, public health, homeless and opioid abuse issues.
- Hosted the largest weekly food truck activation event in Colorado, May-Oct. of each year (Civic Center Eats)

- Conceptualized event and collaborated with the American Alpine Club to plan and host the 2019 UIAA World Cup Ice Climbing Finals in Civic Center Park, attracting 15 countries and over 25,000 spectators over 2-days, a World Cup global all-time record for attendance.

COLORADO MOUNTAIN CLUB

Golden, Colorado

Executive Director

- Lead one of Colorado's most historic 501c3 nonprofit organizations (est. 1915), managing 35 staff with a \$6.2M annual budget which included youth outdoor education, environmental conservation, a press & publishing department.
- Organization included 12 chapters across the State of Colorado that organized adult outdoor education. Also served as a co-manager of the American Alpine Museum and American Mountaineering Center in Golden, CO.
- Lobbied in Washington D.C. and the Colorado Statehouse on outdoor industry issues alongside the OIA, Outdoor Alliance and outdoor brands and athletes. Worked directly with outdoor industry partners to execute state-wide outdoor recreation events, conservation campaigns and education and diversity initiatives. Member of the Outdoor Alliance Board of Directors and an "Alpine 5" Club Director.
- Prioritized the diversification of the CMC Board of Directors and created a gender balance on the Board of Directors and staff significantly increased our minority and LGBTQ representation in leadership positions both paid and volunteer. Led a growth in annual membership to over 6,000 members in 2018 and increased young membership by 35%.

EVERGREEN PARK & RECREATION DISTRICT

Evergreen, Colorado

Executive Director

- Directed one of Colorado's largest Special Districts that includes mountain parks, athletic fields, recreation centers and cultural resources. Annual operating budget of \$7 million with 35 full time and 165 part-time employees. ■ Highly independent position that reports directly to an elected Board of Directors. Management of ten (10) direct reports.
- Nominated as Evergreen's Leader of the Year in 2013 by Chamber of Commerce & Leadership Evergreen.
- Implemented new programs, partnerships and new community events with local non-profits, businesses, and surrounding local governments. Authored and implemented multiple new policies, rules & regulations for the District.
- Increased overall District cost recovery each year as Director (76% in 2013) and secured major new grant funding.
- Founded and voluntarily directed the Evergreen Youth Mountain Bike Devo program for over 50 kids annually.

CITY OF DENVER

Denver, Colorado

Director of Parks & Recreation Department – Mayoral Cabinet Member

- Appointed to Mayoral Cabinet position by both Mayor John Hickenlooper and Mayor Bill Guillermo Vidal. Manager of department consisting of approximately 500 full-time & another 600 part-time employees. \$50 million dollar annual operating budget, 29 recreation centers, 7 public golf courses and 20,000 acres of urban and mountain park land including Red Rocks and Mt. Evans Summit and Echo Lakes.
- Previously served as the Deputy Manager of Parks. Directly oversaw divisions of Planning & Construction, Parks, Mountain Parks, Natural Resources, Golf & Forestry. Served as the lead for policy and program development within all divisions. Our Park Planning Division alone was tasked with implementing 160 projects over 4 years, funded by \$93 million dollars in voter-approved bonds.

- During the 2008-09 recession, lead necessary budget reductions amounting to \$5.3 million in 2009 and an additional \$4.5 million in 2010. Directed the planning & implementation of significant re-organizations of park & natural resource divisions to address staffing levels & operational efficiencies.
- Built & maintained crucial relationships with Denver City Council, non-profit organizations, community groups, State of Colorado & the downtown business community.
- Served on the City's planning team for the 2008 National Democratic Convention hosted by Denver. Member of multiple committees focused on public art, crime reduction, infrastructure improvement and policy development committees between 2008-2011.

CITY OF LOUISVILLE Louisville, Colorado

Director, Parks & Recreation Department + Assistant City Manager (2007)

- Directed department of 40 full-time & 130 part-time employees in the areas of parks, recreation center, open space program, senior services, municipal golf course, forestry, athletic fields, cemetery, recycling center & other diverse areas. Oversaw annual budget of approximately \$7 million & set priorities for department programs, capital projects, operations & staffing.
- Led effort to consolidate two separate departments (Parks & Open Space + Recreation & Senior Services) into a single larger and more efficient department. Initiated staffing efficiencies, revised budgets, worked with staff to define shared vision & goals.
- Oversaw Coal Creek Golf Course & independent management company. Advised golf course on all major funding & public relation issues. Monitored \$2.0 million in annual golf revenues & approved annual CIP budgets.
- Managed park & recreation construction & design projects & oversaw multiple complex contracts.
- Negotiated open space land acquisitions ranging from large agricultural properties to trail easements. Advised City Manager on a wide array of issues including budget, personnel & long-range planning.

NATIONAL PARK SERVICE - DEPT. OF THE INTERIOR - Denver, Colorado

Park Planner

- Managed EIS/General Management Plan projects in National Parks across the United States.
- Directed diverse project teams, multi-year budgets, facilitated public meetings & served as the point of contact with local, state representatives, along with U.S. Senate & Congressional staffs.
- Worked directly with underserved populations such as American Indian tribes, Latino & African American populations in both rural & urban centers throughout the United States.
- Authored portions of numerous NEPA documents for parks ranging from Golden Gate National Recreation Area to Saguaro National Park, Abraham Lincoln Home National Historic Site and multiple other battlefields and historic sites.
- Provided technical writing & research in the areas of natural/cultural resources, transportation & trail planning, visitor capacity, land use planning, resource standards & indicators.

EDUCATION

University of Oregon - Eugene, Oregon: 1997 – 1999

Masters Degree, Community & Regional Planning + Public Policy - College of Public Policy & Planning

University of Colorado - Boulder, Colorado: 1991 – 1994

Bachelors Degree, Environmental Design - College of Architecture & Planning

— OUTSIDE IS
WHERE WE
THRIVE.

SEGROUP.COM



Staff Report

March 17, 2025

To: Mayor Billick and Town Council

Prepared By: Jessie Earley, Planner III

Thru: Mel Yemma, Interim Community Development Director and Dara MacDonald, Town Manager

Subject: Approval from the Town Council for a Grant Application to History Colorado's State Historical Fund Program for a Mini Grant for the 2025-2026 Update to the Town's Design Standards and Guidelines and a Letter of Support.

Summary

The Town can apply for a mini grant from State Historical Fund to complete a portion of the work on the 2025-2026 Design Standards and Guidelines update, which is an implementation item of the Historic Preservation Plan. Staff is seeking consent from Town Council to apply for the grant with the attached letter of support. There is a 25% cash match requirement.

Background

The Town was awarded an SHF mini grant in 2023 to complete the Town's Historic Preservation Plan (HPP). This plan was adopted December 16, 2024. An identified outcome of the HPP and Compass Navigation effort is to update the Town's Design Standards and Guidelines in 2025-2026.

Discussion

The Town of Crested Butte is a Certified Local Government (CLG) and a National Historic District and these designations provide the Town with the ability to apply for such a grant. This grant request is for \$50,000. There is 25% cash match requirement for the grant, which equates to \$12,500. However, the Town budgeted \$200,000 this task for 2025 in hopes of award to supplement this and reduce Town's fee. The focus of this grant includes :

- A. Public outreach and engagement relating to Standards and Guidelines updates
- B. Updates to the Design Standards and Guidelines to align with the outcomes of the Compass Navigation process, including the HPP, Climate Action Plan, Transportation and Mobility Plan and Community Plan.

Climate Impact

Updates to the Design Standards and Guidelines will ensure that the success measures from the HPP are upheld. These include:

- Develop strategies that support our National Historic District designation and continue to preserve historic structures.
- Respect the mass, scale, and orientation of Crested Butte.
 - Where respecting mass means: Ensure the mass of buildings is relational to neighboring buildings.
 - Where respecting scale means: Maintain the human scale of Crested Butte's architecture.
 - Where respecting orientation means:
 - Buildings face the street and are designed to foster a walkable and connected community.
 - Building and site layouts support the character and use of the Town's alleys.
- Allow for a range of styles and materials that celebrate Crested Butte's historic architectural vernacular and demonstrates environmental stewardship.
- Clearly communicate Crested Butte's architectural story, its preservation strategy, and the community's design expectations.

As stated in these success measures, the updates to the Standards and Guidelines will take into account the Town's Climate Action goals, FEMA requirements and Wildland Urban Interface (WUI) codes to ensure all are incorporated.

Financial Impact

This grant would help to reduce the funds allocated by the Town.

Legal Review

The update to the Design Standards and Guidelines will help ensure that the document is more clearly communicated to ensure clarity for both applicants and also the Board when applying the Standards and Guidelines to decisions.

Recommendation

For a Council member to make a motion to approve the Consent Agenda including approval for the grant application to History Colorado's State Historical Fund mini grant program to fund the grant for the 2025-2026 updates to the Town's Design Standards and Guidelines and for the Mayor to sign the grant application and Letter of Support.

Attachments

- 1) Council Letter of Support – 2025-2026 Design Standards and Guidelines Updates

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

March 17, 2025

State Historic Fund History
Colorado Center
1200 Broadway
Denver, CO 80203

To Whom It May Concern,

I am writing to you on behalf of the Crested Butte's Town Council expressing our support for the Town of Crested Butte's grant application to the Colorado Historical Society's State Historic Fund (SHF) Mini Grant program to help revise the Town's existing Design Standards and Guidelines, which is slated to commence in 2025.

In December, the Town adopted its first Historic Preservation Plan. Through this plan and the Compass Navigation process, one of the action items is to update the Design Standards and Guidelines based upon the outcomes of the four plans. The Town would like to continue with the momentum from this planning effort in the last few years to do both this update and an update to the Town's zoning and subdivision code.

As a member and Mayor of the Council, I support the grant application to the SHF's Mini Grant program for this revision and update to the Town's Design Standards and Guidelines.

Sincerely,

Ian Billick
Mayor, Town of Crested Butte



Staff Report

March 17, 2025

To: Mayor and Town Council

Thru: Dara MacDonald, Town Manager

From: Lynelle Stanford, Town Clerk

Subject: Amended Memorandum of Understanding (MOU) Between the Town of Crested Butte and the Town of Crested Butte Municipal Court Judge James R. McDonald.

Date: March 7, 2025

Background:

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

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

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

- The MOU was amended to increase Judge McDonald's pay from \$600 per month, which is one court appearance, to \$750 a month. The effective date of the pay increase would be March 17, 2025, and it would be applied to the next court date, which is April 2, 2025.
- The Town Attorney added Section 4 to the agreement, regarding governmental immunity.

Recommendation:

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

Attachments:

Amended MOU

Email request from Judge McDonald regarding compensation



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

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

1. **DESCRIPTION OF SERVICES:** The nature of the duties of Municipal Judge will be to faithfully conduct the office of municipal judge for the Town of Crested Butte. The Municipal Judge shall attend regularly scheduled court dates, which shall occur the first Wednesday of every month. In the event the Municipal Judge is unavailable or has a conflict of interest requiring recusal in a case, the Municipal Judge is responsible to find, with the assistance of the Town, an alternate judge, who shall be admitted to the Colorado Bar and be currently licensed to practice law in the State, and who shall be subject to approval by the Town and compensated by the Town.

a. The Municipal Judge shall review the Schedule of Crested Butte Municipal Court Fines on an annual basis and shall provide the Town with recommendations, in writing, for revisions if deemed necessary.

b. The Municipal Judge shall present to the Crested Butte Town Council a biennial summary of activities and conduct of the Municipal Court. The Town Council shall review such summary and provide feedback to the Judge.

2. **COMPENSATION:** Compensation for court appearances shall be paid at \$750 per month, amounting to \$9,000 per annum. The increase in compensation from \$600 per month to \$750 per month is effective March 17, 2025, and will be applied to the next court date of April 2, 2025. The Municipal Judge is an independent contractor with respect to the Town of Crested Butte, and not an employee of the Town; the Town will not provide benefits, including health insurance benefits, paid vacation, or any other employee benefit, for the benefit of the Judge.

a. If a trial is set for a day other than a regularly scheduled Court date then compensation shall be remitted at the same rate as a regularly scheduled appearance.

3. **TERM/ TERMINATION:** Unless terminated for cause pursuant to Section 7.2(e) of the Town Charter, this appointment is for a term of two years, from July 15, 2024, to July 15, 2026. During the term of agreement, the Municipal Judge may terminate the agreement upon thirty days written notice to the Town.

4. **GOVERNMENTAL IMMUNITY:** The Parties acknowledge and affirm that the Municipal Judge is an appointed public official subject to the protections set forth in the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq.

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

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

Date

Ian Billick, Crested Butte Mayor

Date

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

Dear Lynelle:

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

Please advise as to the compensation. Thanks.

Yours very truly,

Jim McDonald



Staff Report

March 17, 2025

To: Mayor Billick and Town Council

Prepared By: Mel Yemma, AICP, Interim Community Development Director

Thru: Dara MacDonald, Town Manager

Subject: Resolution No. 5, Series 2025: A Resolution Supporting the Grant Application for a Grant from the Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) for the Completion of the Crested Butte Marshals' Facility Design Project

Summary: The Town of Crested Butte (Town) intends to apply for funding through the DOLA EIAF grant program to support the design phase of the Marshals' facility redevelopment project.

Previous Council Action: As part of the 2025 budget, the Town Council allocated \$500,000 for the design of a new Marshals' facility.

Background: In 2023, the Town Council adopted the Town's Facility Plan, which provided direction to explore whether the Marshals' facility could be renovated or redeveloped on-site to better meet operational needs and foster a civic campus at Crank's Plaza. This approach was favored over relocating the Marshals' to Station One following the Fire Station's planned departure.

In 2024, the Town secured a \$25,000 DOLA EIAF Administrative Planning grant, matched with an additional \$25,000, to conduct a concept plan and preliminary budget analysis. Town staff partnered with Torti Gallas and Partners to integrate this project into the broader Community Plan scope. The study, expected to conclude by the end of April, has produced two potential redevelopment concepts:

1. Full Redevelopment: A new, larger building housing the Marshals' department and Park Crested Butte on the first floor, with KBUT and community rooms on the second floor.
2. Partial Renovation: A more modest approach, adding a garage and making select interior upgrades while largely maintaining the current space allocations for the Marshals' department and KBUT. Under this option, the future redevelopment of Station One could present opportunities for expanded KBUT facilities.

Both concepts are being refined over the coming weeks with input from key stakeholders, including Town Staff (Town Manager, Chief Marshal, and Public Works Director), KBUT, and the

Library. Once feedback is incorporated, cost estimates will be finalized, and a preferred alternative will be selected, with completion anticipated by the end of April.

As a next step, the Town would use this grant to issue an RFP for architectural services to develop a detailed design based on the preferred alternative. The process will include broader community engagement, recognizing Crank's Plaza as a valued civic space.

Discussion: DOLA requires an official action from the Town to submit this grant application, which is included in the attached resolution.

Climate Impact: The design process will evaluate and prioritize energy efficiency and building electrification. Additionally, the inclusion of an indoor garage will support the Town's transition to an electric vehicle fleet for the Marshals' department.

Financial Impact: The Town has budgeted \$500,000 for design in 2025. The grant request is for \$200,000, with the Town providing a \$300,000 match.

Legal Review: N/A

Recommendation: To approve resolution No. 5, Series 2025.

Proposed Motion:

A Council member should make a "motion to approve Resolution No. 5, Series 2025 as part of the consent agenda, followed by a second and roll call vote.

SERIES 2025

A RESOLUTION OF THE CRESTED BUTTE TOWN COUNCIL SUPPORTING THE GRANT APPLICATION FOR A GRANT FROM THE DEPARTMENT OF LOCAL AFFAIRS' (DOLA) ENERGY AND MINERAL IMPACT ASSISTANCE FUND (EIAF) FOR THE COMPLETION OF THE CRESTED BUTTE MARSHALS' FACILITY DESIGN PROJECT

WHEREAS, the Town of Crested Butte is a political subdivision of the State of Colorado, and therefore an eligible applicant for a grant awarded by the Energy and Mineral Impact Assistance Fund (EIAF); and

WHEREAS, the Town of Crested Butte has submitted a Grant Application for the Crested Butte Marshal's Facility Design Project requesting a DOLA EIAF funding award; and

WHEREAS, the Town of Crested Butte supports the completion of the project if a grant is awarded by the EIAF.

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

1. The above recitals are hereby incorporated as findings by the Town Council of the Town of Crested Butte.
2. The Town Council of the Town of Crested Butte strongly supports the Grant Application submitted by the Town of Crested Butte and has appropriated matching funds for a grant with the EIAF.
3. The Town Council of the Town of Crested Butte authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the EIAF.
4. The project site is owned by the Town of Crested Butte and will be owned by the Town of Crested Butte for at least the next 25 years. The Town Council of the Town of Crested Butte will continue to maintain the Crested Butte Marshal's Facility in a high quality condition and will appropriate funds for maintenance annually.
5. If a grant is awarded, the Town Council of the Town of Crested Butte hereby authorizes the Town Manager to sign a Grant Agreement with the EIAF.

The effective date of this Resolution is the date passed and approved below. INTRODUCED, READ AND ADOPTED BEFORE THE TOWN COUNCIL THIS 17TH DAY OF MARCH 2025.

TOWN OF CRESTED BUTTE, COLORADO

By: _____

Ian Billick, Mayor

ATTEST: _____

Lynelle Stanford, Town Clerk



Staff Report

March 11, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Flauschink Special Event Application Closing Elk Avenue from 1st Street to 2nd Street on Friday, April 4, 2025.
Date: March 17, 2025

Summary:

The application process for Flauschink was separated into two submittals. The initial application reflected a celebration taking place at the museum on Wednesday, April 2, 2025, and the traditional parade on Saturday, April 5, 2025. The parade route is on Elk Avenue, beginning at 2nd Street and travelling east to 6th Street, with an out and back concept, returning on Elk Avenue to 2nd Street. The museum is private property; therefore, the museum aspect is not defined as a special event. The parade, utilizing a rolling closure, is typically approved administratively.

The second application reflects the request to close Elk Avenue, from 1st Street to 2nd Street, which is the reason for the event's inclusion on the agenda. The event organizer requested a closure of Elk Avenue, from 1st Street to 2nd Street, on Friday, April 4, 2025, from 5:00PM to 7:30PM for a street dance/outdoor party. Elk Avenue would remain open on Friday, April 4 until 3:00PM. At 3:00PM the closure would be in place, and parked vehicles would be moved organically in time for the 5:00PM event.

Recommendation:

To approve the Flauschink special event application with the condition that Town Staff, Mountain Express, and the Crested Butte Fire Protection District approve the application.

Recommended Motion:

Motion to approve the Flauschink special event application with the condition of approval of staff and outside entities, 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.)
☐ 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!

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.

Signature of Applicant (Permittee)

Date

Print Name Clearly

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.

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

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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.

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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.

Signature of Applicant (Permittee)

Date

Print Name Clearly

March 11, 2025

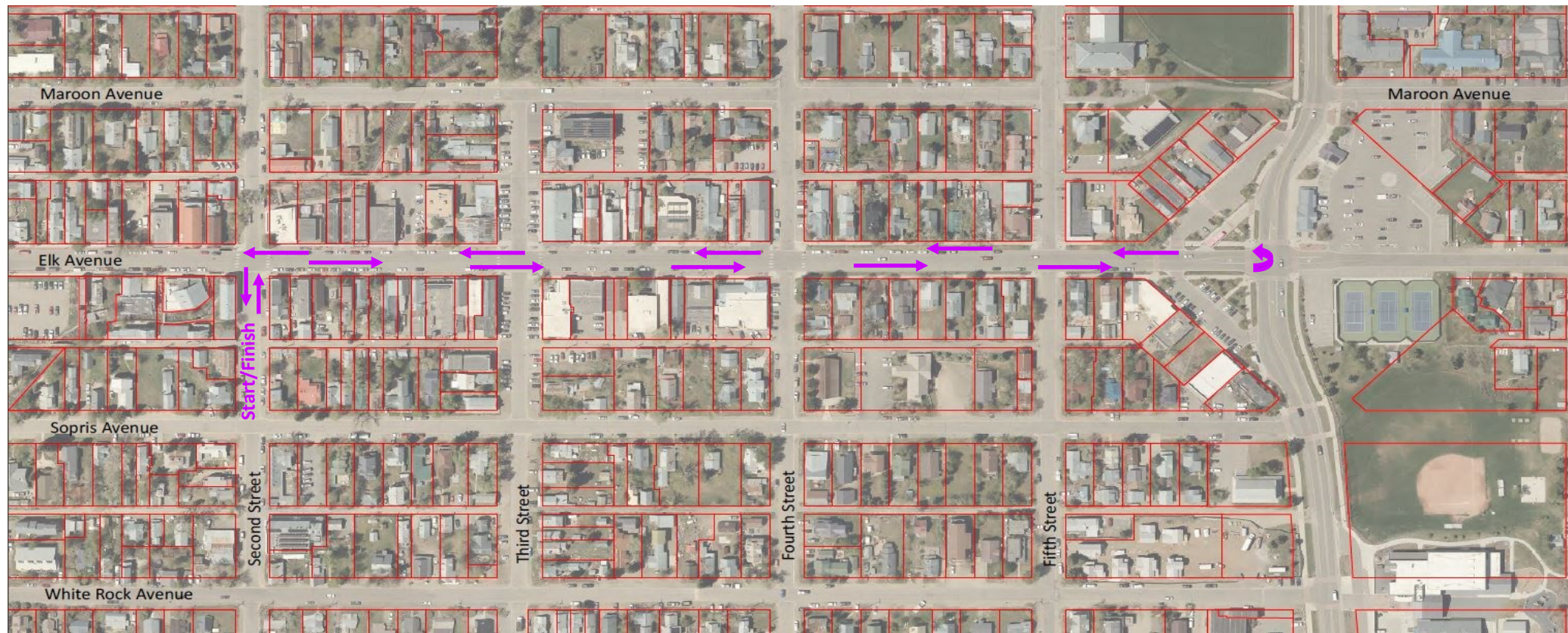
To the Town of Crested Butte:

Flauschink will be holding the following events:

On Wednesday, April 2nd, a slide show presentation at the Crested Butte Museum of History of Crested Butte, given by local historian Dr. Duane Vandenbusche and George Sibley. The public is invited. Doors will open at 6:30 pm for a 7:00 pm talk and will be finished by 9:00 pm.

On Friday, April 4th, from 5:00 pm to 7:30 pm, Elk Avenue will be closed between 1st street and 2nd street for a party that will not be serving food or beverages.

On Saturday, April 5th, at 10:00 am, we will have a very small parade honoring the new King and Queen of Flauschink. It will start at 2nd Street and Elk Ave., go up to 6th Street and Elk Ave., turn around, and drive back to 2nd Street and Elk Ave. The total time is around 20 minutes. The Marshall's Dept. usually leads the way. We wait until the town bus goes by before we start down Elk Ave.



The Flauschink Parade starts on second street outside the Paragon Art Gallery. They will head east down Elk Ave then turn around at the Elk Ave and 6th Street Intersection. They will head back up Elk Ave. going west and ending the parade where they started.



Street Closure - Elk Ave. From 2nd ST to Ryce

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:

Signature

Date

PUBLIC WORKS:

Conditions/Restrictions/Comments:

Signature

Date

PARKS AND RECREATION:

Conditions/Restrictions/Comments:

Signature

Date

TOWN CLERK:

154

Conditions/Restrictions/Comments:

Signature

Date

TOWN MANAGER:

Conditions/Restrictions/Comments:

Signature

Date

CRESTED BUTTE FIRE PROTECTION DISTRICT:

Conditions/Restrictions/Comments:

Signature

Date

MT. EXPRESS BUS SERVICE:

Conditions/Restrictions/Comments:

Signature

Date



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: March 17, 2025

Town Manager

- 1) No updates.

Sustainability

- 1) Waste survey – Staff have distributed a waste survey to solicit feedback from community members about the Save-as-You-Throw (SAYT) waste program and possible actions through the Plastic Pollution Reduction Act (PPRA). Survey respondents may enter to win a free six-month residential compost subscription to Elements Mountain Compost's drop off compost program. The survey will be open through Mon, March 24, 2025. The survey may be accessed at the following link:
<https://www.surveymonkey.com/r/XJ6MG3Z>

Public Works

- 1) Due to spring weather conditions and the soft ROWs in Town, plowing operations will only be from curb to curb going forward, unless a significant storm event occurs. Winter Parking Restrictions will remain in effect through April 30th.
- 2) Limiting gravel pit access for special events this summer – Due to the Whetstone Utility Extension Project and the Crested Butte Community Schools Project, Town staff is recommending that we close the gravel pit to special events for the 2025 Summer Season. Access for pedestrian, bike, and Town operations will remain open.
- 3) Colorado River Campaign – The Town submitted a grant application to the Colorado River Campaign for \$175,000.00 for two projects: the Wildfire Ready Action Plan and the Alternate Source Water Feasibility Project Phase 2.
- 4) County and Town Staff met on March 10th, 2025 to discuss the construction drawings for the Whetstone Workforce Housing: Off-site Utility Extension Plans. The Town provided several final

comments regarding water and wastewater system tie-in details. These comments have been agreed to and incorporated into the final design. Tentative Schedule: Construction of the transmission lines are anticipated to start in April of 2025. At this time, the general contractor, Moss Construction, and the County are working through a detailed work plan which they will be sharing with the Town once complete. In addition to the civil drawings, staff is currently reviewing two proposed easements that will be necessary as part of the connection of the transmission lines to the Town's existing utility infrastructure.

Marshals

- 1) Deputy Marshal Blake McGregor will be leaving the Marshal's Office for a deputy position in Michigan in mid-April. We wish Blake well and thank him for his service. We are hiring <https://www.crestedbutte-co.gov/jobs>

Parks, Recreation, Open Space and Trails

- 1) Hockey will be done at Big Mine on Monday, March 17th. The rink will be closed Tue-Thur that week to remove the paint and will reopen as long as weather allows.
- 2) The Met Rec grant application for the Mineral Point Trail Project has been submitted. Awards will be announced May 28th.

Community Development

- 1) Draft Community Plan: The Draft Community Plan is live for community feedback until April 3. Additionally, the Town is hosting an open house on Wednesday, March 19 from 5:30 – 7:30 pm at the Center for the Arts to present and discuss the draft plan with the community. Please visit www.crestedbutte-co.gov/cp to view the draft plan, take the feedback survey, and view more information about the open house.
- 2) 107 Teocalli Avenue (Town Employee Rental): A leak in the roof of 107 Teocalli uncovered extensive mold in the roof cavity of the building. The employee household that was living in the unit was relocated to a recently vacated employee unit at 902 Red Lady. The Town purchased 107 Teocalli, a 1991 manufactured home, in October 2022 for \$575,000 as a deed restriction buy down, which supported the Town's goal to increase full-time occupancy and the number deed restricted properties as identified in the Five-Year Housing Plan and the Community Compass, respectively. In the face of notable staff shortages in the Marshal's office, shortly after closing the unit was temporarily moved it into the employee rental portfolio to help recruit and retain employees with the plan of selling it once the Paradise Park units came on line. At a future Council meeting, staff will present a disposition strategy for Council's review.
- 3) Historic Preservation Plan Implementation: The Town of Crested Butte's application for a Hybrid Survey for the Early Recreation Era was successfully recommended for funding by reviewers, but History Colorado's ability to award grants has been delayed due to funding availability through Congress.
- 4) CBCS Parking Lot: The Crested Butte Community School construction will be shutting down the school's main parking lot over the summer. This will have an impact on the Town during Alpenglow,

Fourth of July Parade, and the Arts Festival and Town staff will plan some coordinated communications to inform the community and visitors of this closure.

- 5) Troy's last day: Troy's last day with the Town will be on March 27. The Community Development department is appreciative of Troy's leadership over the past five years and his support during this transition. We wish him the best on his next adventure.
- 6) New Planner I: We're excited to welcome Kaitlyn Archambault to the Community Development team as our new Planner I! Starting April 7, Kaitlyn will be actively involved in supporting current planning and BOZAR and assisting with the upcoming Zoning Code and Design Standards and Guidelines updates. In addition, she will play a key role in the day-to-day functions of the Community Development department, including responding to property inquiries, researching legal documents and deed restrictions, conducting data analysis and case studies, supporting communications and outreach, and more. Please join us in giving her a warm welcome!
- 7) Town of Crested Butte, Flood Protection Information – Annual Reminder: Please see the attached information sheet about flood protection and insurance information, which is required to be shared with the community as part of the Town's Community Rating System certification.

Town Clerk

- 1) The application process for parklets is ongoing, with a deadline for applicants of April 1, 2025. Eric walked Elk Avenue, door to door, offering retail businesses the opportunity, and bars/restaurants were emailed application packets. The Chamber and the Town have included the parklet information in e-blasts, in an effort to contact every business eligible for a parklet. The parklet season will run from June 17, 2025, to October 7, 2025.
- 2) Special event applications, oh my! The Town will be working next to process special event applications for Art Market and Farmers Market, the reoccurring events on Sundays. ARTumn, Arts Festival, and People's Fair have also submitted special event applications for 2025. Special event organizers with events closing Elk Avenue are awaiting the map for parklets to finalize their event diagrams.
- 3) Eric is investigating a software change for the Town's short-term rental monitoring. The current software is unable to differentiate locations between the Town of Crested Butte and the Town of Mt. Crested Butte, creating inefficiencies.

Finance/HR/IT

- 1) Auditors will be here in Crested Butte the week of March 31st to conduct the onsite portion of the annual financial audit. Staff are busy closing out 2024 and preparing for the audit.

Upcoming Meetings or Events Council may choose to attend

March 19 – 5:30-7:30pm, Community Plan community presentation and open house, 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.

Town of Crested Butte, Flood Protection Information Annual Reminder

Flooding can occur within the Town of Crested Butte at any time of the year especially when there is excessive snow melt during the spring or when obstruction occurs in the watercourses such as debris or an ice dam. Both Coal Creek and the Slate River can produce flooding situations when the conditions are right. The lots which Coal Creek flows through are in a floodplain. With the high number of residential and commercial buildings located adjacent to and near Coal Creek, comes a great potential for damage due to flooding. It is important to be prepared in the event of a flood. This annual public information service is designed to provide information on how to protect your home and be prepared in the event of a flood.

Town Flood Management Services: Flood, drainage issues and wetland information, including copies of elevation certificates for properties located in the Special Flood Hazard Area and a hydraulic analysis of Coal Creek with detailed flood information, are available through the Community Development Department on the second floor of Town Hall located at 507 Maroon Avenue (Temporary relocated to the Council Chamber during renovation thought May 12). There is also a complete set of flood information documents located in the Gunnison County Public Library system. You can contact Mel Yemma the Interim Community Development Director by phone at 970-349-5338 x119 or email melyemma@crestedbutte-co.gov.

Ways to be flood smart: Flood safety preparedness in the Town of Crested Butte depends greatly on the cooperation and involvement of its citizens. Here are some ways you can help:

- Do not dump or throw anything into watercourses, ditches, or streams. Any debris that accumulates in these waterways can cause them to back up and flood.
- If your property is next to a ditch or stream, please do your part to keep the banks and channels clear of brush, branches, and debris.
- If you witness someone dumping debris into the waterways, please contact the Public Works Department @ 970-349-5338.
- Always check with the Community Development Department before you build, alter, plow, dig, or fill any earth or structures on your property to ensure that your project will not cause any potential flood issues.
- Besides contacting the people mentioned above, there is a wealth of information on the internet. Below are some of the more informative websites available: <https://www.floodsmart.gov/> and <https://www.fema.gov/>

Flood Insurance: The Town of Crested Butte is a member of the National Flood Insurance Program (NFIP) and the Community Rating System (CRS) if your residence is located within what is considered a special flood

hazard area, and you have a mortgage, you are required by FEMA to obtain flood insurance. Homeowner insurance is not flood insurance so don't be fooled into thinking you are covered by your homeowner insurance policy. Even if you are not in what is referred to as a special flood hazard area (the 100-year flood plain), there are statistics that show that 30% of all flood damaged properties are located outside of the 100-year flood plain. So, if you are even slightly concerned, it is a good idea to investigate obtaining flood insurance. It is best to contact your insurance agent for a quote. You can also contact the State Coordinator of the NFIP.

Doug Mahan, P.E., CFM
 Colorado Water Conservation Board 1313 Sherman St. Rm. 721
 Denver, CO 80203
 (303) 866-3441 x3221, Fax (303) 866-4474
doug.mahan@dwr.state.co

Or visit the websites mentioned above for more information pertaining to flood insurance. **Do not wait until the last minute to purchase flood insurance. There is a thirty-day waiting period before flood insurance becomes effective.**

General Flood Safety

- Do not try to cross flowing water: Drowning is the number one cause of deaths associated with flooding, mostly during flash floods. Water currents can be deceiving. Six inches of moving water can be powerful enough to knock a person down. If you must walk through water, use a pole or stick for stability and to check the depth of the water.
- Do not attempt to drive through a flooded area: More people drown inside their vehicles than any other instance during a flood. Do not drive around barriers or warning signs.
- Stay away from power lines and electrical wires: The second greatest cause of deaths associated with flooding is electrocution. Electrical current travels through water very easily. Report any fallen or damaged power lines to the authorities immediately.
- If you are in a flood, have all utility supplies turned off immediately: Do not turn utility supplies back on until they are inspected for damage and can be safely re-activated.
- Do not return to your home until it has been determined safe to do so: There is often damage to the structure that could make it dangerous to enter safely. Be cautious and ask for help if you are unsure.
- Follow all the hazard preparedness tips that you have learned by educating yourself and your family so that you will be ready and safe in the event of an emergency!

Crested Butte Town Council Upcoming Agenda

April 7 - Packets out Monday, March 31st

Work session – Begin at 5:00

- Long-range financial planning work session – Kathy/Dara

Regular Meeting

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. Extinguishment Agreement for deed restriction – Karl c. Block 80 water main construction project contractor selection – Shea d. Easement agreement with Gunnison County for water main extension across Town property adjacent to CBCS – Shea e. Ord 3, Amendment to Provide Outside Agency Collection Authority on Parking Tickets – Mike R. | <ol style="list-style-type: none"> f. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. Center for the Arts Phase 2 – Jillian & Brett 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Adoption of REV Plan - Dannah b. Ord, Chapter 13 – Utilities, 1st reading – Shea c. 5. <u>Exec Session</u> |
|---|---|

April 21 - Packets out Monday, April 14th

Work session – **Begin early?**

- SAYT program discussion – timeline and cost – Dannah & Shea
- PPRA discussion – Dannah

Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. DC Fast Charging installation contract – Shea/Dannah 2. <u>Presentation</u> <ol style="list-style-type: none"> a. Yale student project - transit strategies 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Ord, Chapter 13 – Utilities, 2nd reading – Shea | <ol style="list-style-type: none"> b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Evaluation of Community composting program? - Dannah b. 5. <u>Exec Session</u> -
Possible land acquisition |
|--|---|

May 5 - Packets out Monday, April 26th

Work session –

- Refined Draft Community Plan – Mel (potentially hold May 19 too)

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b.
2. Presentation
 - a.
3. Public Hearing
 - a.
 - b.
4. New Business
5. Exec Session
 - a. Discuss possible moratorium on new development
 - b. SH 135 Corridor Plan IGA – Troy
 - c. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea
 - d. IGA with Gunnison County re: Red Lady roundabout – Troy
 - e.

Schedule CB/MT CB Council meeting

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

May 19 - Packets out Monday, May 12th

Work session –

- Refined Draft Community Plan – Mel

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b.
2. Presentation
 - a.
3. Public Hearing
 - a.
4. New Business
 - a. Annual update of Affordable Housing Guidelines – Erin (Dependent on HUD release of AMIs)
5. Exec Session

June 2 - Packets out Tuesday, May 27th

Work session –

- Continue discussion on Community grants – purpose and administration – Dara/Kathy/Grants Committee

Regular Meeting

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

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

Work session –

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Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. | <ol style="list-style-type: none"> b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Community Plan Adoption Consideration – Mel (TBD hold) b. 5. <u>Exec Session</u> |
|--|---|

July 7 - Packets out Monday, June 30th

Work session –

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Regular Meeting

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 3. <u>Public Hearing</u> | <ol style="list-style-type: none"> a. b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. 5. <u>Exec Session</u> |
|--|--|

July 21 - Packets out Monday, June 14th

Work session –

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Regular Meeting

- | | |
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| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. 2. <u>Presentation</u> <ol style="list-style-type: none"> a. 3. <u>Public Hearing</u> | <ol style="list-style-type: none"> a. b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. 5. <u>Exec Session</u> |
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August 5 Tuesday - Packets out Monday, July 28th

Work session –

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Regular Meeting

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

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
- Annual Affordable Housing update/5-year plan
- Year-end financial summary
- County Commissioner update

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

April - Q1 review of progress on Council goals/priorities

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

May – Q1 financial summary

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

June –

July – Q2 review of progress on Council goals/priorities

- Town Attorney quarterly report

August – County Commissioner update

- Initiate annual budget with Council

September – Q3 review of progress on Council goals/priorities

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

October – Snow Plan

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

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

- Q3 financial summary
- Board & Committee appointments (following election)
- Appointment of Mayor pro-tem (following election)
- Adoption of annual budget (Nov or Dec depending on election cycle)

December – Funding agreement with Chamber of Commerce

- Agreement with GVRHA for Green Deed



Staff Report

March 17, 2025

To: Mayor and Town Council

Prepared By: Kathy Ridgeway, Finance and Administrative Services Director

Thru: Dara MacDonald

Subject: 2024 Year End Update

Summary: Attached for your review is a partially adjusted budget variance report summary for 2024 as well as a budget variance report by category. These documents report actual revenues collected and expenditures incurred, compares them to budgeted revenues and expenditures and identifies the variance between the two. The attached reports do not include the budget amendments to the Parks, Recreation and Trails Fund and the Utility Enterprise Fund requested by staff in Resolution No.6 Series 2025.

Background: The attached reports are a summary of the Town's financial information as of December 31, 2024. All bank statement reconciliations have been completed through the end of the year, all interest revenues have been booked, and accruals of expenses and revenues recorded in January 2025 have been pulled back into December 2024. A number of year-end adjusting journal entries are yet to be completed including those associated with reconciling balance sheet accounts and the capitalization of assets.

Regarding the information attached:

- General Fund revenues were up 10.32% over budgeted amounts due to increased interest income, real property taxes, local sales taxes, business licenses and vacation rental licenses. Of note, Town increased the cost of a business license from \$100 to \$150 for 2025 but received renewal payments in 2024, and staff underbudgeted vacation rental licenses, which used to be issued every two years but are now issued annually.
- Capital Fund revenues exceeded budget by 38.28% due to an unanticipated increase in transfer tax revenues and use tax revenues from building materials.
- Open Space revenues also exceeded budget by 64.13% due to the increase in real estate transfer taxes.
- Parks, Recreation and Trails experienced a slight increase in revenues due to increases in both sales and use taxes, but the fund ended up over budgeted expenses by 3.31% (\$43,160.21.) The unanticipated overage was attributable to the employee health insurance

benefit. After Town budgeted for staff coverage in the Fall of 2023, three staff members changed their coverage from employee only to employee+spouse and two others went from employee+spouse or employee+child to family coverage. This resulted in an unanticipated increase in health insurance benefit cost of \$51,333.65.

- Streets & Alleys Fund experienced an overall 7.6% increase in revenue due primarily to a 33.89% increase over budgeted real property taxes.
- Town issued COPs to fund its Affordable Housing Project in 2024. Economic factors related to building costs influenced the lower than budgeted issuance amount. Vacation rental excise taxes were 19.14% higher than budgeted.
- Transit and Mobility Fund exceeded budgeted revenue due to higher than budgeted local sales tax amount.
- Revenue in the Enterprise Fund came in just under budget primarily because water and sewer fees were lower than anticipated but water tap fees and sewer tap fees came in over budget, as did interest income. Capital project expenses in the Enterprise Fund were higher than budgeted due to timing differences in the wastewater treatment plant upgrade project. In 2023, the Utility Enterprise Fund capital budget came in \$705,250.82 under budget in 2023. In 2024, the Fund came in over budget by a total of \$752,556.10.



Budget Report Prior to 3.17.25 Budget Amendment

Town of Crested Butte, CO

Group Summary

For Fiscal: 2024 Period Ending: 12/31/2024

RevCategory;ExpCategory	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - General Fund				
Revenue				
400 - LOCAL SALES TAX REVENUES	4,182,000.00	4,504,787.94	322,787.94	107.72%
401 - COUNTY SALES TAX REVENUES	650,000.00	646,342.85	(3,657.15)	99.44%
403 - REAL PROPERTY TAX REVENUES	325,000.00	412,919.42	87,919.42	127.05%
407 - OTHER TAX REVENUES	644,967.00	415,774.11	(229,192.89)	64.46%
410 - LICENSE & PERMIT REVENUES	284,750.00	765,006.97	480,256.97	268.66%
420 - OPERATING GRANT REVENUES	275,000.00	125,531.35	(149,468.65)	45.65%
430 - BUILDING SERVICES	125,000.00	182,169.65	57,169.65	145.74%
432 - MARSHAL SERVICES	18,500.00	20,985.85	2,485.85	113.44%
434 - UTILITY SERVICES	250.00	240.00	(10.00)	96.00%
450 - LEASE & RENTAL REVENUES	91,474.00	65,475.90	(25,998.10)	71.58%
453 - INTRAORGANIZATIONAL SUPPORT REVENUE	84,800.00	84,800.00	0.00	100.00%
455 - OTHER REVENUE	28,900.00	97,320.53	68,420.53	336.75%
470 - INTEREST/INVESTMENT REVENUE	240,000.00	346,418.44	106,418.44	144.34%
Revenue Total:	6,950,641.00	7,667,773.01	717,132.01	110.32%
Expense				
500 - SALARIES AND WAGES	3,063,967.00	2,994,415.10	69,551.90	97.73%
510 - EMPLOYEE BENEFITS	1,243,493.00	1,280,282.50	(36,789.50)	102.96%
520 - STAFF DEVELOPMENT	154,573.00	139,001.56	15,571.44	89.93%
530 - REPAIRS AND MAINTENANCE	29,900.00	18,029.51	11,870.49	60.30%
540 - UTILITIES, REFUSE, RECYCLING	107,885.00	74,248.03	33,636.97	68.82%
550 - OUTSOURCED SERVICES	1,401,153.00	1,200,628.68	200,524.32	85.69%
560 - SUPPLIES/COMMODITIES	180,713.00	149,036.41	31,676.59	82.47%
580 - OTHER EXPENSE	792,450.00	755,686.20	36,763.80	95.36%
590 - CAPITAL OUTLAY	3,500.00	5,843.95	(2,343.95)	166.97%
599 - TRANSFERS OUT TO OTHER FUNDS	654,976.00	654,976.00	0.00	100.00%
Expense Total:	7,632,610.00	7,272,147.94	360,462.06	95.28%
Fund: 01 - General Fund Surplus (Deficit):	(681,969.00)	395,625.07	1,077,594.07	-58.01%
Fund: 02 - Capital Fund				
Revenue				
400 - LOCAL SALES TAX REVENUES	231,111.00	756,664.90	525,553.90	327.40%
406 - REAL ESTATE TRANSFER TAX (RETT) REVENUE	750,000.00	1,267,192.79	517,192.79	168.96%
421 - CAPITAL GRANT REVENUES	547,946.00	10,000.00	(537,946.00)	1.82%
440 - PARKS & RECREATION REVENUES	0.00	90.00	90.00	0.00%
450 - LEASE & RENTAL REVENUES	110,000.00	128,370.01	18,370.01	116.70%
455 - OTHER REVENUE	12,000.00	102,830.90	90,830.90	856.92%
470 - INTEREST/INVESTMENT REVENUE	2,500.00	0.00	(2,500.00)	0.00%
480 - PROCEEDS FROM SALE OF ASSETS	0.00	21,407.00	21,407.00	0.00%
Revenue Total:	1,653,557.00	2,286,555.60	632,998.60	138.28%
Expense				
500 - SALARIES AND WAGES	369,251.00	312,087.33	57,163.67	84.52%
510 - EMPLOYEE BENEFITS	112,967.00	132,374.94	(19,407.94)	117.18%
520 - STAFF DEVELOPMENT	7,500.00	3,881.65	3,618.35	51.76%
530 - REPAIRS AND MAINTENANCE	96,000.00	77,554.55	18,445.45	80.79%
540 - UTILITIES, REFUSE, RECYCLING	1,500.00	15.00	1,485.00	1.00%
550 - OUTSOURCED SERVICES	111,300.00	141,944.55	(30,644.55)	127.53%
560 - SUPPLIES/COMMODITIES	29,500.00	20,379.13	9,120.87	69.08%
580 - OTHER EXPENSE	6,000.00	4,151.51	1,848.49	69.19%
590 - CAPITAL OUTLAY	1,947,617.00	480,449.73	1,467,167.27	24.67%
599 - TRANSFERS OUT TO OTHER FUNDS	1,494,310.00	1,494,310.00	0.00	100.00%
Expense Total:	4,175,945.00	2,667,148.39	1,508,796.61	63.87%
Fund: 02 - Capital Fund Surplus (Deficit):	(2,522,388.00)	(380,592.79)	2,141,795.21	15.09%

RevCategory;ExpCategory		Current	Fiscal	Variance	Percent
		Total Budget	Activity	Favorable (Unfavorable)	Used
Fund: 03 - Open Space Fund					
Revenue					
406 - REAL ESTATE TRANSFER TAX (RETT) REVENUE		750,000.00	1,267,192.79	517,192.79	168.96%
420 - OPERATING GRANT REVENUES		0.00	21,210.00	21,210.00	0.00%
421 - CAPITAL GRANT REVENUES		35,000.00	10.00	(34,990.00)	0.03%
Revenue Total:		785,000.00	1,288,412.79	503,412.79	164.13%
Expense					
500 - SALARIES AND WAGES		97,097.00	97,445.95	(348.95)	100.36%
510 - EMPLOYEE BENEFITS		43,077.00	41,995.32	1,081.68	97.49%
560 - SUPPLIES/COMMODITIES		0.00	179.99	(179.99)	0.00%
590 - CAPITAL OUTLAY		2,110,000.00	2,076,522.99	33,477.01	98.41%
Expense Total:		2,250,174.00	2,216,144.25	34,029.75	98.49%
Fund: 03 - Open Space Fund Surplus (Deficit):		(1,465,174.00)	(927,731.46)	537,442.54	63.32%
Fund: 04 - Parks, Recreation and Trails Fund					
Revenue					
400 - LOCAL SALES TAX REVENUES		769,222.00	845,352.97	76,130.97	109.90%
421 - CAPITAL GRANT REVENUES		15,000.00	0.00	(15,000.00)	0.00%
440 - PARKS & RECREATION REVENUES		152,080.00	133,162.78	(18,917.22)	87.56%
499 - TRANSFERS IN FROM OTHER FUNDS		1,520,660.00	1,520,660.00	0.00	100.00%
Revenue Total:		2,456,962.00	2,499,175.75	42,213.75	101.72%
Expense					
500 - SALARIES AND WAGES		645,029.83	625,696.47	19,333.36	97.00%
510 - EMPLOYEE BENEFITS		212,430.91	258,723.89	(46,292.98)	121.79%
520 - STAFF DEVELOPMENT		8,800.00	11,311.23	(2,511.23)	128.54%
530 - REPAIRS AND MAINTENANCE		93,970.00	108,628.90	(14,658.90)	115.60%
540 - UTILITIES, REFUSE, RECYCLING		26,300.00	30,753.56	(4,453.56)	116.93%
550 - OUTSOURCED SERVICES		141,000.00	140,500.55	499.45	99.65%
560 - SUPPLIES/COMMODITIES		89,700.00	97,874.47	(8,174.47)	109.11%
580 - OTHER EXPENSE		86,350.00	74,251.88	12,098.12	85.99%
590 - CAPITAL OUTLAY		0.00	(1,000.00)	1,000.00	0.00%
Expense Total:		1,303,580.74	1,346,740.95	(43,160.21)	103.31%
Fund: 04 - Parks, Recreation and Trails Fund Surplus (Deficit):		1,153,381.26	1,152,434.80	(946.46)	99.92%
Fund: 05 - Conservation Trust Fund					
Revenue					
423 - SHARED GOVERNMENT REVENUES		15,000.00	15,123.29	123.29	100.82%
470 - INTEREST/INVESTMENT REVENUE		1,000.00	1,607.15	607.15	160.72%
Revenue Total:		16,000.00	16,730.44	730.44	104.57%
Fund: 05 - Conservation Trust Fund Total:		16,000.00	16,730.44	730.44	104.57%
Fund: 06 - Street and Alley Fund					
Revenue					
403 - REAL PROPERTY TAX REVENUES		1,060,000.00	1,419,204.21	359,204.21	133.89%
420 - OPERATING GRANT REVENUES		0.00	5,476.42	5,476.42	0.00%
423 - SHARED GOVERNMENT REVENUES		58,965.00	57,155.38	(1,809.62)	96.93%
454 - PAYMENTS IN LIEU		15,000.00	28,932.00	13,932.00	192.88%
455 - OTHER REVENUE		275,100.00	6,019.04	(269,080.96)	2.19%
Revenue Total:		1,409,065.00	1,516,787.05	107,722.05	107.64%
Expense					
500 - SALARIES AND WAGES		334,469.00	253,819.73	80,649.27	75.89%
510 - EMPLOYEE BENEFITS		193,194.00	95,338.00	97,856.00	49.35%
530 - REPAIRS AND MAINTENANCE		181,000.00	113,326.34	67,673.66	62.61%
550 - OUTSOURCED SERVICES		90,000.00	400,942.02	(310,942.02)	445.49%
560 - SUPPLIES/COMMODITIES		66,000.00	59,075.16	6,924.84	89.51%
580 - OTHER EXPENSE		162,000.00	112,895.93	49,104.07	69.69%
590 - CAPITAL OUTLAY		2,100,000.00	1,772,415.52	327,584.48	84.40%
Expense Total:		3,126,663.00	2,807,812.70	318,850.30	89.80%
Fund: 06 - Street and Alley Fund Surplus (Deficit):		(1,717,598.00)	(1,291,025.65)	426,572.35	75.16%

RevCategory;ExpCategory		Current	Fiscal	Variance	Percent
		Total Budget	Activity	Favorable (Unfavorable)	Used
Fund: 07 - Affordable Housing Fund					
Revenue					
405 - VACATION RENTAL EXCISE TAX REVENUE		675,000.00	804,212.83	129,212.83	119.14%
421 - CAPITAL GRANT REVENUES		773,389.00	148,850.00	(624,539.00)	19.25%
450 - LEASE & RENTAL REVENUES		197,000.00	151,855.82	(45,144.18)	77.08%
454 - PAYMENTS IN LIEU		70,000.00	82,937.00	12,937.00	118.48%
470 - INTEREST/INVESTMENT REVENUE		0.00	175,664.74	175,664.74	0.00%
490- PROCEEDS FROM DEBT FINANCING		10,124,087.00	8,488,370.62	(1,635,716.38)	83.84%
499 - TRANSFERS IN FROM OTHER FUNDS		370,404.00	370,404.00	0.00	100.00%
Revenue Total:		12,209,880.00	10,222,295.01	(1,987,584.99)	83.72%
Expense					
500 - SALARIES AND WAGES		117,653.00	117,437.61	215.39	99.82%
510 - EMPLOYEE BENEFITS		27,426.00	43,721.62	(16,295.62)	159.42%
520 - STAFF DEVELOPMENT		3,000.00	1,812.28	1,187.72	60.41%
530 - REPAIRS AND MAINTENANCE		35,000.00	24,586.89	10,413.11	70.25%
540 - UTILITIES, REFUSE, RECYCLING		26,000.00	16,842.57	9,157.43	64.78%
550 - OUTSOURCED SERVICES		131,250.00	123,198.93	8,051.07	93.87%
570 - DEBT SERVICE EXPENSE		595,125.00	0.00	595,125.00	0.00%
580 - OTHER EXPENSE		145,233.00	71,344.41	73,888.59	49.12%
590 - CAPITAL OUTLAY		4,981,573.00	5,332,554.85	(350,981.85)	107.05%
Expense Total:		6,062,260.00	5,731,499.16	330,760.84	94.54%
Fund: 07 - Affordable Housing Fund Surplus (Deficit):		6,147,620.00	4,490,795.85	(1,656,824.15)	73.05%
Fund: 08 - Transit and Mobility Fund					
Revenue					
400 - LOCAL SALES TAX REVENUES		1,394,000.00	1,501,595.98	107,595.98	107.72%
423 - SHARED GOVERNMENT REVENUES		250.00	423.60	173.60	169.44%
432 - MARSHAL SERVICES		80,800.00	66,160.09	(14,639.91)	81.88%
499 - TRANSFERS IN FROM OTHER FUNDS		258,222.00	258,222.00	0.00	100.00%
Revenue Total:		1,733,272.00	1,826,401.67	93,129.67	105.37%
Expense					
550 - OUTSOURCED SERVICES		1,540,418.00	1,510,983.84	29,434.16	98.09%
590 - CAPITAL OUTLAY		50,000.00	42,377.52	7,622.48	84.76%
Expense Total:		1,590,418.00	1,553,361.36	37,056.64	97.67%
Fund: 08 - Transit and Mobility Fund Surplus (Deficit):		142,854.00	273,040.31	130,186.31	191.13%
Fund: 09 - Utility Enterprise Fund					
Revenue					
420 - OPERATING GRANT REVENUES		199,499.00	178,515.53	(20,983.47)	89.48%
434 - UTILITY SERVICES		4,072,870.00	4,771,698.07	698,828.07	117.16%
455 - OTHER REVENUE		4,475.00	7,904.42	3,429.42	176.64%
460 - REIMBURSEMENT/REFUND REVENUE		3,369,066.00	186,868.00	(3,182,198.00)	5.55%
470 - INTEREST/INVESTMENT REVENUE		480,000.00	511,958.16	31,958.16	106.66%
490- PROCEEDS FROM DEBT FINANCING		4,147,353.00	5,971,756.75	1,824,403.75	143.99%
Revenue Total:		12,273,263.00	11,628,700.93	(644,562.07)	94.75%
Expense					
500 - SALARIES AND WAGES		760,487.00	714,930.83	45,556.17	94.01%
510 - EMPLOYEE BENEFITS		262,147.00	291,381.97	(29,234.97)	111.15%
520 - STAFF DEVELOPMENT		18,000.00	12,961.38	5,038.62	72.01%
530 - REPAIRS AND MAINTENANCE		100,500.00	93,761.50	6,738.50	93.30%
540 - UTILITIES, REFUSE, RECYCLING		151,200.00	163,396.22	(12,196.22)	108.07%
550 - OUTSOURCED SERVICES		540,659.00	536,907.88	3,751.12	99.31%
560 - SUPPLIES/COMMODITIES		125,400.00	116,896.16	8,503.84	93.22%
570 - DEBT SERVICE EXPENSE		978,293.00	978,293.58	(0.58)	100.00%
580 - OTHER EXPENSE		250,300.00	262,269.11	(11,969.11)	104.78%
590 - CAPITAL OUTLAY		5,671,993.00	5,940,746.47	(268,753.47)	104.74%
Expense Total:		8,858,979.00	9,111,545.10	(252,566.10)	102.85%
Fund: 09 - Utility Enterprise Fund Surplus (Deficit):		3,414,284.00	2,517,155.83	(897,128.17)	73.72%
Report Surplus (Deficit):		4,487,010.26	6,246,432.40	1,759,422.14	139.21%

Group Summary

Account Type	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 01 - General Fund				
Revenue	6,950,641.00	7,667,773.01	717,132.01	110.32%
Expense	7,632,610.00	7,272,147.94	360,462.06	95.28%
Fund: 01 - General Fund Surplus (Deficit):	(681,969.00)	395,625.07	1,077,594.07	-58.01%
Fund: 02 - Capital Fund				
Revenue	1,653,557.00	2,286,555.60	632,998.60	138.28%
Expense	4,175,945.00	2,667,148.39	1,508,796.61	63.87%
Fund: 02 - Capital Fund Surplus (Deficit):	(2,522,388.00)	(380,592.79)	2,141,795.21	15.09%
Fund: 03 - Open Space Fund				
Revenue	785,000.00	1,288,412.79	503,412.79	164.13%
Expense	2,250,174.00	2,216,144.25	34,029.75	98.49%
Fund: 03 - Open Space Fund Surplus (Deficit):	(1,465,174.00)	(927,731.46)	537,442.54	63.32%
Fund: 04 - Parks, Recreation and Trails Fund				
Revenue	2,456,962.00	2,499,175.75	42,213.75	101.72%
Expense	1,303,580.74	1,346,740.95	(43,160.21)	103.31%
Fund: 04 - Parks, Recreation and Trails Fund Surplus (Deficit):	1,153,381.26	1,152,434.80	(946.46)	99.92%
Fund: 05 - Conservation Trust Fund				
Revenue	16,000.00	16,730.44	730.44	104.57%
Fund: 05 - Conservation Trust Fund Total:	16,000.00	16,730.44	730.44	104.57%
Fund: 06 - Street and Alley Fund				
Revenue	1,409,065.00	1,516,787.05	107,722.05	262.64%
Expense	3,126,663.00	2,807,812.70	318,850.30	89.80%
Fund: 06 - Street and Alley Fund Surplus (Deficit):	(1,717,598.00)	(1,291,025.65)	426,572.35	75.16%
Fund: 07 - Affordable Housing Fund				
Revenue	12,209,880.00	10,222,295.01	(1,987,584.99)	83.72%
Expense	6,062,260.00	5,731,499.16	330,760.84	94.54%
Fund: 07 - Affordable Housing Fund Surplus (Deficit):	6,147,620.00	4,490,795.85	(1,656,824.15)	73.05%
Fund: 08 - Transit and Mobility Fund				
Revenue	1,733,272.00	1,826,401.67	93,129.67	105.37%
Expense	1,590,418.00	1,553,361.36	37,056.64	97.67%
Fund: 08 - Transit and Mobility Fund Surplus (Deficit):	142,854.00	273,040.31	130,186.31	191.13%
Fund: 09 - Utility Enterprise Fund				
Revenue	12,273,263.00	11,628,700.93	(644,562.07)	94.75%
Expense	8,858,979.00	9,111,545.10	(252,566.10)	102.85%
Fund: 09 - Utility Enterprise Fund Surplus (Deficit):	3,414,284.00	2,517,155.83	(897,128.17)	73.72%
Report Surplus (Deficit):	4,487,010.26	6,246,432.40	1,759,422.14	139.21%



Staff Report

March 17, 2025

To: Mayor and Town Council

Prepared By: Astrid Matison, Chief Building Official and Troy Russ, Special Projects

Thru: Mel Yemma, Interim Community Development Director

Subject: Ordinance 2, Series 2025, An Ordinance of the Crested Butte Town Council Amending the Crested Butte Municipal Code adding Chapter 18, Article 5.5 and Adopting by Reference the Colorado Model Electric Ready and Solar Ready Code, and Amending Sections of Chapter 18 to make Consistent with the Colorado Model Electric Ready and Solar Ready Code

Summary:

The Crested Butte Town Council is being asked to review and approve Ordinance 2, Series 2025. The proposed ordinance amends Chapter 18 (Building Regulations) of the Crested Butte Municipal Code (the Code) to adopt by reference the State of Colorado's Model Electric and Solar Ready Code.

The State's Model Electric and Solar Ready Code emerged from House Bill (HB) 22-1362, which Governor Polis signed June 2, 2022. The House Bill requires local municipalities to adopt the Model Electric Ready and Solar Ready Code and includes a few electric vehicle (EV) ready and solar ready requirements above the Town's currently adopted EV and solar ready requirements. Since the first reading, staff found an additional adjustment regarding the electric ready provisions of requiring commercial cooking equipment in new construction to be electric ready, where previously under the Town's code, they were exempted from being all electric.

Previous Council Action:

The Town's last updates to its Building Regulations occurred in July of 2023 when the Town Council adopted by reference the State's Plumbing and Fuel and Gas Codes. Prior to that, the Town Council adopted the ICC's family of Building Codes with above-code provisions to advance Crested Butte's climate action plan in August of 2022.

Background:

The Crested Butte Town Council regularly amends the Town's Municipal Code to adopt updates to the International Code Council's (ICC) family of building codes and the State of Colorado's adoption of their Electrical, Plumbing, and Fuel and Gas Codes.

While Crested Butte is a Home Rule Municipality, the Town utilizes the State of Colorado's Department of Regulatory Agencies (DORA), Division of Professional and Occupations, to provide plumbing (including the fuel gas code), and electrical inspection services on behalf of the Town of Crested Butte.

In August 2022, the Town Council adopted the ICC's family of Building Codes with above-code provisions to advance Crested Butte's climate action plan. The above-code requirements adopted in 2022 include:

- **Commercial Buildings**
 - All electric construction (commercial kitchen's exempted).
 - Level 3 remodels required to be electric ready
 - Electric vehicle chargers and ready spaces, based on parking spaces generated
 - *Buildings less than 5,000 square ft*: Solar ready requirement
 - *Buildings more than 5,000 square ft*: Solar installation requirement
 - Additional specific provisions of the International Green Construction Code (IgCC)
- **Residential Buildings**
 - All electric construction
 - Level 3 remodels required to be electric ready
 - Electric vehicle ready charging requirements of one per dwelling unit
 - Department of Energy Zero Energy Ready Home (ZERH) Certification, which includes solar ready requirements
 - Level 3 remodels are **not** required to meet ZERH nor be solar ready

Discussion:

The State of Colorado's Model Electric and Solar Ready Code before Town Council requires some EV and Solar Ready requirements above what the Town adopted in 2022.

The proposed Ordinance incorporates the Colorado Model Code while maintaining the elements where the Town Code is more restrictive, which include:

- ADDITION SINCE FIRST READING: New commercial kitchen equipment shall be electric ready
- All residential remodels (Level 3) shall be solar ready
 - *The Town Code does not require Level 3 residential remodels to be solar ready.*
- New Commercial and multi-family buildings shall follow the State's more intensive EV parking requirements, as described in the following table. (No exceptions for affordable housing projects)

Building Type / Space Type	EVSE Installed Space	EV Ready Space	EV Capable Space	EV Capable Light Space
All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces.	State Code: 0 spaces Town Code: For when 2 or more spaces are required, 1 charger (Level II) shall be provided For when 5 or more spaces are required, 1 DC fast charger (25kW) shall be provided	State Code: 2 spaces Town Code: For when 2 or more parking spaces are required 10% of all parking spaces (rounded up) shall be provided	State Code: 0 spaces Town Code: 0 spaces	State Code: 0 spaces Town Code: Does not reference EV Capable Light Space
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	State Code: 2% of Spaces Town Code: For when 2 or more spaces are required, 1 charger (Level II) shall be provided For when 5 or more spaces are required, 1 DC fast charger (25kW) shall be provided	State Code: 8% of Spaces Town Code: For when 2 or more parking spaces are required, 10% of all parking spaces (rounded up) shall be provided	State Code: 10% of Spaces Town Code: 0 spaces	State Code: 10% of Spaces Town Code: Does not reference EV Capable Light Space
R-2 occupancies with 10 or less parking spaces	State Code: 0 spaces Town Code: For when 2 or more spaces are required, 1 charger (Level II) shall be provided For when 5 or more spaces are required, 1 DC fast charger (25kW) shall be provided	State Code: 15% of Spaces Town Code: For when 2 or more parking spaces are required, 10% of all parking spaces (rounded up) shall be provided	State Code: 10% of Spaces Town Code: 0 spaces	10% of Spaces State Code: Town Code: Does not reference EV Capable Light Space
R-2 occupancies with greater than 10 parking spaces.	State Code: 5% of Spaces Town Code: For when 2 or more parking spaces are required, 10% (rounded up) shall be provided. For when 5 or more spaces are required, 1 space DC fast charger (25kW) shall be provided	State Code: 15% of Spaces Town Code: For when 2 or more parking spaces are required, 10% of all parking spaces (rounded up) shall be provided	State Code: 10% of Spaces Town Code: 0 Spaces	State Code: 30% of Spaces Town Code: Does not reference EV Capable Light Space

Explanatory Note: Section CV502.2 defines the requirements for an EV capable light space, which is a new space type introduced in this code. EV capable light spaces require only conduit to be run and dedicated physical space for future electrical service equipment to be provided. Unlike the requirements for EV capable

spaces, EV capable light spaces do not require a building to provide sufficient electrical panel space or actual electric service capacity for future EV charging.

As a Home Rule Municipality, Town Council can adopt standards that are stricter than the State, but not less. Note, the many of the Town's Building Regulations, including the all-electric requirement, are more restrictive than the Colorado Model Code.

Climate Impact:

HB 22-1362 and the Colorado Model Electric and Solar Ready Code aims to reduce greenhouse gas emissions Statewide by mandating making new buildings and major renovations more energy efficient, leading to lower carbon footprints through reduced energy consumption from electricity and fossil fuels used for heating and cooling.

The Bill incentivizes the adoption of electric vehicles and solar power by making new constructions "EV ready" and "solar ready." Some features of the Bill present higher standards than what Crested Butte requires (as presented above) and will accelerate the reduction of greenhouse gas emissions through reduced fossil fuel consumption. Specific environmental benefits of the Model Codes above the Crested Butte Code include:

- **Increased renewable energy adoption:** The required "solar ready" provisions encourage the installation of rooftop solar panels on all new residential buildings by ensuring necessary infrastructure is already in place.
- **Electrification of transportation:** By preparing buildings for electric vehicle charging stations, the bill accelerates the transition to electric vehicles.

Financial Impact:

EV and Solar Ready requirements will marginally increase the construction costs for future Town-owned properties.

Legal Review:

Legal counsel reviewed and improved staff's first draft of Ordinance 2, Series 2025 to ensure consistency with HB 22-1362 and the Colorado Model Electric and Solar Ready Code.

Recommendation:

To set the public hearing for Ordinance 2, Series 2025 for March 17, 2025.

Proposed Motion:

A Council member should make a motion to ***“approve Ordinance 2, Series 2025”*** followed by a second and roll call vote.

Attachments:

- 1) Ordinance 2, Series 2025
- 2) Exhibit A – Ordinance 2

**ORDINANCE NO. 2
SERIES 2025**

AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL AMENDING THE CRESTED BUTTE MUNICIPAL CODE ADDING CHAPTER 18, ARTICLE 5.5 ADOPTING BY REFERENCE THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE, AND AMENDING SECTIONS OF CHAPTER 18 TO MAKE CONSISTENT WITH THE COLORADO MODEL ELECTRIC READY AND SOLAR READY CODE

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

WHEREAS, pursuant to Article XX of the Colorado Constitution, as implemented through the Town of Crested Butte Charter, and Title 31, Article 23, and Title 20, Article 29, C.R.S., the Town has the authority to enact and enforce building construction regulations; and

WHEREAS, under Section 4.14 of the Town of Crested Butte Charter, the Town may adopt by reference standard codes, promulgated by the Federal Government, the State of Colorado, or by any agency of either of them, or by any political subdivision within the State of Colorado, or by recognized trade or professional organizations, or amendments or revisions thereof; and

WHEREAS, the Colorado Model Electric Ready and Solar Ready Code regulates the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems; and

WHEREAS, the Town seeks to maintain its code regulations consistent with the most recent Colorado Model Electric Ready and Solar Ready Code; and

WHEREAS, the Town wishes to add Article 5.5 to Chapter 18 of the Crested Butte Municipal Code (the "Code"), thereby adopting by reference the Colorado Model Electric Ready and Solar Ready Code;

WHEREAS, the Town Council finds that the below amendments are in the best interests of the health, safety and general welfare of the Town.

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

Section 1. **Chapter 18 – Adoption by Reference.** Chapter 18 is hereby amended with the addition of Article 5.5, thereby adopting by reference the Colorado Model Electric Ready and Solar Ready Code with amendments, as set forth in **Exhibit A**.

Section 2. **Sections of Chapter 18 – Amended.** Sections of Chapter 18 are hereby amended with double underlined additions and ~~strike-through~~ deletions as set forth in **Exhibit A**.

Section 3. **Codification.** Upon the effective date of this ordinance, the codifier is hereby authorized to renumber the Code in conformance with these amendments.

INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS ____ DAY OF _____ 2025.

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

TOWN OF CRESTED BUTTE, COLORADO

ATTEST:

By: _____
Ian Billick, Mayor

Lynelle Stanford, Town Clerk

CHAPTER 18

ARTICLE 1 Building Code

* * * *

Sec. 18-1-20. ~~Copy on file.~~ Reserved.

~~At least one (1) copy of the International Building Code, certified to be a true copy, is on file in the Building Department office and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.~~

Sec. 18-1-30. Amendments.

* * * *

- (2) IBC Section 202 is amended by inserting or amending the following definitions within the alphabetical order of the existing definitions as follows:

Crawlspace. Any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above.

All Electric Building. A new building that contains no combustion equipment or plumbing for combustion equipment serving space heating (with the exception of solid fuel-burning devices that meet requirements in Article 8 of this Chapter), water heating (including pools and spas), cooking appliances (including barbeques ~~but excluding Commercial Food Heat-processing Equipment~~), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

Combustion Equipment. Any equipment or appliance used for space heating, service water heating, cooking, clothes drying and/or lighting that uses fuel gas or fuel oil.

Commercial Food Heat-processing Equipment. Equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system.

Direct Current Fast Charger ("DCFC") EVSE. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. Equipment capable of fast charging on a 100A or higher 480VAC three phase branch circuit. AC power is converted into a controlled DC voltage and current within the EVSE that will then directly charge the electric vehicle.

Electric Heating Appliance. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions.

Electric Ready. A building that meets the following construction requirements:

- i. Where a gas heating system is installed provide a dedicated electric circuit, panel space and location for condensate drainage.

- ii. Where a gas water heating system is installed provide a dedicated electric circuit, panel space, location for condensate drainage.
- iii. Where a gas cooking stove is installed, a dedicated circuit and panel space for electric appliance replacement is provided.
- iv. Where a gas dryer is installed, a dedicated circuit and panel space for electric appliance replacement is provided.

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Electric Vehicle Capable Light Space (EV Capable Light Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of electric vehicle charging installation and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

Electric Vehicle Capable Space (EV Capable Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of electric vehicle charging.

Electric Vehicle Ready Space (EV Ready Space). As Defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle, and circuit overprotection devices installed to support future implementation of electrical vehicle charging.

Electric Vehicle Supply Equipment (EVSE). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. An electric vehicle charging system or device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid electric vehicle, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

Electric Vehicle Supply Equipment Installed Space (EVSE Installed Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A vehicle parking space that is provided with a dedicated EVSE connection.

Fuel Gas. A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

Townhouse. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

(3) IBC Section 1301.1 is amended by adding three new subsubsections to read as follows:

1301.1.2. - All Electric Buildings. All new commercial buildings shall be All Electric Buildings, with the exemption of Commercial Food Heat-processing Equipment. Commercial Food Heat-processing Equipment shall be Electric Ready.

1301.1.3. - - Commercial Electric Vehicle Ready. Where parking spaces are provided (in new commercial buildings, and Level 3 Alteration remodels including additions), the parking spaces shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready code Section CV502, and additionally, commercial buildings and accessory structures with two or more parking spaces shall provide one Level II EVSE parking space and one DC Fast Charger shall be provided for 5 or more required parking spaces ~~EV Parking. Commercial buildings and accessory structures with two or more parking spaces shall provide one Level II EVSE. Additionally, ten percent (10%) of total required parking spaces (rounded up) shall be Electric Vehicle Ready Spaces, and one DC Fast Charger (25 kW) shall be provided for 5 or more required parking spaces.~~

1301.1.4. - Solar Ready Commercial Building. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A solar-ready zone shall be provided on the roof(s) of all new commercial buildings. Level 3 Alteration remodels and additions shall meet Sections CS401 through CS402.7 of the Colorado Model Electric Ready and Solar Ready Code.~~Solar Requirements.~~

C401.2.3.3.1 - ~~Buildings that are less than 5,000 square feet. A new commercial building that is less than 5,000 square feet shall be a Solar Ready Commercial Building as defined. Buildings that are less than 5,000 square feet. A commercial building that is less than 5,000 square feet shall install Solar Ready Components.~~

C401.2.3.3.2 - Commercial Buildings that are 5,000 square feet or larger. A new commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per Town Code. Buildings that are 5,000 square feet or larger. A commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per Section 18-1.5-30(5). Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting a building permit application.

(4) IBC Section 1805.3 is amended to read as follows:

1805.3 - Waterproofing. All basement construction shall adhere to Section 18-16-10 of the Crested Butte Municipal Code for basement waterproofing.

(5) Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting permit application.

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ARTICLE 1.5 International Green Construction Code

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Sec. 18-1.5-20 Reserved. Copy on file.

At least one (1) copy of the International Green Construction Code certified to be a true copy, is on file in the Building Department office and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-1.5-30 Selected sections to be adopted by reference and amendments thereto.

The following selected sections of the Green Construction Code are hereby adopted in their entirety and amended as follows:

* * * *

(6) The following sections of the IgCC Chapter 7 "Energy Efficiency" shall be adopted in their entirety: Section 701.3.2 (On-site renewable energy systems) for new buildings that are 5,000 square feet or larger, and Section 701.4.3.8 (Kitchen exhaust systems) for new commercial exhaust systems. The following sections of IgCC Chapter 7 "Energy Efficiency" shall be adopted in

their entirety: Section 701.3.2 (On-site renewable energy systems) and Section 701.4.3.8 (Kitchen exhaust systems).

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ARTICLE 2 Residential Code

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Sec. 18-2-10. Reserved Copy on file.

At least one (1) copy of the International Residential Code, certified to be a true copy, is on file in the Building Department office and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-2-20. Amendments.

The code adoption herein is modified by the following amendments:

* * * *

- (2) IRC Section R202 is amended by inserting or amending the following definitions within the alphabetical order of the existing definitions as follows:

All Electric Building. A new building that contains no combustion equipment or plumbing for combustion equipment serving space heating (with the exception of solid fuel-burning devices that meet requirements in Article 8 of this Chapter), water heating (including pools and spas), cooking appliances (including barbeques ~~but excluding Commercial Food Heat-processing Equipment~~), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

Combustion Equipment. Any equipment or appliance used for space heating, service water heating, cooking, clothes drying and/or lighting that uses fuel gas or fuel oil.

Commercial Food Heat-processing Equipment. Equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system.

Crawl Space. Any space below the first floor of a building with a height of 60 inches or less, measured from the ground level at any point within the perimeter to the bottom of the floor joist directly above.

Electric Heating Appliance. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions.

Fuel Gas. A gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

Solar Ready Residential Building. A solar-ready zone shall be provided on the roof(s) of all new residential buildings and Level 3 Alteration remodels and additions per the Colorado Model Electric Ready and Solar

~~Ready Code Sections RS402.1 through RS402.8 and Sections RS410 through RS410.2. Townhouse. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.~~

Townhouse. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof and with open space on at least two sides.

* * * *

(4) IRC Section R303.3 is amended to read as follows:

R303.3 - Bathrooms. Bathrooms, water closet compartments and other similar rooms shall be provided with mechanical ventilation with minimum ventilation rates of 50 cfm for intermittent ventilation and 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside of the building.

* * * *

(14) IRC Section N1101.13 is amended by adding a new subsection to read as follows:

N1101.13.6. Residential Electric Requirements.

N1101.13.6.1 - All Electric. ~~Residential.~~ All new residential buildings shall be All Electric Buildings.

N1101.13.6.2 - EV Parking. All new residential buildings, ~~or garages, and exterior parking spaces~~ shall provide one Electric Vehicle Ready Space ~~per for each dwelling unit~~ per the Colorado Model Electric Ready and Solar Ready Code Sections RV501 through RV501.3.

N1101.13.6.3 - Zero Energy Ready Home. All new heated buildings shall become qualified as a Department of Energy Zero Energy Ready Home (as amended by the Department of Energy) by meeting the national program requirements specified in the program, becoming verified and field-tested in accordance with HERS standards by an approved verifier, and meeting all applicable codes. Residential construction may meet the requirements of either the performance path or the prescriptive path to qualify.

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ARTICLE 2.5 Existing Building Code

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Sec. 18-2.5-20. ~~Copy on file~~ Reserved.

~~At least one (1) copy of the International Existing Building Code certified to be a true copy, has been and is now on file in the Building Department office and may be inspected by any interested person between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.~~

Sec. 18-2.5-30. Amendments.

The code adoption herein is modified by the following amendments:

- (1) IEBC Section 202 is amended by inserting or amending the following definitions within the alphabetical order of the existing definitions as follows:

Building Area. The area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

DC Fast Charger ("DCFC") EVSE. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. Equipment capable of fast charging on a 100A or higher 480VAC three phase branch circuit. AC power is converted into a controlled DC voltage and current within the EVSE that will then directly charge the electric vehicle. EVSE that provides at least 50 kilowatts of direct current electrical power for charging a plug-in electric vehicle through a connector based on fast charging equipment standards and which is approved for installation for that purpose under the National Electric Code through an Underwriters Laboratories Certification or an equivalent certifying organization.

Electric Ready. A building that meets the following construction requirements:

- i. Where a gas heating system is installed provide a dedicated electric circuit, panel space and location for condensate drainage.
- ii. Where a gas water heating system is installed provide a dedicated electric circuit, panel space, location for condensate drainage.
- iii. Where a gas cooking stove is installed, a dedicated circuit and panel space for electric appliance replacement is provided.
- iv. Where a gas dryer is installed, a dedicated circuit and panel space for electric appliance replacement is provided.

Electric Vehicle Capable Light Space (EV Capable Light Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of electric vehicle charging installation and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

Electric Vehicle Capable Space (EV Capable Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of electric vehicle charging.

Electric Vehicle Supply Equipment (EVSE). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. An electric vehicle charging system or device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid electric vehicle, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level. The conductors—including the ungrounded, grounded, and equipment grounding conductors—and the electric vehicle connectors, attachment plugs,

and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

Electric Vehicle Supply Equipment Installed Space (EVSE Installed Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A vehicle parking space that is provided with a dedicated EVSE connection.

Electric Vehicle (EV) Ready Space. As Defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle, and circuit overprotection devices installed to support future implementation of electrical vehicle charging. Parking spaces that have full circuit installations of 208/240-volt (or greater), 40-ampere (or greater) panel capacity, raceway wiring, receptacle and circuit overprotection devices. This strategy provides all required electrical hardware for the future installation of EV Supply Equipment (EVSE). Anticipating the use of dual head EVSE, the same circuit may be used to support charging in adjacent EV Ready spaces.

Home Energy Assessment. An assessment includes a home visit by a building performance institute (BPI) certified energy analyst that results in a report that analyzes the current condition and energy usage of a home and provides a list of recommended improvements.

Level II EVSE. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space and dedicated EVSE capable of charging at 40 amperes or higher at 208 or 240VAC. ~~As EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC.~~

Solar Ready Commercial Building. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A solar-ready zone shall be provided on the roof(s) of all new commercial buildings. Level 3 Alteration remodels and additions shall meet Sections CS401 through CS402.7. ~~*Solar Ready Components.* Building construction components that facilitate and optimize the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed, including installation of electrical conduit from electrical panel space to the solar panel roof area.~~

Solar Ready Residential Building. A solar-ready zone shall be provided on the roof(s) of all new residential buildings and Level 3 Alteration remodels and additions per the Colorado Model Electric Ready and Solar Ready Code Sections RS402.1 through RS402.8 and Sections RS410 through RS410.2.

Work Area. That portion or portions of the building consisting of reconfigured and altered spaces as indicated on the construction documents as measured from the inside face of the building envelope.

(2) IBC Section 907 is deleted in its entirety and replaced with a new section to read as follows:

907 ENERGY CONSERVATION

907.1 - Minimum requirements. Except as specified in this section, Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code or International Residential Code as they relate to new construction only.

907.2 - Electric Ready. Existing buildings undergoing Level 3 alterations shall be Electric Ready.

907.3 - Commercial Level 3 Alterations.

907.3.1 - ~~Level 3 Alterations that are less than 5,000 square feet shall meet Solar Ready Commercial Building as defined. Level 3 alterations that are less than 5,000 square feet. A Level 3 alteration of commercial buildings that is less than 5,000 square feet shall install Solar Ready Components.~~

907.3.2 - Level 3 Alterations that are 5,000 square feet or larger. A new commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per Sec. 18-1-30(5). Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting permit application. A Level 3 alteration of a commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per Sec. 18-1-5-30(5) of the Town Code. Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting a building permit application.

907.3.3 - Commercial EV Parking. Where parking spaces are provided for Level 3 Alteration remodels including additions, the parking spaces shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready code Section CV502, and additionally, commercial buildings and accessory structures with two or more parking spaces shall provide one Level II EVSE parking space and one DC Fast Charger shall be provided for 5 or more required parking spaces. EV Parking. All commercial Level 3 alterations of buildings with two or more parking spaces shall provide one Level II EVSE. Additionally, ten percent (10%) of total required parking spaces (rounded up) shall be Electric Vehicle Ready Space(s).

907.4 - Residential Level 3 Alterations.

907.4.1 - Home Energy Assessment. Existing buildings undergoing Level 3 alterations shall obtain a Home Energy Assessment prior to issuance of a building permit.

907.4.2 - Residential EV Ready Parking. All existing residential buildings undergoing a Level 3 Alteration and or addition, shall provide one Electric Vehicle Ready space for each dwelling unit per the Colorado Model Electric Ready and Solar Ready Code Sections RV501 through RV501.3. Residential EV Ready Parking. Existing buildings or garages undergoing Level 3 alterations shall provide one Electric Vehicle Ready Space per dwelling unit.

907.5 Historic buildings with Level 3 Alterations. Level 3 alterations of Historic Buildings, as defined in Section 16-1-20 of Town Code, shall meet 2021 IECC without damaging the existing historic structure, except that closed cell foam insulation can be used in the ceiling framing cavities only. No closed cell foam shall be used in the wall framing cavities. BOZAR shall review the areas to be disturbed on-site before any work commences and during the construction process as needed. A blower door test conducted after drywall is optional. Energy Standards

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ARTICLE 5.5 Colorado Model Electric Ready and Solar Ready Code

Sec. 18-5.5-10. Adoption.

Pursuant to Section 4.14 of the Town Charter and Title 31, Article 16, Part 2, C.R.S., there is hereby adopted the Colorado Model Electric Ready and Solar Ready Code for the Town, by reference thereto, the Colorado Model Electric Ready and Solar Ready Code published June 1, 2023, by the Colorado Energy Office, 1600 Broadway Suite 1960, Denver, CO 80202, regulating and governing the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems; providing for the issuance of permits and the collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part of, as if fully set out herein.

Sec. 18-5.5-20. Amendments.

The code adopted herein is modified by the following amendments:

- (1) Section 101.1 Title shall read as follows:

This code shall be known as the Electric Ready and Solar Ready Code of the Town of Crested Butte and shall be cited as such. It is referred to herein as "this code".

- (2) Section 101.2 Scope shall read as follows:

This code applies to all new buildings and dwelling units, and the buildings' sites and associated systems and equipment, and Level 3 alterations as defined in the International Existing Building Code (IEBC).

- (3) Section 104.2 Required Inspections shall read as follows:

An approved agency, upon notification, shall make the inspections set forth in Sections 104.2.1 through 104.2.4.

- (4) Section 108.4 Failure to Comply shall read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the Town of Crested Butte.

- (5) Section 202 General Definitions shall be amended by adding the following definitions:

Major Remodel. Alteration Level 3 as defined in the International Existing Building Code (IEBC).

Major Addition. Alteration Level 3 as defined in the International Existing Building Code (IEBC).

* * * *

ARTICLE 9 Energy Standards

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Sec. 18-9-20. Definitions.

For purposes of this Article, the use of a plural form shall not necessarily imply that more than the singular is suggested, condoned or allowed, and the following terms shall have the meanings herein given:

All Electric Building. A new building that contains no combustion equipment or plumbing for combustion equipment serving space heating (with the exception of solid fuel-burning devices that meet requirements in Article 8 of this Chapter), water heating (including pools and spas), cooking appliances (including barbeques ~~but excluding Commercial Food Heat-processing Equipment~~), and clothes drying, within the building or building property lines, and instead uses electric heating appliances for service.

Combustion Equipment. Any equipment or appliance used for space heating, service water heating, cooking, clothes drying and/or lighting that uses fuel gas or fuel oil.

Commercial Food Heat-processing Equipment. Equipment used in a food establishment for heat-processing food or utensils and that produces grease vapors, steam, fumes, smoke, or odors that are required to be removed through a local exhaust ventilation system.

DC Fast Charger ("DCFC"). EVSE. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. Equipment capable of fast charging on a 100A or higher 480VAC three phase branch circuit. AC power is converted into a controlled DC voltage and current within the EVSE that will then directly charge the electric vehicle. that provides at least fifty (50) kilowatts of direct current electrical power for charging a plug-in electric vehicle through a connector based on fast charging equipment standards and which is approved for installation for that purpose under the National Electric Code through an Underwriters Laboratories Certification or an equivalent certifying organization.

Decorative Appliance. A device utilizing natural gas as a fuel designed to appear as a real fireplace and shall be a direct vent appliance with no opening to the interior of the structure.

Electric Heating Appliance. A device that produces heat energy to create a warm environment by the application of electric power to resistance elements, refrigerant compressors, or dissimilar material junctions.

Electric Ready. A building that meets the following construction requirements:

- i. Where a gas heating system is installed provide a dedicated electric circuit, panel space and location for condensate drainage.
- ii. Where a gas water heating system is installed provide a dedicated electric circuit, panel space, location for condensate drainage.
- iii. Where a gas cooking stove is installed, a dedicated circuit and panel space for electric appliance replacement is provided.
- iv. Where a gas dryer is installed, a dedicated circuit and panel space for electric appliance replacement is provided.

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Electric Vehicle Capable Light Space (EV Capable Light Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of electric vehicle charging installation and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

Electric Vehicle Capable Space (EV Capable Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of electric vehicle charging.

Electric Vehicle Supply Equipment (EVSE). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. An electric vehicle charging system or device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid electric vehicle, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level. The conductors—including the ungrounded, grounded, and equipment

grounding conductors—and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

Electric Vehicle Supply Equipment Installed Space (EVSE Installed Space). As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A vehicle parking space that is provided with a dedicated EVSE connection has been made between the electrical grid and the vehicle and is able to communicate with the vehicle's communication system so that electricity flows at an appropriate voltage and current level.

Electric Vehicle (EV) Ready Space. As Defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle, and circuit overprotection devices installed to support future implementation of electrical vehicle charging. Parking spaces that have full circuit installations of 208/240 volt (or greater), 40 ampere (or greater) panel capacity, raceway wiring, receptacle and circuit overprotection devices. This strategy provides all required electrical hardware for the future installation of EV Supply Equipment (EVSE). Anticipating the use of dual head EVSE, the same circuit may be used to support charging in adjacent EV Ready spaces.

Fuel Gas. Gas that is natural, manufactured, liquefied petroleum, or a mixture of these.

Home Energy Assessment. An assessment includes a home visit by a building performance institute (BPI) certified energy analyst that results in a report that analyzes the current condition and energy usage of a home and provides a list of recommended improvements.

Home Energy Rating System (HERS) certificate. A certificate generated by an accredited home energy rating system program provider.

Level II EVSE. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A designated vehicle parking space and dedicated EVSE capable of charging at 40 amperes or higher at 208 or 240VAC. An EVSE capable of charging at 30 amperes or higher at 208 or 240 VAC.

R Value. A term used to describe the thermal transmission of heat through a combination of insulating components in a wall, roof or foundation assembly.

Renovation. To improve or repair a structure and may include preservation and rehabilitation.

Solar Ready Commercial Building. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A solar-ready zone shall be provided on the roof of all new commercial buildings. Level 3 Alteration remodels and additions shall meet Sections CS401 through CS402.7.

Solar Ready Components. Building construction components that facilitate and optimize the installation of a rooftop solar photovoltaic (PV) system at some point after the building has been constructed, including installation of electrical conduit from electrical panel space to the solar panel roof area.

Solar Ready Residential Building. A solar-ready zone shall be provided on the roof of all new residential buildings and Level 3 Alteration remodels and additions per the Colorado Model Electric Ready and Solar Ready Code Sections RS402.1 through RS 402.8 and Sections RS410 through RS410.2.

Sustainable building practices. Building practices that accommodate increased population by means that reduce overall per-capita energy usage.

U Value. The reciprocal of R value. The rate of nonsolar heat flow through a building.

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Sec. 18-9-40. International Energy Conservation Code.

* * * *

(b) Amendments. The code adoption herein is modified by the following amendments:

- (1) Section C102.1.1 is amended to read as follows:

Section C102.1.1 - Above Code Programs. The code official or other authority having jurisdiction shall be permitted to deem a national, state or local energy efficiency program as exceeding the energy efficiency required by this code. Buildings approved in writing by such an energy efficiency program shall be considered to be in compliance with this code. The requirements identified in Table C407.2 shall be met. New commercial buildings are also governed by Article 1.5 (International Green Construction Code) and Article 5.5 (Colorado Model Electric Ready and Solar Ready Code) of Chapter 18 of the Crested Butte Town Code (~~International Green Construction Code~~).

- (2) IECC Section C401.2 is amended to read as follows:

C401.2 -Application. Commercial buildings shall comply with Section C401.2.1 or C401.2.2, and shall comply with C401.2.3. A compliance method other than the Prescriptive Compliance Option in C401.2.1. shall be pre-approved by the building official.

- (3) IECC Section C401.2 is amended by adding a new subsection to read as follows:

C401.2.3. Commercial Electric Requirements.

C401.2.3.1. All Electric. Commercial buildings shall be All Electric Buildings, with the exemption of Commercial Food Heat-processing Equipment. Commercial Food Heat-processing Equipment shall be Electric Ready.

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C401.2.3.2. Commercial EV Parking. Where parking spaces are provided for Level 3 Alteration remodels including additions, the parking spaces shall be provided with electric vehicle power transfer infrastructure in compliance with the Colorado Model Electric Ready and Solar Ready code Section CV502, and additionally, commercial buildings and accessory structures with two or more parking spaces shall provide one Level II EVSE parking space. Additionally, one DC Fast Charger shall be provided for 5 or more required parking spaces. Commercial buildings and accessory structures with two or more parking spaces shall provide one Level II EVSE. Additionally, ten percent (10%) of total required parking spaces (rounded up) shall be Electric Vehicle Ready Spaces, and one DC Fast Charger (25 kW) shall be provided for 5 or more required parking spaces.

C401.2.3.3. Solar Requirements.

Solar Ready Commercial Building. As defined by the Colorado Model Electric Ready and Solar Ready Code Chapter 2. A solar-ready zone shall be provided on the roof(s) of all new commercial buildings. Level 3 Alteration remodels and additions shall meet Sections CS401 through CS402.7.

C401.2.3.3.1 - - Buildings that are less than 5,000 square feet shall meet Solar Ready Commercial Building as defined ~~Buildings that are less than 5,000 square feet. A commercial building that is less than 5,000 square feet shall install Solar Ready Components.~~

C401.2.3.3.2 - - Buildings that are 5,000 square feet or larger. A new commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per Sec. 18-1-30(5). Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting permit application. ~~Buildings that are 5,000 square feet or larger. A commercial building that is 5,000 square feet or larger shall install solar PV panels to roof(s) per~~

~~Sec 18-1.5-30(5). Solar requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting a building permit application.~~

- (4) IECC Chapter 5 [CE] is deleted in its entirety and replaced with a new section to read as follows:

Chapter 5 [CE]. Commercial Existing Buildings. The alteration, repair, addition and change of occupancy of existing buildings and structures shall comply with the requirements of the 2021 International Existing Building Code (IEBC) as amended in Section 18-2.5-30 of the Town Code, Existing Building Code, and the Colorado Model Electric Ready and Solar Ready Code.

- (5) IECC Section R401.2 is amended to read as follows:

R401.2 - Application. Residential buildings shall comply with Sections R401.2.5 and R401.2.6 and either Sections R401.2.1, R401.2.2, R401.2.3 or R401.2.4.

- (6) IECC Section R401.2 is amended to add a new subsection R401.2.6 to read as follows:

R401.2.6. Residential Electric Requirements.

R401.2.6.1. All Electric. Residential buildings shall be All Electric Buildings.

R401.2.6.2. EV Parking. All new residential buildings, ~~or~~ garages, and exterior parking spaces shall provide one Electric Vehicle Ready Space ~~per for each~~ dwelling unit per the Colorado Model Electric Ready and Solar Ready Code Sections RV501 through RV501.3.

R401.2.6.3. - Zero Energy Ready Home. All new heated buildings shall become qualified as a Department of Energy Zero Energy Ready Home (as amended by the Department of Energy) by meeting the national program requirements specified in the program, becoming verified and field-tested in accordance with HERS standards by an approved verifier, and meeting all applicable codes. Residential construction may meet the requirements of either the performance path or the prescriptive path to qualify.

- (7) IECC Section R405.1 is amended to read as follows:

R405.1 - Scope. This section establishes criteria for compliance using total building performance analysis. Such analysis shall include heating, cooling, mechanical ventilation and service water-heating energy only. The utilization of this section shall be specifically approved by the Building Official prior to submittal of design documents.

- (8) IECC Chapter 5 [RE] is deleted in its entirety and replaced with a new section to read as follows:

Chapter 5 [RE]. Residential Existing Buildings. The alteration, repair, addition and change of occupancy of existing buildings and structures shall comply with the requirements of the 2021 International Existing Building Code (IEBC) and the Colorado Model Electric Ready and Solar Ready Code.

Sec. 18-9-50. Minimum efficiency standards for new construction; commercial structures.

Commercial buildings with less than five thousand (5,000) square feet shall install Solar Ready Components per the Colorado Model Electric Ready and Solar Ready Code. Commercial buildings five thousand (5,000) square feet or larger shall install solar PV panels to roof(s) per Section 18-1.5-30(5). Solar installation

requirements shall not exceed any Gunnison County Electric Association net metering limitation in place when submitting a building permit application.

* * * *

Sec. 18-9-80. Building science requirements.

- (a) All new, heated residential structures shall become qualified as a Department of Energy Zero Energy Ready Home (as amended by the Department of Energy) and Section 18-9-30 by meeting the national program requirements specified in the program, becoming verified and field-tested in accordance with HERS standards by an approved verifier, and meeting all applicable codes and Section 18-9-40. Residential construction may meet the requirements of either the performance path or the prescriptive path to qualify.

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ARTICLE 10 – Sanitary Standards and Regulations

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Sec. 18-10-20. Definitions.

For the purpose of this Article, certain words and phrases shall be defined as follows:

Boarding and rooming house means a building other than a hotel or lodge where, for compensation, meals or lodging are provided for five (5), but not more than fifteen (15) persons.

Building means any structure having a roof supported by columns or walls.

Dormitory means a building containing sleeping rooms designed to be rented for short-term occupancy, with adequate sanitary facilities, and which may or may not have cooking facilities as an accessory use.

Dwelling means any building or part thereof designed or used for private residential purposes.

Dwelling unit means any room or group of rooms located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for living and sleeping, and a part of which is exclusively or occasionally appropriated for cooking or eating.

Exit means a continuous and unobstructed means of egress to a public way, and shall include intervening doorways, corridors, ramps, stairways, smoke-proof enclosures, horizontal exits, exit courts and yards.

Floor area means the sum of the areas of the several floors of main and accessory buildings on a lot, as measured by the exterior faces of the walls, and of enclosed porches as measured by the exterior limits thereof, but excluding the areas of unroofed porches or terraces, basements or attics used only for accessory storage or service, and accessory buildings used for garage purposes as defined in Chapter 16, Section 16-1-20.

Garbage means all putrescible animal and vegetable wastes resulting from the handling, preparation, cooking and consumption of food.

Grounds means exterior yard areas or premises.

Guest means any person hiring or occupying a room for living or sleeping purposes.

Guest room means any room used, or intended to be used, by a guest for sleeping purposes.

Habitable room means a room or enclosed floor space used or intended to be used for sleeping, living, cooking or eating purposes, excluding bath or toilet rooms, service rooms, foyers, connecting corridors, closets, storage spaces or utility rooms.

Health Department means the Health Department and the officers and employees of the Town.

Hot water means water at a temperature of not less than one hundred twenty (120) degrees Fahrenheit.

Hotel or lodge means a building containing sleeping rooms designed to be rented for short-term occupancy and which may or may not have eating or drinking facilities as an accessory use.

Kitchen means a room used, or designed to be used, for the preparation of food.

Motel means a building or group of buildings containing individual sleeping or living units designed and used for temporary rental occupancy and with automobile parking space adjacent to or near each rental unit.

Multiple dwelling means any dwelling containing more than one (1) dwelling unit.

Nuisance. The following shall be defined as nuisances:

- a. Any public nuisance known at common law or in equity jurisprudence.
- b. An attractive nuisance known at common law or in equity jurisprudence.
- c. Whatever is dangerous to human life or detrimental to health.
- d. Overcrowding a room with occupants.
- e. Insufficient ventilation, illumination or heating.
- f. Inadequate or unsanitary sewerage or plumbing facilities.
- g. Unsanitary conditions.
- h. Whatever renders air, food or drink unwholesome or detrimental to the health of human beings.

Occupant means any person living, sleeping, cooking in or having possession of a dwelling unit or rooming unit.

Operator means any person who owns or has charge, care or control of a building or part thereof in which dwelling units or rooms are rented.

Public accommodations means any establishment or building, including a rooming house, boarding house, lodging house, hotel, motel or other facility by whatever name known, which maintains, advertises, offers or rents to a guest as a place where sleeping or rooming accommodations are provided, whether with or without meals.

Refuse means all combustible or noncombustible, putrescible or nonputrescible solid or liquid wastes, including garbage, rubbish, ashes and manure.

Rooming unit means any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Sanitary facilities means toilet, privies, lavatories, showers, baths, bathtubs, urinals, laundry tubs and the service rooms provided for installation and use of these units.

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ARTICLE 13 Building Inspector and Building Permits

Sec. 18-13-10. Building permit applications.

- (a) All applications for building permits shall be made on the forms provided by the Town for that purpose, and shall be accompanied by the following:

- (1) The legal description and address of the lot(s) involved.

* * * *

(11) A complete site development plan for the entire proposed building site, drawn to scale and indicating:

- a. All paving, driveways, walkways, parking areas, trash or Dumpster locations and other service structures;
- b. All walls and fences with their location and heights;
- c. Grass or other planted ground cover;
- d. Any trees and shrubbery with a notation as to species and size at the time of planting and a notation as to any mature landscaping proposed to be removed or relocated on the site;
- e. Any exterior lighting; and
- f. Proposed deviation of finish grade from natural grade in excess of one (1) vertical foot.

g. On site plan dimension of all Town Right of Ways that are adjacent to the lot(s) involved.

* * * *



Staff Report

March 17, 2025

To: Mayor and Town Council

Prepared By: Kathy Ridgeway, Finance and Administrative Services Director

Thru: Dara MacDonald

Subject: Resolution No 6, Series, 2025 - 2024 Budget Amendments

Summary: Pursuant to Resolution No. 18, Series 2023, Council adopted the 2024 budget and projected expenditures for the Town. Total expenditures for the Utility Enterprise Fund and the Parks, Recreation and Trails Fund are different from the approved resolution due to unforeseen circumstances. Staff are requesting an amendment to the 2024 budget to accommodate these expenditures.

Background: Resolution No. 3 Series 2025 increasing the 2024 Utility Enterprise budget by \$500,000 was adopted by Council on January 21, 2025. This resolution addressed expenditure overages in the amount of \$482,049 2024 in the Utility Enterprise Fund that were related to the timing of invoices received and paid for the Wastewater Treatment Plant Capital Project. Because the Utility Enterprise Fund capital budget came in \$705,250.82 under budget in 2023, it was over budget in 2024.

Final invoices for the Wastewater Treatment Plant Capital Project were received for 2024 after Council approved Resolution No. 3 Series 2025. Under GAAP, these invoices need to be booked to 2024 instead of 2025. Doing so will put us over budget in 2024 by \$252,566.10. In addition to the Wastewater Treatment Plant Capital Project invoices, the Utility Enterprise Fund also incurred an unanticipated \$25,942 in expenses attributable to Whetstone and CB Fire Protection District consulting services.

Parks, Recreation and Trails fund is also over budget by \$43,160.21. The unanticipated overage was attributable to the employee health insurance benefit. After Town budgeted for staff coverage in the Fall of 2023, three staff members changed their coverage from employee only to employee+spouse and two others went from employee+spouse or employee+child to family coverage. This resulted in an unanticipated increase in health insurance benefit cost of \$51,333.65.

Recommendation: Staff recommend amending the 2024 Utility Enterprise Fund budget from \$8,858,980 to \$9,175,000 and amending the 2024 Parks, Recreation and Trails Fund budget from \$1,303,580.74 to \$1,375,000.

Council Action: A Council member should make a motion to approve Resolution No. 6, Series 2025, followed by a second and roll call vote.

**RESOLUTION NO. 6
SERIES 2025**

**A RESOLUTION OF THE CRESTED BUTTE
TOWN COUNCIL ADOPTING CHANGES AND
ADDITIONS TO THE 2024 BUDGET AND
APPROPRIATIONS RELATIVE TO THE
UTILITY ENTERPRISE FUND AND THE
PARKS, RECREATION AND TRAILS FUND.**

WHEREAS, the Town Council, pursuant to Resolution No. 18, Series 2023, adopted the budget and projected expenditures for the Town for 2024, and

WHEREAS the expenditures for the Utility Enterprise Fund for the fiscal year 2024, January 1 through December 31, are, due to unforeseen circumstances, different than approved pursuant to Resolution No. 18, Series 2023, and

WHEREAS the modifications could not have been reasonably foreseen at the time of adoption of Resolution No. 18, Series 2023,

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

The appropriation for expenditures from the following funds are increased as set forth below:

Utility Enterprise Fund from \$8,858,980 to \$9,175,000 and

Parks Recreation and Trails Fund from \$1,303,580.74 to \$1,375,000.

**INTRODUCED, READ AND ADOPTED UPON THIS FIRST READING THIS
17th DAY OF MARCH 2025.**

TOWN OF CRESTED BUTTE, COLORADO

By: _____
Ian Billick, Mayor

ATTEST:

(SEAL)

Lynelle Stanford, Town Clerk



Staff Report
March 17, 2025

To: Mayor and Town Council

Prepared By: Dannah Leeman, Sustainability Coordinator

Subject: **Town Council Adoption of the 2030 Climate Action Plan**

Summary:

The purpose of this agenda item is for Town Council to consider adopting the 2030 Climate Action Plan (CAP) after incorporation of Council feedback received during the Feb. 3, 2025, Town Council meeting. Staff also received additional feedback directly from several members of the Council during follow up and review.

Background:

About the CAP

The 2030 CAP development began in January 2024 and is an effort to reassess town and community emissions levels and set new climate action goals to 2030 in Crested Butte. The goal of the CAP is:

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

The plan's main charter is to provide an implementation plan to meet the Community Compass strategic goals of “act on the urgency of climate change and prepare for the changes we expect from it” and “continue to passionately care for our natural surroundings and forever protect Red Lady”.

The CAP was developed as part of the Town's Compass Navigation initiative, in coordination and collaboration with the Transportation Mobility Plan (TMP), Historic Preservation Plan (HPP), and Community Plan (CP). Each of these efforts builds on the Town's Community Compass foundation, ultimately informing a comprehensive update of the Town's Zoning Code, Building Codes, Design Standards and Guidelines, in addition to identifying new projects and programs that will move the Town forward on climate issues.

Process Overview:

The simultaneous nature and extensive community outreach of the Compass Navigation planning effort was intentional to ensure the Compass's seven strategic goals (listed below) could be addressed comprehensively, where their inherent conflicts could be vetted together, and a shared path forward for each initiative could be determined together with the community.

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

Plan development has followed the Community Compass decision-making framework to establish a goal, define success measures, develop alternatives, and make decisions using informed consent. The general timeline for the plan included:

- **Phase 1 (January – March 2024): Defining the challenge and goal statement**
 - Brendle Group performed a 2022 GHG Emissions Inventory, and staff worked with the Climate Action Plan Committee (CAPC) to develop a challenge and goal statement for the plan.
- **Phase 2 (April– July 2024): Identify success measures, create alternatives**
 - Staff worked with the CAPC to refine proposed success measures and develop potential climate action alternatives. Staff went to the community for feedback on the plan
- **Phase 3 (July – November 2024): Refine and filter climate action alternatives, Draft climate action plan**
 - Staff has worked with the CAPC, BOZAR, and Town Council to refine the proposed alternatives and filter them through the success measures. Brendle showed what alternatives had the biggest effect on GHG emissions reductions and community benefit. The plan was published for public comment during this period from October 21, 2024 – November 18, 2024.
- **CURRENT PHASE: Phase 4 (November 2024 – March 2025): Make an informed decision: Complete Climate Action Plan and Council Adoption**
 - Town Council, staff, and the CAPC have considered final comments, made final edits, and are now recommending Town Council adoption.

Overview of the Climate Action Plan:

The 2030 CAP and its appendices are included as attachments to this staff report. The Town of Crested Butte has influence on reducing community and Town greenhouse gas (GHG) emissions by leveraging strategies in four major impact areas: buildings, renewable energy, waste, and transportation. With Brendle Group's expertise and feedback from the CAPC, public, and Council, staff and Brendle refined a group of strategies and actions to address emissions for Crested Butte to 2030 and create an implementation timeline. As guided by Town Council, Brendle Group provided a cost-analysis and forecasted GHG emissions impact for each proposed climate action to inform which actions were the most cost-effective and should be highly prioritized by the Town. The results of this analysis are included in **figure 1**:

1	\$89 - \$101	B2: Accelerate efficiency improvements and electrification in existing residential buildings
2	\$122 - \$134	B3: Accelerate efficiency improvements and electrification in existing commercial buildings
3	\$222 - \$626	R2: Support new local renewable energy generation
4	\$587 - \$878	B4: Close the gap on new construction electrification and efficiency
5	\$742 - \$953	W1: Increase landfill waste diversion and encourage sustainable consumption
6	\$1,173 - \$1,521	B5: Lead the way with efficiency improvements and electrification of Town buildings

Figure 1. Top 6 climate strategies identified in the 2030 CAP (Dollars spent/MTCO_{2e} reduced). See 2030 CAP for all recommended strategies and actions.

[The 2022 Crested Butte GHG Emissions Inventory](#) identifies that 90% of Crested Butte's community emissions are sourced from natural gas and electricity use; 51% of those energy emissions are attributed to energy use in existing residential buildings. Consequently, the analysis provided in **figure 1** finds that existing building energy use for both commercial and residential properties are the Town's biggest opportunities to reduce GHG emissions to 2030 in a cost-effective manner. A proposed implementation timeline is included in the draft CAP that directs staff to prioritize existing building emissions and then look to address other sources of emissions within the Town.

Previous Council Action:

At the 2/3/25 Town Council regular meeting, staff presented the most recent version of the 2030 CAP for adoption. Council did not adopt the 2030 CAP, and requested that staff address the following concerns within the plan before the next presentation to Council:

- Action R3.A - "Install renewable energy on Town facilities"
 - Council expressed concerns about the projected costs of this particular measure (\$2.5-\$3.1M) and the language around intent to install. Council was overall amiable to keeping this action in the plan, so long as language was revised to be much more "opportunistic", and the implementation timeline was removed.
- Direction to revise the "renewable energy supply" section to be more "opportunistic" overall
- Some Council members expressed discomfort endorsing the plan with the Town's actions contributing to 10% of the total 52% reduction in GHG emissions.
- Concerns around transparency of costs
 - Council directed staff to include a cost summary that would better highlight the costs of the plan.
- Council requested that staff attempt to make the plan even shorter.
- Better acknowledgement of the significant shift in federal administrative philosophies

Since the Council 2/3/25 meeting, council members shared the following additional feedback with staff:

- Reframing the plan to emphasize how certain actions empower the community to take their own climate action

- Suggestions for content revisions and a stronger tie to “why local action matters”
- Some reorganizing of sections
- Better highlighting of the Oh Be Joyful Array and how it fits into the emissions forecasting.
- Better incorporate GHG emissions per capita into “Understanding Crested Butte’s GHG Emissions” chapter
- Remove language around:
 - “Low-hanging fruit” on waste actions
 - “Maximizing” local renewable energy
- Incorporate better definitions or clarification around:
 - How energy assessments inform retrofitting efforts
 - Action B3.C: Require energy use disclosure and benchmarking for commercial buildings
 - What could the disclosure process look like?
- Concerns on the overall assumptions on estimated FTEs for implementation
- Align with national GHG emissions reduction strategies
- Connect zoning code update and transportation recommendations to regional planning efforts, such as the Corridor Plan

Discussion:

Overall, staff has significantly reframed the major sectors which hold the highest opportunity for GHG emissions reduction to 2030 to be clear on the Town’s objectives:

- **Buildings (B):** Empower and incentivize the community to reduce energy use, electrify buildings to maximize the future benefits of a renewable-energy grid, and encourage efficient land use policy.
- **Renewable Energy (R):** Leverage advocacy and investments to accelerate the gride-wide shift to renewable energy ensuring buildings can fully transition to clean power.
- **Waste (W):** Create and expand programs that simplify waste reduction making it easy for the community to engage in climate action
- **Transportation (T):** Advance the Town’s Transportation Mobility Plan and Community Plan by prioritizing investments in walking, biking, and transit, preparing for an electric vehicle future and improving land use policy to support efficient transportation structure.

Based on Council guidance from the 2/3/2025 Town Council meeting and additional comments, staff has made the following revisions to the draft 2030 CAP:

- Reframing of the renewable energy section, especially action R3.A, to include a more “opportunistic” framework
 - Removal of the projected costs/cost effectiveness and timelines to allow for continuous assessments from R3.A. These costs were also removed from the cost summary of the plan in the executive summary.
- Reframing of the actions wherever possible (and executive summary) to include language how these actions empower the community to take climate action
 - Most of these changes were made within the “buildings” and “waste” sections
 - Better highlighting the “How Crested Butte Residents/Businesses Can Take Climate Action” handouts originally included with the plan on the table of contents page
- Included summarized total and strategy-level costs in the executive summary

- Appended several action metrics into *Appendix II. 2030 CAP Action Details* and made significant design changes to reduce the plan body to 56 pages (down from 68 pages on Feb. 3)
- Shifted the ‘About this Plan’ chapter to the beginning of the document
- Included a short narrative titled “Local Action Matters” and softened what was indicated as “unnecessarily emotional” language. (p.19)
- Better highlighting of the Oh Be Joyful Array and how it fits into the emissions forecasting (p. 14)
- Calculated and incorporated a GHG emissions reduction per capita forecast into “Action Plan” chapter (p. 20)
- Removed language around:
 - “Low-hanging fruit” on waste actions
 - “Maximizing” local renewable energy
- Incorporate better definitions or clarification around:
 - How energy assessments inform retrofitting efforts
 - Action B3.C: Require energy use disclosure and benchmarking for commercial buildings
 - Improved description on what the disclosure process could be
- Addressed concerns around FTE estimations. Staff re-evaluated each action for more realistic assumptions of recommended FTEs and clarified the summary language in the executive summary to better explain the possible additional FTEs needed to implement the plan and how other Town departments can help fill FTE needs.
- Incorporated language in the executive summary and the introduction chapters to better align the plan with current state efforts and national GHG emissions reduction goals and strategies that were relevant at the time of the plan’s development.
- Discussed and connected actions on building code and transportation to the Corridor Plan
- Revised the order of R1 & R2 under “renewable energy” to better elevate the importance of the Town leveraging GCEA’s actions to increase renewable energy at the utility-level.

Climate Impact:

Community emissions are projected to decrease by 42% from 2022 to 2030 from 2022 levels thanks to Tri-State’s renewable energy commitments, increasing vehicle efficiency and electrification, and other state climate efforts. Implementing all strategies in this CAP could achieve an additional 10% reduction, **resulting in a 52% reduction in total community emissions** by 2030. This anticipated emissions reduction aligns with the State of Colorado’s adopted goal (50% from 2005 levels), goals to reduce U.S. GHG emissions (61-66% from 2005 levels), and the UN Paris Agreement goal (50% reduction in global emissions to keep global warming below 1.5 degrees Celsius).

Financial Impact:

A strategy-level cost summary is now included in the executive summary. Anticipated financial impacts are outlined alongside each CAP strategy and action. Total estimated plan implementation costs for 2025-2030 are between \$397,700 – \$522,000.

Recommendation:

Staff recommends that Town Council consider adopting the 2030 Climate Action Plan during this meeting.

Proposed Motion:

A Council member should make a “motion to approve the adoption of the 2030 Climate Action Plan” followed by a second and roll call vote.

Attachments:

- Draft 2030 Climate Action Plan
- Appendix I: 2022 GHG Emissions Inventory Report
- Appendix II: 2030 CAP Action Details



2030 Climate Action Plan

Adopted 2025



ACKNOWLEDGEMENTS

Crested Butte is a small town with a big community, and we would like to thank everyone who contributed to the development of this Climate Action Plan. In particular, we acknowledge the following individuals and organizations whose input and support was critical:

Town Council

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 Mallika Magner, *Mayor Pro-Tem*
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 Jason MacMillan, *Former Council Member*
 John O'Neal
 Kent Cowherd

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 Shea Earley, *Public Works Director*
 Troy Russ, *Senior Community Development Advisor*

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 Nicole Glaser
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BOZAR

Erik Nauman, *Chair*
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 Josh Staub
 Luz Spann-Labato
 Roxana Alvarez Marti

Consultants



Imogen Ainsworth, *Lead Sustainability Consultant*
 Mitchell Carter, *Design Specialist*
 Shelby Sommer, *Senior Director of Planning*
 Terry Hatfield, *Lead Engineer*

Cover Photo Credit

Lydia Stern

Community Engagement Hosts

Center for the Arts
 The Eldo
 Elevation Hotel & Spa
 Special presentation by Auden Schendler,
Aspen One

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This Climate Action Plan identifies a climate action roadmap for the Town of Crested Butte. To join the Town and take action as a **RESIDENT** or **BUSINESS**, [click here for resources](#).



PREFACE

HOW THIS PLAN WAS DEVELOPED

Crested Butte's Climate Action Plan (CAP) is designed to be authentic, connected, accountable, and bold—an actionable roadmap that responds to the urgent realities of climate change. It sets out a meaningful strategy and clear priorities for how a small town like Crested Butte can lead by example in climate action, making a meaningful difference in both local and global contexts.

An Intentional and Interconnected Plan

Crested Butte recognizes the gravity of climate change but also faces pressing challenges such as an affordable housing crisis, workforce shortages, rising living costs, and the need to balance continued tourism growth. To address these interconnected issues, the Town of Crested Butte adopted a holistic, strategic approach, integrating climate action with broader community priorities. This approach, known as Compass Navigation, aligns the Climate Action Plan (CAP) with key initiatives, empowering the town to



tackle multiple challenges thoughtfully and simultaneously. Developed amid both unprecedented local collaboration and the global climate crisis, the CAP builds on the Community Compass, created in 2022 as Crested Butte's guiding framework. The Compass established the community's core values and laid the groundwork for a series of interrelated plans, including the 5-Year Strategic Plan, all designed to navigate the town toward a sustainable future.

Transportation Mobility Plan (TMP) –

Focuses on de-emphasizing cars while enhancing walking, biking, rolling, and transit options. The CAP supports driving forward the TMP by implementing low-carbon transportation solutions.

Climate Action Plan (CAP) – This CAP integrates climate-focused strategies into all Compass plans, ensuring that sustainability considerations are embedded across town planning efforts.

Historic Preservation Plan (HPP) –

Supports the Compass goal of preserving Crested Butte's architectural identity while incorporating energy-efficient building guidelines that respect the town's character.

Community Plan (CP) – Leverages the Town's development regulations to stimulate investment in community-serving housing, businesses, and non-profits. The CAP supports the CP by leveraging zoning strategies to increase housing density and improve transportation efficiency, ultimately reducing emissions.



Following 5 Steps to Value-Based Decision Making

The Community Compass's 5-step process ensures that Crested Butte's Town Council makes informed, values-driven decisions. The CAP was developed using this framework to create a roadmap aligned with parallel planning efforts:

1. **Define the challenge and develop a goal statement** – A 2022 greenhouse gas (GHG) emissions inventory identified key emissions drivers, shaping the CAP's goals and action opportunities.
2. **Commit to a community engagement strategy** – Town leaders convened a Climate Action Plan Committee (CAPC) with community members, a Town Council member, a BOZAR representative, and staff. Broad engagement efforts included a Climate summit, block parties, surveys, open mic nights, and a public comment period to ensure community-wide engagement for this plan.
3. **Identify success measures** – Crested Butte tailored specific criteria to evaluate the impact of climate actions:
 - Reduces GHG emissions (measured in metric tons of CO₂ equivalent, MTCO₂e)
 - Provides a return on investment (\$/MTCO₂e avoided)
 - Sets a bold example for mountain communities
 - Takes a proactive rather than reactive approach
 - Leverages regional partnerships
 - Provides community co-benefits
4. **Create alternative solutions and filter them through success measures** – The Town identified potential climate action pathways and refined them based on community input and evaluation criteria.
5. **Make informed decisions** – The CAP supports the Town Council in making bold, well-informed climate decisions based on data analysis and community participation.

By integrating climate action across multiple planning efforts, this CAP ensures that Crested Butte remains resilient, forward-thinking, and committed to a sustainable future.



Photo credits: Town of Crested Butte & Town of Mt. Crested Butte





EXECUTIVE SUMMARY

Climate change is one of the most important issues facing society and Crested Butte is no exception. This plan provides a strategic roadmap for climate action out to 2030. It builds on the Town's 2019 Climate Action Plan (CAP) to update an understanding of Crested Butte's greenhouse gas emissions and charts an actionable path to reduce them.

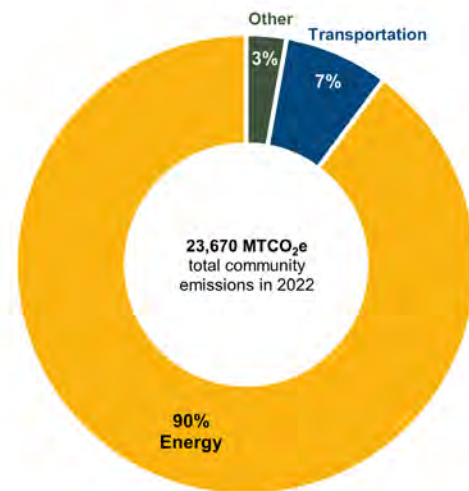
The goal of this plan is to act on the urgency of climate change by setting the example of what is possible for mountain communities to take responsibility for our climate impacts and strategically drive down Crested Butte's emissions.

At the time of this plan's development in 2024, the United States government was committed to reducing overall U.S. GHG emissions by 61-66% from 2005 levels by 2035 and reaching net-zero GHG emissions economy wide by 2050 (Federal Sustainability Plan, 2024). Overarching strategies included:

- Catalyzing America's Clean Energy Industries
- Transitioning to Zero-Emissions Vehicles and Energy Efficient Buildings Powered by Pollution-Free Electricity
- Increasing Adaptation and Resiliency of Supply Chains and Federal Agencies
- Advancing Equity and Environmental Justice

To date, the State of Colorado retains its commitment to climate action and statewide GHG emissions reduction goal of 50% overall emissions reduction in 2030 from 2005 levels. Near term actions at the state level address cross-cutting strategies around utilities, transportation, buildings, oil and gas, industry, and agriculture.

Crested Butte's 2022 GHG emissions inventory revealed that 90% of in-boundary community emissions are produced from building energy use, 51% of which are



5% Increase
in calculated
community
emissions
between 2017 and
2022



Building Energy Sector
electricity and
natural gas
use are the
largest source of
emissions

produced by residential buildings' energy use. Addressing emissions from existing buildings continues to be one of the more challenging and complex GHG emissions reduction strategies for Crested Butte and significantly reducing emissions must be balanced with other declared emergencies, such as the housing emergency, and community priorities. Should all actions in this plan be realized and utility-level commitments met by 2030, **this plan sets a path to reduce the Town of Crested Butte's total community emissions by 52%.**

OPPORTUNITIES FOR EMISSIONS REDUCTION:

Based on this CAP emission inventory, forecasts, community input, and Town Council guidance, Crested Butte's key opportunities for emissions reduction are clear:

Buildings (B): Empower and incentivize the community to reduce energy use, electrify buildings to maximize the future benefits of a renewable-energy grid, and encourage efficient land use policy.

Renewable Energy (R): Leverage advocacy and investments to accelerate the grid-wide shift to renewable energy ensuring buildings can fully transition to clean power.

Waste (W): Create and expand programs that simplify waste reduction making it easy for the community to engage in climate action.

Transportation (T): Advance the Town's Transportation Mobility Plan and Community Plan by prioritizing investments in walking, biking, and transit, preparing for an electric vehicle future, and improving land use policy to support efficient transportation infrastructure.

This CAP defines an action plan with strategies and actions, prioritized by cost effectiveness, related to these four opportunity areas to meet its goal. It is not intended to provide a prescriptive set of instructions, as circumstances will change and programmatic details of exactly how each of the actions are brought to life will emerge as the Town implements.

Estimated implementation costs and additional FTEs are outlined below:

- **Total estimated implementation costs to 2030:** \$397,700 - \$522,000
- **Total additional FTE recommended for implementation to 2030:** 0.6 - 2.5

Coordination with other Town departments could help supplement staffing or project needs. Town Council will continue to prioritize staffing needs and projects, including this plan's recommendations, as part of the annual Town budgeting process.



ANTICIPATED TIMELINE AND COSTS

The following table summarizes expected implementation timeline and a cost breakdown for the recommended strategies within this plan:

	<u>Strategies</u>	<u>Estimated Cost</u>
Near-Term 2025 - 2026	<ul style="list-style-type: none"> • B1: Enable climate-friendly future development • B2: Accelerate efficiency improvements and electrification in existing residential buildings • B3: Accelerate efficiency improvements and electrification in existing commercial buildings • B5: Lead the way with efficiency improvements and electrification of Town buildings • R1: Push to accelerate widespread grid decarbonization • R2: Support new local renewable energy generation • W1: Increase landfill waste diversion and encourage sustainable consumption 	\$299,900 - \$381,000
Mid-Term 2027 - 2028	<ul style="list-style-type: none"> • B3: Accelerate efficiency improvements and electrification in existing commercial building (Cont'd) • B4: Close the gap on new construction electrification and efficiency • R1: Push to accelerate widespread grid decarbonization (Cont'd) • R3: Assess renewable energy to serve Town Facilities 	\$66,100 - 93,600
Long-Term 2029 - 2030	<ul style="list-style-type: none"> • B4: Close the gap on new construction electrification and efficiency (Cont'd) • B5: Lead the way with efficiency improvements and electrification of Town buildings (Cont'd) 	\$31,700 - \$47,400



INTRODUCTION

Climate change is a critical issue, and Crested Butte is not immune. The Crested Butte community, nestled at nearly 9,000 feet with its mountains, rivers, and lakes, is already experiencing its effects—warmer summers, increased wildfire risk, and altered snow and stream patterns. The beauty of the Gunnison Valley’s surroundings and the recreational opportunities they provide are the foundation of Crested Butte’s economy and way of life, both of which are at risk.

At the time of this plan's development in 2024, the United States government was committed to reducing overall U.S. GHG emissions by 61-66% from 2005 levels by 2035 and reaching net-zero GHG emissions economy wide by 2050 (Federal Sustainability Plan, 2024). Overarching strategies included:

- Catalyzing America's Clean Energy Industries
- Transitioning to Zero-Emissions Vehicles and Energy Efficient Buildings Powered by Pollution-Free Electricity
- Increasing Adaption and Resiliency of Supply Chains and Federal Agencies
- Advancing Equity and Environmental Justice

To date, the State of Colorado retains its commitment to climate action and statewide GHG emissions reduction goal of 50% overall emissions reduction in 2030 from 2005 levels. Near term actions at the state level address cross-cutting strategies around utilities, transportation, buildings, oil and gas, industry, and agriculture.

This 2030 Climate Action Plan (CAP) renews the Town’s commitment to mitigating climate change by prioritizing the reduction of greenhouse gas (GHG) emissions across the community and municipal operations. While the Town of Crested Butte’s (Town) small footprint may seem insignificant in the global context, Crested Butte’s legacy of creativity, collaboration,



THIS CAP'S GOAL:

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

Photo credit: Robby Lloyd



and leadership positions the Town to take meaningful action. By addressing Crested Butte's emissions, this plan aims to shape the future, inspire other communities, and amplify Crested Butte's impact.

ABOUT THIS PLAN

This plan provides a 5-year roadmap for climate action out to 2030. It builds on the Town's 2019 Climate Action Plan to update the Town's understanding of Crested Butte's GHG emissions, charts an actionable path to reduce them, and empowers the community to take their own climate actions. The development of this plan was driven by robust data analysis and extensive community engagement. It is not intended to provide a prescriptive set of instructions, as circumstances will change and programmatic details of exactly how each of the actions are brought to life will emerge as the Town implements. It does, however, identify key strategies and steps to act on the Town's greatest opportunities to reduce emissions both community-wide and within Town operations.

CLIMATE CHANGE IN CRESTED BUTTE

Climate change is affecting weather and climate extremes in every region across the globe and having a profound impact across the US and in our community (IPCC 2021).

In Colorado, temperatures have risen about 2.3°F from 1980 to 2022 and “further and significant warming is expected in all parts of Colorado, in all seasons, over the next several decades” (Bolinger, et al. 2024). The frequency and intensity of heat waves, drought, and wildfire are all expected to increase across Colorado as temperatures rise by another 1 – 4°F, precipitation patterns shift, and snowpack decreases between now and 2050 (Bolinger, et al. 2024).

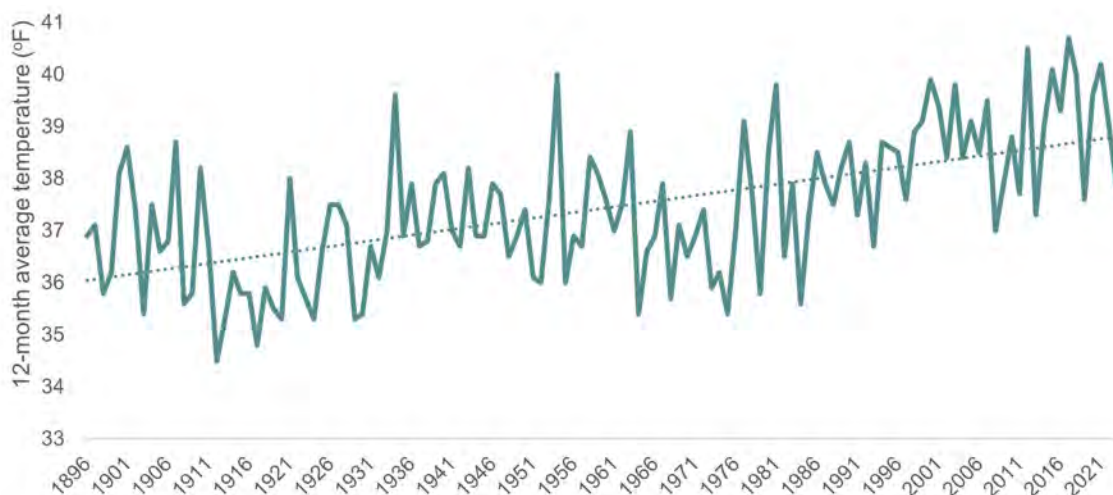


Figure 1. 12-month average temperature in the Gunnison Valley (NOAA 2024)

In the Gunnison Valley, temperatures have risen slightly less quickly than the state average – about 1.5°F since 1980 as shown in Figure 1 – and remain relatively cool thanks to our high-altitude climate (NOAA 2024). However, this region's environment, economy, and way of life remain vulnerable to climate change. Rising temperatures across the U.S. may drive more people to Crested Butte's cooler mountain climate. This community relies on its outdoor recreation resources to thrive at 9,000 ft. Reduced snowpack, drought, wildfires, and extreme or unpredictable weather will continue to impact Crested Butte and its economy in myriad ways.



UNDERSTANDING CRESTED BUTTE'S GHG EMISSIONS

Global warming is projected to continue until at least mid-century, regardless of efforts to reduce future GHG emissions and many of the changes will be irreversible for centuries to millennia (IPCC 2021). Climate change impacts will largely scale with future GHG emissions. While adaptation is vital, we can still help mitigate severe effects by significantly reducing emissions by 2030.

COMMUNITY EMISSIONS

The community GHG inventory quantifies emissions from activities in Crested Butte, guiding climate action alternatives and providing a framework to evaluate and monitor their impact over time. The 2022 community GHG inventory was developed using current best-practices in the Global Protocol for Community-Scale Greenhouse Gas Inventories (WRI, ICLEI, and C40 Cities Climate Leadership Group 2022). It includes Scope 1 and Scope 2 emissions relevant to Crested Butte along with Scope 3 solid waste emissions attributable to activities within Crested Butte (Table 1). As part of this plan, Crested Butte's 2017 community GHG inventory was also updated to align with the GPC guidance to allow for comparison between the two inventory years.

Table 1. The scope of emissions in the community-wide emissions inventory for 2022

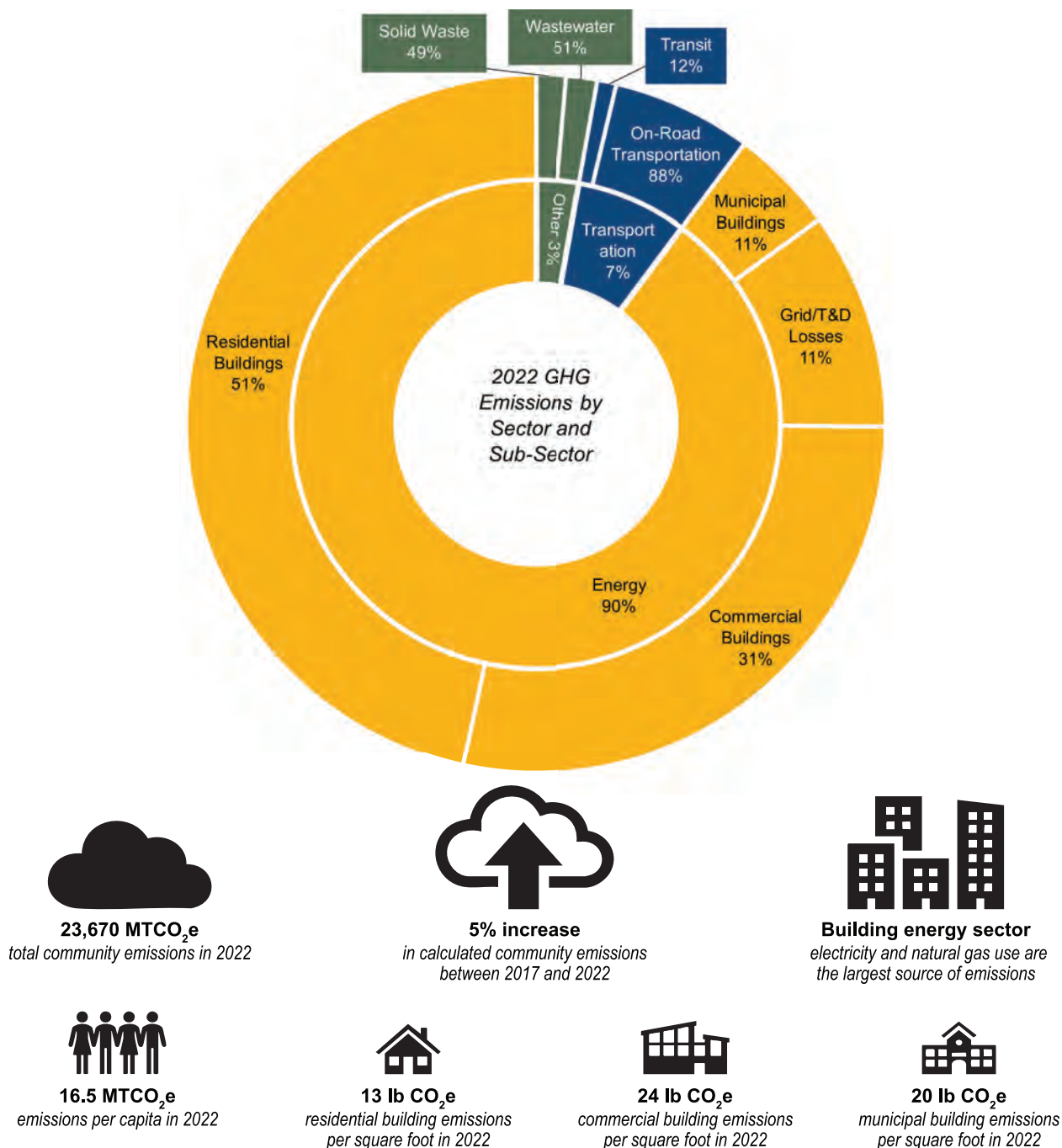
Scope	Definition	Sources Included in the 2022 Inventory
Scope 1	GHG emissions from sources located within the Town boundary.	<ul style="list-style-type: none"> Natural gas use Wastewater treatment processes Transportation within Town limits
Scope 2	GHG emissions occurring because of the use of grid-supplied electricity, heat, steam, and/or cooling within the Town boundary.	<ul style="list-style-type: none"> Electricity use
Scope 3	All other GHG emissions that occur outside the Town boundary because of activities taking place within the Town boundary.	<ul style="list-style-type: none"> Solid waste disposal



Community Emissions Today

In 2022, Crested Butte's community emissions totaled 23,670 MTCO₂e—equivalent to 5,000 gasoline cars driven for a year (EPA 2024). The Energy sector accounted for 90% of emissions, followed by Transportation at 7% and Waste/Water at 3%. *Details, including emission factors, are available in Appendix I: 2022 Town of Crested Butte GHG Emissions Inventory.*

Figure 3. Crested Butte's community-wide 2022 greenhouse gas emissions



Change in Community Emissions since 2017

Community GHG emissions increased by 5% from 2017 to 2022, driven by higher natural gas use, increased vehicle miles traveled, and increased solid waste generation. Reduced electricity consumption and lower emissions factors for electricity, natural gas, and transportation helped offset some of the increase. Per capita, community emissions increased by 1% between 2017 and 2022. *More details are in Appendix I: 2022 Town of Crested Butte GHG Emissions Inventory.*



Figure 4. Town of Crested Butte community-wide GHG emissions by sector, 2017 and 2022

SECTOR	2017 (MTCO ₂ e)	2022 (MTCO ₂ e)	CHANGE
Energy	20,300	21,260	+5%
Commercial Buildings	8,750	6,680	-24%
Grid / T&D Losses	1,970	2,390	+21%
Municipal Buildings	Included in Commercial	1,150	N/A
Residential Buildings	9,580	11,040	+15%
Transportation	1,740	1,740	0%
On-Road Transportation	1,740	1,530	-12%
Transit	Not calculated	210	N/A
Other	560	670	+20%
Solid Waste	240	330	+38%
Wastewater Treatment	320	330	+6%
TOTAL EMISSIONS	22,600	23,670	+5%
Population	1,385	1,434	+4%
PER CAPITA EMISSIONS	16.3	16.5	+1%

Table 2. Community emissions by sector and sub-sector, 2017 and 2022, population numbers are 5-year ACS estimates



Future Community Emissions

Based on 2022 GHG emissions, the Town developed Business as Usual (BAU) and Adjusted BAU forecasts for 2030 emissions. The BAU and ABAU do not include anticipated emissions reduction from the actions proposed in this plan; they serve as a baseline to measure the impact of new actions.

Business as Usual (BAU)

The BAU estimates emissions should the Town not realize the utility-level emissions reduction commitments or market shifts (such as increased vehicle efficiency) that are anticipated. Under the BAU scenario, community emissions would increase by an estimated 7% when accounting for population growth and existing Town commitments expected to impact future emissions:



7% increase

in community emissions under BAU scenario.

Expected population growth

Population is a key driver of activities, including energy use and waste generation. The BAU includes forecasted growth in the average daily annual population of Crested Butte, taking into account both full-time residents and visitors.

Planned new and redeveloped Town facilities

A number of new Town facilities are planned for construction or redevelopment between now and 2030.

The Town's adoption of up-to-date building and energy codes

Crested Butte has adopted the 2021 International Building and Energy Codes, with added efficiency and all-electric provisions to reduce future building emissions.

Adjusted Business as Usual (ABAU)

The ABAU demonstrates how emissions are expected to change with current utility level emissions reduction commitments and forecasted market and population changes. Under the ABAU scenario, community emissions are expected to decrease by an estimated 42% when accounting for the following external commitments, in addition to the BAU factors:



42% decrease

in community emissions under ABAU scenario.

Increased renewables generation in Crested Butte's electricity supply

Tri-State, GCEA's wholesale electricity provider, aims to reduce GHG emissions by 89% by 2030 from 2005 levels, resulting in a projected 78% reduction in Crested Butte's electricity emissions by 2030. GCEA is also pursuing local renewable energy projects, such as the 1.1 MW "Oh Be Joyful" solar array, which increases Crested Butte's renewable energy supply.

More fuel-efficient vehicles

Colorado's fuel efficiency standards will reduce emissions per mile for gas and diesel vehicles, a key factor in transportation emissions.

Transition to electric vehicles (EVs)

The shift to EVs and renewable electricity will reduce transportation emissions. The ABAU incorporates expected EV adoption based on Colorado's Zero Emission Vehicle requirements and forecasts.



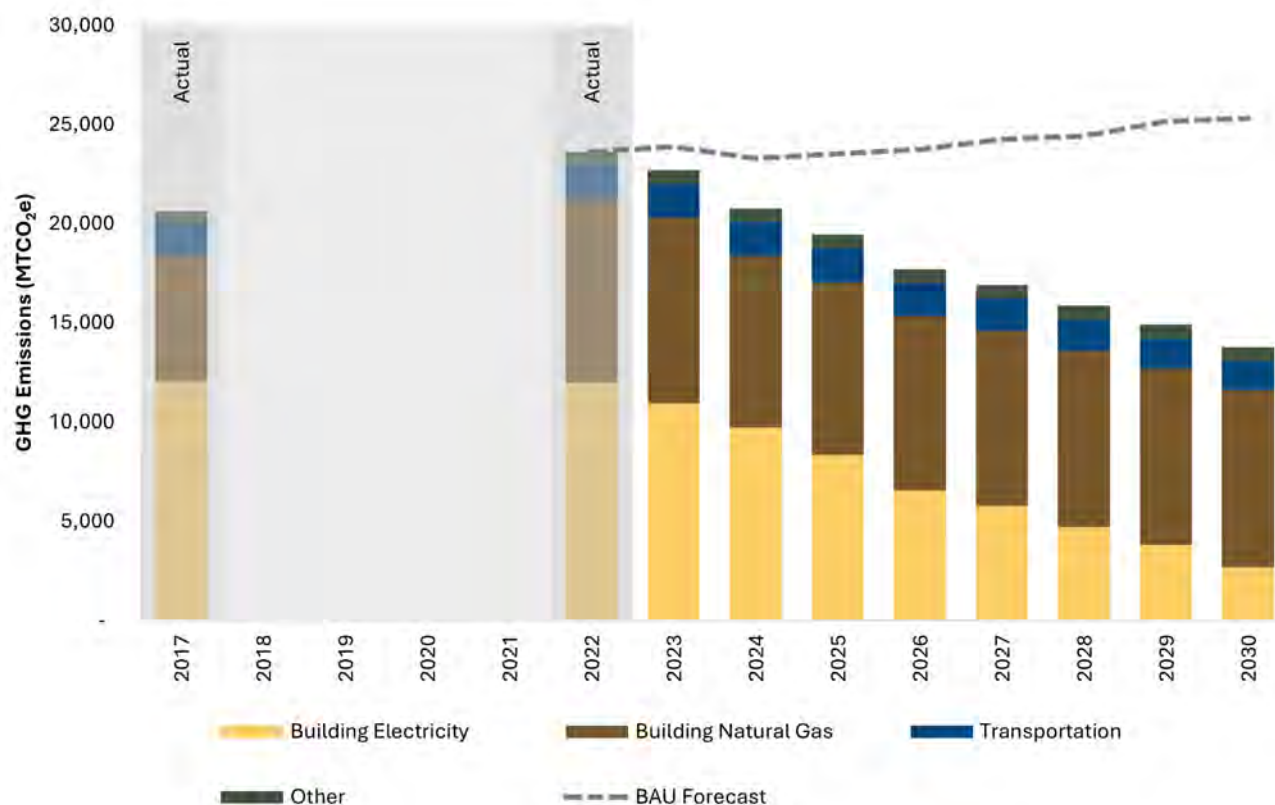


Figure 5. Projected BAU and ABAU Forecast to 2030.

Key Takeaways

- **Significant emissions reductions** are anticipated between 2022 and 2030 because of GCEA's transition to more renewable sources of electricity.
- **Improving building energy use efficiency and electrifying systems** in Crested Butte is the Town's largest opportunity to significantly reduce emissions to 2030.
- As electricity and transportation emissions reduce over time, natural gas will become an **increasingly large portion** of the community's remaining emissions.



MUNICIPAL EMISSIONS

The 2022 municipal emissions inventory follows ICLEI best practices (ICLEI Local Governments for Sustainability, 2019) to provide a comprehensive view of emissions from electricity, natural gas, fleet fuel use, and wastewater treatment, including transmission losses and fugitive emissions, from the Town.

Municipal Emissions Today

In 2022, municipal emissions totaled 1,800 MTCO₂e, equivalent to 420 gasoline vehicles driven for a year (EPA,2024) and accounted for 8% of total community emissions (Figure 6). Energy use in buildings and facilities made up 71%, fleet vehicles 11%, and wastewater treatment 18%. Municipal emissions weren't included in the 2017 inventory, so there is no baseline year for comparison.

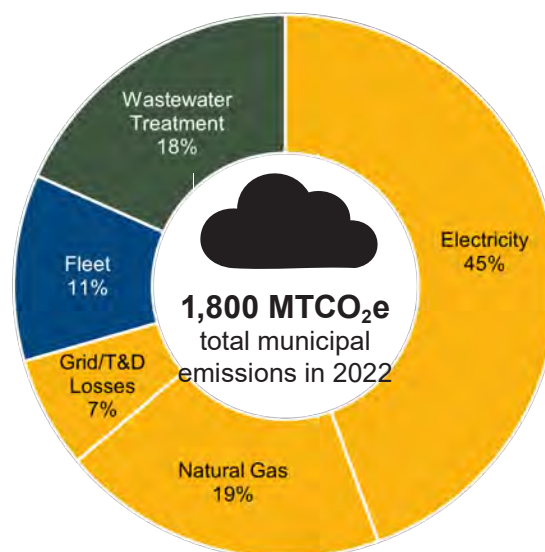


Figure 6. Crested Butte's municipal 2022 GHG Emissions



Photo credits: Town of Crested Butte

Where feasible, the Town of Crested Butte considers converting its medium- and heavy-duty fleet to electric vehicles

In 2022, as part of the Town's 196 MTCO₂e in fleet emissions, approximately 86% of fleet emissions are from medium- and heavy-duty vehicles. Between 2025-2030, the Town is considering acquiring two to three medium and heavy-duty electric vehicles for its fleet to replace existing aging equipment. The impact of converting these vehicles to electric would reduce Town transportation emissions by an additional 9 – 14 MTCO₂e, or about 1% of the Town's ABAU forecasted greenhouse gas emissions in the year 2030.

Future Municipal Emissions

Similar to community-wide GHG emissions forecast, BAU and ABAU forecasts for municipal emissions were created to project 2030 emissions levels. The BAU and ABAU do not include anticipated emissions reduction from the actions proposed in this plan; they serve as a baseline to measure the impact of new actions.

Business as Usual (BAU)

Under the BAU scenario, Town emissions in 2030 would be 59% higher in 2030 than 2022 due to planned new construction and redevelopment projects.



59% increase
in Town emissions under
BAU scenario.



27% decrease
in Town emissions
under ABAU scenario.

Adjusted Business as Usual (ABAU)

Under the ABAU scenario, Town emissions will be 27% lower in 2030 than 2022 as a result of the following factors:

- The same utility and state commitments described in the community ABAU section
- An accelerated transition to electric vehicles for municipal fleet associated with the Town's existing EV transition plan.

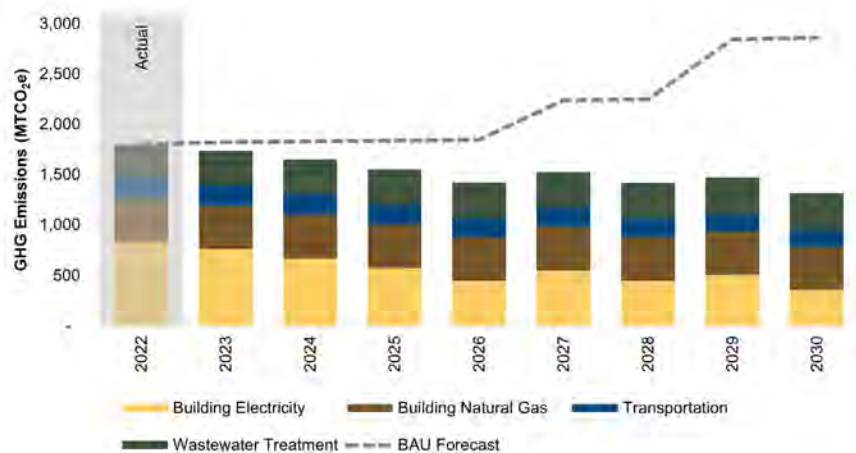


Figure 7. Projected Municipal BAU and ABAU Forecast to 2030.

Key Takeaways

- As GCEA's electricity **supply becomes more renewable**, including local energy supply projects such as the Oh Be Joyful 1.1 MW solar array, the emissions associated with each unit of electricity used in Town facilities will decrease.
- **The addition of new facilities will increase energy use**, underscoring the importance of maximizing efficiency and powering new buildings with clean electricity.
- As the Town electrifies its fleet vehicles, **the emissions associated with fleet operations will decrease.**
- The Town has an opportunity to further reduce existing building emissions **through efficiency improvements and electrifying natural gas systems** when the opportunity arises.





ACTION PLAN

Based on the Town's emission inventory and forecasts, the key opportunities for emissions reduction are clear:



Buildings: Empower and incentivize the community to reduce energy use, electrify buildings to maximize the future benefits of a renewable-energy grid, and encourage efficient land use policy.

90% of Crested Butte's emissions come from energy use in buildings, presenting the greatest opportunity for climate action for the Town. As electricity becomes cleaner, most remaining emissions will come from natural gas in existing buildings. The Town will focusing heavily on energy assessments to inform future retrofiting efforts, energy efficiency to reduce energy demands for a building, and efficient land use patterns. Paired with electrification, all measures can lower energy demand, reduce emissions, and cut both upfront and ongoing electrification costs. Figure 9 shows how energy use is expected change from 2022 to 2030 based on actions in this plan.

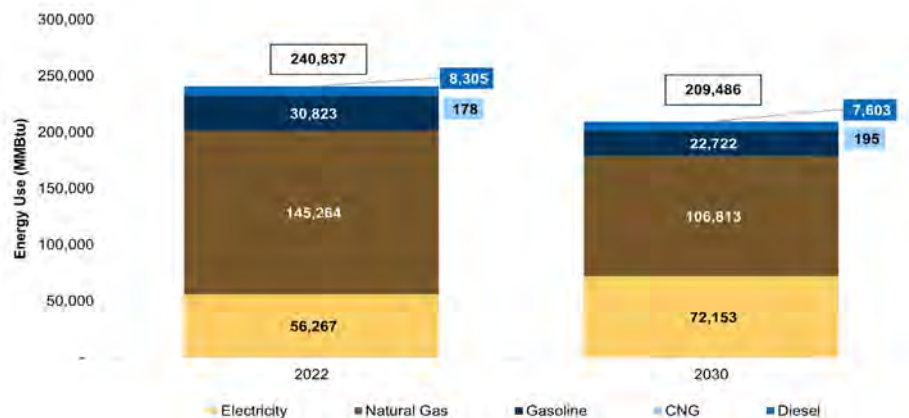


Figure 9. Estimated community-wide energy use in 2030 by type, compared to 2022



Renewable Energy: Leverage advocacy and investments to accelerate the gride-wide shift to renewable energy ensuring buildings and transportation can transition to clean power.

While significant emissions reductions are anticipated by 2030 due to existing commitments by Gunnison County Electric Association (GCEA) and its wholesale electricity provider, Tri-State Generation and Transmission (Tri-State), the Town has opportunities to push for an accelerated transition, while prioritizing cost-effectiveness, supporting local energy generation, and assessing renewable energy generation at its facilities where feasible.





Waste: Create and expand programs that simplify waste reduction making it easier for the community to engage in climate action.

Waste disposal and wastewater treatment account for 3% of Crested Butte's emissions, however, reducing waste offers straightforward actions to tackle a portion of community emissions and empower the community to tangibly engage in climate action through everyday behaviors. The Town can improve waste management by reducing landfill waste, increase waste diversion through composting and recycling, and reduce potent methane and other GHG emissions.



Transportation: Advance the Town's Transportation Mobility Plan and Community Plan by prioritizing investments in walking, biking, and transit, preparing for an electric vehicle future, and improving land use policy to support efficient transportation infrastructure

Only 5% of trips taken inside Crested Butte's boundaries are by car, but cars dominate travel in and out of Town (Town of Crested Butte 2024). This plan heavily leverages the [2024 Transportation Mobility Plan](#), and the Community Plan, which identify opportunities for the Town to further de-emphasize vehicle travel and make transportation more efficient through land use policies. Additionally, the Town is developing a joint Electric Vehicle (EV) Readiness Plan with Mt. Crested Butte to identify opportunities to support the adoption of EVs.

Additional action details, such as cost considerations and success measure alignment, for this plan can be viewed in *Appendix II. 2030 CAP Action Details*.

SCOPE 3 EMISSIONS REDUCTION OPPORTUNITIES

Crested Butte's GHG inventory aligns with current best-practice guidance but does not encapsulate all possible emissions associated with a community's activity. Emissions occurring outside of Crested Butte because of activities inside the Town, called Scope 3 emissions, can be particularly difficult to quantify but still drive regional emissions. As an example, the Town could influence and better understand the following potential emission sources:

- The **transportation emissions** from commuter and visitor travel can be managed via the Transportation Mobility Plan, regional transit expansion, visitor education, and alternative transport. The Community Plan will address land use and growth, impacting housing and transportation patterns.
- While the **embodied carbon of building materials** is not included in the GHG Inventory, both this Climate Action Plan and the Historic Preservation Plan include actions to better understand building material lifecycles and emissions.
- **Emissions associated with waste disposal** in the landfill are included in the GHG inventory based on information provided by Waste Management. However, there may be an opportunity for regional coordination to improve waste data collection and provide a more holistic estimate of waste emissions.
- Additional scope 3 emissions are associated with **the production and delivery of goods and services** consumed in Crested Butte, including both local and non-local food production.



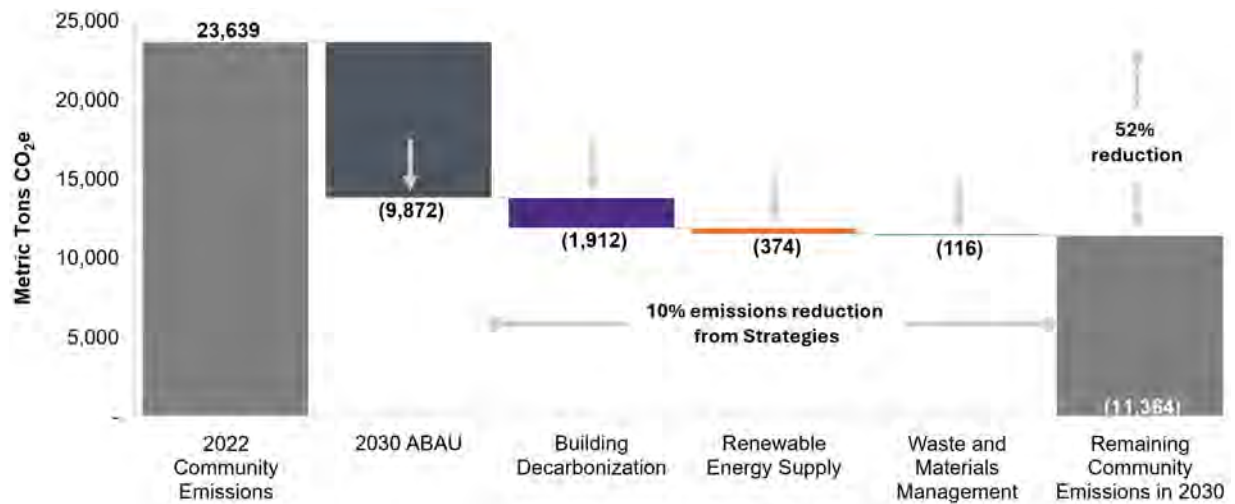
IMPACT OF LOCAL CLIMATE ACTION

Under the ABAU scenario, emissions are projected to decrease by 42% from 2022 to 2030 due to existing utility and state efforts. Implementing all strategies in this CAP could achieve an additional 10% reduction (a 24% reduction in per capita emissions, **resulting in a 52% reduction in total community emissions by 2030 (Figure 10) and a 59% reduction in total emissions per capita.** Transportation impacts are not calculated, as vehicle efficiency and EV adoption are included in the ABAU and addressed in related plans



52% decrease
in community
emissions with CAP
actions & utility and
state efforts.

Figure 10. Greenhouse gas Emissions impacts of crested butte's climate action plan strategies and actions.



LOCAL ACTION MATTERS

The shift from the Biden Administration, notably one of the most climate-forward presidential administrations in American history, to the Trump Administration, an administration that appears to be pivoting away from supporting major climate action policy, during the development of this plan presents certain challenges and political and financial uncertainty over the next five years. However, Colorado state and local policy remain committed to addressing climate change and its impacts. The Town of Crested Butte will push forward on climate action despite the federal government's current stance on environmental conservation and climate.



Photo credit: Lydia Stern



Emissions Reduction in Context

The cumulative impact of the ABAU forecast and the estimated impact of implementing all strategies identified in this CAP is a **52% reduction in community greenhouse gas emissions from 2022 levels.**

While this plan does not set a quantified GHG target for Crested Butte, it does provide a framework for monitoring change in emissions over time, providing both a baseline and forecast for comparison. Additionally, the estimated emissions reduction aligns with state and federal targets for emissions reduction, including:

- The State of Colorado's adopted goal is to reduce emissions by 50% by 2030 and 100% by 2050, compared to 2005 levels (State of Colorado 2024).
- The Biden Administration set goals to reduce U.S. GHG emissions 50-52% below 2005 levels by 2030 and achieve net-zero emissions by 2050.
- The reduction also aligns with the 50% reduction in global emissions needed to meet the United Nation's Paris Agreement goal to keep global warming below 1.5° Celsius.

LAYING THE FOUNDATION

Implementing this plan will require years of effort, significant financial and staff resources, flexibility, and collaboration. To support successful implementation of this plan, the Town of Crested Butte commits to the following:

- **Explore revenue streams to sustain climate action:** Community members and Town Council stressed the need for incentives and funding to remove financial barriers and drive action. The Sustainability Department will prioritize cost-effective strategies and seek diverse funding sources, including grants, utility programs, and taxes, to fund climate action in Crested Butte.
- **Collaborate on climate action outreach and education:** Outreach and education are key to sustaining momentum and community participation in climate action. The Town will address the specific outreach needs of each action and engage residents, businesses, and partners through collaboration and information sharing.
- **Lead with regional collaboration and impact:** Implementing this plan requires regional collaboration to scale impact beyond Crested Butte, addressing emissions in the Gunnison Valley and beyond.
- **Coordinate efforts for Town operations to lead by example:** the Sustainability Department will coordinate climate action across the Town, working with relevant departments to drive progress and improve Town operations and buildings.
- **Build staff capacity to implement the climate action plan:** The Town will assess staffing needs in addition to the Sustainability Coordinator, such as training or hiring, and adjust to meet plan commitments.
- **Establish regular updates to the GHG inventory and climate action plan:** Town staff will regularly track implementation, develop an annual work plan with priorities and resources, and share it with Town Council to align with budget priorities. A full GHG inventory and CAP update is planned every five years.





BUILDINGS (B):

Empower and incentivize the community to reduce energy use, electrify buildings to maximize the future benefits of a renewable-energy grid, and encourage efficient land use policy

In 2022, 90% of Crested Butte's community-wide GHG emissions were associated with energy use in the built environment and this sector represents Crested Butte's biggest opportunity to reduce emissions. The strategies and actions in this sector focus on incorporating efficient future land use, empowering and incentivizing the community to increase the efficiency of existing and new buildings, and transitioning from natural gas to electricity.

HOW CB USES ENERGY TODAY

Energy use in residential buildings was the single largest source of GHG emissions in Crested Butte in 2022, at 51% of total emissions, followed by commercial buildings at 31%. Municipal buildings and facilities energy use accounted for 11% of community energy emissions, with another 11% attributed to grid electricity and natural gas transmission losses.

2022 SNAPSHOT

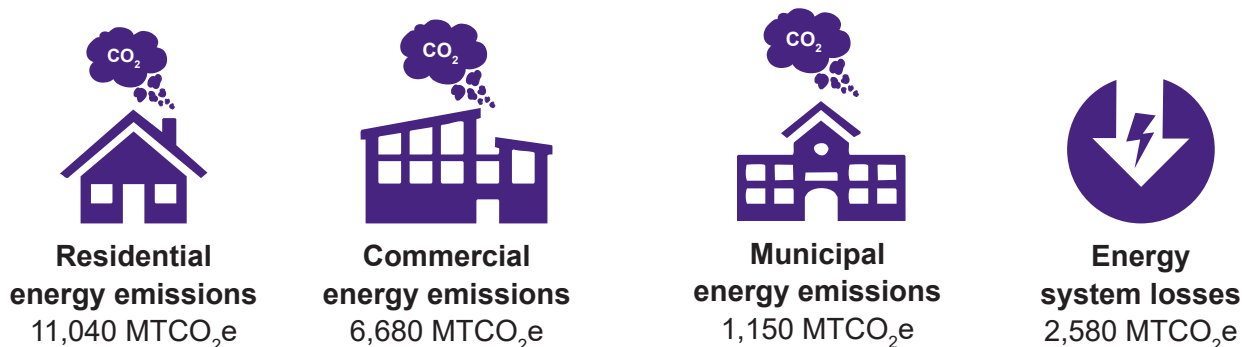


Photo credit: Robby Lloyd



WHAT CB IS ALREADY DOING TO REDUCE EMISSIONS

Crested Butte is already demonstrating leadership on building decarbonization, including:

- **Adoption of the 2021 International Code Council (ICC) Building Codes**
- **Adoption of additional requirements for commercial new construction and major remodels**
- **GreenDeed Program:** providing direct funding to deed-restricted housing owners to complete a free Energy Savings Assessment and implement recommended energy savings projects. The Town of Crested Butte has improved municipal building efficiency through energy audits, wastewater system upgrades, and energy-efficient upgrades. In 2021, an Investment Grade Audit (IGA) led to weatherization, energy-efficient lighting, and solar panel installations on the fire station and Marshal's building.

DRIVERS OF CHANGE

Building energy emissions depend on energy use and the emissions per unit of energy. Energy use is influenced by factors like population growth, weather, building efficiency, and behavior. Improving building efficiency is crucial to maximizing the benefits of electrification, and encouraging energy-conscious behaviors can reduce emissions, save energy costs, and improve comfort in the home.

While natural gas emissions are expected to remain steady, Crested Butte's electricity supply is becoming cleaner. By 2029, electricity emissions are anticipated to fall below those of natural gas. Transitioning to electric energy systems (beneficial electrification) will be key to reducing future emissions, with added benefits of stable energy prices, efficiency, and improved indoor comfort and air quality.

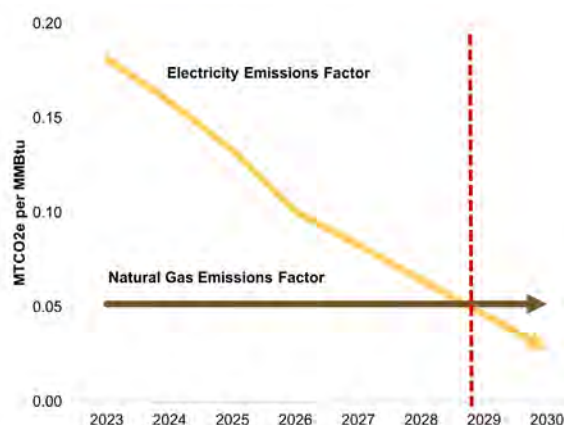


Figure 11. Emissions associated with each unit of energy used for electricity and natural gas, over time.

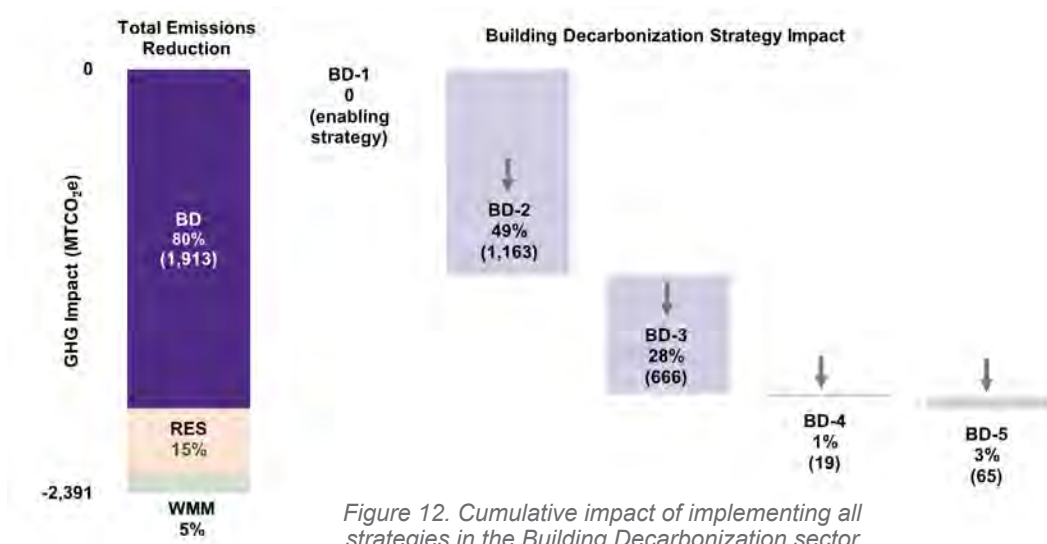


Figure 12. Cumulative impact of implementing all strategies in the Building Decarbonization sector



Strategy B1: Enable climate-friendly future development

Community codes and guidelines are instrumental tools to ensure that development aligns with our community's vision for Crested Butte's future. Addressing climate considerations upfront can help avoid unintended downstream consequences of planning and development decisions today.



GHG Impact in 2030:
n/a, enabling



Cost Effectiveness:
n/a, enabling



Town Cost 2025 – 2030:
n/a



Town Staff Time (Annual Average):
n/a

Action B1.A: Incorporate climate considerations into zoning code and regional planning efforts.

The zoning code guides the Town's future development, regulating land use, density, and building height. These decisions impact greenhouse gas emissions by enabling transit-oriented density and efficient buildings. This action will integrate climate considerations into the 2025 Community Plan, zoning code update, and Gunnison County Corridor Plan. The Town's **Community Plan** will leverage zoning to increase the number of people living in town, reduce transportation emissions, and facilitate more efficient buildings.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Incorporation of climate considerations into the Community Plan and zoning code update	No direct emissions impact (enabling action)	Included in development of Community Plan & Corridor Plan	Included in development of Community Plan & Corridor Plan	Included in development of Community Plan & Corridor Plan	Near-Term (2025-2026)



Photo credits: Lydia Stern



Action B1.B: Enable climate-friendly construction and development through flexible design guidelines and a review of permitting processes.

This action removes barriers to development by updating design standards, building codes, and permitting to support energy efficiency, electrification, and renewables. Community members could be empowered to bring more climate-friendly designs through the Board of Zoning and Architecture Review (BOZAR) process. Measures may include more flexible roof pitches, water efficiency, and lower solar permit fees. The Historic Preservation Plan created a framework for this action, identifying the need to provide flexibility in materials and design requirements to reach climate goals, outside of its National Historic District and buffer.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Included in Historic Preservation Plan	No direct emissions impact (enabling action)	Included in Historic Preservation Plan	Included in Historic Preservation Plan	Included in Historic Preservation Plan	Near-Term (2025-2026)

Strategy B2: Accelerate efficiency improvements and electrification in existing residential buildings

Crested Butte's approximately 1,260 existing residential buildings covered 1.9 million square feet and accounted for 51% of community-wide GHG emissions in 2022. Reducing emissions from these existing residential buildings will be critical to meeting community climate goals over time. This strategy includes opportunities to require energy assessments and require efficiency improvements and electrification of Crested Butte's existing residential building stock while minimizing the cost to community members and creating other benefits.



GHG Impact in 2030:
1,163 MTCO₂e

Town Cost 2025 – 2030:
\$104,600 - \$117,700



Cost Effectiveness:
\$89 - \$101 / MTCO₂e

Town Staff Time (Annual Average):
0.2 – 0.4 FTE

Action B2.A: Require an energy assessment for residential Level 1, 2, and 3 remodels.

This action amends Crested Butte's Building Code to require energy assessments for all residential alteration permits (Levels 1, 2, and 3, see Guide to Key Terms for definitions). It builds on existing energy efficiency and electrification-ready requirements for Level 3 permits, using permitting as a touchpoint to collect better baseline energy use data that can inform future



Town retrofitting programs or policies. Providing energy efficiency data to homeowners also provides them with the necessary information to choose to improve and electrify their properties.

Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
100% applicable permits receive an energy assessment following code update	No direct emissions impact (enabling action)	\$4,300 - \$6,500	No direct emissions impact	<0.1 FTE	Near-Term (2025-2026)

Action B2.B: Require an energy assessment for vacation rental units.

There are 191 licensed vacation rental units within Crested Butte Town limits as of 2024. This action leverages the annual vacation rental licensing process as a touchpoint with these residential properties to require energy assessments. This action will help the Town collect data on vacation rental unit energy use to understand changes over time and can inform business license owners on how to best improve the efficiency of their property or electrify energy systems.

Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
100% (191) vacation rental units completing an energy assessment 2025-2030	No direct emissions impact (enabling action)	\$10,800 - \$16,200	No direct emissions impact	0.1 – 0.2 FTE	Near-Term (2025-2026)

Action B2.C: Provide Town-funded energy efficiency and electrification incentives for all residential buildings.

While Actions A and B require energy assessments, this action incentivizes efficiency and electrification upgrades for all homes. Through incentive programs, it aims to remove cost or permitting barriers for homeowners choosing to electrify or make their properties more energy efficient. Incentives could be designed to prioritize deed restricted housing units, building on the success of the GreenDeed program, or other residential Town-wide programs could be developed.



Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
100% (191) vacation rental units completing an energy assessment 2025-2030	No direct emissions impact (enabling action)	\$10,800 - \$16,200	No direct emissions impact	0.1 – 0.2 FTE	Near-Term (2025-2026)

Strategy B3: Accelerate efficiency improvements and electrification in existing commercial buildings

Crested Butte has approximately 600,000 square feet of commercial buildings, accounting for 23% of community building square footage and 31% of community-wide emissions in 2022. Despite having a smaller overall footprint, commercial buildings use more energy per square foot than residential buildings and therefore present significant opportunities for savings. This strategy includes opportunities to require energy assessments and encourage efficiency improvements and electrification of Crested Butte's commercial building stock.



GHG Impact in 2030:
665 MTCO₂e

Town Cost 2025 – 2030:
\$81,200 - \$89,000



Cost Effectiveness:
\$122 - \$134 / MTCO₂e

Town Staff Time (Annual Average):
0.3 – 0.7 FTE



Action B3.A: Require an energy assessment for commercial Level 1, 2, and 3 remodels.

This action amends Crested Butte's Building Code to require energy assessments for all commercial alteration permits (Levels 1, 2, and 3, see Guide to Key Terms for definitions). It builds on existing energy efficiency and electrification-ready requirements for Level 3 permits, using permitting as a touchpoint to identify more efficiency opportunities and collect baseline building data and informs property owners on how they might best improve the efficiency of their property or electrify energy systems.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
100% applicable permits receive an energy assessment following code update	No direct emissions impact (enabling action)	\$4,300 - \$6,500	No direct emissions impact	<0.1 FTE	Near-Term (2025-2026)

Action B3.B: Provide Town-funded energy efficiency and electrification incentives for all commercial buildings.

While Action A above leverages the permitting process as a touchpoint for energy information and improvements, this action focuses on incentivizing improvements for all commercial buildings. It involves developing a program to incentivize energy efficiency and electrification in Crested Butte's commercial building stock. Incentives could be designed to prioritize funds for community-serving businesses.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
16 commercial properties electrified to remove natural gas use by 2030 43 commercial properties implementing energy efficiency improvements by 2030	661 MTCO ₂ e	\$68,300 - \$69,500	\$103 - \$105	<0.1 – 0.1 FTE	Near-Term (2025-2026)



Action B3.C: Require energy use disclosure and benchmarking for commercial buildings.

This action involves requiring commercial buildings over a certain size to disclose energy use to the Town to compare against other similar businesses to reduce emissions through behavior change and improvements made because of businesses better understanding their energy use. Introducing a disclosure and benchmarking program will allow the Town of Crested Butte to collect energy information about the community's commercial building stock and could lead to future efficiency incentives or requirements.

The State of Colorado Building Performance Program launched in 2023 requires owners of commercial, multifamily, and public buildings 50,000 square feet or larger to annually benchmark their energy use and set performance targets. This action could involve an expansion of the state's requirements to smaller non-residential buildings in Crested Butte.

Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
Benchmarking of commercial properties accounting for 50% commercial energy use by 2030	5 MTCO ₂ e	\$8,600 - \$13,000	\$1,813 - \$2,741	0.8 – 1.2 FTE	Mid-Term (2027-2028)

Strategy B4: Close the gap on new construction electrification and efficiency

This strategy builds on Crested Butte's existing new construction codes to close one of the few remaining gaps in its electrification requirements – commercial kitchens.



GHG Impact in 2030:
19 MTCO₂e



Town Cost 2025 – 2030:
\$10,900 - \$16,300



Cost Effectiveness:
\$587 - \$878 / MTCO₂e



Town Staff Time (Annual Average):
0.1 - 0.2 FTE

Action B4.A: Require all-electric commercial kitchen equipment for new construction.

This action involves amending the Town of Crested Butte's existing energy and building codes to expand the new construction electrification requirement to commercial kitchens.



Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
3 all-electric new construction commercial kitchens by 2030	19 MTCO ₂ e	\$10,900 - \$16,300	\$587 - \$878	<0.1 FTE	Long-Term (2029-2030)

Action B4.B: Estimate and track building materials used in construction.

This action tracks building materials utilized in construction, starting with a 2025 building code update. The Historic Preservation Plan calls for researching new materials regarding their energy efficiency, embodied carbon, wildfire resilience, and other measures to determine supported materials that align with the Town's goals. Early steps could require tracking high-carbon materials, such as concrete or steel, in new construction, to understand possible carbon impact and explore alternative materials in the future.

Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
Tracking process established	No direct emissions impact (enabling action)	Not calculated	No direct emissions impact	<0.1 FTE	Mid -Term (2027-2028)

Strategy B5: Lead the way with efficiency improvements and electrification of Town buildings

The Town has approximately 120,000 square feet of buildings, accounting for approximately 5% of community-wide building square footage and 11% of community energy-related emissions. Reducing emissions from Town buildings will not only contribute to community-wide goals but also demonstrate leadership, result in long-term economic savings, and create benefits for Town employees through increased building comfort.

The cost of actions under this strategy accounts for the full cost of implementation to the Town. This cost to the Town could be brought down with grant funding opportunities to improve the overall cost effectiveness of these actions.



GHG Impact in 2030:
65 MTCO₂e



Town Cost 2025 – 2030:
\$76,400 - \$99,100



Cost Effectiveness:
\$1,173 - \$1,521 / MTCO₂e



Town Staff Time (Annual Average):
0.3 – 0.6 FTE



Action B5.A: Perform updated audits of all municipal facilities and develop a municipal building energy efficiency and electrification plan

This action is the first step toward municipal emissions reduction – drawing on past energy audits and known future facilities changes to develop an energy efficiency and electrification plan that will serve as a long-range roadmap for energy efficiency improvements to Town buildings.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Develop an energy efficiency and electrification plan, conduct updated audits of all municipal facilities by 2026	No direct emissions impact (captured through Action B5.B)	\$55,600 - \$68,000	No direct emissions impact	<0.1 FTE	Near-Term (2025-2026)

Action B5.B: Begin implementing electrification and efficiency improvements identified in energy efficiency and renewable energy plan

This action moves forward improvements to Town of Crested Butte facilities identified in the energy efficiency and electrification plan (B5.A) to increase the efficiency and reduce emissions from Town buildings and facilities (e.g., water and wastewater treatment) over time.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
3 municipal property energy efficiency upgrades 2025 – 2030	49 MTCO ₂ e	\$20,800 - \$31,100	\$426 - \$636	0.2 - 0.4 FTE	Near-Term (2025-2026)



Action B5.C: Monitor Town facilities' energy use and include within a regular Climate Action Report

This action establishes ongoing monitoring of Town facilities' energy use to verify savings from Action B, benchmark efficiency, and identify further improvements. Disclosure of the Town's energy use in a Climate Action Report enhances transparency by the Town and sets an example for other building owners.

Target	Emissions Impact <i>(by 2030)</i>	Estimated Total Cost <i>(2025 – 2030)</i>	Cost Effectiveness <i>(Total Cost/ Emissions Impact)</i>	Estimated Avg. Annual Staff Time	Timing
100% municipal building energy use benchmarked by 2030	16 MTCO ₂ e	\$0	No cost	<0.1 FTE	Near-Term (2025-2026)



Photos credit: Nolan Blunck





RENEWABLE ENERGY (R):

Leverage advocacy and investments to accelerate the gride-wide shift to renewable energy ensuring buildings and transportation can transition to clean power.

Reducing the community's greenhouse gas emissions will require transforming how we use energy and where that energy comes from. This sector focuses on leveraging advocacy and investments to accelerate the grid-wide shift to renewable energy, ensuring buildings and transportation can fully transition to clean power.

WHERE CB'S ENERGY COMES FROM TODAY

Crested Butte's energy utilities are Gunnison County Electric Association (GCEA) for electricity and Atmos Energy for natural gas. In 2022, 56% of energy-related GHG emissions came from electricity use, and 44% from natural gas.

2022 SNAPSHOT



**Electricity
emissions**
11,950 MTCO₂e



**Natural gas
emissions**
9,500 MTCO₂e



**Total energy
emissions**
21,260 MTCO₂e



Photo credit: Don Emmert



INCREASING RENEWABLE ENERGY

The Town of Crested Butte has already taken steps to increase the amount of renewable generation supplying Crested Butte's community, including by:

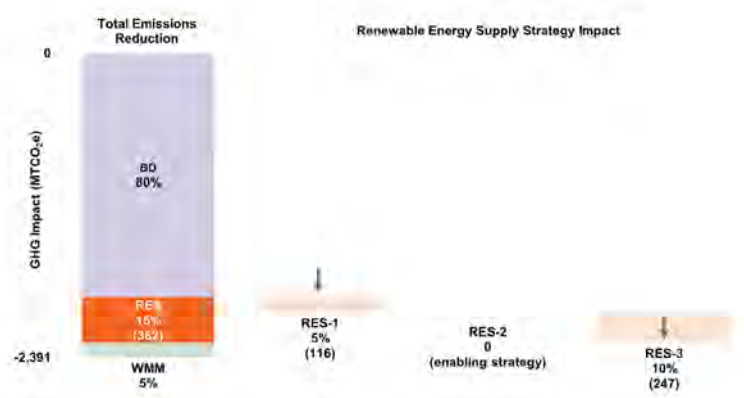
- Installing solar generation at Town facilities
- Joining Colorado Communities for Climate Action
- Partnering with GCEA to install community solar – the Oh Be Joyful solar farm south of Crested Butte and the Town's community solar project at the wastewater treatment plant.

DRIVERS OF CHANGE

Natural gas emissions per therm are expected to stay mostly constant, while electricity emissions per kWh are decreasing as fossil fuels are replaced by renewables like solar, wind, and hydropower. As electrification in buildings and transportation increases, transitioning to renewable energy is essential to maximize emissions reductions.

Tri-State's commitment to reducing greenhouse gas emissions by 89% by 2030 from a 2005 baseline, will drive down emissions from electricity use, as reflected in the Adjusted Business as Usual (ABAU) forecast (Figure 14).

Figure 14. Cumulative impact of implementing all strategies in the Renewable Energy Supply sector.



Understanding our local electricity supply: **Crested Butte, GCEA, and TriState Generation and Transmission**

Crested Butte's electric utility – GCEA - is a non-profit member-owned rural electric cooperative. Each GCEA customer is a member-owner of the cooperative, with a say in the community's future energy supply. Co-op members can vote for their GCEA board representatives, vote for or against specific utility policies, and weigh in on important topics by engaging in public meetings and other decision-making processes.

Similarly, GCEA is a member of Tri-State Generation and Transmission (Tri-State), the utility's wholesale power supplier. Tri-State is owned by its 41 electric cooperative and public power district members in Colorado, Nebraska, New Mexico, and Wyoming. As a member-owner, GCEA also has say in the future of Tri-State's generation mix, policies, and plans.

Today, over 34% of Crested Butte's electricity supply through GCEA is generated from renewable sources and Tri-State has committed to reducing greenhouse gas emissions by 89% by 2030 from a 2005 baseline.

For more information on Tri-State's electric resource planning, visit: tristate.coop/resource-planning. Information about Tri-State's emissions reduction goals and progress are available at: tristate.coop/reducing-emissions.



Strategy R1: Push to accelerate widespread grid decarbonization

In contrast to strategy R1, which focuses on encouraging local renewable energy generation within the existing regulatory framework, R2 explores opportunities for the Town of Crested Butte to influence that framework by advocating for increased renewable generation system-wide.



GHG Impact in 2030:
n/a (no direct impact)



Town Cost 2025 – 2030:
\$12,500 - \$16,500



Cost Effectiveness:
n/a



Town Staff Time (Annual Average):
0.1 – 0.2 FTE

Action R1.A: Advocate for increased renewable energy generation at the local, state, and federal levels.

The Town of Crested Butte is already engaged in advocacy through its membership in Colorado Communities for Climate Action (CC4CA), a coalition of local governments across Colorado pushing for stronger state and federal climate policies. This action explores other opportunities for the Town to leverage its voice through dedicated advocacy efforts at the local utility (GCEA and Tri-State Generation and Transmission), state, and federal levels.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Participate in ongoing advocacy, including opportunities and the local, state, and federal level	No direct emissions impact	\$12,500 - \$16,500	No direct emissions impact	0.1 – 0.2 FTE	Near-Term (2025-2026)



Photo credit: Nolan Blunck



Strategy R2: Support local renewable energy generation

Crested Butte has an opportunity to encourage the increase of local renewable energy generation through strategic partnerships and programs that support the installation of renewable technologies. This strategy focuses on opportunities to leverage generation within the current utility and regulatory landscape.



GHG Impact in 2030:
116 MTCO₂e



Town Cost 2025 – 2030:
\$25,700 - \$72,400



Cost Effectiveness:
\$222 - \$626 / MTCO₂e



Town Staff Time (Annual Average):
0.2 - 0.5 FTE

Action R2.A: Provide educational resources to increase voluntary adoption of local renewable generation and evaluate coordinating "group buy" programs.

This action focuses on encouraging voluntary adoption of local generation by raising awareness of existing opportunities and evaluating the facilitation of installation through a "group buy" program.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Triple the current number of solar permits filed to achieve 3 business and 3 residential solar arrays per year, resulting in 84kW per year installed generation capacity	78 MTCO ₂ e	\$15,000 - \$45,000	\$193 - \$580	0.2 – 0.5 FTE	Near-Term (2025-2026)

Group Buy Programs

A group buy program is a collective purchasing initiative where a group of individuals or organizations come together to negotiate better prices and terms for products or services. By leveraging their combined buying power, participants can secure discounts, streamline the purchasing process, and gain access to expert guidance and peer-learning opportunities.

Case Study - Gunnison County, CO

In 2019, the Solarize Gunnison County group buy program was launched to make going solar more economically feasible for people in Gunnison County and contracts signed for at least 55kW of new solar installations (Gunnison County Times 2019).



Action R2.B: Partner with GCEA to support the installation of local renewable generation up to allowable limits.

In 2024, Tri-State Generation and Transmission raised GCEA's local electricity generation limit from 5% to 40% of total supply until 2028. This policy enables Crested Butte to partner with GCEA to install up to 0.8 MW of additional local renewable energy, leveraging the new generation allowance.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
0.8MW additional local renewable generation installed	16 MTCO ₂ e	\$7,500 - \$22,500	\$477 - \$1,431	0.1 – 0.3 FTE	Mid-Term (2027-2028)

Action R2.C: Expand the Renewable Energy Mitigation Program (REMP) to require renewable energy generation or fee-in-lieu for buildings over a certain size.

The Town of Crested Butte Renewable Energy Mitigation Program (REMP) requires any hot tub larger than 64 square feet, or any outdoor heated space (heated driveways, for example) to be off-set by renewable energy sources or a fee-in-lieu. Additionally, any new commercial buildings over 10,000 square feet are required to install solar under the Town's building code.

This action involves expanding the existing program to add a requirement for the installation of on-site renewable energy generation or payment of a fee-in-lieu for all newly constructed buildings over a defined size.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
3 installations or payments in lieu each year, resulting in 24kW per year installed generation capacity	22 MTCO ₂ e	\$3,200 - \$4,900	\$143 - \$219	<0.1 FTE	Mid-Term (2027-2028)



Strategy R3: Assess renewable energy to serve Town facilities

This strategy involves evaluating renewable energy installations for Town facilities as efficiency or electrification improvement opportunities arise.



GHG Impact in 2030:
Up to 247 MTCO₂e



Cost Effectiveness:
TBD based on need and opportunities



Town Cost 2025 – 2030:
TBD based on need and opportunities



Town Staff Time (Annual Average):
< 0.1 FTE

Action R3.A: Evaluate renewable energy generation to meet Town energy needs.

This action involves the Town of Crested Butte assessing the installation of renewable energy generation as energy efficiency or electrification opportunities arise. All renewable energy projects on Town properties will be heavily evaluated for availability of grant funding and the Town's long-term return on investment.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
TBD based on need and opportunities	up to 247 MTCO ₂ e	TBD based on need and opportunities	Calculated at strategy level	<0.1 FTE	Long Term (2029-2030)

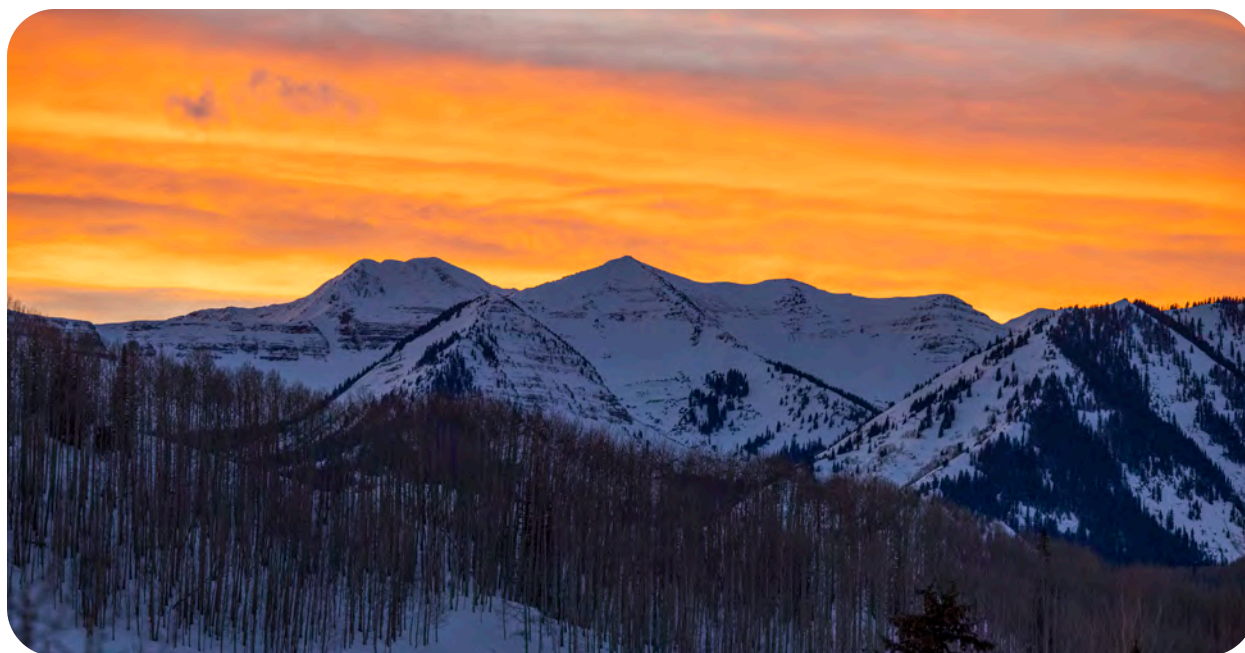


Photo credit: Robby Lloyd





WASTE (W):

Create and expand programs that simplify waste reduction making it easier for the community to engage in climate action.

Crested Butte's GHG inventory includes emissions from 629 tons of landfill waste, which produces methane, a potent greenhouse gas that increases atmospheric warming more intensely than carbon dioxide. This sector focuses on reducing landfill waste through source reduction, recycling, and composting, and addresses emissions from wastewater treatment tied to the population served. Waste reduction also mitigates systemic emissions from sourcing, manufacturing, and transport of materials.

The Town recognizes that waste emissions only represent 3% of the community's total emissions, however, this sector represents an immense opportunity to educate and engage with the community on climate and empower community members to make daily behavior changes.

2022 SNAPSHOT



**Waste and
wastewater
emissions**
670 MTCO₂e



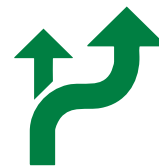
**Total material
sent to landfill**
629 Tons



**Total material
recycled**
262.9 Tons



**Total material
composted**
10 Tons



**Diversion rate
from landfill**
30%



Photo credit: Brendle Group



HOW CB USES AND DISPOSES OF MATERIALS TODAY

Crested Butte partners with Waste Management for weekly residential trash and bi-weekly recycling pick-up. Of the approximately 903 tons of waste material generated in Crested Butte, 30% is recycled and composted while the remaining 70% is sent to landfill in Montrose or Grand Junction. Data was not available for commercial and large multifamily units, which contract privately with waste haulers for collection and disposal.

WHAT CB IS ALREADY DOING TO REDUCE WASTE EMISSIONS

Crested Butte is reducing landfill waste through the following:

- Universal residential recycling,
- Town-wide plastic bag ban,
- Climate Responsible Special Events (CRSE) program, and;
- A 2024 North Valley compost drop-off program partnership with Mt. Crested Butte and Elements Mountain Compost. The Town is piloting this year-long composting program (June 2024–June 2025) with plans to continue if participation is strong.

DRIVERS OF CHANGE

Waste and wastewater emissions in Crested Butte are directly driven by the volume of waste sent to landfill and the volume of wastewater treated, both of which are influenced by population change and visitor numbers. Crested Butte's average daily population increased by 5% from 2017 to 2022. In addition to population, the availability and use of recycling and compost diversion streams drive landfill waste emissions.

Figure 15. Cumulative impact of implementing all strategies in the Waste Reduction sector.



Strategy W1: Increase landfill waste diversion and encourage sustainable consumption

This strategy aims to reduce landfill waste by minimizing waste at the source and increasing recycling and composting. Actions follow best practices and target a 224-ton reduction from the forecasted 688 tons of waste by 2030.



GHG Impact in 2030:
116 MTCO₂e



Town Cost 2025 – 2030:
\$86,400 - \$111,000



Cost Effectiveness:
\$742 - \$953 / MTCO₂e

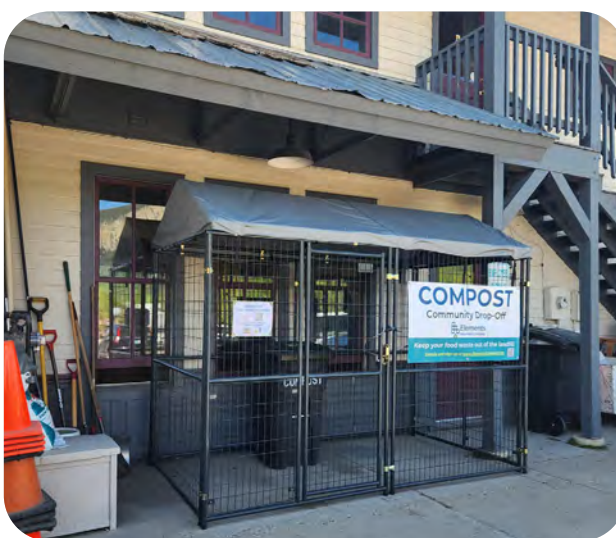


Town Staff Time (Annual Average):
0.4 – 1.0 FTE

Action W1.A: Require adequate space for trash, recycling, and composting containers and pickup in new development.

Requiring adequate space for recycling and composting in new developments removes barriers to waste diversion, ensuring access to both current and future programs. This action involves a code amendment mandating adequate space in residential and commercial projects.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Participate in ongoing advocacy, including opportunities and the local, state, and federal level	No direct emissions impact	\$12,500 - \$16,500	No direct emissions impact	0.1 – 0.2 FTE	Near-Term (2025-2026)



Photos credit: Elements Compost



Action W1.B: Facilitate the development of new waste diversion programs or infrastructure.

The Town of Crested Butte is working to expand waste diversion infrastructure, including piloting a community compost drop-off in partnership with Mt. Crested Butte and Elements Mountain Compost. Future efforts may improve or expand the pilot program or support new infrastructure and program development.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
TBD based on need and opportunities	Calculated at strategy level	TBD based on need and opportunities	Calculated at strategy level	TBD	Mid-Term (2027-2028)

Action W1.C: Incentivize waste reduction, recycling, and composting for residents and businesses

This action focuses on the creation of incentives, paired with education and outreach, to encourage waste reduction and diversion to recycling and composting by all residents and businesses in Crested Butte.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Implementation of town-wide waste reduction and diversion incentives	Calculated at strategy level	\$29,500 - \$44,500	Calculated at strategy level	0.1 – 0.3 FTE	Near-Term (2025-2026)



Photo credit: Lydia Stern



Action W1.D: Ban certain materials from landfill and enforce requirements for construction and demolition materials recycling.

This action focuses on reducing waste by banning certain materials from being sent to landfill, requiring that they are either eliminated from the waste stream or diverted through recycling. The action specifically focuses on construction and demolition waste by exploring requirements for the reuse and/or recycling of certain materials.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Adoption of ordinance to ban materials from landfill and/or require materials recycling	Calculated at strategy level	\$44,600 - \$50,000	Calculated at strategy level	0.6 FTE	Mid-Term (2027-2028)

Deconstruction Ordinances

A deconstruction ordinance is a regulation that encourages or requires the careful dismantling of buildings instead of traditional demolition. The goal is to minimize waste by salvaging reusable materials, which can then be recycled or repurposed. This approach can not only reduce landfill waste but also create local economic opportunities through the resale of salvaged materials.

Case Study - Boulder, CO

The City of Boulder, CO has implemented an ordinance that mandates the deconstruction of certain types of buildings, rather than demolishing them. The ordinance includes guidelines on how to conduct the deconstruction and incentivizes property owners to participate by providing access to resources and information on local deconstruction service.

Action W1.E: Adopt a save-as-you-throw (SAYT) ordinance to disincentivize waste generation

This action proposes a residential Save-As-You-Throw (SAYT) ordinance in partnership with the Town's waste hauler to incentivize waste diversion, linking trash costs to waste volumes through tiered pricing. It discourages waste generation and complements Action C's recycling and composting incentives.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Adopt a save-as-you-throw ordinance	Calculated at strategy level	\$2,200 - \$3,200	Calculated at strategy level	<0.1 FTE	Mid-Term (2027-2028)



Action W1.F: Develop incentives and programs to encourage waste reduction and diversion by Town employees

This action aims to reduce waste from Town operations through staff programs like office supply re-use libraries or interdepartmental competitions with incentives for waste diversion.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Implementation of Town employee waste reduction and diversion incentives	Calculated at strategy level	\$1,800 - \$2,700	Calculated at strategy level	<0.1 FTE	Near-Term (2025-2026)

Action W1.G: Develop and implement a Town Environmental Purchasing Policy (EPP)

An EPP is a set of guidelines and practices that prioritize or require the purchase of environmentally friendly products and services. This action aims to strategically reduce waste from Town operations and require or encourage sustainable Town purchasing practices through the development of an Environmental Purchasing Policy (EPP). Components of an EPP could include a requirement or price preference for environmentally preferable products that are certified through third party programs (i.e., EnergyStar, BCorps, etc.) or guidelines for incorporating lifecycle cost into purchasing decisions, as examples.

Target	Emissions Impact (by 2030)	Estimated Total Cost (2025 – 2030)	Cost Effectiveness (Total Cost/ Emissions Impact)	Estimated Avg. Annual Staff Time	Timing
Implementation of Town employee waste reduction and diversion incentives	Calculated at strategy level	\$1,800 - \$2,700	Calculated at strategy level	<0.1 FTE	Near-Term (2025-2026)



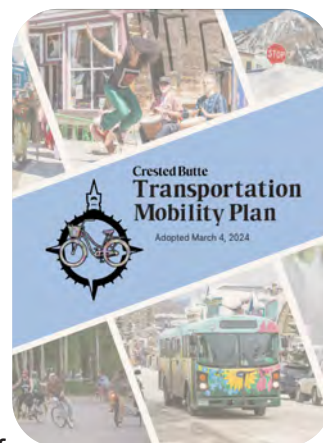
TRANSPORTATION (T):



Advance the Town's Transportation Mobility Plan and Community Plan by prioritizing investments in walking, biking, and transit, preparing for an electric vehicle future, and improving land use policy to support efficient transportation infrastructure

In 2022, transportation within Crested Butte accounted for 7% of community emissions. This section outlines strategies to reduce emissions by shifting to lower-carbon transportation options and supporting electric vehicle adoption, aligned with actions in three related plans:

- **Crested Butte Transportation Mobility Plan (2024):** The Transportation Mobility Plan (TMP) describes Crested Butte's existing mobility conditions, identifies key transportation challenges, and outlines an implementation plan with actions to integrate land use and transportation planning, increase alternative modes of travel, and manage parking supply to set the future up in a way that de-emphasizes cars and focuses on walking, biking, rolling, and transit.
- **North Gunnison Valley Electric Vehicle Plan (adoption anticipated in 2025):** Crested Butte is working with the Town of Mt. Crested Butte to create an Electric Vehicle (EV) plan for the North Gunnison Valley that will align regional EV support strategies.
- **Crested Butte Community Plan (adoption anticipated in 2025):** The Community Plan will aim leverage the Town's development regulations to increase opportunities for people to live closer to work, supporting the TMP and CAP goals as well.
- **Gunnison County Corridor Plan (adoption anticipated in 2025):** The Corridor Plan will integrate land use, transportation, and infrastructure planning to advance climate action and environmental resiliency alongside other goals to meet the needs of the entire region.



While this Climate Action Plan is primarily focused on reducing GHG emissions within the Town of Crested Butte, the emissions and benefits of these other plans will extend throughout the Gunnison Valley.

2022 SNAPSHOT



**Transportation
emissions**
1,470 MTCO₂e



**Vehicle miles
traveled**
3,673,171



HOW CB MOVES TODAY

Crested Butte, just 0.9 square miles, sees most residents walking and biking. Pedestrian travel accounts for 79% of trips in summer and 94% in winter, while biking makes up 16% in summer and 1% in winter. Only 5% of trips that start and end in town are made by vehicle. However, significant traffic comes from visitors and commuters, with 44% of Crested Butte employees living outside town in summer and 37% in winter. Although travel emissions to and from Crested Butte aren't included in the community inventory, they impact regional transportation

WHAT CB IS ALREADY DOING TO ADVANCE LOW CARBON TRANSPORTATION

The TMP outlines actions to shift focus from cars to walking, biking, rolling, and transit over 20 years. Its strategy balances promoting alternative travel modes, reducing parking convenience, and prioritizing pedestrians through land use planning.

The TMP was adopted on March 4, 2024, and the Town has hit the ground running with implementation. In 2024, the Town:

- Implemented improved corner paint and bike racks on Elk Avenue
- Added additional stop signs where warranted.
- Applied for CDOT access permit and secured 80% of construction funding for the Red Lady roundabout at the entrance to town, due to its active participation in the Safe Streets for All regional corridor planning
- Developed and deployed a traffic calming policy
- Began annual parking management evaluation by Town Council and expanded the permit program to include a skier permit in impacted neighborhoods
- Began an EV charging incentive program
- Actively participating in Mountain Express and RTA strategic plans
- Conducting Compass Navigation process and preparing for a regional corridor plan

All of the actions in the TMP are incremental and strategically phased over the next 20 years to improve transportation choices, managing parking inventory, and integrate land use and transit.

DRIVERS OF CHANGE

Transportation emissions are driven by vehicle miles traveled and the per mile emissions of vehicles. Crested Butte's number one transportation goal is to de-emphasize the car by prioritizing walking, biking, rolling, and transit with a secondary focus on supporting EV adoption for necessary car trips. The TMP highlights that increasing traffic has degraded the pedestrian experience. While future growth and development will impact transportation emissions, stricter vehicle standards and higher EV adoption, along with renewable electricity, will reduce emissions per mile. Crested Butte can further support EV adoption through the North Gunnison Valley EV Plan.



Strategy T1: Improve transportation choices

The TMP includes actions not only to maintain alternative transportation choices, but to improve them, by investing in transit and introducing traffic calming, corridor plans, and streetscapes. While Crested Butte has the goal of being a safer and car-optional community, the Town also has an opportunity to support and encourage EV adoption and use for those trips when cars are needed. The EV plan will identify specific actions that the Town can take to educate the community and make driving an EV to and around Crested Butte more accessible and convenient for workers, residents, and visitors alike. Actions to improve transportation choices will reduce emissions and have significant co-benefits for the community.



Photo credit: Nolan Blunck

Strategy T2: Manage parking supply

The convenience of parking is the biggest factor that determines if someone will drive a car and the TMP includes actions to strategically address parking over the next 20 years to incrementally manage over-parked areas, improve parking safety, and reduce the number of cars entering and leaving Crested Butte. Access to convenient and affordable charging infrastructure is a key driver of EV adoption. The EV plan will identify actions to meet future demand while prioritizing origin and destination charging (e.g., at lodging establishments or multifamily housing) that aligns with the Town's "park once" ethos.



Photo credit: Nolan Blunck

Strategy T3: Integrate land use and transportation

Land use significantly influences transportation choices by affecting travel distance and the access and convenience of different modes. Addressing land use impacts long-term transportation emissions. The Community Plan and the Gunnison County Corridor Plan will help to support this strategy.



Photo credit: Nolan Blunck





IMPLEMENTATION

STRATEGY PRIORITIZATION

The Town will prioritize strategies and actions that are most cost-effective for initial implementation. Top priorities include accelerating efficiency improvements and electrification in existing residential and commercial buildings. See Figure 16 for a summary of the top 6 strategies ranked by cost-effectiveness, measured in estimated dollars per MTCO_{2e} reduced. Strategies without a direct emissions impact are not ranked.

1	\$89 - \$101	B2: Accelerate efficiency improvements and electrification in existing residential buildings
2	\$122 - \$134	B3: Accelerate efficiency improvements and electrification in existing commercial buildings
3	\$222 - \$626	R2: Support new local renewable energy generation
4	\$587 - \$878	B4: Close the gap on new construction electrification and efficiency
5	\$742 - \$953	W1: Increase landfill waste diversion and encourage sustainable consumption
6	\$1,173 - \$1,521	B5: Lead the way with efficiency improvements and electrification of Town buildings

Figure 16. Top 6 Strategies Ranked by Estimated Cost Effectiveness (\$ per MTCO_{2e})

TIMELINE

Plan implementation will begin immediately following adoption. The actions outlined in the plan are intentionally high-level to allow for flexibility in the details and approach. As each action is addressed, Town staff will engage the community and Town Council on the best path forward and be prepared to adapt to emerging challenges, opportunities, and stakeholder feedback.

Action implementation will involve developing more detailed steps and timelines while refining resource needs through budget and staffing analysis. In addition, Town staff will integrate stakeholder feedback in program design, including communications and community education.

A preliminary timeline for the implementation of strategies and actions identified in this plan is provided below and will be updated as needed to reflect implementation progress, schedule adjustments, budget priorities and the inclusion of new strategies and actions, as appropriate. Additionally, the Town will continue to evaluate and engage in regional, Gunnison Valley-wide projects and programs with the potential to significantly reduce Scope 3 emissions beyond Crested Butte town limits.



TRACKING PROGRESS

The Town will monitor implementation progress by identifying Key Performance Indicators at the outset of projects and managing an internal tracking database. The Town is committed to transparent communication with the community on climate progress and staff will regularly publish high-level progress and emissions updates online.

Regularly reporting on progress will help the Town to monitor implementation, stay ahead of challenges and adapt to changing community and budgetary conditions. A full Climate Action Plan update, which will include a detailed GHG emissions inventory, is scheduled for 2030.

B1: Enable climate-friendly future development

- A. Incorporate climate considerations into zoning code.
- B. Enable climate-friendly construction and development through flexible design guidelines and a review of permitting processes.

Near-Term		Mid-Term		Long-Term	
2025	2026	2027	2028	2029	2030

B2: Accelerate efficiency improvements and electrification in existing residential buildings

- A. Require an energy assessment for residential Level 1, 2, and 3 remodels.
- B. Require an energy assessment for vacation rental units.
- C. Provide Town-funded energy efficiency and electrification incentives for all residents

Near-Term		Mid-Term		Long-Term	
2025	2026	2027	2028	2029	2030

B3: Accelerate efficiency improvements and electrification in existing commercial buildings

- A. Require an energy assessment for commercial Level 1, 2, and 3 remodels.
- B. Provide Town-funded energy efficiency and electrification incentives for all businesses.
- C. Require energy use disclosure and benchmarking for commercial buildings.

Near-Term		Mid-Term		Long-Term	
2025	2026	2027	2028	2029	2030



B4: Close the gap on new construction electrification and efficiency

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Require all-electric commercial kitchen equipment for new construction.						
B. Estimate and track building materials used in construction.						

B5: Reduce emissions from Town buildings

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Perform updated audits of all municipal facilities and develop a municipal building energy efficiency and electrification plan.						
B. Begin implementing electrification and efficiency improvements identified in energy efficiency and electrification plan						
C. Monitor Town facilities' energy use and include within a regular Climate Action Report.						

R1: Push to accelerate widespread grid decarbonization

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Advocate for increased renewable energy generation at the local, state, and federal levels						

R2: Support local renewable energy generation

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Provide educational resources to increase voluntary adoption of local renewable generation and evaluate coordinating a "group buy".				x		
B. Partner with GCEA to support the installation of local renewable generation up to allowable limits						
C. Expand the Renewable Energy Mitigation Program (REMP) to require renewable energy generation or fee-in-lieu for buildings over a certain size						

R3: Assess renewable energy resources to serve Town facilities

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Investigate renewable energy generation to meet Town energy needs.						

W1: Increase landfill waste diversion and encourage sustainable consumption

	Near-Term		Mid-Term		Long-Term	
	2025	2026	2027	2028	2029	2030
A. Require adequate space for trash, recycling, and composting containers and pickup in new development.						
B. Facilitate the development of new waste diversion infrastructure.						
C. Incentivize waste reduction, recycling, and composting for residents and businesses						
D. Ban certain materials from landfill and enforce requirements for construction and demolition materials recycling.						
E. Adopt a save-as-you-throw ordinance to disincentivize waste generation						
F. Develop incentives and programs to encourage waste reduction and diversion by Town employees						
G. Develop and implement a Town Environmental Purchasing Policy						

[T1: Improve transportation choices](#)

[T2: Manage parking convenience](#)

[T3: Integrate land use and transit](#)

Ongoing implementation coordinated through Transportation and Mobility Plan efforts





GUIDE TO KEY TERMS

Adjusted Business As Usual (ABAU): Forecast of community and municipal emissions that takes into account Business As Usual change along with utility renewable generation commitments and projected vehicle efficiency and electrification policy and market impacts.

Average Daily Annual (ADA) Population: The average number of people present in a given location on any day over the course of a year. This measure accounts for variations in population throughout the year due to factors such as tourism, seasonal residents, commuters, or transient visitors.

Business As Usual (BAU): Forecast of community and municipal emissions that takes into account expected population growth, planned Town facilities, and existing Town codes.

Climate change: Climate change refers to long-term shifts in temperatures and weather patterns. Since the 1800s, human activities have been the main driver of climate change, primarily due to the burning of fossil fuels like coal, oil, and gas (United Nations n.d.).

Community Compass: The Crested Butte Community Compass is the Town of Crested Butte's comprehensive long-range plan. The Compass includes a strategic plan and decision-making framework that was used to guide the development of this Climate Action Plan in a way that is aligned with the community's values.

Decarbonization: The process of reducing or eliminating GHG emissions from activities, for example by a transition to more renewable sources of energy.

Electrification: The process of replacing technologies or systems that rely on fossil fuels such as natural gas with those that rely on electricity.

Emissions factor: The emissions generated per unit of activity such as energy consumption or fuel use.

Emissions scopes (1, 2, 3): For the purposes of GHG inventories, emissions are classified into three scopes. Scope 1 emissions are associated with sources located inside the Town boundary (e.g., the burning of natural gas), Scope 2 emissions are associated with the generation of grid-supplied electricity used inside the Town, and Scope 3 emissions are other emissions that occur outside the Town boundary as a result of activities taking place within the Town.

Energy assessment: The assessment of a building's energy usage that can be used to identify opportunities for efficiencies and improvements.

Energy benchmarking: Energy benchmarking policies require property owners to report energy usage data and compare against similar types of buildings, often using a standardized metric like Energy Use Intensity (EUI) or ENERGY STAR scores.

Energy disclosure: Energy disclosure policies require property owners to report energy usage data to increase transparency and encourage energy efficiency improvements.

EV (Electric Vehicle): EVs are vehicles powered entirely or partially by electricity, as opposed to internal combustion engines that rely on fossil fuels such as gasoline or diesel. EVs include both Battery Electric Vehicles (BEVs) powered solely by electricity, and Plug-in Hybrid Electric Vehicles (PHEVs) that have both an electric motor and an internal combustion engine.



GHG (greenhouse gas): GHGs are gases that trap heat in the atmosphere and contribute to climate change. GHGs emitted by human activities include Carbon Dioxide (CO₂), Methane (CH₄), Nitrous Oxide (N₂O) and Fluorinated gases (EPA 2024).

GPC (Global Protocol for Community-Scale Greenhouse Gas Inventories): The GPC is an internationally recognized framework for the development of community-scale GHG inventories. It provides a standardized methodology for calculating and reporting emissions and is widely used in climate action planning. The GPC is regularly updated to reflect best practices and is maintained by the World Resources Institute, C40 Cities, and ICLEI Local Governments for Sustainability (WRI, ICLEI, and C40 Cities Climate Leadership Group 2022).

ICLEI Local Government Operations Protocol: A widely used protocol to account for GHG emissions associated with local government operated buildings, vehicles, and other operations (ICLEI USA 2018).

kWh (kilowatt-hour): A kWh is a unit of energy used to measure electricity consumption over time. 1 kWh represents the energy usage of a device that consumes 1 kilowatt of power continuously for 1 hour.

Level 1, Level 1, Level 3 Permits: These permit types represent different levels of building alteration as defined in the International Code Council 2021 International Building Code adopted by the Town of Crested Butte (International Code Council 2021).

- Level 1 Permit: Includes the removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.
- Level 2 Permit: Includes the addition or elimination of any door or window, the reconfiguration of any system, or the installation of any additional equipment, and applies where the work area is equal or less than 50% of the building area.
- Level 3 Alterations: Where the work area exceeds 50% of the building area.

MTCO₂e (metric tons carbon dioxide equivalent): MTCO₂e is a standard unit used to quantify and compare GHGs with different global warming potential (GWP). Since gases have different impacts on climate change, emissions are standardized by the equivalent amount of carbon dioxide that would have the same impact.

Renewable energy: Energy sources are considered renewable when they are replenished at a higher rate than they are consumed. Solar and wind energy are examples of renewable resources, while fossil fuels such as coal, oil, and gas are non-renewable resources. Generating renewable energy creates far lower GHG emissions than burning fossil fuels (United Nations n.d.)

Snow: Don't forget about snow in Crested Butte! We have big winters and a lot of snow and climate action strategies need to take this seasonal reality into account.

Therm: A therm is a unit of energy used to measure natural gas consumption. One therm is equivalent to 100,000 British Thermal Units (BTUs), and one BTU is the amount of energy required to raise the temperature of one pound of water by one degree Fahrenheit.

Grid / Transmission and Distribution (T&D) Losses: This term refers to the emissions associated with losses in the energy system, including electricity lost during the generation, transmission, and distribution of electricity from power plants to end users, and natural gas leakage.

Waste reduction: A decrease in the total amount of waste generated.

Waste diversion: The percentage of total waste generated that is reused, recycled, or composted rather than sent to landfill.





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HOW CRESTED BUTTE RESIDENTS CAN TAKE CLIMATE ACTION

Learn about climate change

- Learn about the State of Colorado's actions on climate change and clean energy: climate.colorado.gov
- Explore how the climate is expected to change in Gunnison County and around the U.S.: crt-climate-explorer.nemac.org
- Check out tools, resources, and information to help our community become more resilient in the face of changing conditions: coresiliency.com

Buildings (B): Improve the efficiency of and electrify your home

- Explore ways that you can save energy at home: energy.gov/energysaver/energy-saver
- Sign up for a home Energy Evaluation through Gunnison County Electric Association (GCEA): gcea.coop/energy-efficiency/energy-evaluations
- Save money and improve the efficiency and comfort of your home through GV-HEAT's income qualified and non-income qualified programs: gvrha.org/gvheat
- Take advantage of available incentives to increase the efficiency of and electrify your home: homes.rewiringamerica.org/calculator and crestedbutte-co.gov/rebates

Renewable Energy (R): Help increase the amount of Crested Butte's energy supply met through renewable resources

- Start your solar journey by installing solar at home or signing up for one of GCEA's Green the Grid subscription programs: gcea.coop/energy-efficiency/renewable-energy-programs
- Participate in GCEA's PowerWise Pledge™ to show your financial commitment to GCEA's efforts to green the grid: gcea.coop/powerwise-pledge
- Participate in GCEA board meetings and elections to advocate for renewable power: gcea.coop/about-us/annual-meeting-elections

Waste (W): Reduce waste sent to landfill

- Make sure you know what can and cannot be recycled in CB: crestedbutte-co.gov/trash-recycle
- Sign up for composting: crestedbutte-co.gov/compost
- Learn how to reduce, reuse and recycle waste at home, work, and school: epa.gov/recycle/reducing-waste-what-you-can-do
- Consider borrowing or buying used items instead of buying new.
- Learn how to properly store food to maximize freshness and avoid waste: foodsafety.gov/keep-food-safe/foodkeeper-app

Transportation (T): Choose low carbon transportation options

- Walk, bike, roll, or take the bus around Town whenever you can!
- Take public transit when possible:
 - » Mountain Express for in-town and inter-mountain trips: mtnexp.org
 - » Gunnison RTA for trips to Gunnison: gunnisonvalleyrta.com
 - » Bustang Outrider all the way to Denver: ridebustang.com/outrider
- Team up with others to carpool to work, run errands, or for longer trips
- Use available incentives to make your next vehicle electric: evco.colorado.gov



HOW CRESTED BUTTE BUSINESSES CAN TAKE CLIMATE ACTION

Learn about sustainable business programs and best practices

- Check out voluntary sustainable business programs that can help you reduce emissions and stand out from the crowd:
 - » Join the State of Colorado Green Business Network to receive a free sustainability assessment: cdphe.colorado.gov/co-green-business
 - » Explore resources from B Lab, including B Corp certification and make your business a force for good: bcorporation.net

Buildings (B): Improve the efficiency of and electrify your business

- Explore ways that you can save energy in your business: energystar.gov/buildings/save-energy-commercial-buildings
- Sign up for a business Energy Evaluation through Gunnison County Electric Association (GCEA): gcea.coop/energy-efficiency/energy-evaluations
- Save money and improve the efficiency of your business using GCEA's energy rebates: gcea.coop/energy-efficiency/rebates
- Explore resources available through the State of Colorado to support businesses with building efficiency and electrification: energyoffice.colorado.gov/funding-financing-businesses
- Track your building energy and water use: energystar.gov

Renewable Energy (R): Help increase the amount of Crested Butte's energy supply met through renewable resources

- Start your solar journey with by installing solar at your business or signing up for one of GCEA's Green the Grid subscription programs: gcea.coop/energy-efficiency/renewable-energy-programs
- Participate in GCEA's PowerWise Pledge™ to show your financial commitment to GCEA's efforts to green the grid: gcea.coop/powerwise-pledge

Waste (W): Reduce waste sent to landfill

- Sign up for recycling collection and install clear signage to ensure that all staff and customers know what can and cannot be recycled in CB: crestedbutte-co.gov/trash-recycle
- Adopt a sustainable purchasing policy and buy from local vendors whenever possible.
- Reduce and reuse – source products and equipment from improvement or reuse stores like the Habitat Restore in Buena Vista.
- Consider eliminating single use items such as takeout containers and plastic water bottles.
- Participate in the Town of Crested Butte's Climate Responsible Special Events (CRSE) program

Transportation (T): Choose low carbon transportation options

- Encourage or incentivize your employees to walk, bike, carpool or take transit instead of driving alone.
- Coordinate an employee carpool or vanpool program.
- Explore opportunities and incentives to electrify your fleet vehicles: energyoffice.colorado.gov/funding-financing-businesses



Appendix I:
2022 Town of Crested Butte
Greenhouse Gas Emissions
Inventory

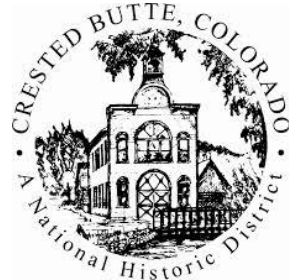


2022

Town of Crested Butte

Greenhouse Gas Emissions Inventory

November 2024



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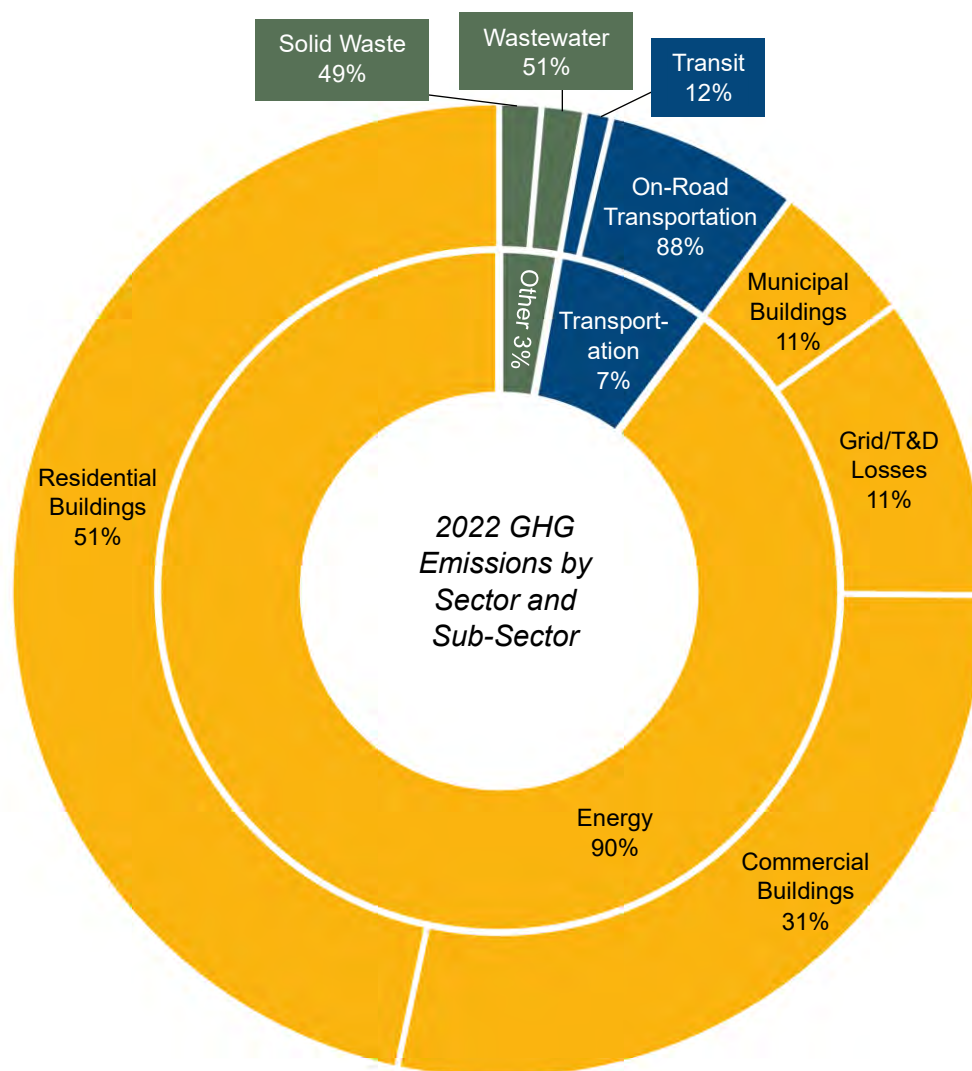
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Town of Crested Butte 2022 Greenhouse Gas Emissions Inventory: Executive Summary

In order to inform the Climate Action Plan 2030, the Town of Crested Butte developed a community-wide and municipal greenhouse gas (GHG) emissions inventory. The inventory provides a snapshot of Crested Butte's GHG emissions in 2022, along with a comparison to 2017 data.



23,670 MTCO₂e
total community
emissions in 2022



5% increase
in calculated
community
emissions between
2017 and 2022



1,800 MTCO₂e
total municipal
emissions in
2022, 8% of the
community total

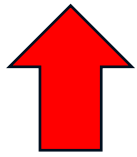


**Building energy
sector**
electricity and
natural gas are the
largest source of
emissions

¹ 2017 emissions presented in this report have been recalculated and updated from the original version of the 2017 inventory to align with current best practices.

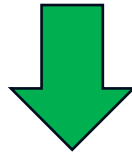
CHANGE IN EMISSIONS: 2017 TO 2022

The key drivers of change in emissions between 2017 and 2022 include:



Increased:

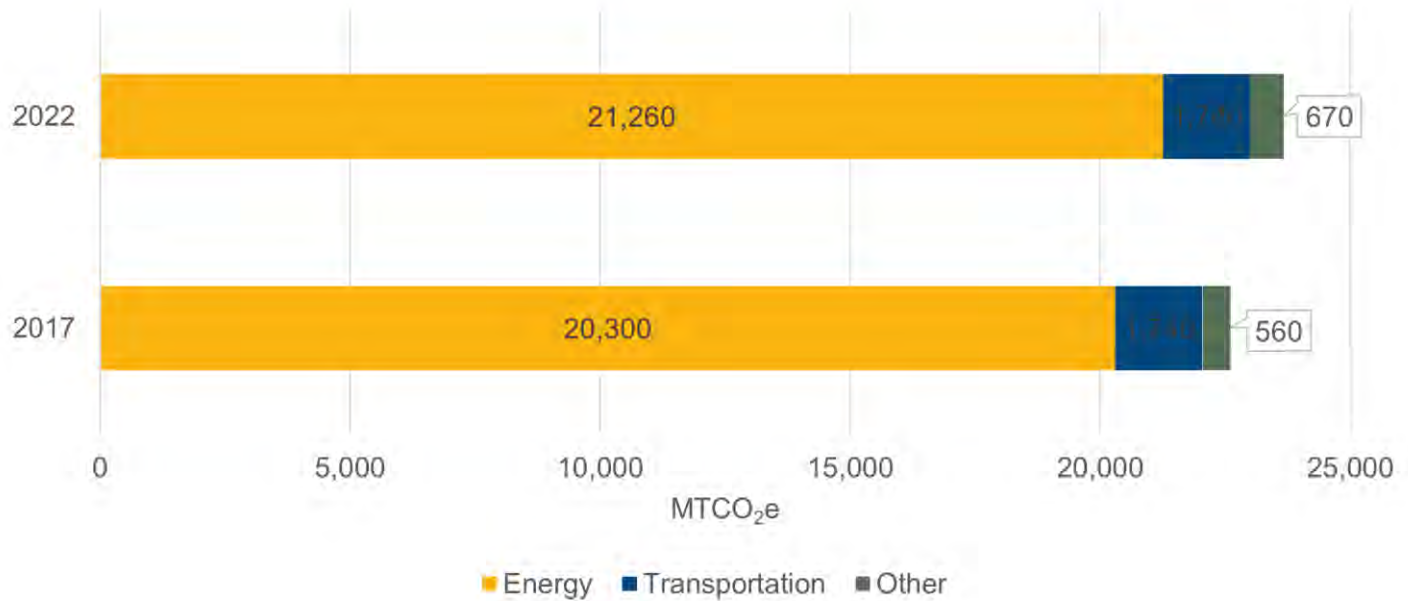
- Natural gas usage
- Vehicle miles traveled
- Solid waste generation



Reduced:

- Electricity use
- Emissions factors (electricity, natural gas, vehicle efficiency)

Town of Crested Butte Community Emissions, 2017 and 2022



Sector	2017 (MTCO ₂ e)	2022 (MTCO ₂ e)	Change
Energy	20,300	21,260	+5%
Commercial Buildings	8,750	6,680	-24%
Grid / T&D Losses	1,970	2,390	+21%
Municipal Buildings	Included in Commercial	1,150	N/A
Residential Buildings	9,580	11,040	+15%
Transportation	1,740	1,740	0%
On-Road Transportation	1,740	1,530	-12%
Transit	Not calculated	210	N/A
Other	560	670	+20%
Solid Waste	240	330	+38%
Wastewater Treatment	320	330	+6%
Total Emissions	22,600	23,670	+5%



1. INTRODUCTION

This report provides an estimate of Crested Butte's greenhouse gas (GHG) emissions in 2022 and a comparison to 2017 emissions data.

The purpose of a GHG inventory is to quantify the emissions associated with energy consumption, fuel use, and activities within the community's geographic boundary. The inventory was created as a first step in the development of Crested Butte's Climate Action Plan. The inventory will inform the identification of climate action alternatives in the Climate Action Plan and will enable the Town to evaluate and monitor the impact of alternatives by tracking change in community and municipal emissions over time.

Community Context and Benchmarks

Since actions and trends in the community drive changes in GHG emissions, it is helpful to understand key community characteristics and context that may have influenced 2022 emissions and changes since 2017.

Factor	Description
Population Growth	Population growth is typically associated with increased activity and community emissions. The population of Crested Butte increased 4%, from 1,385 in 2017 to 1,434 in 2022 while the population of Gunnison County increased by 5%. This growth could explain some of the changes in energy use, transportation, and waste generation.
Impact of COVID-19	Evaluating emissions in 2022 avoids the most significant impacts of the COVID-19 global pandemic on activities and emissions in 2020 and 2021. However, since Crested Butte's tourism-driven economy was significantly impacted by the pandemic, some observed changes in emissions may be attributable to lasting indirect impacts of COVID-19.

Establishing New Community Benchmarks

The 2022 inventory establishes new community benchmarks to support GHG emissions trend analysis and evaluation in future years, including:

Factor	2022 Benchmark	Description
Number of Visitors	267,000	Given Crested Butte's small full-time population and high number of visitors, changes in activity may be more closely linked to changes in visitation than changes in the number of residents.
Annual Daily Average Population	2,779 (2021 estimate)	Average daily annual (ADA) is an average of population throughout the entire year. ² This number was estimated for the Town of Crested Butte Wastewater Treatment Plant Improvements Project.
Heating Degree Days	10,458	Heating degree days (HDD) are a measure of how hot or cold it is in a given year and are a key indicator of natural gas heating demand.
Geographic Area	0.80 square miles	An increase in the geographic area due to annexations into the Town of Crested Butte could be associated with an increase in activity data and services provided by the Town.
Building Area	2,626,995 square feet	An increase in the building area inside the Town could be associated with increased energy use and emissions.

² Kingdom, J., and Charbonnet, E., (2021) Wastewater Treatment Plant Improvements Project: Project Memorandum 1

2. SUMMARY OF RESULTS

This inventory was prepared following the Global Protocol for Community-Scale Greenhouse Gas Inventories (GPC) BASIC+ requirements. The 2017 inventory was developed using different methodologies that are not consistent with the GPC protocol. The electricity grid losses, natural gas transportation and distribution losses, on-road transportation, solid waste, and wastewater treatment emissions presented in this report have been recalculated and updated from the original version of the 2017 inventory to align with current best practices that account more holistically for community emissions.

This section provides a summary of community and municipal inventory results by sector and includes a breakdown of community emissions by scope. **The inventory includes Scope 1 and Scope 2 emissions relevant to Crested Butte and accounts for Scope 3 solid waste emissions attributable to activities within Crested Butte.**

Scope	Definition	Sources Included In This Inventory
Scope 1	GHG emissions from sources located within the Town boundary.	<ul style="list-style-type: none"> Natural gas use Wastewater treatment processes Transportation within Town limits
Scope 2	GHG emissions occurring as a consequence of the use of grid-supplied electricity, heat, steam, and/or cooling within the Town boundary.	<ul style="list-style-type: none"> Electricity use
Scope 3	All other GHG emissions that occur outside the town boundary as a result of activities taking place within the Town boundary.	<ul style="list-style-type: none"> Solid waste disposal

Community Emissions Summary

Community Emissions By Sector and Scope

Total community emissions for the Town of Crested Butte were 23,670 MTCO₂e in 2022. As shown in **Figure 1**, by far the largest source of emissions was the Energy sector, accounting for 90% of the total, followed by Transportation at 7%, and Other emissions (Wastewater Treatment and Solid Waste) at 3%.

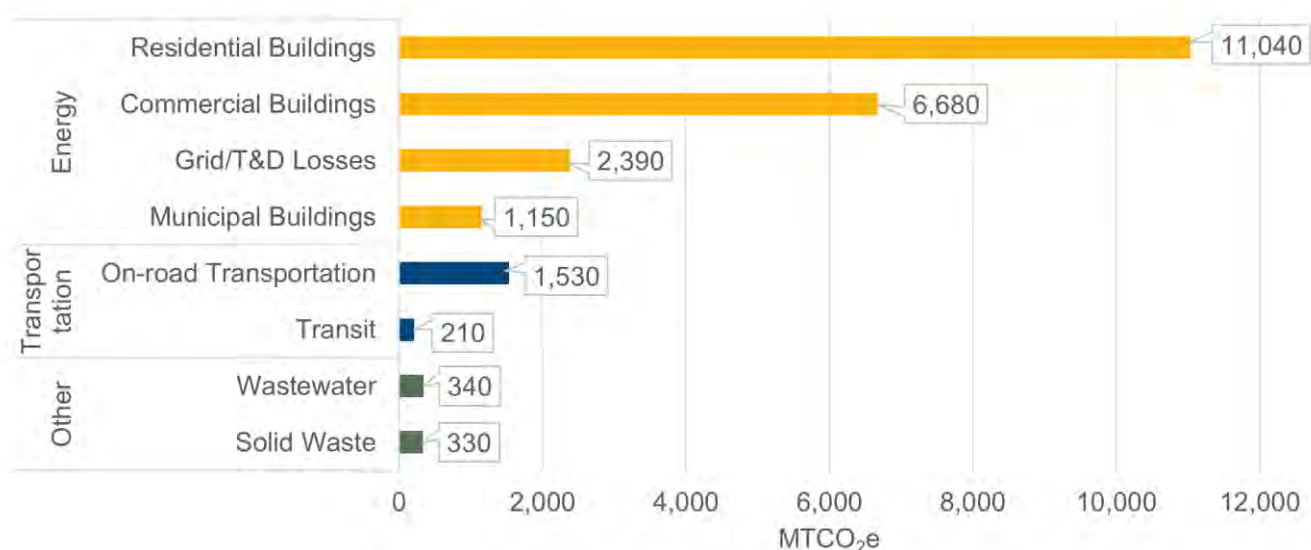


Figure 1. Town of Crested Butte GHG Emissions Summary by Sector And Subsector, 2022

Table 1 provides a more detailed summary of Crested Butte's emissions by sector, source and scope, showing that only a small portion of Scope 3 emissions are included in this inventory. Emissions are fairly evenly distributed between Scope 1 and 2.

Table 1: Community Emissions by Scope, Sector, and Source

Scope, Sector, Source	2022 MTCO ₂ e
Scope 1	11,370
Energy	9,310
Natural Gas	9,310
Commercial	2,590
Municipal	350
Residential	4,580
T&D Losses	1,790
Other	340
Wastewater	330
Wastewater Treatment Process	10
Wastewater Treatment Fugitive	330
Transportation	1,720
On-road Vehicle Transportation	1,510
Diesel	250
Gasoline	1,060
Municipal	200
Transit	210
Diesel	200
Compressed Natural Gas	10
Scope 2	11,970
Energy	11,950
Electricity	11,950
Commercial	4,090
Grid Loss	600
Municipal	800
Residential	6,460
Transportation	20
On-road Vehicle Transportation	20
Electric	20
Scope 3	330
Other	330
Solid Waste	330
Grand Total	23,670

Change in Community Emissions

While the 2017 emissions data presented in this report were calculated to align with current best practices, caution should still be exercised in drawing assumptions about trends between two individual years. As the Town creates future inventories using consistent methodology, it will become easier to reliably compare emissions and track trends over time.

As shown in **Figure 2** and **Table 2**, calculated emissions for 2022 were 5% higher than those for 2017.

The increase in calculated emissions was driven by increases in natural gas use, residential electricity use, vehicle miles traveled, and solid waste generation. Change in these sub-sectors was offset, in part, by reduced commercial electricity use and decreasing emission factors, including for electricity and vehicle efficiency.

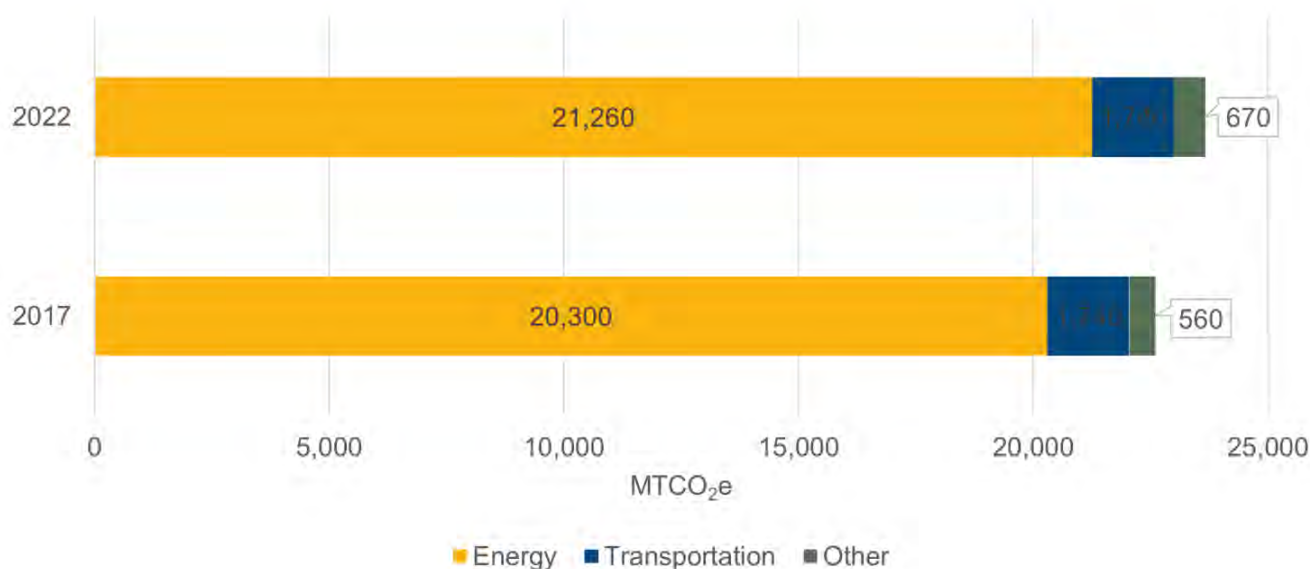


Figure 2. Town of Crested Butte Community GHG Emissions by Sector, 2017 and 2022

Table 2. Community Emissions by Sector and Sub-Sector, 2017 and 2022

Sector	2017 (MTCO ₂ e)	2022 (MTCO ₂ e)	Change
Energy	20,300	21,260	+5%
Commercial Buildings	8,750	6,680	-24%
Grid / T&D Losses	1,970	2,390	+21%
Municipal Buildings	Included in Commercial	1,150	N/A
Residential Buildings	9,580	11,040	+15%
Transportation	1,740	1,740	0%
On-Road Transportation	1,740	1,530	-12%
Transit	Not calculated	210	N/A
Other	560	670	+20%
Solid Waste	240	330	+38%
Wastewater Treatment	320	330	+6%
Total Emissions	22,600	23,670	+5%

Community Emissions Per Capita

Total calculated emissions per capita were approximately 16.5 MTCO₂e, a slight increase from 16.3 MTCO₂e in 2017.

For comparison, **Figure 3** below shows per capita emissions from peer cities, the State of Colorado and the United States. Note that while these comparison cities are all mountain communities with tourism-based economies, they vary in size and are all larger than Crested Butte. Additionally, each of these communities have unique characteristics and different scales and scopes included in their GHG inventories, which means that direct comparison should be approached with caution, for example Aspen's inventory includes aviation emissions at the Aspen-Pitkin County Regional Airport.

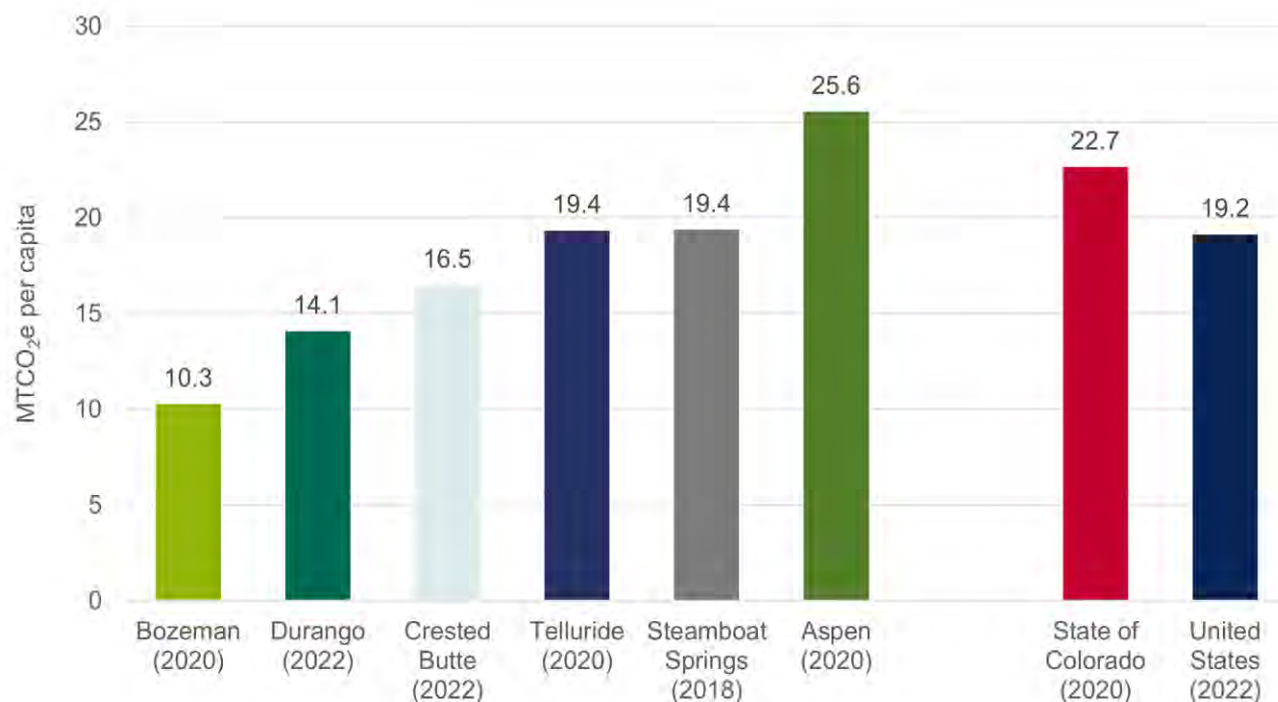


Figure 3. Community Emissions by Capita Comparison⁴

³ [City of Bozeman 2020 Community Greenhouse Gas Emissions Inventory Report](#), [City of Durango 2022 Community and Municipal Greenhouse Gas Emissions Inventory](#), [Town of Telluride 2020 Greenhouse Gas Emissions Inventory](#), [Routt County and City of Steamboat Springs 2018 Greenhouse Gas Inventory and Forecasted Emissions Report](#), [City of Aspen 2020 Greenhouse Gas Emissions Report](#), [2023 Colorado Statewide Inventory of Greenhouse Gas Emissions and Sinks](#), [U.S. Greenhouse Gas Emissions 2022](#)

Municipal Emissions Summary

This section describes emissions associated with Town of Crested Butte municipal operations. In 2022, total municipal emissions were 1,800 MTCO₂e and accounted for approximately 8% of total community emissions.

Municipal Emissions by Sector

Figure 4 shows municipal emissions by sector and subsector. Energy accounted for 71% of total municipal emissions, fleet vehicles accounted for 11% and wastewater treatment processes accounted for 18%.

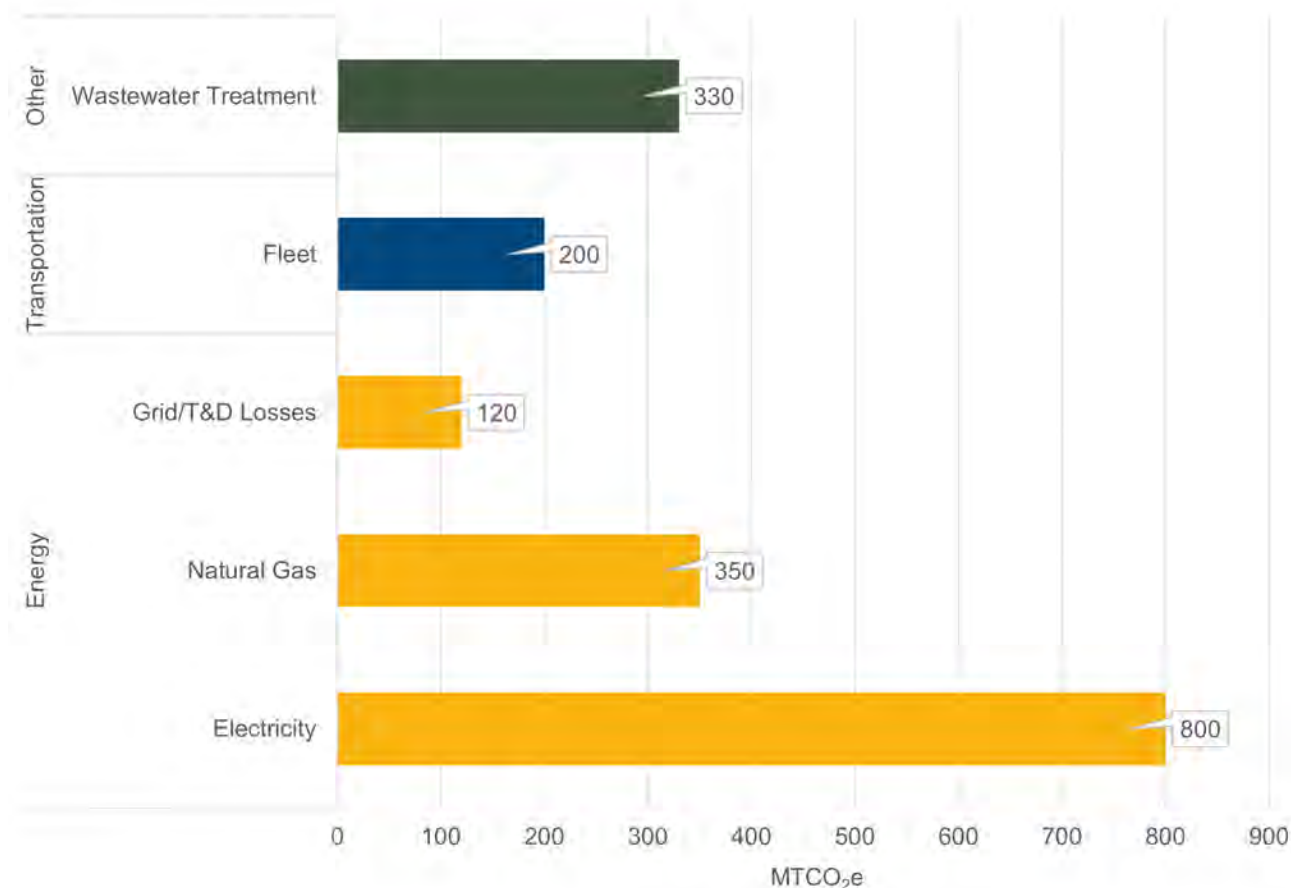


Figure 4. Town of Crested Butte Municipal GHG Emissions by Sector, 2022

Municipal Emissions: New Methodology

Municipal emissions, other than electricity used in wastewater treatment, were not separated out from community emissions in Crested Butte's 2017 inventory. The 2022 municipal emissions inventory was developed to align with best practices outlined in the ICLEI Local Government Operations Protocol and provide a more holistic picture of emissions associated with government operations.

The municipal inventory includes energy emissions from electricity, natural gas usage, and associated losses; gasoline and diesel use by Town fleet; and wastewater treatment process and fugitive emissions. The emissions from electricity used in wastewater production in 2022 are included in the total municipal electricity use total, in accordance with current best practices.

3. ENERGY EMISSIONS

This section provides an overview of emissions associated with energy used in the built environment, including electricity and natural gas use in residential, commercial, and municipal buildings, as well as the associated distribution system losses.

Emissions Snapshot

Total community energy emissions in 2022 were 21,260 MTCO₂e, accounting for 90% of Crested Butte's total community emissions. Emissions included in this sector were 5% higher in 2022 than 2017.

As shown in **Table 3**, the increase in energy emissions is driven by a 15% increase in residential building emissions and a 21% increase in energy losses. This increase was partially offset by an 11% reduction in commercial and municipal building emissions. Since municipal building emissions were not separated out from commercial buildings in 2017, Table 3 compares 2022 combined commercial and municipal emissions to the 2017 commercial subsector.

Table 3: Town of Crested Butte Energy Emissions, 2017 and 2022

Subsector	2017 MTCO ₂ e	2022 MTCO ₂ e	Percent Change
Residential Buildings	9,580	11,040	+15%
Commercial Buildings	8,750	6,680	-11%*
Municipal Buildings	Included in commercial	1,150	
Losses (Transmission & Distribution, Process & Fugitive)	1,970	2,580	+21%
Total	20,030	21,260	+5%

*Change in commercial and municipal emissions combined since municipal was not separated out from commercial in 2017.

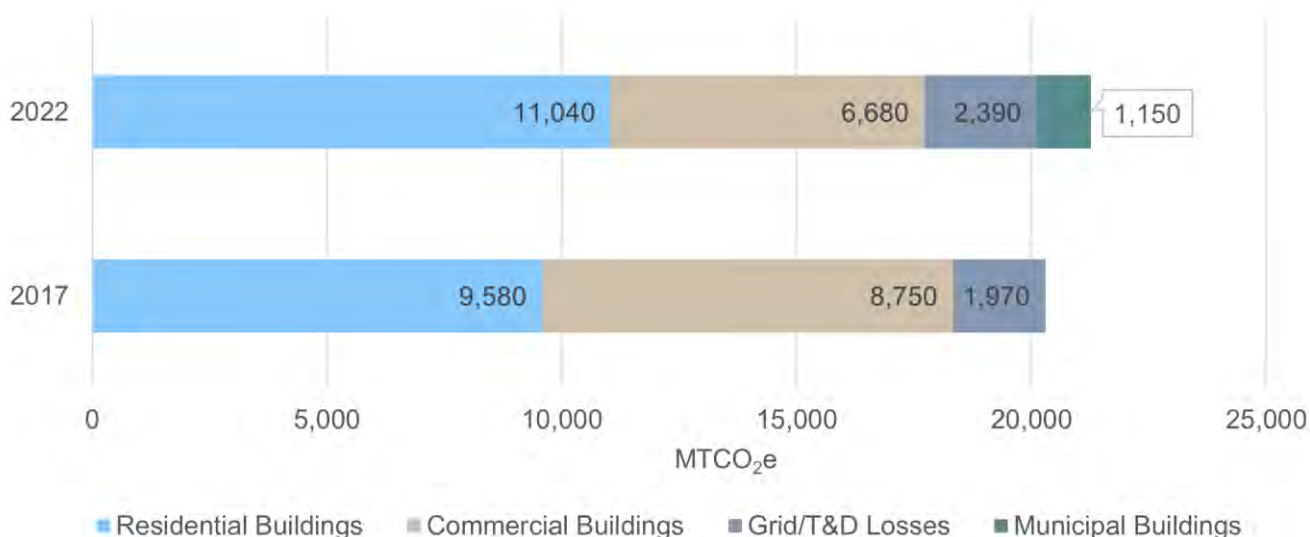


Figure 5. Town of Crested Butte 2017 and 2022 Energy Emissions

Electricity

Total electricity emissions in 2022 were 11,950 MTCO₂e, and account for 56% of total energy sector emissions, down from 63% in 2017. As shown in **Table 4** and **Figure 6**, total electricity emissions were 5% lower in 2022 than 2017.

Table 5 shows the change in electricity use between 2017 and 2022.

Table 4: Electricity Emissions, 2017 and 2022

Subsector	2017 MTCO ₂ e	2022 MTCO ₂ e	Percent Change
Residential Buildings	6,080	6,460	+6%
Commercial Buildings	5,960	4,090	-18%*
Municipal Buildings	Not calculated	800	
Transmission & Distribution Losses	510	600	+18%
Total	12,550	11,950	-5%

*Change in commercial and municipal emissions combined since municipal was not separated out from commercial in 2017.

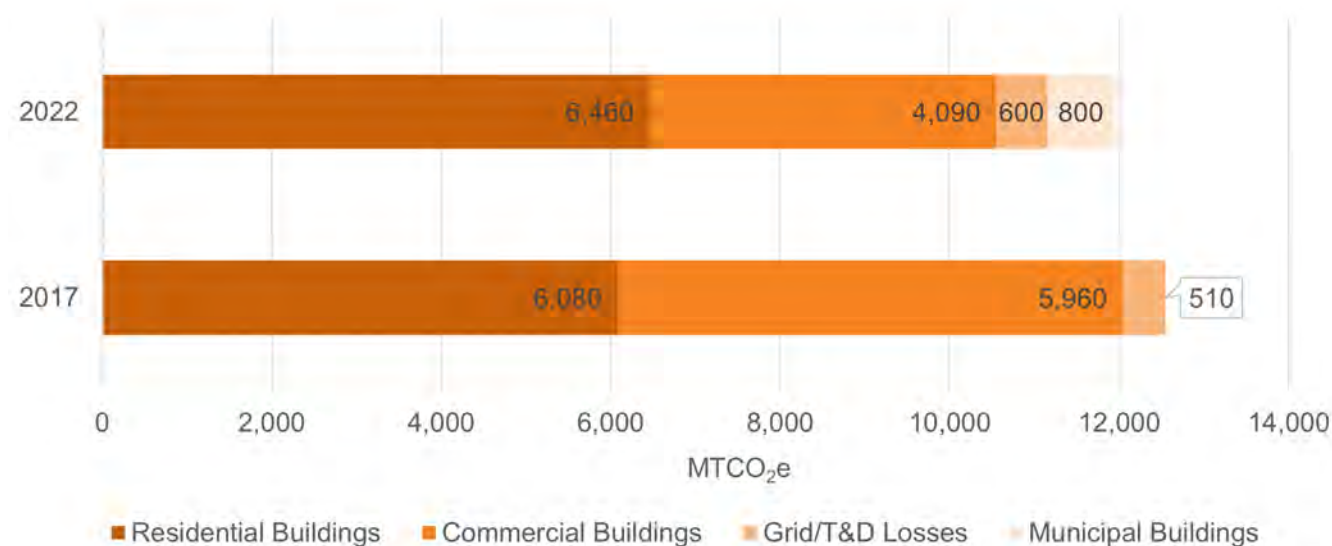


Figure 6. Electricity Emissions by Sub-sector, 2017 and 2022

Table 5: Electricity Inputs

Source	Unit ⁴	2017 Input	2022 Input	Percent Change
Residential Use	kWh	8,697,045	9,371,583	+8%
Commercial Use	kWh	8,530,477	5,926,335	-17%*
Municipal Use	kWh	0	1,159,667	
Total	kWh	17,227,522	16,457,585	-4%

Emissions Factor	lbs CO ₂ e/MWh	1,541	1,520	-1%
Grid Loss Factor	%	4.2%	5.3%	+26%

⁴ A kilowatt-hour (kWh) is a unit of measurement for energy consumption and the amount of energy used by a 1,000-watt appliance running for one hour. A megawatt hour (MWh) is equal to 1,000 kWh.

*Change in commercial and municipal use combined since municipal use was not separated out from commercial in 2017.

Key Drivers of Change in Electricity Emissions

The reduction in community electricity emissions is driven by a combination of lower commercial electricity consumption, and a reduced electricity emissions factor. Together, these changes offset an increase in residential electricity use and the grid transmission and distribution loss factor from 2017 to 2022.

Key drivers of change include:

- **Reduced total electricity usage:** Total electricity consumption in 2022 was 4% lower than in 2017, contributing to the overall reduction in emissions.
 - **Reduced commercial electricity consumption:** Electricity used in commercial buildings accounted for approximately 34% of total electricity emissions in 2022. As shown in
 - **Table 5**, total combined commercial and municipal electricity use decreased by 17% between 2017 and 2022. While the reason for this reduction is unknown, it could be connected to commercial energy efficiency measures and/or a reduction in commercial activity or the number of businesses operating in Crested Butte.
 - **Municipal electricity consumption:** Electricity used in municipal buildings and facilities was not separated out from commercial use in 2017 but accounted for approximately 7% of total community electricity emissions in 2022.
 - **Increased residential electricity consumption:** Electricity used in residential buildings accounted for 54% of total electricity emissions in 2022 and consumption was 8% higher in 2022 compared to 2017.
- **Reduced electricity emissions factor:** The local emissions factor (CO₂e per MWH) provided by Gunnison County Electric Association (GCEA) has decreased by 1% since 2017, as shown in
- **Table 5.** This change resulted in a 6% decrease in emissions associated with residential, commercial, and municipal electricity use, larger than the 4% reduction in total consumption. The emissions factor of GCEA's electricity supply is forecasted to continue decreasing as more renewable generation is brought online.
- **Increased transmission and distribution loss factor:** The loss factor associated with electricity use increased from 4.2% in 2017 to 5.3% in 2022. Grid losses accounted for 4% of total electricity emissions in 2017 and 5% in 2022.

Solar Generation

In 2022 there was a total of 226kW of solar photovoltaic (PV) capacity installed in Crested Butte, including 126kW of residential, 70kW of commercial and 30kW of municipal solar. This installed solar generates approximately 343,700kWh of local renewable electricity each year and reduces the total amount of electricity that residents, businesses, and the Town of Crested Butte need to purchase from the grid. Monitoring the amount of installed local renewable generation going forward will enable the Town to track the impact on electricity use and emissions.

Natural Gas

Total natural gas emissions in 2022 were 9,310 MTCO₂e and accounted for 44% of total energy sector emissions, up from 38% in 2017. As shown in **Table 6**, total natural gas emissions were 20% higher in 2022 than 2017. **Table 6** shows the change in natural gas use between 2017 and 2022.

Table 6: Natural Gas Emissions, 2017 and 2022

Subsector	2017 MTCO ₂ e	2022 MTCO ₂ e	Percent Change
Residential Buildings	3,500	4,580	+31%
Commercial Buildings	2,790	2,590	+5%
Municipal Buildings	Not calculated	350	
Process & Fugitive	1,460	1,790	+23%
Total	7,750	9,500	+20%

*Change in commercial and municipal emissions combined since municipal was not separated out from commercial in 2017.



Figure 7. Natural Gas Emissions by Sub-sector, 2017 and 2022

Table 7: Natural Gas Inputs

Sector	Unit ⁵	2017 Input	2022 Input	Percent Change
Residential Use	MCF	64,090	86,000	34%
Commercial Use	MCF	51,074	48,659	8%
Municipal Use	MCF	0	6,511	
Total	MCF	115,164	141,170	23%
Emissions Factor	MT/MCF	0.055	0.053	-2%
Leakage Rate	g CH ₄ /MCF	425	425	-

*Change in commercial and municipal use combined since municipal use was not separated out from commercial in 2017.

⁵ MCF is an abbreviation for thousand cubic feet, a measurement of natural gas.

Key Drivers of Change in Natural Gas Emissions

Changes to natural gas consumption as well as an update to the associated fugitive emissions impacted natural gas emissions, driving the overall increase in energy emissions.

- **Increased natural gas consumption:** Total natural gas usage was 23% higher in 2022 compared to 2017.
 - **Increased residential natural gas consumption:** Residential buildings account for 49% of total natural gas emissions and consumption increased by 34% in 2022 compared to 2017. Residential natural gas use has increased steadily since at least 2019, with a 12% increase between 2019 and 2023. The 2022 increase compared to 2017 is also associated with 42% higher in Heating Degree Days (HDDs)⁶, indicating that 2022 was a colder year than 2017 with a significantly higher home heating demand. Additional years of data will be needed to understand if there is a trend in natural gas use.
 - **Increased commercial natural gas consumption:** Natural gas in commercial buildings accounted for 28% of natural gas consumption. As shown in
 - **Table 7**, municipal natural gas use was not separated out from commercial use in 2017. Total combined commercial and municipal natural gas use increased by 8% between 2017 and 2022. Commercial gas use has been relatively steady between 2019 and 2023. Similar to residential natural gas use, the increase in commercial use in 2022 compared to 2017 is likely linked to the higher HDDs.
 - **Municipal natural gas consumption:** Natural gas used in municipal buildings and facilities was not separated out from commercial use in 2017 but accounted for 4% of natural gas emissions in 2022.
- **Updated natural gas emissions factor:** The 2022 inventory uses standard natural gas emissions factors updated annually by The Climate Registry. The emissions factor used in the 2017 inventory was 2% higher than that used in the 2022 inventory.
- **No change in natural gas leakage rate:** The 2017 and 2022 emissions inventories include an estimate of natural gas process and fugitive emissions based on survey data of natural gas system leaks in the United States. Leakage rates of the natural gas system have been found to be significantly higher than is estimated by the EPA and can vary significantly between municipalities and utilities. The inventory utilizes surveyed leakage rates in Denver, CO, which are slightly below the median leakage rate for U.S. cities surveyed. These emissions accounted for 19% of natural gas emissions in 2022.

⁶ Heating Degree Days (HDD) are a measure of how cold the weather was over a time period and are used as an indicator of the amount of energy needed to heat a building over that period.

4. TRANSPORTATION EMISSIONS

This section provides an overview of transportation emissions, including on-road transportation within the Town boundary, as well as a portion of emissions from public transit that is attributable to the mileage driven by buses within the Town.

Emissions Snapshot

Total transportation emissions in 2022 were 1,740 MTCO₂e, accounting for 7% of total community emissions as shown in **Table 8**, down from 8% in 2017. The difference between 2017 and 2022 emissions was negligible shown in **Table 8** and **Figure 8** and Transit emissions were not calculated for 2017. **Table 9** shows the change in transportation sector inputs.

Table 8: Transportation Emissions, 2017 and 2022

Subsector	2017 MTCO ₂ e	2022 MTCO ₂ e	Percent Change
On-road Transportation	1,740	1,530	-12%
Transit	Not calculated	210	-
Total	1,740	1,740	0%

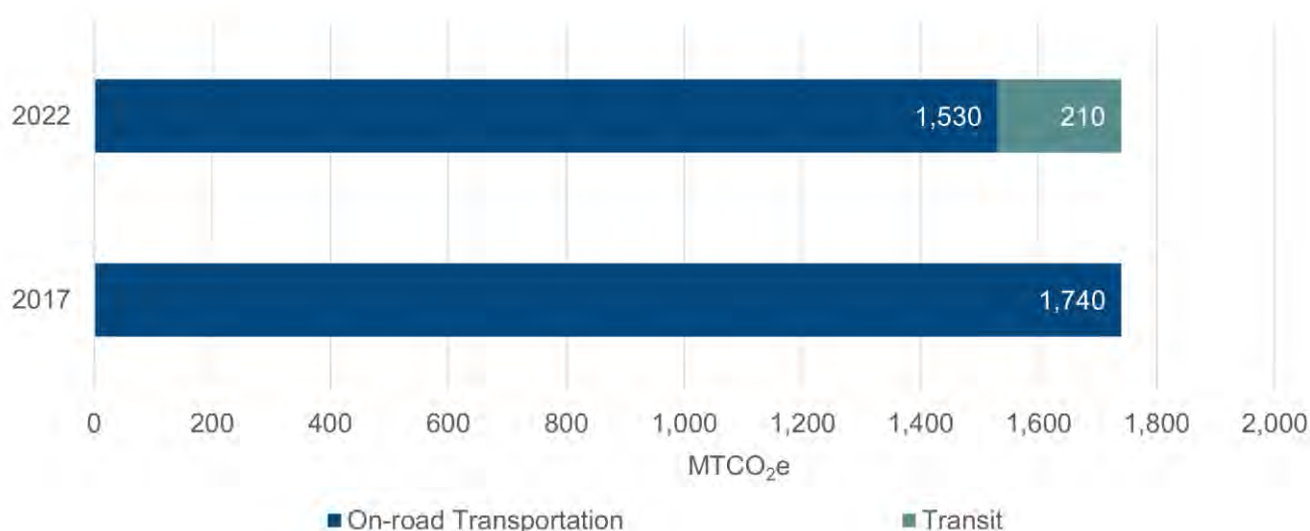


Figure 8. Transportation Emissions by Sub-sector, 2017 and 2022

Table 9: Transportation Inputs

Category	Source	Unit	2017 Inputs	2022 Inputs	Percent Change
On-Road Miles Traveled	Vehicle Miles Traveled (VMT)	VMT	3,567,016	3,578,796	0%
Public Transit	Diesel – Gunnison Valley RTA	Gallons	N/A	331	-
	CNG – Gunnison Valley RTA	GGE ⁷	N/A	1,423	-
	Diesel – Mountain Express	Gallons	N/A	18,970	-
	VMT – Gunnison Valley RTA	VMT	N/A	9,011	-
	VMT – Mountain Express	VMT	N/A	85,364	-

⁷ Gasoline gallon equivalent (GGE) is used to measure the amount of compressed natural gas (CNG) used.

Key Drivers of Change in Transportation Emissions

A reduction in on-road transportation emissions was negated by the inclusion of transit emissions in 2022, resulting in negligible change in total transportation emissions between 2017 and 2022.

- **Reduced vehicle emissions:** Total on-road vehicle emissions accounted for 8% of total transportation emissions and 6% of community emissions in 2022. On-road emissions decreased by 12% from 2017 to 2022.
 - **Negligible change in on-road VMT:** On-road VMT was back-calculated using an updated methodology for 2017 and there was negligible change in estimated VMT between 2017 and 2022.
 - **Increased internal combustion engine vehicle efficiency:** Since 2016, vehicle efficiencies have increased, and the national allocation of gasoline vehicles by class has shifted, leading to a larger percentage of more efficient vehicles on the road and a reduction in emissions per vehicle miles traveled.
 - **Electric vehicles:** Emissions associated with electricity used to power electric vehicles (EVs) were included in the 2022 inventory. While EVs represent a very small percentage of total emissions, tracking the impact of transportation electrification will be important as EV adoption increases.
- **Transit:** The 2022 inventory separates out emissions associated with public transit routes inside the Town of Crested Butte. This sub-sector accounts for 12% of transportation emissions.

Active Transportation

While the majority of visitors to Crested Butte drive to the Town, 95% of trips with an origin and destination within Crested Butte are completed on foot or by bike. This very high percentage of active transportation trips helps reduce Crested Butte's in-Town community transportation emissions.

Transportation Outside Crested Butte Town Limits

While this emissions inventory does not account for the impacts of transportation associated with Crested Butte but occurring outside of Town limits, also known as Scope 3 transportation emissions, the Climate Action Plan may still consider actions to reduce the impact of visitor and resident travel to and from Crested Butte.

5. OTHER EMISSIONS

This section provides an overview of emissions associated with the disposal of solid waste and wastewater generated inside Town limits in landfills located outside of Crested Butte.

Emissions Snapshot

Total solid waste emissions in 2022 were 330 MTCO₂e and wastewater treatment process and fugitive emissions were 340 MTCO₂e as shown in **Table 10**. Together, solid waste and wastewater treatment emissions accounted for just 3% of total community emissions. The 2022 solid waste emissions were 38% higher than the updated 2017 emissions and wastewater treatment emissions were 6% higher as shown in **Table 10** and **Figure 9**.

Table 11 shows the waste and wastewater inputs.

Table 10: Solid Waste and Wastewater Treatment Emissions, 2017 and 2022

Subsector	2017 MTCO ₂ e	2022 MTCO ₂ e	Percent Change
Solid Waste Total	240	330	38%
Wastewater Treatment Processes	10	10	0%
Wastewater Fugitive Emissions	310	330	6%
Wastewater Total	320	340	6%
Other Total	560	670	20%

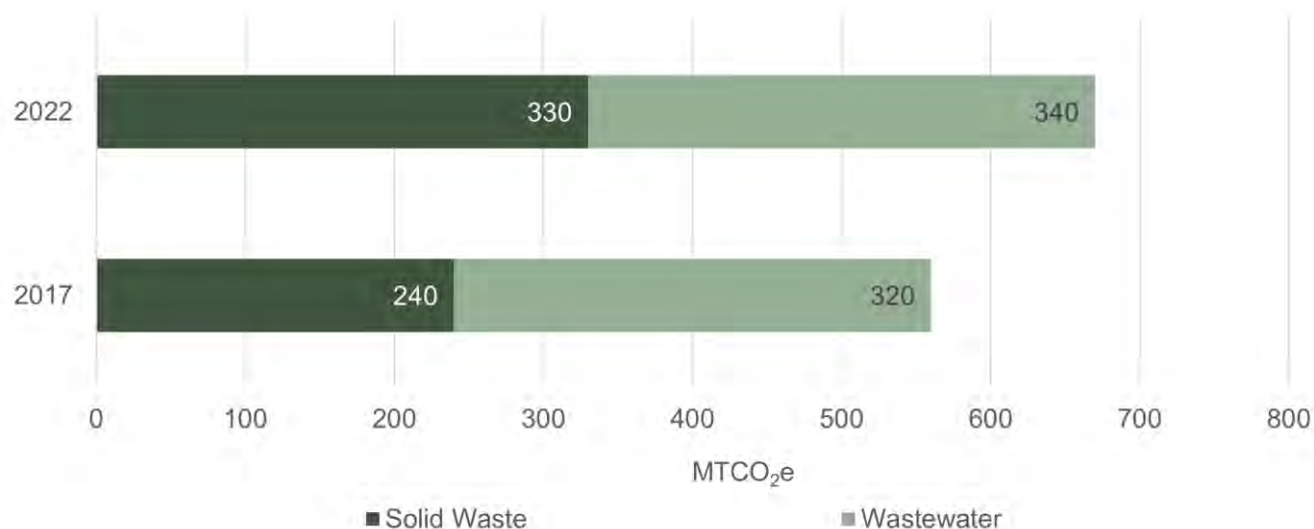


Figure 9. Solid Waste and Wastewater Treatment Emissions, 2017 and 2022

Table 11: Waste Inputs

Sector	Unit	2017 Amount	2022 Amount	Percent Change
Total Landfilled Waste	tons	466	629	35%
Average Daily Population	people	2,673	2,818	5%

Key Drivers of Change in Other Emissions

Both solid waste and wastewater emissions for 2017 were recalculated to allow for comparison using emissions factors and methodology aligned with current best practices. The increase in emissions for both sub-sectors from 2017 to 2022 was therefore directly in-line with change in the inputs used for calculation.

- **Community waste generation:** Both the volume of waste sent to landfill and emissions associated with waste generation increased, by 35% and 38% respectively between 2017 and 2022. While this increase could be driven by increased visitor numbers, additional years of data will be required to infer a trend.
- **Wastewater treatment process and fugitive emissions:** Wastewater treatment emissions are tied to the processes used for treatment and directly proportional to the population served. Both the average daily population served by Crested Butte's wastewater treatment plant and the emissions associated with treatment increased from 2017 to 2022, by 5% and 6% respectively.

Waste Diversion

In 2022, 30% of Crested Butte's total waste generation was diverted from landfill, including 263 tons of material sent for recycling and 11 tons of material composted locally. Diverting waste from landfill reduces waste emissions and tracking the total diversion rate over time will enable the Town to monitor the impact of actions to reduce and divert waste in the future.

6. FUTURE EMISSIONS IN CRESTED BUTTE

Based upon the Town of Crested Butte's 2022 GHG emissions inventory, community scale and town operations-scale GHG emissions forecasts were created to understand potential GHG emissions in 2030. For each scale, a Business as Usual (BAU) and Adjusted Business as Usual (ABAU) forecast of future annual emissions were created to serve as a baseline against which to measure the estimated impact of Climate Action Plan actions on 2030 emissions. The forecasts do not account for the impact of any new actions identified in the Climate Action Plan.

Future Community Emissions

The projection of future community emissions includes the same emissions scopes outlined in the Community Emissions Summary. The community emissions forecast also includes emissions associated with Town operations.

Business as Usual

Under the BAU scenario, community emissions are forecast to increase by an estimated 7% between 2022 and 2030 when accounting for the following known factors and existing Town commitments that will impact future emissions:

- **Expected population growth:** Population is a key driver of activities, including energy use, waste generation and some transportation activities. The BAU includes forecasted growth in the average daily population of Crested Butte. The average daily population, which takes into account both full-time residents and visitors, is based on a forecast of Average Daily Annual population developed to inform future Wastewater Treatment Plant operations (Kingdom and Charbonnet 2021). A summary of average rates of change between 2023-2030 is provided below in Table 12.
- **The Town's adoption of up-to-date building and energy codes:** The Town of Crested Butte has adopted the 2021 International Building and Energy Codes along with additional efficiency and all-electric provisions that will limit the emissions impact of future construction. Although the Town has all-electric new construction codes, a significant portion of the Town's existing building stock is unoccupied for a portion of the year, and in some cases the full year. A 2022 Crested Butte market study indicated housing units in the Town were approximately 68% occupied in 2020, with many of those unoccupied units being used occasionally, recreationally, or seasonally, or for short term rentals. A more recent local census count performed in 2023 found 66% of housing is occupied full time. Due to Town of Crested Butte land largely being built out as well as the prevalence of unoccupancy, the analysis assumes existing housing stock to have higher utilization year-round from increased visitors, in lieu of new builds. This results in slight growth in natural gas use in the residential housing stock being forecasted.

Municipal property growth is forecast to occur between 2023-2030 and is described in the

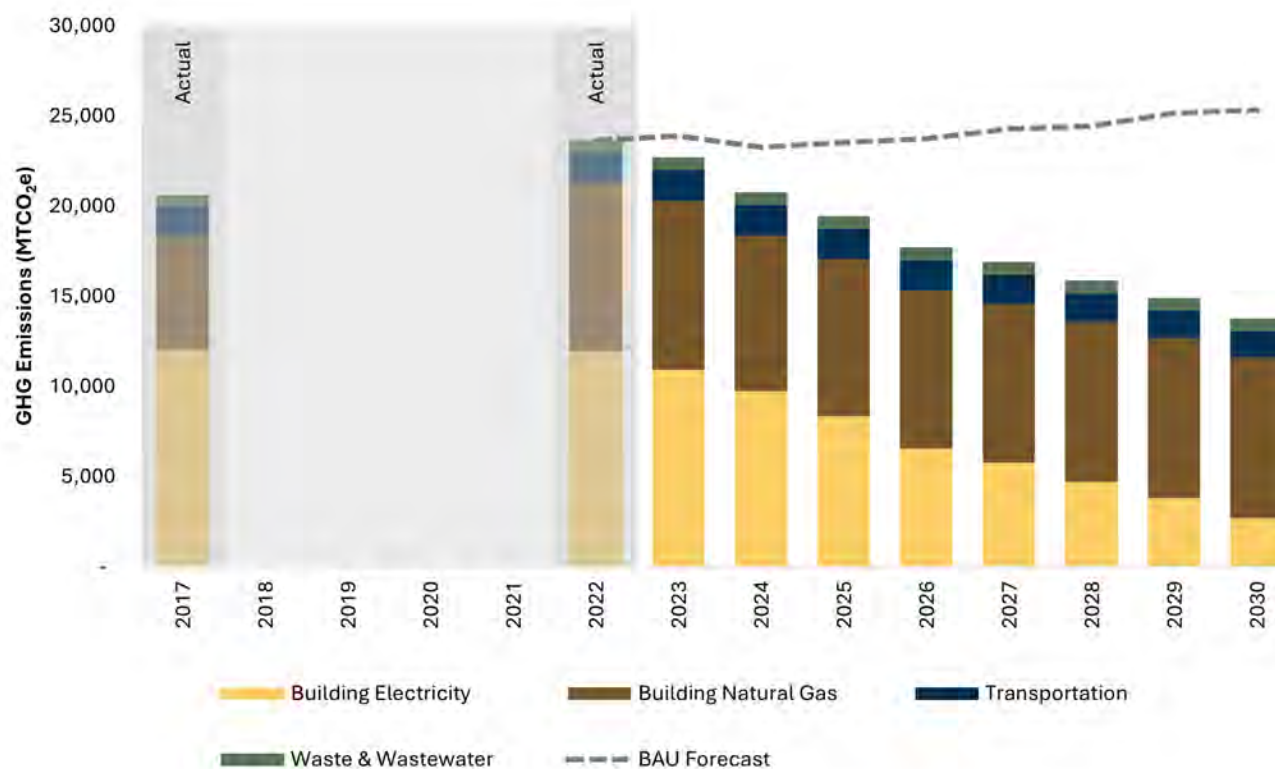


Figure 10. Crested Butte Community Adjusted Business As Usual (ABAU) Emissions Forecast with Business As Usual (BAU) line for comparison

- Future Town Emissions section.
- Commercial electricity and natural gas use is not forecasted to grow. Commercial sector energy use in 2022 has declined slightly since 2017, and employment levels in the Town are forecasted to remain stable to 2030.

Table 12. BAU average rates of change by emissions forecast categories

Metric	Category	Tied Rate of Change	2023-2030 Average Percent Change (annual)
Electricity - GCEA - Residential	Building Electricity	WWTP ADA	1.1%
Electricity - GCEA - Commercial	Building Electricity	Employment	No change
Electricity - GCEA - Municipal	Building Electricity	Town Building kWh	11.7%
Natural Gas - Atmos - Residential	Building Natural Gas	WWTP ADA	1.1%
Natural Gas - Atmos - Commercial	Building Natural Gas	Employment	No change
Natural Gas - Atmos - Municipal	Building Natural Gas	Constant	No change
Electricity - GCEA - T&D Losses	Building Electricity	Electricity T&D Loss	5.3%
Fugitive Natural Gas - Atmos	Building Natural Gas	Based on change in natural gas use	-0.4%
On-road vehicle transportation - community gasoline	Transportation	WWTP ADA	1.1%
On-road vehicle transportation - community diesel	Transportation	Employment	No change
On-road vehicle transportation - community electric	Transportation	WWTP ADA	1.1%
On-road vehicle transportation - municipal gasoline	Transportation	Town Fleet Gasoline Use	-11.5%
On-road vehicle transportation - municipal diesel	Transportation	Constant	No change
On-road vehicle transportation - municipal electric	Transportation	Town Fleet EV kWh	27.7%
Transit - gasoline	Transportation	WWTP ADA	1.1%
Transit - diesel	Transportation	WWTP ADA	1.1%
Transit - electric	Transportation	WWTP ADA	1.1%
Transit - CNG	Transportation	WWTP ADA	1.1%
Waste - Solid waste disposal	Waste & Wastewater	WWTP ADA	1.1%
Waste - Recycling	Waste & Wastewater	WWTP ADA	1.1%
Waste - Compost	Waste & Wastewater	WWTP ADA	1.1%
Wastewater treatment - Process	Waste & Wastewater	WWTP ADA	1.1%
Wastewater treatment - Fugitive	Waste & Wastewater	WWTP ADA	1.1%

Adjusted Business as Usual

Under the ABAU scenario, community emissions are expected to decrease by an estimated 42% between 2022 – 2030 when accounting for the following external commitments:

- **Increased renewables generation in our electricity supply:** Tri-State Generation and Transmission (Tri-State), the wholesale electricity provider to Gunnison County Electric Association (GCEA), has committed to reducing GHG emissions by 89% by 2030 from a 2005 baseline, resulting in an anticipated 78% reduction in Crested Butte's electricity emissions from 2022 to 2030. The planned reduction in electricity emissions factor is shown in Table 13.

Table 13. Tri-State's planned reduction in electricity emissions supplied by the grid

Electricity Emissions Factor	2025	2027	2030
Tri-State Generation Emissions Reduction from 2005 (percent)	47%	67%	89%

- In addition to a reduction in Tri-State's grid mix, GCEA as a member of Tri-State's cooperative is permitted to generate renewable electricity locally. GCEA has several renewable resources anticipated to be online by 2025, as shown in Table 14. In total, these resources are anticipated to generate over 8.1 million kWh of additional renewable energy.

Table 14. GCEA local renewable energy generation resources

Local Renewable Generation	2023	2024	2025
GCEA Renewable Resources by Year	120 kW Solar Garden program (existing) Doyleville wind turbine (existing)	Previous generation, plus Taylor River Hydro	Previous generation, plus Oh, Be Joyful Solar array

- **More fuel-efficient vehicles:** Along with the vehicle miles travelled with Crested Butte, vehicle fuel efficiency is a key driver of transportation emissions. The State of Colorado has adopted fuel efficiency standards that will reduce the emissions per mile of gas and diesel vehicles.
 - The EIA estimates fuel economy for light duty vehicles to increase from an average of 24.4 MPG in 2022 to 28.6 MPG in 2030.
 - The EIA estimates fuel economy for heavy duty vehicles to increase from an average of 7.5 MPG in 2022 to 8.6 MPG in 2030. For purposes of conservative analysis, freight trucks were assumed to make up heavy duty vehicles in Crested Butte for their relatively low fuel efficiency.
- **Transition to electric vehicles (EVs):** The transition from gas and diesel vehicles to electric, combined with more renewable electricity will drive down transportation emissions. The ABAU builds in an expected rate of electric vehicle transition associated with the State's Zero Emission Vehicle requirements and adoption forecasts. Specific sales rates for select years by vehicle class are shown below in Table 15, as specified by the State of Colorado's Advanced Clean Cars and Advanced Clean Trucks requirements. With these requirements in combination with an anticipated 6% vehicle replacement rate, it is estimated that there will be a 19% increase in light duty EV's and a 7% increase in heavy duty EV's in the Town of Crested Butte between 2023-2030.

Table 15. State of Colorado required EV sales rates by vehicle class

EV Sales Rates	2026	2028	2030
Light Duty (Based upon CO Advanced Clean Cars)	35% of sales are EV	51% of sales are EV	68% of sales are EV
Heavy Duty (Based upon CO Advanced Clean Trucks, Class 7-8)	10% of sales are EV	20% of sales are EV	30% of sales are EV

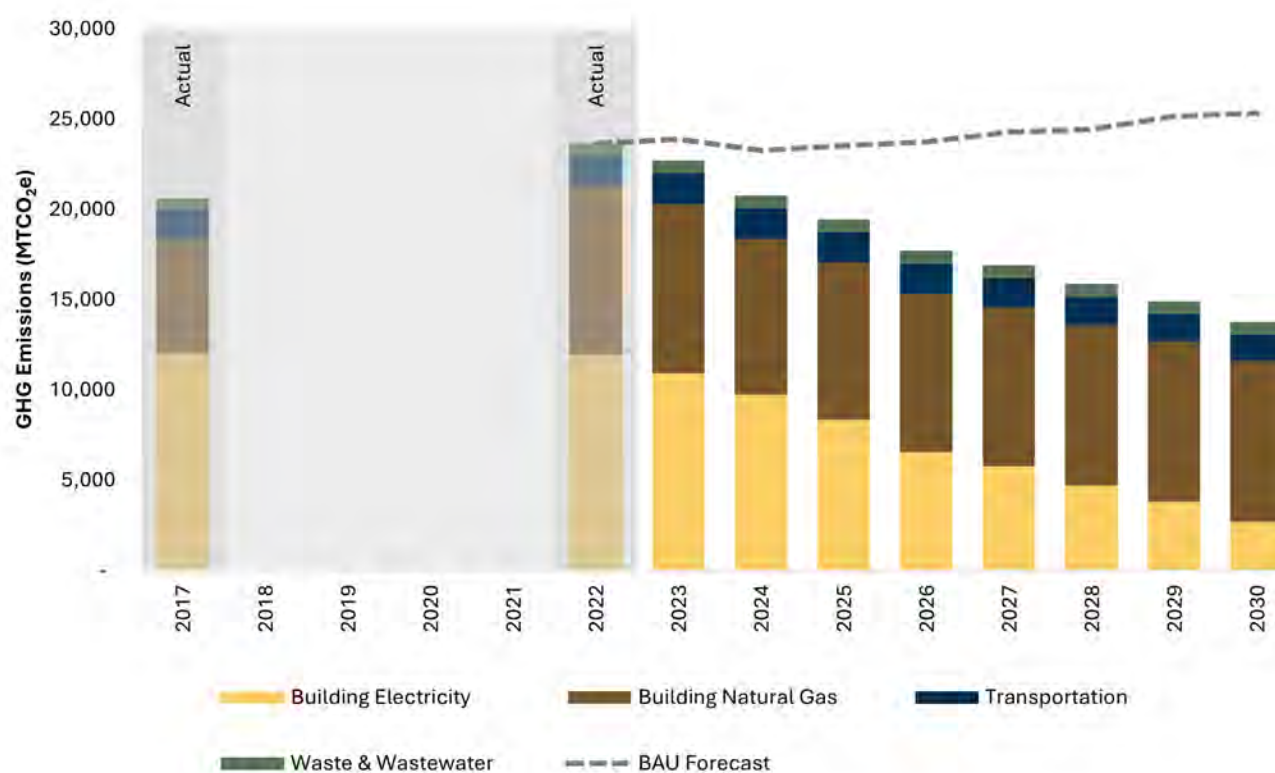


Figure 10. Crested Butte Community Adjusted Business As Usual (ABAU) Emissions Forecast with Business As Usual (BAU) line for comparison

Future Town Emissions

Similar to community-wide GHG emissions forecast, BAU and ABAU forecasts of future annual emissions specific to the Town's municipal operations were created to understand potential emissions in 2030. The emissions forecasts do not account for the impact of any new actions identified in this plan but serve as a baseline against which to measure the estimated impact of the actions on 2030 Town emissions.

Business as Usual

Under the BAU scenario, Town emissions in 2030 would be 59% higher in 2030 than 2022 due to planned new construction and redevelopment projects.

- Planned new and redeveloped Town facilities:** A number of new Town facilities are planned for construction or redevelopment between now and 2030, according to the Facility Use Plan. Adhering to the Town of Crested Butte's all-electric building code, these properties are forecast to use 100% electricity. The properties and their estimated size and EUI are shown in Table 16.
 - The affordable housing development assumes 45 units at 1,046 square feet per unit, based upon the median US multifamily size.
 - The childcare/healthcare square footage is based upon the lot size, and the Emergency Services building is based upon a previously Town-reported square footage.
 - EUI's are based upon Energy Star Portfolio Manager benchmarking by building type.
 - In addition to the new properties shown in Table 16, the Wastewater Treatment Plant is planning to implement an energy efficiency project saving approximately 164,000 kWh and is also planning to build a new aeration building completely offset by on-site solar.

Table 16. Municipal new property assumptions

New Town Properties	Estimated Square Footage	Assumed EUI	Estimated Completion Date
Affordable Housing - Town Parcel 1	47,070	59.6	1/1/2029
Childcare/Healthcare - Town Parcel 2	10,000	51.2	1/1/2029
Emergency Services New Building (New Marshals' Office)	28,500	63.5	1/1/2027

- Electrification of the Town's light duty fleet:** The Town is planning to electrify 18 light duty (LD) vehicles in their fleet between 2023-2030 based upon the Town's 2023 fleet replacement schedule. The Town has been electrifying some of its light duty fleet through 2022, but not its heavy duty fleet, potentially due to the limited current availability of electric heavy duty vehicles. Assumptions related to the light duty fleet are below in Table 17. On average, the Town is forecast to replace 2 light duty vehicles per year between 2023-2030.

Table 17. Municipal fleet electrification assumptions

Fleet Metrics	Unit	Value
Average LD Miles Driven per Year	mi/year	7,000
Existing LD Fleet MPG	miles per gallon	24.4
New EV LD Fleet mile per kWh	mile per kWh	2.5
Existing LD Fleet Gasoline per Vehicle	Gallons per vehicle, per year	286.7
New EV LD Fleet kWh per Vehicle	kWh per vehicle per year	2,800.0
Likelihood of New LD EV	percent	100%

Adjusted Business as Usual

Under the ABAU scenario, Town emissions will be 27% lower in 2030 than 2022 as a result of the same utility and state commitments described in the community ABAU section, driven particularly by a reduction in the emissions associated with electricity generation.

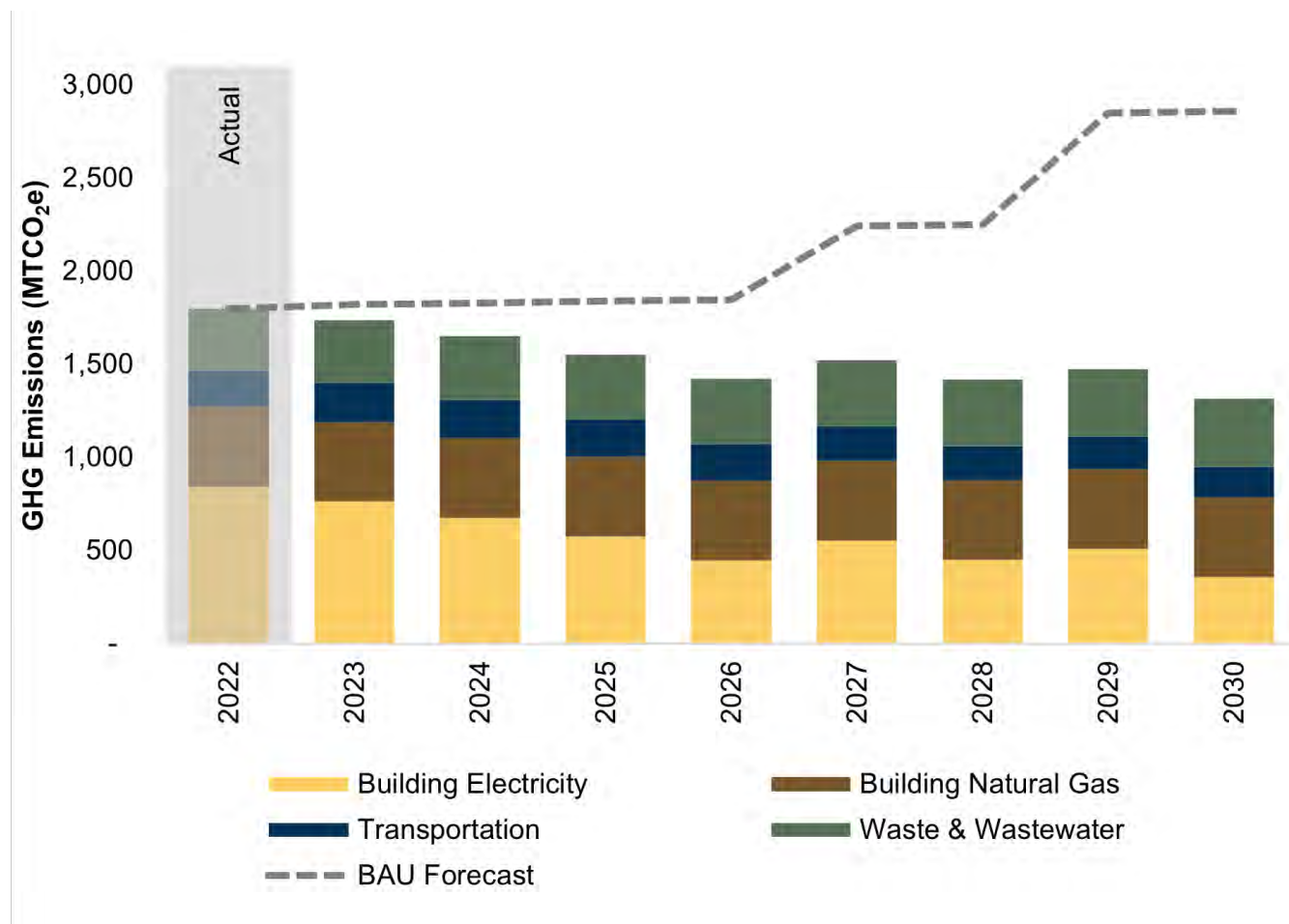


Figure 11. Crested Butte Town Operations Adjusted Business As Usual (ABAU) with Business As Usual (BAU) line for comparison

Appendix II:

2030 CAP Action Details

Appendix II. 2030 CAP Action Details

Buildings (B)

The Town can take action to reduce the impact of municipal buildings and those belonging to residents and businesses in Crested Butte. A summary of the expected impact, cost effectiveness, and time commitment for each action are shown in the table below. Calculation inputs, assumptions, and other key action details can be found in the following sections.

Strategy	Action	Scope of Impact	2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	2025-2030 Average Annual Town Staff Time (FTE)
B1: Enable climate-friendly future development	A. Incorporate climate considerations into zoning code	Community-wide	n/a - enabling	n/a – included in Community Plan	n/a	n/a
BD-1: Enable climate-friendly future development	B. Enable climate-friendly construction and development through flexible design guidelines and a review of permitting processes	Community-wide	n/a - enabling	n/a – included in Historic Preservation Plan	n/a	n/a
B2: Accelerate efficiency improvements and electrification in existing residential buildings	A. Require an energy assessment for residential Level 1, 2, and 3 remodels	Community-wide	n/a - enabling	\$4,300 - \$6,500	n/a	<0.1
B2: Accelerate efficiency improvements and electrification in existing residential buildings	B. Require an energy assessment for vacation rental units	Community-wide	n/a - enabling	\$10,800 - \$16,200	n/a	0.1 - 0.2
B2: Accelerate efficiency improvements and electrification in existing residential buildings	C. Provide Town-funded energy efficiency and electrification incentives for all residential buildings	Community-wide	1,163	\$89,500 - \$95,000	\$77 - \$82	0.08 - 0.1
BD.3: Accelerate efficiency improvements and	A. Require an energy assessment for	Community-wide	n/a - enabling	\$4,300 - \$6,500	n/a	<0.1

electrification in existing commercial buildings	commercial Level 1, 2, and 3 remodels					
B3: Accelerate efficiency improvements and electrification in existing commercial buildings	B. Provide Town-funded energy efficiency and electrification incentives for all commercial buildings	Community-wide	661	\$68,300 - \$69,500	\$103 - \$105	0.08 - 0.1
B3: Accelerate efficiency improvements and electrification in existing commercial buildings	C. Require energy use disclosure and benchmarking for commercial buildings	Community-wide	5	\$8,600 - \$13,000	\$1,813 - \$2,741	0.83 - 1.24
B4: Close the gap on new construction electrification and efficiency	A. Require all-electric commercial kitchen equipment for new construction	Community-wide	19	\$10,900 - \$16,300	\$587 - \$878	<0.1
B5: Lead the way with efficiency improvements and electrification of Town buildings	A. Develop a municipal building energy efficiency and renewable energy plan and perform updated audits of all municipal facilities	Town Operations	n/a - enabling	\$55,600 - \$68,000	n/a	<0.1
B5: Lead the way with efficiency improvements and electrification of Town buildings	B. Begin implementing electrification and efficiency improvements identified in energy efficiency and renewable energy plan	Town Operations	49	\$20,800 - \$31,100	\$426 - \$636	0.2 - 0.4
B5: Lead the way with efficiency improvements and electrification of Town buildings	C. Monitor Town facilities' energy use and include within a regular Climate Action Report	Town Operations	16	\$0 - \$0	\$0 - \$0	<0.1
Community Total		Community-wide	1,847	\$196,700 - \$223,000	\$106 - \$121	1.2 - 1.8
Town Total		Town Operations	65	\$76,400 - \$99,100	\$1,173 - \$1,521	0.2 - 0.4
Sector Total		All	1,912	\$273,100 - \$322,100	\$143 - \$168	1.4 - 2.2

Strategy B1: Enable climate-friendly future development

B1.A. Incorporate climate considerations into zoning code

Adjust the current zoning code to incorporate climate considerations, for example in decisions about maximum or minimum density.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a - enabling	n/a – included elsewhere	n/a	<0.1

2025 - 2030 targets to achieve savings

n/a

GHG Calculations

No emissions savings are calculated for this action as it is not directly influencing GHG emissions. This change, however, will impact future community growth and emissions.








Cost Calculations

An update to Crested Butte’s zoning code has been identified as an action for the Community Plan. This update has been budgeted for elsewhere and therefore no cost has been calculated to incorporate climate-friendly considerations as part of the Climate Action Plan.

Key Metrics & Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** Incorporation of climate considerations into the Community Plan and zoning code update
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** Included in development of Community Plan
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** Included in development of Community Plan
- » **Anticipated Average Annual Staff Time (FTE):** Included in development of Community Plan
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B1.B. Enable climate-friendly construction and development through flexible design guidelines and a review of permitting processes

Adjust the current historical buildings requirements, downtown design standards, and other code to allow building upgrades needed to improve efficiency and implement beneficial electrification actions.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a	n/a	n/a	n/a

2025 - 2030 targets to achieve savings

n/a

GHG Calculations

No emissions savings are calculated for this action as it is not directly influencing GHG emissions. However, this change is important for allowing building upgrades that will impact emissions as modeled below.







Cost Calculations

An update to Crested Butte’s design standards and guidelines has been identified as an action in the Historic Preservation and Community Plans. This update has been budgeted for elsewhere and therefore no cost has been calculated to incorporate climate-friendly design and permitting considerations as part of the Climate Action Plan.

Key Metrics & Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** Incorporation of climate considerations into the updated design guidelines
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** Included in implementation of Historic Preservation Plan
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO_{2e}):** Included in implementation of HPP
- » **Anticipated Average Annual Staff Time (FTE):** Included in implementation of Historic Preservation Plan
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy B2: Accelerate efficiency improvements and electrification in existing residential buildings

B2.A. Require an energy assessment for residential Level 1, 2, and 3 remodels

Change building and/or energy code requirements to include electrification and energy efficiency requirements to help improve performance of existing residential buildings. Under the new code, all level 3 remodel permits will require electrification in disturbed areas and all permits will require an energy audit to be completed and some measures to be implemented during the remodel.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a - enabling	\$4,300 - \$6,500	n/a	<0.1

2025-2030 targets needed to achieve savings

- 100% of applicable permits receive an energy assessment

GHG Calculations

- No GHG savings are anticipated. This action is anticipated to enable GHG savings in other actions

Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform code changes
 - Development and delivery of trainings to support code implementation
 - Outreach to inform the community about the changes

Key Metrics & Success Measures Evaluation

» **Scope of Impact:** Community-wide

» **Action Type:** Require

» **Targets:** 100% applicable permits receive an energy assessment following code update

» **Emissions impact in 2030:** No direct emissions impact (enabling action)







» **Total Cost 2025 – 2030:** \$4,300 - \$6,500

» **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** No direct emissions impact

» **Anticipated Average Annual Staff Time:** <0.1 FTE

» **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B2.B. Require an energy assessment for vacation rental units

Require an energy assessment for all vacation rental units as part of the business license renewal process.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a - enabling	\$10,800 - \$16,200	n/a	0.1 - 0.2

2025-2030 targets needed to achieve savings

- 100% (191) vacation rental units with an energy assessment by 2030

GHG Calculations

- No GHG savings are anticipated. This action is anticipated to enable GHG savings in other actions

Cost Calculations








- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform code changes
 - Development and delivery of trainings to support code implementation
 - Outreach to inform the community about the changes
- Higher costs for initial outreach and engagement are estimated since this is a regulation that is not seen in peer communities, although it is similar to Boulder's SmartRegs program (City of Boulder, 2024) with a more focused scope but a faster roll out

- Ongoing costs for this regulation are also high due to level of effort needed to confirm compliance that largely falls outside of existing Town workflows

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** 100% (191) vacation rental units completing an energy assessment 2025-2030
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** \$10,800 - \$16,200
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO_{2e}):** No direct emissions impact
- » **Anticipated Average Annual Staff Time:** 0.1 – 0.2 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B2.C. Provide Town-funded energy efficiency and electrification incentives for all residential buildings

Create a Town-funded energy efficiency and electrification incentive program for all residential properties.

2030 Carbon Reduction (MTCO _{2e})	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO _{2e})	Average Annual Town Staff Time (FTE)
1,163	\$89,500 - \$95,000	\$77 - \$82	0.08 - 0.1

2025-2030 targets needed to achieve savings:

- 87 residential homes converted to all electric
- 447 homes implementing energy efficiency actions
- 191 vacation rental properties implementing efficiency improvements
- Achieve 10% annual adoption by the residential sector for efficiency or electrification upgrades
- Achieve a 10% improvement in average HERS score of homes after energy efficiency upgrades

GHG Calculations

- The GHG impact of this action is based on 10% of residential properties upgrading annually, where approximately 12% of upgrades electrify their residence with associated energy efficiency gain and 88% perform energy efficiency improvements not tied to electrification
- While a net decrease in natural gas use is anticipated, a net increase in electricity use is expected as a result of residential electrification and efficiency measures in 2030

Cost Calculations

- The cost calculations for this action assume a match of GCEA's custom incentives at \$0.15 per kWh and \$4 per Dth. Estimated total incentives of \$46,900 between 2025 and 2030 for energy efficiency improvements through this program assuming a utility incentive match program design based on energy savings

Key Metrics and Success Measures Evaluation

» **Scope of Impact:** Community-wide

» **Action Type:** Encourage

» **Targets:**

- 87 residential properties electrified to remove natural gas use by 2030
- 447 residential properties implementing energy efficiency improvements by 2030
- 191 vacation rental properties implementing an energy efficiency or electrification upgrade by 2030

» **Emissions impact in 2030:** 1,163 MTCO₂e










» **Total Cost 2025 – 2030:** \$89,500 - \$95,000

» **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$77 - \$82

» **Anticipated Average Annual Staff Time:** <0.1 – 0.1 FTE

» **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy B3: Accelerate efficiency improvements and electrification in existing commercial buildings

B3.A. Require an energy assessment for commercial Level 1, 2, and 3 remodels

Change building and/or energy code requirements to include electrification and energy efficiency requirements to help improve performance of existing commercial buildings at time of building improvements. Under the new code, all level 3 remodel permits will require electrification in disturbed areas and all permits will require an energy audit to be completed and some measures to be implemented during the remodel.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a - enabling	\$4,300 - \$6,500	n/a	<0.1

2025-2030 targets needed to achieve savings

- 100% of applicable permits receive an energy assessment

GHG Calculations

- No GHG savings are anticipated. This action is anticipated to enable GHG savings in other actions







Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform code changes
 - Development and delivery of trainings to support code implementation
 - Outreach to inform the community about the changes

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** 100% applicable permits receive an energy assessment following code update
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** \$4,300 - \$6,500
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** No direct emissions impact
- » **Anticipated Average Annual Staff Time:** <0.1 FTE

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B3.B. Provide Town-funded energy efficiency and electrification incentives for all commercial buildings

Create a Town-funded energy efficiency and electrification incentive program for businesses

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
661	\$68,300 - \$69,500	\$103 - \$105	0.08 - 0.1

2025-2030 targets needed to achieve savings:

- 16 commercial properties converted to all electric
- 43 commercial properties implemented energy efficiency measures
- Achieve a 10% improvement in average EUI for renovated properties equivalent to 97.5 kBtu/sq. ft., down from 114.7 kBtu/sq. ft. current average through energy efficiency measures

GHG Calculations

- The GHG impact of this action is based significant outreach & engagement to help businesses reduce energy use. This analysis assumes a 21% annual adoption in energy efficiency and electrification upgrades in the commercial sector, based on 106 business licenses in the town. Of the upgrades, this analysis assumes approximately 15% of upgrades electrify the commercial property with associated energy efficiency impact, while 85% perform energy efficiency upgrades to the property unrelated to electrification
- While a net decrease in natural gas use is anticipated, a net increase in electricity use is expected as a result of commercial electrification and efficiency measures in 2030

Cost Calculations










The cost calculations for this action assume a match of GCEA's custom incentives at \$0.15 per kWh and \$4 per Dth. Estimated total incentives of \$62,900 between 2025 and 2030 for energy efficiency improvements through this program assuming a utility incentive match program design based on energy savings.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:**
 - 16 commercial properties electrified to remove natural gas use by 2030
 - 43 commercial properties implementing energy efficiency improvements by 2030
- » **Emissions impact in 2030:** 661 MTCO₂e
- » **Total Cost 2025 – 2030:** \$68,300 - \$69,500

- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$103 - \$105
- » **Anticipated Average Annual Staff Time (FTE):** 0.8 – 0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B3.C. Require energy use disclosure and benchmarking for commercial buildings

Require annual energy disclosures and benchmarking for commercial buildings over a certain size to disclose energy use and compare against other similar businesses to encourage energy efficiency actions beyond energy disclosures (for large buildings) required by the state.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
5	\$8,600 - \$13,000	\$1,813 - \$2,741	0.8 - 1.2

2025-2030 targets needed to achieve savings

- Benchmarking of commercial properties accounting for 25% of total community commercial energy use
- Reporting businesses improve energy efficiency by 2.4% from baseline

GHG Calculations

- Assumes that a benchmarking program would apply to the largest commercial properties equivalent to 25% of commercial business energy use in Crested Butte
- For those commercial properties that benchmark, a 2.4% energy savings from energy use is achieved by benchmarking, consistent with findings from other commercial benchmarking programs









Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform regulation changes
 - Development and delivery of trainings to support implementation
 - Outreach to inform the community about the changes

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** Benchmarking of commercial properties accounting for 50% commercial energy use by 2030
- » **Emissions impact in 2030:** 5 MTCO₂e
- » **Total Cost 2025 – 2030:** \$8,600 - \$13,000
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$1,813 - \$2,741
- » **Anticipated Average Annual Staff Time:** 0.8 – 1.2 FTE
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy B4: Close the gap on new construction electrification and efficiency

B4.A. Require all-electric commercial kitchen equipment for new construction

Update existing new construction building code to require electrification of commercial kitchen equipment for new construction, the only electrification measure not currently required by existing building code.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
19	\$10,900 - \$16,300	\$587 - \$878	<0.1

2025-2030 targets to achieve savings

- 2-3 new commercial kitchens transitioned to all electric

GHG Calculations

- The GHG impact of this action is calculated based on this historical average number of commercial new construction permits and a target for 2-3 new commercial kitchens being transitioned from natural gas to electric cooking equipment by 2030

Cost Calculations

- The calculations for this action incorporate estimated costs associated with:
 - Gathering stakeholder input to inform code changes
 - Development and delivery of trainings to support code implementation
 - Outreach to inform the community about the changes
- Since this is a code requirement that is not common in peer communities and has received some pushback from community members, higher levels of engagement are expected to be required to build community understanding and compliance










Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** 3 all-electric new construction commercial kitchens by 2030
- » **Emissions impact in 2030:** 19 MTCO₂e
- » **Total Cost 2025 – 2030:** \$10,900 - \$16,300
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$587 - \$878

» **Anticipated Average Annual Staff Time:** <0.1 FTE

» **Implementation Timeline:** Long-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B4.B. Estimate and track building materials used in construction

Leverage a 2025 building code update to establish methods for tracking building materials used in new construction.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a - enabling	Not calculated	n/a	Not calculated

2025-2030 targets to achieve savings

- Tracking process established

GHG Calculations

- No direct emissions impact from this action







Cost Calculations

- No cost was calculated for this action

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Enabling & Lead by Example
- » **Targets:** Tracking process established
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** Not calculated
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** n/a
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy B5: Lead the way with efficiency improvements and electrification of Town buildings

B5.A. Develop a municipal building energy efficiency and renewable energy plan and perform updated audits of all municipal facilities

Use existing municipal building energy efficiency audits to inform the development of an energy efficiency and renewable energy plan. Complete updated ASHRAE level II audits on all Town buildings to understand energy efficiency, renewable energy, and electrification opportunities and update the plan to reflect new opportunities.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
n/a	\$55,600 - \$68,000	n/a	<0.1

2025-2030 targets to achieve savings

n/a

GHG Calculations

No emissions savings are calculated for this action as it is not directly influencing GHG emissions. Developing the energy efficiency and renewable energy plan, and performing updated audits of municipal facilities are, however, important to inform upgrades modeled in action BD-5 B.







Cost Calculations

The cost calculation for this action includes the estimated cost of an updated energy audit for all Town of Crested Butte facilities (123,591 square feet at an estimated average of \$0.50 per square foot (Pacific Northwest National Laboratory, 2011)).

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Lead-by-example
- » **Targets:** Develop an energy efficiency and electrification plan, conduct updated audits of all municipal facilities by 2026
- » **Emissions impact in 2030:** No direct emissions impact (captured through Action B5.B)
- » **Total Cost 2025 – 2030:** \$55,600 - \$68,000
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** No direct emissions impact
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B5.B. Begin implementing electrification and efficiency improvements identified in energy efficiency and renewable energy plan

Based on the Facilities Energy Efficiency and Renewable Energy plan, develop upgrade budgets for priority energy efficiency and electrification improvements to be included in the annual budgeting process and install upgrades annually.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
49	\$20,800 - \$31,100	\$426 - \$636	0.2 - 0.4

2025-2030 targets needed to achieve savings

- 1 Town facility is upgraded each year to include either energy efficiency or full building electrification (3 energy efficiency upgrades and 3 properties electrified between 2025 and 2030)

GHG Calculations

- Town upgrades alternate between implementing energy efficiency upgrades or fully electrifying natural gas space heating, water heating, and cooking end uses with its one annual upgrade.
- It is assumed a 50% likelihood that either energy efficiency (a 10% reduction in energy use is assumed) or full electrification with estimated savings associated with those improvements occurs for one property annually.

- Town facility electricity use is expected to see a net increase as a result of energy efficiency and building electrification measures.










Cost Calculations

- The cost calculations for this action assume an average 20-year payback for electrification and energy efficiency work and are based on estimated energy savings.
- Note that the costs shown are incremental investments above and beyond typical equipment replacement costs.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Lead-by-example
- » **Targets:** 3 municipal property energy efficiency upgrades 2025 – 2030, 3 municipal properties electrified 2025 - 2030
- » **Emissions impact in 2030:** 49 MTCO₂e
- » **Total Cost 2025 – 2030:** \$20,800 - \$31,100
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$426 - \$636
- » **Anticipated Average Annual Staff Time:** 0.2 - 0.4 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

B5.C. Monitor Town facilities' energy use and include within a regular Climate Action report.

Energy benchmarking for all Town facilities along with energy use disclosure in an annual sustainability report.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
16	\$0	\$0	<0.1

2025-2030 targets needed to achieve savings

- 100% Town facility energy use benchmarked by 2030

GHG Calculations

- All municipal energy use is subject to a benchmarking program.
- A 2.4% energy savings from municipal energy use is achieved by benchmarking, consistent with findings from other commercial benchmarking programs.









Cost Calculations

- Includes upfront costs to get the Town set up in ENERGY STAR Portfolio Manager and enter all the baseline data for the buildings gathered for this plan.
- Ongoing costs include time to gather and input data as well as time to identify the cause of any data oddities and determine solutions.
- Savings are assumed to arise from equipment setting or other no-cost adjustments. Equipment replacement needs that may be identified through this process are not included here.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Lead-by-example
- » **Targets:** 100% municipal building energy use benchmarked by 2030
- » **Emissions impact in 2030:** 16 MTCO₂e
- » **Total Cost 2025 – 2030:** \$0
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** No cost
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Renewable Energy (R)

Actions that increase the amount of renewable energy used by municipal buildings, residents, and businesses in Crested Butte. A summary of the expected impact, cost effectiveness, and time commitment for each action are shown in the table below. Calculation inputs and assumptions can be found in the following sections.

Strategy	Action	Scope of Impact	2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	2025-2030 Average Annual Town Staff Time (FTE)
R1: Encourage local renewable energy generation	A. Provide educational resources to increase voluntary adoption of local renewable generation and evaluate coordinating “group buy” programs.	Community-wide	78	\$15,000 - \$45,000	\$193 - \$580	0.2 - 0.5
R1: Encourage local renewable energy generation	B. Partner with GCEA to support the installation of local renewable generation up to allowable caps	Community-wide	16	\$7,500 - \$22,500	\$477 - \$1,431	0.1 - 0.3
R1: Encourage local renewable energy generation	C. Expand the Renewable Energy Mitigation Program (REMP) to require renewable energy generation or fee-in-lieu for buildings over a certain size	Community-wide	22	\$3,200 - \$4,900	\$143 - \$219	<0.1
R2: Push to accelerate widespread grid decarbonization	A. Advocate for increased renewable energy generation at the local, state, and federal levels	Community-wide	n/a	\$13,500 - \$16,500	n/a	0.1 - 0.2
R3: Assess renewable energy to serve Town facilities	A. Install renewable energy generation to meet Town energy needs	Town Operations	247	Not calculated	Not calculated	<0.1
	Community-Wide Total	Community-wide	116	\$25,700 - \$72,400	\$222 - \$626	0.4 - 0.8
	Town Operations Total	Town Operations	247	Not calculated	Not calculated	<0.1
	Total	All	362	\$25,700 - \$72,400	\$222 - \$626	0.5 – 1.0

Strategy R1: Encourage local renewable energy generation

R1.A. Provide educational resources to increase voluntary adoption of local renewable generation and evaluate coordinating “group buy” programs

This action focuses on increasing voluntary adoption of local renewable energy through coordinating a group buy to bring down the cost of on-site installation to individual households and businesses through collective purchasing power. Pairing with educational resources will help to raise awareness of existing incentives and rebates available to support local renewable energy generation. Significant incentives already exist to support local renewable energy and studies have shown that additional local incentives may have limited impact on adoption, hence the focus on coordination and education (Matisoff & Johnson, 2017) (van Valkengoed & Werff, 2022).

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
78	\$15,000 - \$45,000	\$193 - \$580	0.2 - 0.5

2025-2030 targets needed to achieve savings:

- 3 business and 3 residential solar arrays installed annually (triple the historical rate of installs)

GHG Calculations

- Total installed solar capacity 419 kW installed between 2025-2030 based on average system sizes of 5 kW per residential system and 23 kW per commercial system installed
- Installed solar capacity offsets grid supplied electricity with the emissions factor forecasted in the ABAU










Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Education and outreach associated with coordinating and administering a group buy
 - Education and outreach related to existing incentives for local renewable energy generation
- Moderate level of effort estimated. There are well established group buy programs, but a significant amount of community outreach is still needed

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** Triple the current number of solar permits filed to achieve 3 business and 3 residential solar arrays per year, resulting in 84kW per year installed generation capacity
- » **Emissions impact in 2030:** 78 MTCO₂e
- » **Total Cost 2025 – 2030:** \$15,000 - \$45,000
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$193 - \$580
- » **Anticipated Average Annual Staff Time:** 0.2 – 0.5 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

R1.B. Partner with GCEA to support the installation of local renewable generation up to allowable caps

Work with GCEA to maximize local clean electricity generation within existing TriState generation caps to achieve a total of 6MW installed by 2030.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
16	\$7,500 - \$22,500	\$477 - \$1,431	0.1 - 0.3

2025-2030 targets needed to achieve savings:

- Achieve 6MW total installed local generation by 2030
- New 0.8MW solar array installed by 2030, with RECs attributed to local businesses or residents

GHG Calculations

- Installed renewable energy reduces the emissions factor for grid supplied electricity by 1.4%. in 2030










Cost Calculations

- Ongoing costs for outreach and engagement activities including printing materials, meeting venue and/or food costs, as well as any travel costs
- Staff time to attend meetings, gather information/data, and coordinate implementation of actions

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** 0.8MW additional local renewable generation installed
- » **Emissions impact in 2030:** 16 MTCO₂e
- » **Total Cost 2025 – 2030:** \$7,500 - \$22,500
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$477 - \$1,431
- » **Anticipated Average Annual Staff Time:** 0.1 – 0.3 FTE
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

R1.C. Expand the Renewable Energy Mitigation Program (REMP) to require renewable energy generation or fee-in-lieu for buildings over a certain size

Evaluate the existing REMP program and add a requirement for on-site renewable energy generation or payment of a fee-in-lieu for all newly constructed buildings over a certain size.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
22	\$3,200 - \$4,900	\$143 - \$219	<0.1

2025-2030 targets needed to achieve savings:

- 2 business and 17 residential solar arrays installed between 2025-2030

GHG Calculations

- Total installed solar capacity 120 kW installed between 2025-2030 based on average system sizes of 5 kW per residential system and 23 kW per commercial system installed
- Based on total generated power from installed solar offsetting grid electricity delivered at the emissions factor outlined in the ABAU










Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform policy adoption
 - Development and delivery of trainings to support implementation
 - Outreach to inform the community about the new requirements
- Moderate level of effort needed to pass this ordinance as there are similar ordinances in peer communities, but the ordinance can be complex to implement

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** 3 installations or payments in lieu each year, resulting in 24kW per year installed generation capacity
- » **Emissions impact in 2030:** 22 MTCO₂e
- » **Total Cost 2025 – 2030:** \$3,200 - \$4,900
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$143 - \$219
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy R2: Push to accelerate widespread grid decarbonization

R2.A. Advocate for increased renewable energy generation at the local, state, and federal levels

Continue to advocate for increased local and utility renewable generation with GCEA and Tri-State, including a greater percentage of renewable energy supply and/or increased allowances for local generation.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
0	\$13,500 - \$16,500	n/a	0.1 – 0.2

2025-2030 targets needed to achieve savings:

n/a

GHG Calculations

- This is an enabling action to pursue the potential for additional renewable energy in the Town electricity mix. No savings expected by 2030, rather a strategy to enable future electricity generation GHG emissions reductions.








Cost Calculations

The cost calculations for this action assume ongoing engagement with GCEA and TriState as well as continued participation in Colorado Communities for Climate Action (CC4CA) and engagement at the state and federal level.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** Participate in ongoing advocacy, including opportunities and the local, state, and federal level
- » **Emissions impact in 2030:** No direct emissions impact
- » **Total Cost 2025 – 2030:** \$12,500 - \$16,500
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** No direct emissions impact
- » **Anticipated Average Annual Staff Time:** 0.1 – 0.2 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
N/A		N/A	
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Strategy R3: Assess renewable energy to serve Town facilities

R3.A. Evaluate renewable energy generation to meet Town energy needs.

Assess renewable energy installation to generate more energy for Town facilities.

2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness* (\$/MTCO ₂ e)	Average Annual Town Staff Time (FTE)
247	Not calculated	Not calculated	<0.1

2025-2030 targets needed to achieve savings:

- TBD based on need and opportunity

GHG Calculations

- Installed on-site solar covers all Town electricity needs in 2030

- Based on total generated power from installed solar offsetting grid electricity delivered at the emissions factor outlined in the ABAU










Cost Calculations

- Will be calculated as opportunities for renewable energy generation on Town facilities arise.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Lead-by-example
- » **Targets:** 100% Town electricity needs met through local renewable energy generation
- » **Emissions impact in 2030:** 247 MTCO₂e
- » **Total Cost 2025 – 2030:** \$2,590,500 - \$3,166,100
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** \$10,503 - \$12,837
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Long Term

Success Measures Evaluation

Meaningfully reduces GHG emissions		Provides a substantial return on investment	
			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

Waste (W)

Actions that increase the diversion rate and reduce the amount of waste sent to landfill in Crested Butte.

The impact of waste actions is calculated as a cumulative impact downstream landfill waste emissions. As the upstream emissions from the manufacturing of materials is not accounted for in the Town's baseline inventory, the upstream impacts are not estimated here. Additionally, granular waste data by sector was not available during the inventory development and thus the emissions impact of waste actions on downstream disposal is calculated at the community scale.

A summary of the expected cumulative impact, cost effectiveness, and time commitment for waste actions is shown in the table below. Calculation inputs and assumptions can be found in the following sections.

Strategy	Action	Scope of Impact	2030 Carbon Reduction (MTCO ₂ e)	Cumulative Cost (2025 – 2030)	Cost Effectiveness (\$/MTCO ₂ e)	2025-2030 Average Annual Town Staff Time (FTE)
WMM-1: Increase diversion from landfill and encourage sustainable consumption	A. Require adequate space for trash, recycling, and composting containers and pickup in new development	Community-wide	Not calculated for individual actions	\$2,200 - \$3,200	Not calculated for individual actions	<0.1
WMM-1: Increase diversion from landfill and encourage sustainable consumption	B. Facilitate the development of new waste diversion infrastructure	Community-wide	Not calculated for individual actions	No cost calculated for this action	Not calculated for individual actions	No time allocated for this action
WMM-1: Increase diversion from landfill and encourage sustainable consumption	C. Incentivize waste reduction and diversion for residents and businesses	Community-wide	Not calculated for individual actions	\$29,500 - \$44,500	Not calculated for individual actions	0.1 - 0.3
WMM-1: Increase diversion from landfill and encourage	D. Ban certain materials from landfill and enforce requirements for construction and demolition materials recycling	Community-wide	Not calculated for individual actions	\$44,600 - \$50,000	Not calculated for individual actions	0.6

sustainable consumption						
WMM-1: Increase diversion from landfill and encourage sustainable consumption	E. Adopt a save-as-you-throw ordinance to disincentivize waste generation	Community-wide	Not calculated for individual actions	\$2,200 - \$3,200	Not calculated for individual actions	<0.1
WMM-1: Increase diversion from landfill and encourage sustainable consumption	F. Develop incentives and programs to encourage waste reduction and diversion by Town employees	Town Operations	Not calculated for individual actions	\$1,800 - \$2,700	Not calculated for individual actions	<0.1
WMM-1: Increase diversion from landfill and encourage sustainable consumption	G. Develop and implement a Town Environmental Purchasing Policy (EPP)	Town Operations	Not calculated for individual actions	\$6,100 - \$7,400	Not calculated for individual actions	<0.1
	Total	All	116	\$86,400 - \$111,000	\$742 - \$953	0.8 – 1.0

Strategy W1: Increase diversion from landfill and encourage sustainable consumption

2025-2030 targets needed to achieve savings:

- Increase diversion rate to 53%

GHG Calculations

- Reduce landfilled waste by 224 tons from ABAU

W1.A. Require adequate space for trash, recycling, and composting containers and pickup in new development

Require adequate space for collection of trash, recycling, and composting in new development that is easily accessible to building residents.

Cost Calculations

- Cost calculations for this action include stakeholder engagement and outreach associated with code amendment.

- Low outreach and engagement costs are expected for this action since many similar ordinances have been passed in local jurisdictions and aligns with requirements for LEED, so developers should be familiar.

Key Metrics and Success Measures Evaluation





- » **Scope of Impact:** Community-wide
- » **Action Type:** Require
- » **Targets:** Code change to require adequate space for trash, recycling and composting containers in new development
- » **Emissions impact in 2030:** No direct emissions impact (enabling action)
- » **Total Cost 2025 – 2030:** \$2,200 - \$3,200
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** Not calculated for individual actions
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*	Provides a substantial return on investment*
N/A	

*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level

Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships
		

Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.B. Facilitate the development of new waste diversion infrastructure







Cost Calculations

- The scope of this action is still to be determined, ranging from removing barriers and facilitating the development of new waste diversion infrastructure to incentives or grants for infrastructure. No cost has currently been estimated for this action.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** TBD based on need and opportunities
- » **Emissions impact in 2030:** Not calculated for individual actions
- » **Total Cost 2025 – 2030:** TBD based on need and opportunities
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** Not calculated for individual actions
- » **Anticipated Average Annual Staff Time:** TBD
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
TBD		TBD	
*Not calculated since highly dependent on type and magnitude of waste diversion infrastructure			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
	+		
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.C. Incentivize waste reduction and diversion for residents and businesses

Encourage sustainable materials or low waste events through Town-funded incentives, education, and outreach.

Cost Calculations










- Cost calculations for this action include:
 - A Town-funded waste reduction grant of about \$4,400 per year, based on a similar program implemented in Steamboat Springs, Colorado at \$2.70 per person (City of Steamboat Springs, 2024)

- Outreach and education
- High time commitments from Town staff to develop and administer the program due to the potential scope of this incentive.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** Implementation of town-wide waste reduction and diversion incentives
- » **Emissions impact in 2030:** Not calculated for individual actions
- » **Total Cost 2025 – 2030:** \$29,500 - \$44,500
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO_{2e}):** Not calculated for individual actions
- » **Anticipated Average Annual Staff Time:** 0.1 – 0.3 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
			
*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.D. Ban certain materials from landfill and enforce requirements for construction and demolition materials recycling

Require sustainable materials to be used in new construction projects, ban some materials from landfill, and/or require deconstruction.

Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform policy adoption
 - Development and delivery of trainings to support implementation
 - Outreach to inform the community about the new requirements
- High level of cost and time commitment for engagement given the complexity of this regulation. Deconstruction regulations are also rate and infrastructure needed to be successful may not already exist.

Key Metrics and Success Measures Evaluation

» **Scope of Impact:** Community-wide

» **Action Type:** Require

» **Targets:** Adoption of ordinance to ban materials from landfill and/or require deconstruction/construction materials recycling

» **Emissions impact in 2030:** Not calculated for individual actions










» **Total Cost 2025 – 2030:** \$44,600 - \$50,000

» **Cost Effectiveness (2025-2030 Cost / 2030 MTCO_{2e}):** Not calculated for individual actions

» **Anticipated Average Annual Staff Time:** 0.6 FTE

» **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
			
<i>*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level</i>			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.E. Adopt a pay-as-you-through ordinance to disincentivize waste generation

Partner with Waste Management to develop and enforce a pay-as-you-throw ordinance with higher trash rates for larger containers or quantities of waste to disincentivize waste generation and encourage recycling and composting by residents and businesses.










Cost Calculations

- The calculations for this action incorporate costs associated with:
 - Gathering stakeholder input to inform policy adoption
 - Development and delivery of trainings to support implementation
 - Outreach to inform the community about the new requirements.
- Low level of effort estimated since this is a common approach to trash service.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Community-wide
- » **Action Type:** Encourage
- » **Targets:** Adopt a pay-as-you-throw ordinance
- » **Emissions impact in 2030:** Not calculated for individual actions
- » **Total Cost 2025 – 2030:** \$2,200 - \$3,200
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO_{2e}):** Not calculated for individual actions
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Mid-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
			
<i>*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level</i>			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.F. Develop incentives and programs to encourage waste reduction and diversion by Town employees

Develop programs and incentives such as re-use libraries or interdepartmental competitions to reduce waste generation and increase diversion by Town employees.










Cost Calculations

- Cost calculations for this action include incentives and time commitment proportional to the Town waste incentive program.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Encourage
- » **Targets:** Implementation of Town employee waste reduction and diversion incentives
- » **Emissions impact in 2030:** Not calculated for individual actions
- » **Total Cost 2025 – 2030:** \$1,800 - \$2,700
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** Not calculated for individual actions
- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
			
*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

W1.G. Develop and implement a Town Environmental Purchasing Policy

Develop an Environmental Purchasing Policy that specifies sustainable purchasing criteria for Town operations such as minimum recycled percentages for paper goods or construction materials, guidelines around reuse, and/or disposal requirements.

Cost Calculations










- Assume 5% additional cost for purchasing Environmentally friendly products for office supplies, cleaning supplies, and tools and equipment from the 2024 Town budget (Town of Crested Butte, 2023)
- Hours estimate for Town staff to develop and pass the policy as well as time annually to adjust and update as needed.
 - Low level of effort estimated since there are many examples and templates available.

Key Metrics and Success Measures Evaluation

- » **Scope of Impact:** Town Operations
- » **Action Type:** Require / Encourage
- » **Targets:** Development and adoption of Environmental Purchasing Policy
- » **Emissions impact in 2030:** Not calculated for individual actions
- » **Total Cost 2025 – 2030:** \$6,100 – \$7,400
- » **Cost Effectiveness (2025-2030 Cost / 2030 MTCO₂e):** Not calculated for individual actions

- » **Anticipated Average Annual Staff Time:** <0.1 FTE
- » **Implementation Timeline:** Near-Term

Success Measures Evaluation

Meaningfully reduces GHG emissions*		Provides a substantial return on investment*	
			
<i>*Qualitative/comparative assessment completed since data not available to support impact calculations at the action level</i>			
Sets a bold example among mountain communities	Is proactive before reactive	Leverage regional initiatives and partnerships	
			
Provides significant co-benefits			
Social equity and affordability	Public health and wellbeing	Supports local businesses and economy	Enhances climate resilience and environmental quality
			

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Town of Crested Butte

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P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

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

March 17, 2025

Gunnison County Board of County Commissioners

200 East Virginia Avenue, Gunnison, CO 81230

Sent via email to: eksmith@gunnisoncounty.org, jbouck@gunnisoncounty.org, and ldaniels@gunnisoncounty.org, cc: cpagano@gunnisoncounty.org

Subject: Concerns Regarding the Lower Verzuh Proposal and the Need for the 2025 Corridor Plan

Dear Gunnison County Board of County Commissioners,

The Town of Crested Butte deeply values our collaborative relationship with Gunnison County. We recognize and appreciate our shared commitment to the One Valley Resiliency Roadmap's guiding principles, including building and sustaining community, fostering a more equitable and inclusive region, and advancing climate action and resiliency. As we prepare to move forward with the upcoming Corridor Plan, we look forward to working together to integrate land use, infrastructure, and transportation in ways that enable compact and responsible development, prioritize mobility, enhance quality of life, and minimize our impact on the natural environment and agricultural resources.

Given our shared values, we are concerned that the Lower Verzuh Ranch proposal—a large and impactful development—is moving forward ahead of this critical planning process. There is no doubt that the Valley is changing. With Whetstone, Starview, and the Lower Verzuh Ranch proposal combined, nearly 1,000 new units could be added to the North Valley—approaching the size of the Town of Crested Butte itself and a quarter of the approximately 4,000 existing homes in the North Valley. Without the framework of the Corridor Plan, this and other potential projects risk undermining our collective goals. While we look forward to participating as a referral agency and providing detailed feedback throughout the sketch plan review process, we want to highlight three primary concerns at this stage:

1. **Community-Serving Housing and Affordability:** Our region continues to struggle with an affordable housing crisis. Both the Town and County have taken significant steps to address this challenge through in-town projects like Mineral Point and Paradise Park and the Whetstone project. However, we are concerned that the Lower Verzuh proposal does not include any affordable or community-serving housing among its proposed 301 residential lots. While the proposal includes the potential for up to 256 accessory dwelling units, given our region's economy and cost of living, there is no guarantee these units will be affordable nor used as long-term rental units without deed restrictions or restrictive covenants. We urge the County to carefully consider who this development will serve and to require robust inclusionary housing to ensure it does not become an isolated enclave for wealthier homeowners, disconnected from the needs of our local workforce and community.

Town of Crested Butte

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2. **Connectivity and Transit Integration:** The County and Town have long shared the goal of creating a well-connected valley. The Whetstone project serves as a successful example of an unincorporated development designed with transit-oriented principles and strong multimodal connectivity. Given the challenges associated with linking the Lower Verzuh site and adjacent Buckhorn neighborhood to the existing RTA transit system, we ask that the County prioritize transit access and explore non-car-centric mobility solutions, including trail connections for use by all and integration with the planned CB-to-CB South recreation path, or other creative solutions with the Valley's local transit agencies. Thoughtful planning in this regard is essential to ensure future residents have sustainable transportation options and are not reliant on single-occupancy vehicles.
3. **Impacts and Coordination with the Corridor Plan:** At full buildout, this development almost comes close to rivalling the size of Skyland (405 residential units), River Bend and River Green (81 residential units), and even Crested Butte South (782 lots residential and commercial), bringing significant regional impacts—including on schools, parks and recreation, transit, and the capacity of local businesses and services. We urge the County to proactively address these impacts and explore a structured impact fee or dedication process for new developments as part of the Corridor Plan. Although the Lower Verzuh application is already under review, we must still collaborate on the broader planning framework to ensure future projects align with our shared vision rather than serve as cautionary examples of reactive, piecemeal development.

Given the importance of this planning process, we ask that the County consider a temporary moratorium on new large-scale development proposals. This would allow time for the community and region to holistically plan for the corridor—integrating land use, infrastructure, and transportation—rather than continuing to respond to projects in an incremental and reactive manner. In addition, the Town applauds the 2024 updates Gunnison County made to your Land Use Resolution and we encourage you to thoroughly utilize the tools available in the LUR to evaluate the Lower Verzuh Ranch proposal to ensure it meets the region and community's needs and priorities.

We appreciate your time and consideration of these concerns and look forward to working together to ensure that new development in the Gunnison Valley reflects our shared values and goals.

Sincerely,

Ian Billick, Mayor and the Crested Butte Town Council



City of Gunnison City Council Agenda

Regular Session

Tuesday, February 25th, 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: 90 minutes

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Staff Contact: Townes Bakke, Western SGA Vice President for External Affairs

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Proclamations, Recognitions, and Appointments

Resolution No. 3, Series 2025: *A Resolution of the City Council of the City of Gunnison, Colorado, Commending Lyle Richard (Dick) Bratton's Contributions to Gunnison*

Background: This is a resolution of appreciation for Gunnison citizen Lyle Richard (Dick) Bratton and his contributions to the City of Gunnison, Colorado.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to 3 minutes per speaker.

Action Requested of Council: Consider a motion to adopt Resolution No. 3, Series 2025.

Estimated Time: 15 minutes

VI. Consent Agenda

The consent agenda allows City Council to approve, by a single motion, second and vote, matters that have already been discussed by the entire Council or matters that are considered routine or non-controversial. The agenda items will not be separately discussed unless a councilor removes an item from the Consent Agenda.

Staff Contact: Erica Boucher, City Clerk

Public Comment: not applicable.

Action Requested of Council: Consider a motion to approve the Consent Agenda with the following items:

- A.** Excuse Councilor Gelwicks from the February 11, 2025, Regular Session due to personal matters; and
- B.** Ratify the February 11, 2025 decision to authorize the City Manager to sign a Progressive Design-Build contract for the Gunnison Fire Station Replacement project, Validation Services to The Neenan, LLLC, in the total amount of \$119,530, subject to final legal approval; and
- C.** Purchase a 2025 Western Star 47X Dump Truck DD13 Engine for an amount not to exceed \$219,862 from Transwest Truck Trailer RV; and
- D.** Adopt **Resolution No. 4, Series 2025:** *A Resolution of the City Council of the City of Gunnison, Colorado, Appointing a Representative and Alternate Representative to the Region 10 Gunnison Valley Transportation Planning Region (GVTPR) Committee.*

Estimated Time: 5 minutes

VII. New Business

A. Public Hearing and Consideration of Approval for a Tavern Liquor License for Blue Mesa Vintage dba the Whammy Bar

The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by 12:00 pm on Monday, February 24, 2025, to the City Clerk or attend the public hearing virtually or in person.

Background: Pursuant to the liquor laws of the State of Colorado and the City of Gunnison, Colorado, Blue Mesa Vintage dba the Whammy Bar, has requested that the licensing authorities of the City of Gunnison grant a Tavern License for dispensing malt, vinous and spirituous liquor by the drink for on-premises consumption at 126 N. Main Street, Gunnison, Colorado.

Staff contact: Erica Boucher, City Clerk

Public Comment: limited to 3 minutes per speaker.

Action Requested of Council: To consider public input on the application for a new tavern liquor license for Blue Mesa Vintage dba the Whammy Bar, at 126 N Main Street, Gunnison, Colorado 81230 and to consider a motion to approve, deny, or postpone the application, in accordance with specific findings.

Estimated time: 30 minutes

B. Resolution No. 5, Series 2025: *A Resolution of the City Council of the City of Gunnison, Colorado, Supporting A Petition for Exclusion of Lands from the Gunnison*

County Fire Protection District Pursuant to C.R.S § 32-1-502 and Committing to Providing fire and Emergency Response Service to Excluded Lands
 Background: The Gunnison County Fire Protection District's ("District") petition for organization was filed and granted by Order and Decree entered on August 10, 1975 in Gunnison County District Court Case No. C-6892. To formally clarify the boundaries of the District and the City, a Petition for Exclusion in the Gunnison County District Court is required.

Staff Contact: Kathy Fogo, City Attorney

Public Comment: limited to 3 minutes per speaker.

Action Requested of Council: Consider a motion to adopt Resolution No. 5, Series 2025.

Estimated Time: 15 minutes

VIII. Old Business

A. Resolution No. 6, Series 2025: *A Resolution of the City Council of the City of Gunnison, Colorado, Endorsing the Gunnison County Comprehensive Safety Action Plan (CSAP) Recommendations within Jurisdiction Limits of the City of Gunnison*

Background: The Gunnison Valley CO-135 Safe Streets for All (SS4A) Project and the Gunnison County Comprehensive Safety Action Plan (CSAP) aims to improve traffic safety outcomes along Colorado State Highway 135 (CO-135) between US Highway 50 in the City of Gunnison and Elk Avenue in Crested Butte.

Staff Contact: Anton Sinkewich, Community Development Director

Public Comment: limited to 3 minutes per speaker.

Action Requested of Council: Consider a motion to adopt Resolution No. 6, Series 2025.

Estimated Time: 15 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

City of Gunnison City Council and Gunnison County Board of County Commissioners Joint Work Session Agenda

Tuesday, March 11th, 2025

4:30pm

This Joint Work Session will be held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with Zoom remote access.

Approximate meeting time: 50 minutes

The public may attend this 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. Gunnison Area (Three-Mile) Plan

Background: To support responsible and efficient development beyond existing City limits, Gunnison County and the City of Gunnison have partnered to develop the Gunnison Area Plan. The drafted contents for review include newly define (a) geographic areas, (b) jurisdictional roles and responsibilities, and (c) methodologies for future development and associated public services in close proximity to the City. Statutorily, the City is required to plan for future services within a “three-mile” radius of the existing city limits.

Staff Contacts: Cathie Pagano, Assistant County Manager for Community and Economic Development; Anton Sinkewich, City Community Development Director
Public Comment: not applicable.

Action Requested of Council: No action requested, discussion only.

Estimated Time: 50 minutes

III. Work Session Meeting Adjournment

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](#)

City Council official audio recordings and publicly noticed meetings minutes can be viewed at www.gunnisonco.gov



City of Gunnison City Council Agenda

Regular Session

Tuesday, March 11th, 2025, at 5:30

Council meeting is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with Zoom remote access.

Approximate meeting time: 2 hours

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Staff Contact: Townes Bakke, Western SGA Vice President for External Affairs

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Proclamations, Recognitions, and Appointments

None.

VI. Consent Agenda

None.

VII. New Business

A. Public Hearing and Consideration of Approval for Transfer of Ownership of a Marijuana Retail Store License at 800 W Rio Grande Ave to LOGD, LLC

The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by 12:00 pm on Tuesday, March 11, 2025, to the City Clerk or attend the public hearing virtually or in person.

Background: Pursuant to the marijuana laws of the State of Colorado and the City of Gunnison, Colorado, LOGD, LLC dba Lookout Tower, has requested that the licensing authorities of the City of Gunnison approve the transfer of a marijuana retail store license at 800 W Rio Grande Ave.

Staff contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: To consider public input on the application for the transfer of ownership of a marijuana retail store license at 800 W Rio Grande Ave from CLDC, LLC dba Lookout Tower to LOGD, LLC dba Lookout Tower, and to consider a motion to approve, deny, or postpone the application, in accordance with specific findings.

Estimated time: 15 minutes

B. Public Hearing and Consideration of Approval for Transfer of Ownership of a Marijuana Cultivation License at 800 W Rio Grande Ave to LOGC, LLC

The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by 12:00 pm on Tuesday, March 11, 2025, to the City Clerk or attend the public hearing virtually or in person.

Background: Pursuant to the marijuana laws of the State of Colorado and the City of Gunnison, Colorado, LOGC, LLC dba Lookout Tower, has requested that the licensing authorities of the City of Gunnison approve the transfer of a marijuana cultivation license at 800 W Rio Grande Ave.

Staff contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: To consider public input on the application for the transfer of ownership of a marijuana cultivation license at 800 W Rio Grande Ave from CLCC, LLC dba Lookout Tower to LOGC, LLC dba Lookout Tower, and to consider a motion to approve, deny, or postpone the application, in accordance with specific findings.

Estimated time: 15 minutes

C. Update: Gunnison Municipal Court Annual Report

Background: Staff will provide an annual update on municipal court.

Staff Contact: Jim McDonald, Municipal Court Judge

Public Comment: not applicable.

Action Requested of Council: No action requested; report only.

Estimated Time: 15 minutes

D. Update: MetRec Master Plan

Background: The Metropolitan Recreation District (MetRec) has recently completed and adopted their MetRec Master Plan. Executive Director, Derrick Nehrenberg, will present the newly adopted plan.

Staff Contact: Dan Vollendorf, Parks and Recreation Director

Public Comment: not applicable.

Action Requested of Council: No action requested; report only.

Estimated Time: 15 minutes

E. Authorization to Purchase Equipment, Zamboni Replacement

Background: The fleet replacement schedule provides the existing 2012, gas powered Zamboni is due for replacement.

Staff Contact: Dan Vollendorf, Parks and Recreation Director

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to authorize the City Manager to purchase the 552AC electric Zamboni in the lump sum amount of \$158,104.60 from Zamboni Company USA.

Estimated Time: 5 minutes

VIII. Old Business

A. HWY 50 & SR 135 CDOT Access Control Plan

Background: The purpose of the multi-jurisdictional plan is to develop access recommendations on State highways located in the City of Gunnison and Gunnison County for increased multimodal safety, and to have clear predictability for future development and interagency collaboration.

Staff Contact: Anton Sinkewich, Community Development Director

Public Comment: limited to three minutes per speaker

Action Requested of Council: Consider a motion to approve the Final Access Control Plan and authorize staff to proceed with drafting an Intergovernmental Agreement between the City of Gunnison, Gunnison County, and the Colorado Department of Transportation.

Estimated Time: 15 minutes

B. Contract Award, ADA Self-Evaluation and Transition Plan

Background: The ADA federal regulation requires all public entities, regardless of size, to evaluate all of their programs, services, policies, and practices and to modify any that do not meet ADA requirements. Public entities with 50 or more employees are required to develop a transition plan detailing any changes that are needed to achieve program access and specifying a time frame for their completion.

Staff Contact: Erica Boucher, City Clerk (ADA Coordinator)

Public Comment: limited to three minutes per speaker

Action Requested of Council: Consider a motion to award a contract for services to Accessibility Consulting Partners (ACP) in the lump sum amount of \$67,560 and authorize the City Manager to sign a contract after final review from the City Attorney.

Estimated Time: 10 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](#)

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**

339

DATE: Tuesday, March 4, 2025 **Page 1 of 3**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY HOUSING AUTHORITY:

8:30 am

- Call to Order
- Gunnison County Housing Authority Resolution; A Resolution Authorizing the Issuance of the Gunnison County Housing Authority General Revenue Bonds (Whetstone Housing Project), Series 2025, in a maximum aggregate principal amount of \$125,000,000; approving an Indenture of Trust, Bond Purchase Agreement, Deed of Trust, and Preliminary Official Statement with a Continuing Disclosure Agreement in connection therewith; and Authorizing All Related Actions in Connection Therewith
- Development Improvements Agreement; Gunnison County Housing Authority; Whetstone Community Housing; \$23,986,690
- Gunnison County Housing Authority Resolution; A Resolution Amending the Gunnison County Housing Authority Budget for Fiscal Year 2024 and Amending the Appropriation Resolution
- Adjourn

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

8:45 am

- Call to Order
- Alcohol Beverage License #03-20783; Big T CBS LLC dba Zuni West Brewing; 3/19/2025 to 3/19/2026
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:46 am

- Call to Order; Agenda Review
- A Resolution Authorizing and Directing Actions by the County Manager with Respect to the Preparation of Requests to the Board of County Commissioners for Appropriation of Funds for the Replenishment of a Reserve Fund Held by UMB Bank, N.A. Relating to the Gunnison County Housing Authority General Revenue Bonds (Whetstone Project), Series 2025
- Minutes Approval
 1. February 18, 2025 Regular Meeting
- 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. Acknowledgment of Appointment; Gunnison Basin Sage-grouse Strategic Committee; High Country Citizens' Alliance Alternate; Jon Hare
 2. Acknowledgement of Option Letter #1; 2022*0148; Health and Human Services; 2/3/2025 to 6/20/2025; \$16,235

*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**

340

DATE: Tuesday, March 4, 2025

Page 2 of 3

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

3. Professional Services Agreement; Concrete Conservation LLC; Public Works; 3/15/2025 to 12/31/2025; \$49,305
4. Resolution; A Resolution Authorizing ATV, OHV, and UTV Use on a Certain Portion of County Road #3
5. Grant Application; Impact Assistance; Colorado Parks and Wildlife; Assessor's; Tax Year 2024; \$15,454.98
6. Acknowledgment of County Manager's Signature; First Amendment to Professional Services Agreement; Design Workshop, Inc.; 1/17/2024 to 4/30/2025; \$76,635
7. Grant Application; Local Coordinating Organizations; RFA2025000210; Health and Human Services; \$69,000
8. Grant Application; Metropolitan Recreation District; Health and Human Services – Gunnison/Hinsdale Early Childhood Council; 6/2025 to 8/2025; \$10,000
9. Grant Application; Metropolitan Recreation District; Juvenile Services – Gunnison County Substance Abuse Prevention Project; 6/2025 to 8/2025; \$10,000
10. Updated Statement of Work; Health and Human Services – Gunnison/Hinsdale Early Childhood Council; 7/1/2025 to 6/30/2026; \$100,041
11. Grant Application; Health Resource Service Administration; Juvenile Services; \$297,533
12. Grant Application; Edward Byrne Justice Assistance Grant (JAG); Juvenile Services; 10/1/2025 to 9/30/2026; \$230,395
13. Development Improvements Agreement; Gunnison County Housing Authority; Whetstone Community Housing; \$23,986,690
14. Grant of Perpetual Easement for Driveway Access to Creekside Subdivision; Tod Colvin

8:55 am

- County Manager's Reports

9:00 am

- Boundary Line Adjustment; LUC-23-00047; Bar Slash Bar

9:05 am

- Letter of Support; Stirrup Bar Ranch; Great Outdoor Colorado Trust Fund's (GOCO) Land Acquisition Grant Program

9:15 am

- Adoption of the 2025 Employee Handbook

9:30 am

- **Unscheduled Public Comment:** Limit to 5 minutes per item. No formal action can be taken at this meeting.
- **Commissioner Items:** Commissioners will discuss among themselves activities that they have recently participated in that they believe other Commissioners and/or members of the public may be interested in hearing about.
- 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>

One tap mobile

*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**

341

DATE: Tuesday, March 4, 2025

Page 3 of 3

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

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+13462487799,,82753657556#,,, *471302# US (Houston)

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**GUNNISON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MEETING AGENDA**

342

DATE: Tuesday, March 11, 2025 **Page 1 of 1**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

8:30 am

- Gunnison Valley Health Board of Trustees Update

9:15 am

- Gunnison-Crested Butte Regional Airport Economic Impact Presentation

9:30 am

- CO-135 North and US-50 West Access Control Plan Reports

9:45 am

- BREAK

9:55 am

- Public Works Performance Update

10:15 am

- Community and Economic Development Performance Update

11:00 am

- Senator Hickenlooper's Staff; Latest Federal Developments and Gunnison County Priorities
- 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:

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From: [Abby Whitaker Curtiss](#)
To: [Town Council](#)
Date: Tuesday, February 4, 2025 10:33:30 AM

Hi council,

I want to say thank you for allowing public comment last night. I had my three and one year old heading toward bedtime, so I don't think I was able to fully articulate what I was trying to get across. But this is something I really want you all to consider before any further meetings happen.

Beyond documents and guidelines, this is about ethics and fairness...something that really matters in a small town, especially when it comes to affordable housing. When there's a housing lottery, it needs to be done correctly and fairly, because the dynamics here are different. We all know each other, and we all understand how dire the need for housing is. When things aren't handled fairly, the burden shifts from the Town (who owns and delegates these assets) onto the residents, who are then left to advocate for themselves in a system that makes it incredibly difficult to do so.

I think that's where the ethical responsibility comes in. A housing lottery should be the cornerstone of fairness. But if something feels off or wasn't done correctly, anyone who wants to speak up is put in a really difficult position. They're not just advocating for themselves, they're also put in the position of potentially taking an opportunity away from someone else. That's a huge weight to carry, and it shouldn't be on the applicants to navigate that. The responsibility lies with the Town to ensure trust in the process from the start.

And that trust matters because, at the end of the day, the people applying for these homes don't have the means for legal representation. Meanwhile, the Town has its own attorney, and that imbalance only adds to the pressure. Whether or not a legal loophole technically can make something permissible, doing the right thing often goes beyond just checking the legal boxes. It's about ensuring that every applicant trusts the process and feels confident that things are being handled fairly. We're living in a political climate where a lot of people in power seem to be making their own rules without any real checks or balances. That erosion of trust is happening on a national level, and I don't think Crested Butte should become a microcosm of that.

Abby Whitaker
Owner/Esthetician
Golden Hour Skin LLC

From: [Melissa McVeigh](#)
To: [Town Council](#)
Subject: question about post office?
Date: Wednesday, February 5, 2025 12:00:39 PM

Some people who received this message don't often get email from melissamcveigh1@gmail.com. [Learn why this is important](#)

Hi council members,

Curious -- seems like a lot of anxiety about the post office situation. I am not a litigious person -- so, first off, I don't want to come across that way. BUT if it's still been radio silence on behalf of the USPS, would it perhaps be time to resurrect the possible lawsuit idea? I feel like last time an official, legal letter was sent to the USPS folks, we actually got *some* traction?

Honestly I feel like they first didn't deliver to our homes (justifying this with a bizarre, decades-ago verbal declaration about CB not wanting service... something no one here recalls) and then made us all pay for boxes, and now we might not even have boxes. It really seems like we'd have some sort of legal standing here?

Just curious what the plan is if they continue with crickets to our polite inquiries.

Thanks for all you do for the community!

Melissa McVeigh
CB resident

From: [Colin Leipelt](#)
To: [Erin Ganser](#); [Dara MacDonald](#); [Ian Billick](#); [Town Council](#)
Subject: Re: Meeting and lottery follow up
Date: Tuesday, February 4, 2025 2:08:42 PM

Some people who received this message don't often get email from colin.leipelt@gmail.com. [Learn why this is important](#)

Hello Erin, Dara, Ian, and Council Members,

Thank you, Erin, for reaching out. I appreciate the follow up and clarification. I primarily want to point out something very important that I forgot to mention at the meeting due to being upset and nervous, which is that I genuinely appreciate all the work you and the other town employees and the Council have done to make this housing available. Taking this all on for the good of the community is commendable. The benefits the project affords the town are huge, and the initiative taken to keep local workers in the community is honorable. I also genuinely appreciate the council's eagerness and willingness to schedule an additional meeting on such short notice in order to resolve the issue. So, thank you for all of that, truly.

Erin, thanks for clarifying the intent of the GA background check. That was my mistake. I apologize.

As far as the follow up email I mentioned, I got the number of days delayed wrong, also my mistake, and I again apologize. The late email is ultimately not that big of a deal and I probably shouldn't have even brought it up at the meeting. I'm not the best public speaker and was quite upset due to finding out 4 hours earlier that my housing was in question, so I maybe didn't outline my points in the best way at the meeting. My point here was that it broadly contributes to the general lack of communication and failure to follow the town's stated processes.

The other issues with the lottery were fairly well hashed out at last night's meeting, and I know everyone is aware of them. I'll refrain from repeating them, as there's no need to beat a dead horse any further. I'm hopeful that it will improve. I believe the intentions are good. I understand that people make mistakes, and I know I wouldn't want to be publicly raked through the coals over the mistakes I make at my job (which, TBH, happens to an extent). I also realize this is a very small town and a tight knit community, which is one of the things I love about it. In person, I have found those of you that I've met to be friendly and kind.

As I know you're all aware, all of this has caused quite a bit of stress on the 10 households (9 current, plus Scotia and Chris from the first 2BR draw) that were notified as recipients of housing. The lack of communication about the objection has caused me a fair amount of additional stress and uncertainty. This has been a challenge to handle, as I've been looking for housing for a long time (not to mention the fact that I moved here for a previous job which promised housing and then did not provide it when I arrived). I am near the end of my short term winter lease, and am now much closer than I'd like to living in my truck for another summer, when I thought I had miraculously found housing. I also feel that it was entirely avoidable. I appreciate the acknowledgement of that.

To clarify what I mentioned at the meeting, I would strongly suggest reworking the policy so that any unintentional issues like this are compartmentalized and don't spread like wildfire to the rest of the lottery. I'm definitely not a lawyer, but perhaps it is as simple as stating in the policy that an error in any one drawing will only result in that particular drawing being rerun. I don't personally have a strong stance on whether the lottery should be digital or manual. While I agree with the commenter who pointed out that the community event aspect of the manual in person lottery is nice, perhaps it would be less stressful and chaotic overall to have it decided by a trusted 3rd party. or a bingo ball cage, who knows.

Erin, thanks again for taking the time to clarify, and I appreciate being given the chance to provide feedback at the meeting and in this email. I'm hopeful that there is a solution that doesn't result in more people losing their promised housing. Thank you for working so diligently to rectify this, and for the effort to improve the communication and the process going forward.

Thanks to all of you for your work and your time, and for what you do for the community. Hope the rest of your week is great, and I'm sure I'll see all of you around town soon.

Cheers,

Colin Leipelt
107 Aspen Lane C1
Crested Butte, CO 81224
986.231.8197

On Mon, Feb 3, 2025 at 8:51 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi Colin,

I appreciate that you came to speak at the meeting tonight; your feedback on the implications to the nine household is important, as is having an opportunity to share your frustration with an imperfect process. I apologize for the delayed communication on the objection. I did not double check the consultant's email list of participants and you were inadvertently left off. There is no excuse for that oversight and I apologize for the stress it caused.

A quick administrative clarification on the need for the State of Georgia release. Inclusion of that document was not an error. The State of Georgia requires a specific release that is not covered by the general release from ADP to run a background check. If an applicant was convicted of crime in Georgia, the standard ADP background check would not capture that data without the Georgia release. Regardless of whether you have lived there, we include that release to ensure a comprehensive background check.

The next steps email you referenced was sent to waitlisted applicants to point the objection period, requirement for tenant background checks and timing, longevity and caveats of their certificate of eligibility, and opportunities for other housing. It is copied below. The outline of next steps for those were chosen for the nine units is attached here and was sent to you on Jan 24th.

We will share next steps with the objection as soon as it is defined by the Housing Authority. As discussed at the Council meeting tonight, if the Housing Authority declines to hear the objection, Council will hear it on Wednesday 2/5 at 7PM. The Housing Authority is aware of the pressure of the issue. If they hear the objection, they have committed to us to hold their meeting as soon as possible.

I know this has been an incredibly stressful experience and I'm committed to improving the process and Town's communication. Please reach out with questions.

Thank you for taking part in the Paradise Park lottery. The Town has worked for many years to bring these homes online and we appreciate the efforts of the Town Council to offer more housing options for our community members. It is exciting to be at this stage of the project and we only wish there were more units available at this time.

We appreciate your patience while we communicate with all lottery participants and answer questions. First and most importantly, I deeply apologize for the confusion, anger, and frustration with the lottery. The simple act of accidentally excluding a lottery ticket from the first drawing for the two-bedroom units not only traumatized individual households but had impacts that rippled through the community and undermines the community's confidence in the Town's housing programs. Our pre-lottery check-in process was not sufficiently rigorous, and Town staff have identified new procedures for future lotteries to strengthen the check in processes, limit the number of people who touch tickets, and better manage involvement by participants.

We also appreciate the valuable feedback provided by participants at the lottery. Several procedural changes were recommended that will improve future lotteries. It is our responsibility to provide a transparent, carefully structured, and fair lotteries, and we are committed to improving our processes and rebuilding your trust.

Next steps are below:

- Per the Town's Affordable Housing Guidelines, lottery participants have an opportunity file an objection to the lottery within five business days of the lottery. Objections must be received by noon on Wednesday, January 29th. If an objection is valid, the lottery would be run again. Please direct objections to this email, housing@crestedbutte-co.gov. A link to the Housing Guidelines which detail this process is below. Please see section 13.4.

https://www.crestedbutte-co.gov/vertical/Sites/%7B6058FFBB-CB06-4864-B42F-B476F794BE07%7D/uploads/Town_of_Crested_Butte_Affordable_Housing_Guidelines_Adopted_11.18.2024_R1.pdf

- You may also provide feedback to the Town Council at the upcoming meeting on February 3rd. The agenda for that meeting will be published on Tuesday, January 27th here: <https://www.crestedbutte-co.gov/index.asp?SEC=C90CEFFD-E7B1-410C-9995-6175A73E2B63>
- Background checks will be conducted on all lottery winners. In the event of history of violent or sexual offences, the applicant will be disqualified and the unit will be offered to the next waitlisted participant for that unit type (i.e. 1-bedroom, 2-bedroom, or 3-bedroom.) In this circumstance, the waitlist applicant would receive the disqualified applicant's unit, pending an acceptable background check.
- If a winner does not sign the lease and pay the security deposit by 5PM, Wednesday, February 5th, the unit will be offered to the next waitlisted applicant. (This deadline is paused given the objection.)

Your application is valid for one year with two considerations. 1. A new application is required if there is a change in household members from your original application. This requirement is to ensure that total household income is adequately measured against the requirements of state funds used to help build the homes. 2. You must share your 2024 tax returns after April 15. Please note that ongoing compliance requirements include that at least one lease applicant must work for a local business, as defined by the City's Affordable Housing Guidelines, at least 1,500 hours per year, and no one on the application/lease may own improved residential property in Gunnison County.

The next lottery for two bedroom units will be held this summer. Announcements will be issued through the Housing Authority's rental interest list, linked below.

<https://gvrha.org/rental-interested-list/>

The County's Sawtooth II project in Gunnison is currently accepting rental applications. A link for this project is below.

<https://gvrha.org/>

Please don't hesitate to reach out with questions.

Erin Ganser (she/her)

Housing Director

Town of Crested Butte, CO

eganser@crestedbutte-co.gov

Office (970) 349-5338 ext. 112

Cell (303) 726-0934

Help Shape Crested Butte's Future!

Learn more at <https://www.crestedbutte-co.gov/getinvolved>

From: [Abby Whitaker Curtiss](#)
To: [Gabi Prochaska](#); [Town Council](#)
Subject: Re:
Date: Monday, February 10, 2025 6:48:04 PM

my focus on procedures isn't about semantics, it's about ensuring that situations like this don't happen in the future. neither of these families should have been put in this position. policies and procedures are the backbone of a healthy democracy because they ensure fairness, accountability, and transparency. without them, people's lives can be upended by preventable mistakes, and trust in the system erodes.

to my understanding, and please correct me if i'm wrong, this lottery was overseen by the town, not gvrha, which is the entity responsible for deciding on redraws per the guidelines. of course, any authority with a shred of dignity would have rerun the lottery, but the difference is that it would have been done with everyone having the awareness that it was happening. the reality is that nobody who qualified for this housing deserved it more or less than anyone else. but everyone deserved the right to be at the redraw and to be fully informed about what was happening.

and frankly, the statement that "the town doesn't owe anyone housing" is demeaning. it dismisses the fact that while the town may not be obligated to provide housing, it is responsible for ensuring that the process governing access to it is just, transparent, and equitable. had the procedures been followed correctly, the family who ultimately lost their housing would have been notified in a way that was respectful and productive, not in a manner that blindsided them. they should have entered the redraw knowing they might lose their opportunity, rather than having the rug pulled out from under them unexpectedly.

if you believe that gvrha met, made a formal decision on a redraw, and that the process was carried out in full accordance with established procedures, then i understand that nothing i say will change your perspective. likewise, if you believe that procedures shouldn't be a focus because "the town doesn't owe anyone anything," then i don't see a productive path forward in this discussion.

with that in mind, i don't see the value in attending a town council meeting where someone responsible for decision-making approaches such an important issue with that level of unprofessionalism. housing is a critical need, and while no entity may be obligated to provide it, the processes that govern access to it should always be handled with transparency, integrity, and respect for the people they impact.

"the true measure of any society can be found in how it treats its most vulnerable members." – mahatma gandhi

Abby Whitaker
 Owner/Esthetician
 Golden Hour Skin LLC

On Mon, Feb 10, 2025 at 12:18 PM Gabi Prochaska <gprochaska@crestedbutte-co.gov>

wrote:

hi again, abby,

i would be happy to talk with you about this, but i am still confused by your focus on 'the procedure.' the town does not owe anyone housing, but is working very hard to build and preserve as many affordable units as possible- and is trying to do so in the most equitable way, with considerations for those who work in town to be able to live in town, and those who have contributed to town for many years to be able to remain. the procedure is designed to allow those in need to secure housing, recognizing that there are many more people looking for housing than available units.

having said all that, and to the points you made- if you were in a lottery for a house, and your ticket was not actually placed in the lottery (so that you had no chance of winning by the very fact that your ticket was not physically available to be drawn), my guess is that you would consider this a greater miscarriage of justice, and within the procedural necessity for a redrawing in a given lottery.

you may have missed it, but that was the case with the morgan family, and they did make it explicitly, publicly known- i mention their names because they were the ones who brought the procedural mistake to the attention of the staff and the public. (i could call them 'the family mistakenly and unjustly left out of the lottery' as you prefer).

we did follow our stated procedure, though no one disagrees that the procedure as currently written and carried out can be improved, which is why it is on the agenda for our next meeting- where we welcome all constructive thoughts on amending the guidelines and the procedure. i hope you can attend the meeting.

thank you again, gabi

'nobody makes a greater mistake than [they] who do nothing because [they] could do only a little'

-edmund burke

On Feb 7, 2025, at 22:40, Abby Whitaker Curtiss
<goldenhourclub@gmail.com> wrote:

I also don't know who the Morgan family is and that is not my business. I'm unsure if unless a family has explicitly made their situation publicly available (in which I may have missed) that I should be informed of their situation. I think focusing on the procedural aspects rather than specific families is the best way to address these concerns while staying aligned with GVRHA's expectations.

Abby Whitaker
Owner/Esthetician
Golden Hour Skin LLC

On Fri, Feb 7, 2025 at 10:03 PM Gabi Prochaska <gprochaska@crestedbutte-co.gov> wrote:

thanks abby,

yes, we should state that an audit will be done, but doing one does seem obvious.

the morgan family did make an objection when their name was not called. their name was written down, but their ticket to the second drawing was not in that lottery. doing two drawings for several families did add another element of complexity- should families be asked to come in for each size of unit?

if the richardson/cox family's ticket had not been in the second lottery (as was the case with the morgan's), would it not have been necessary to redraw so they had a chance to win?

the guidelines do state that nothing is sure within the first week. i am not saying that as things went it was not emotionally stressful; only that the guidelines were followed.

again would be happy to talk with you about this, have a good weekend, gabi

'nobody makes a greater mistake than [they] who do nothing because [they] could do only a little'
-edmund burke

On Feb 7, 2025, at 21:51, Abby Whitaker Curtiss
<goldenhourskinclub@gmail.com> wrote:

Hey Gabi,

From what I've read, the process is laid out to make sure everything is handled correctly before the lottery even takes place. The names are supposed to be printed and verified ahead of time to ensure no one is missing, so there's already a system in place to catch any mistakes before the draw. What's not in the guidelines is anything about doing an audit after the lottery. While that might be a good idea, it's not something this process outlines, especially not after winners have already been publicly announced. It also doesn't say anywhere that the town can decide to do a redraw on its own. The only reason for a redraw is if someone files an objection, and that objection is found to be valid. I think the process is designed to avoid this kind of confusion if it's followed as written. Let me know if you want to

chat more about it. Here's a screenshot of the most recently adopted guidelines.

<IMG_2710.png>

On Fri, Feb 7, 2025 at 9:40 PM Gabi Prochaska

<gprochaska@crestedbutte-co.gov> wrote:

hi abby,

thank you again for your letters, and for speaking at the meeting.

i'm still not sure how you see the town not following its guidelines, or displaying unfairness. i would be happy to chat with you about your thoughts on this lottery or the process sometime.

thanks again for your engagement, gabi

'nobody makes a greater mistake than [they] who do nothing because [they] could do only a little'

-edmund burke

On Feb 4, 2025, at 10:33, Abby Whitaker Curtiss

<goldenhourskinclub@gmail.com> wrote:

Hi council,

I want to say thank you for allowing public comment last night. I had my three and one year old heading toward bedtime, so I don't think I was able to fully articulate what I was trying to get across. But this is something I really want you all to consider before any further meetings happen.

Beyond documents and guidelines, this is about ethics and fairness...something that really matters in a small town, especially when it comes to affordable housing. When there's a housing lottery, it needs to be done correctly and fairly, because the dynamics here are different. We all know each other, and we all understand how dire the need for housing is. When things aren't handled fairly, the burden shifts from the Town

(who owns and delegates these assets) onto the residents, who are then left to advocate for themselves in a system that makes it incredibly difficult to do so.

I think that's where the ethical responsibility comes in. A housing lottery should be the cornerstone of fairness. But if something feels off or wasn't done correctly, anyone who wants to speak up is put in a really difficult position. They're not just advocating for themselves, they're also put in the position of potentially taking an opportunity away from someone else. That's a huge weight to carry, and it shouldn't be on the applicants to navigate that. The responsibility lies with the Town to ensure trust in the process from the start.

And that trust matters because, at the end of the day, the people applying for these homes don't have the means for legal representation. Meanwhile, the Town has its own attorney, and that imbalance only adds to the pressure. Whether or not a legal loophole technically can make something permissible, doing the right thing often goes beyond just checking the legal boxes. It's about ensuring that every applicant trusts the process and feels confident that things are being handled fairly. We're living in a political climate where a lot of people in power seem to be making their own rules without any real checks or balances. That erosion of trust is happening on a national level, and I don't think Crested Butte should become a microcosm of that.

Abby Whitaker
Owner/Esthetician
Golden Hour Skin LLC

From: [Karen H](#)
To: housing@gvrha.org; [Rentals](#); [Erin Ganser](#); [Dara MacDonald](#); [Troy Russ](#); [Town Council](#)
Subject: Concerns Regarding PP Workforce Rentals 3-Bedroom House Winner's Application
Date: Friday, February 14, 2025 3:27:37 PM

Dear members of GVRHA and CB town,

I would like to address a concerning issue regarding the winner of the three-bedroom affordable housing who owns residential property in Gunnison County. It has come to my attention that this individual did not disclose their property ownership on their application. As a result, they have been given the option to remedy the situation by selling the property in order to lease the unit.

Firstly, I want to express my discontent with this case, particularly for the lottery participants who adhered to the guidelines and fully disclosed their circumstances. The application submitted by this household was neither truthful nor accurate, as the information has been deemed false or unverifiable. Consequently, this household should be disqualified, or at the very least, required to submit a new application that is not fraudulent.

That said, I understand the town is offering a remedy to the household. Was a notice of violation issued, and when was it served? Additionally, I seek clarification on how this cure option aligns with the guidelines for tenants, as there is currently no specific cure option mentioned for them. From what I have seen, the only provision for tenants indicates that their lease would not be renewed. Was a lease with this household already signed? Furthermore, if they were to sell the property, would that not exceed the income and asset cap? Given their history of withholding information, it is imperative that another application be submitted to determine their income and asset eligibility.

Lastly, it is disheartening to see the message conveyed by this household's ability to submit a fraudulent application without facing penalties, thus obtaining an affordable housing unit in a manner that compromises the integrity of the affordable housing program. This household should have been subjected to the Occupant-Qualified Affordable Housing guidelines, and their application should have been disqualified.

Thank you for your attention to this matter. I look forward to your response.

Best regards,
Karen Morgan

From: [Booker DeWitt](#)
To: [Town Council](#); [Rentals](#)
Subject: Re: FW: Paradise Park Rental Lottery
Date: Monday, February 17, 2025 9:42:33 AM
Attachments: [image001.png](#)

Some people who received this message don't often get email from justincase29866824@gmail.com. [Learn why this is important](#)

Erin,

Thank you for your reply. As you mentioned in your email, had the household declared their real estate ownership during the application process, they could have submitted a variance request outlining their reasons for seeking affordable housing while owning residential property in Gunnison, along with a commitment to sell their home in case they won. The variance request would have been reviewed and either approved or denied prior to the lottery event. Perfect! Everybody stayed lawful and truthful, and the guidelines were followed *chef's kiss. This email thread would have been done over a long time ago.

But that wasn't the case in this situation. Every single participant, whether their primary language is Chinese, Italian, French, Spanish, or English, is responsible for double, triple, and quadruple checking their application to ensure all the information submitted is truthful, accurate, and up to date—whether it is your household size, income, assets, etc. Because if the information you provide is false, or if you are omitting information to enter the program, that is considered fraud. Officials approving the housing applications should also have as a standard procedure to check every single name before approving any application on the Gunnison Valley Assessor website to ensure that fraud is not being committed.

What is Fraud? "Fraud" is any activity that relies on deception in order to achieve a gain."
 (Black's Law Dictionary)

Now, the issue here is that this application fraud is being treated and enforced like a violation, and there is a difference between the two. Allow me to give you some examples of affordable housing violations:

- A tenant/owner subletting their extra bedroom for short-term rentals.
- A tenant/owner using the unit for business purposes.
- A tenant/owner is not keeping the unit sanitary.

For those instances, once the violation is reported, the town officials need to open an investigation. If it's deemed correct, a NOV (Notice of Violation) needs to be submitted, a cure is proposed to the owner/tenant with a set amount of time, and the owner/tenant needs to comply during this period to maintain their ownership/lease.

Now that everyone sees the difference, you might be wondering how the town can enforce fraud. The guidelines are not very clear on this matter. You want to discourage fraud from happening in the first place, not desuetude.

Well, why don't we take other communities as an example?

- The Denver Housing Authority takes application fraud very seriously, encourages reporting, and if the allegations are deemed true, they enforce disqualification, eviction, and penalties.

- Excerpted from Chapter 15 of the Denver Housing Authority's Admission and Continued Occupancy Policy, which focuses on program integrity. DHA will provide each applicant and resident with a copy of "Is Fraud Worth It?" (form HUD1141-OIG), which explains the types of actions a family must avoid and the penalties for program abuse. (attached to this email).

- DHA will place a warning statement about the penalties for fraud (as described in 18 U.S.C. 1001 and 1010) on key DHA forms and form letters that request information from a family member.

- The HUD office takes applications providing false or misleading information to obtain assisted housing very seriously, with their fraud hotline and multiple documents explaining what fraud is and how it is enforced.

This breach of the Affordable Housing Program is material and not curable. A false certification in the initial application and/or annual recertification should not be cured. The biggest challenge for Affordable Units is to ensure that the information they receive from applicants and tenants is truthful and complete. Failure of a Tenant to fully disclose their assets and income, no matter when it is discovered, constitutes material noncompliance with the Affordable Housing Program and should be grounds for disqualification and/or eviction.

We must learn from other communities, even reach out for help, learn from past errors to foster a workforce housing process that complies with legal standards. This lottery has highlighted the unfortunate reality of a housing crisis, indicating that previous implementations may require reevaluation and improvement to ensure a more transparent and precise process. Allowing an applicant who has committed fraud on their application to cure their abuse and occupy a unit sends a concerning message to the community regarding the integrity and enforcement of the program, impacting this and future projects.

Thus, when you state in your email that you assure me you are handling the situation appropriately and prefer not to discuss this case any further, I encourage you, the city members, the community, and those of GVRHA, to genuinely reflect on the data and on yourselves. Are you truly doing so?

Like my dad used to say "Save your justice for the unjust"

-Booker DeWitt (An alias for a very concerned Paradise Park workforce lottery participant)

On Fri, Feb 14, 2025 at 3:34 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Booker,

Thank you for reaching out with your concerns. We have thoroughly reviewed the matter, and appropriate action is being taken. The individuals in question are required to sell their mobile home and provide proof of sale before moving into the unit. Had their ownership been disclosed during the application process, they could have requested a variance to commit to selling it at that stage.

We appreciate you bringing this to our attention, and we want to assure you that it is being handled appropriately. At this point, we will not be discussing this case further, as the necessary steps are already in motion.

If you would like to share any further thoughts, the Town Council will debrief and discuss the lottery at the March 3rd council meeting. You are welcome to attend and provide feedback during the public comment session.

Thank you again for your engagement.

Best,

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Thursday, February 13, 2025 12:15 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Erin,

I have talked to some members of the community after making this case public on facebook (I didn't want this to get there so I apologize), although I do believe the public needs to be made aware of these situations so they speak up when they see something that isn't right. This system of checks and balances should be implemented in our community to keep us all fair and no one above the law.

I believe you have a very competent town attorney that reviews these situations.

I would like you to review some information written on the affordable housing guidelines and to come up with some answers that I can share with the community.

First, from section 10 of the guidelines, more specific, section 10.7 To qualify and to remain qualified as a tenant or owner, a person may not own any interest in developed residential real estate or a manufactured home (land and/or home), including any such interest held personally, as a shareholder or member of a corporation, or as a partner, a joint venture, or a beneficiary of a trust located in Gunnison County.

Which puts the Sepulveda household under section 6, which states 6. FRAUD WARNING Signatures on documents submitted to the Town and GVRHA constitute certification that all information is true and accurate. If any such information is determined to be false or nonverifiable, such person may be disqualified and referred to law enforcement for investigation and/or prosecution.

Now, your resolution, instead of being section 6 and disqualifying them, you opted for them to transfer their title to remain 'eligible' (when they are not legally eligible in the first place).

A resolution that we can only find in the guidelines under section 23.1.1. Ownership of Other Improved Residential Real Estate 26 If an owner owns more than one improved residential property in Gunnison County, they will be required to execute an Agreement to Sell with the Town agreeing to the sale of one of the units within 120 days, acknowledging the Town's right to specific performance.

Now, section 23.1.1 is for owners of buyer qualified affordable housing units and there is nowhere listed that it could also be applied for tenants. It should not apply to them at all. Can you explain why they are being offered this option after a clear fraud where they should have been disqualified?

I appreciate your prompt response. And I want you to know that your response will be shared with members of the community.

On Wed, Feb 12, 2025 at 5:59 PM Booker DeWitt <justincase29866824@gmail.com> wrote:

Hi Erin,

I will rather get an explanation in writing. Thank you.

On Wed, Feb 12, 2025 at 3:06 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi Booker-

Is there a time we can set up a call or a meeting to discuss?

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Tuesday, February 11, 2025 7:38 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Erin,

After carefully reading the guidelines, how on earth is part 23.1. Buyer-Qualified Affordable Housing Units applying to their situation? This is for owners of Affordable housing Units and it's used for completely different situations; it does not apply to them at all. If you were actually enforcing the guidelines they shouldn't be eligible to occupy the unit at all? Who is reading and enforcing the guidelines and why is this household able to just omit the fact that they own residential property on their application and when someone asks for an investigation on the matter they get a special cure option that is used for unit owners. This is just not right.

On Tue, Feb 11, 2025 at 4:24 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi Booker-

I spoke with Ana yesterday with the support of a translator.

The Guidelines offer a cure option for when an owner of an affordable housing unit is identified as also owning improved residential property in Gunnison County. This same cure is reasonably available to a renter; and Ms. Reppeto indicated that she will sell the property. She is required to provide us with a bill of sale (title has not been purged so the unit is traded like a vehicle) and documentation confirming the title transfer. We will not move forward with the leasing process until that documentation is provided.

There was no evidence of rental payments in her bank records, nor does the value of the unit impact her qualification with regard to the asset limit. Assuming that she goes through with the sale, we will monitor title to the unit quarterly to ensure that it isn't transferred back to her.

Let me know if you'd like to hop on the phone to discuss this further.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Tuesday, February 11, 2025 2:47 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Hi Erin,

Just wondering If you have an update on this case.

On Fri, Feb 7, 2025 at 1:48 PM Booker DeWitt <justincase29866824@gmail.com> wrote:

Thank you Erin.

On Fri, Feb 7, 2025 at 11:56 AM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi booker-

Just an update that we have a meeting with the household on Monday. I will

reach out later that day to give you an update.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Wednesday, February 5, 2025 10:28 AM

To: sduncan@gvrha.org; Erin Ganser <eganser@crestedbutte-co.gov>; Melissa LaMonica <mlamonica@gvrha.org>; housing@gvrha.org

Subject: Re: FW: Paradise Park Rental Lottery

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Erin,

I did not see your last email with an update. I appreciate the response and look forward to hearing from you with an update on this matter.

On Wed, Feb 5, 2025 at 10:26 AM Booker DeWitt
<justincase29866824@gmail.com> wrote:

Hello,

Please respond to this email, If this issue continues to be swept under the rug I will reach out to members of the community and make it an open subject so all the lottery participants know of this violation of the affordable housing

guidelines which states

9. ELIGIBILITY Eligible applicants for Buyer-Qualified Affordable Housing must: (a) be an employee of a Local Business as defined herein who lives in Gunnison County and works a minimum of 1,500 hours per calendar year; an employee of a Local Business who worked 1,500 hours per calendar year for the four years immediately prior to their retirement; or students attending a post high school educational program which results in a certification, degree, or license from an institution with a physical presence in Gunnison County, except for occupants of Accessory Dwelling Units that were permitted after May 15, 2023, the minimum work requirement is 1,200 hours per calendar year or 100 hours per month. (b) occupy the affordable housing unit as their primary residence; (c) live in the unit for a minimum of nine out of any 12 consecutive months; and

(d) not own developed residential property in Gunnison County.

Eligible applicants for Occupant Qualified Affordable Housing must meet the requirements as put forth by the applicable Deed Restriction or as defined by the Town of Crested Butte Municipal Code, Section 16-4-1-20, as amended. Qualification, compliance, and enforcement processes are defined herein. Applicants for affordable housing must submit applications and documents that are required for GVRHA to verify employment and work history, income, assets, household size, and such other information as deemed necessary to qualify as a buyer or tenant. Approval must be obtained prior to signing a lease, occupying a unit, or submitting a bid on a Buyer-Qualified Affordable Housing unit. Applicants who do not meet the current qualification requirements may submit a variance request. See section 27.

I understand how this family could have hidden the fact of ownership because thanks to their legal status they are able to use so many names and it can be confusing. But it is still not fair that because of that they can be above the law and above many families in real need of housing that live in our community.

Here is more information,

Alex Sanchez Sepulveda's name is Israel Alejandro Sanchez Sepulveda, he works (or used to) as an inspector for Crested Butte Mountain Resort. His wife's name Ana Flavia Repetto Ruiz and she goes as Flavia Repetto or Ana Ruiz, they have a son named Israel. They own a cleaning company named Pro cleaning services.

<https://www.facebook.com/p/Pro-Cleaning-Services-100087667964212/>

And here is their house assessment information. It was bought on 3/15/2024.

<https://property.spataleest.com/co/gunnison#/property/M000355>

Please respond to this email within a timely matter with an update or with a reason on why this has been ignored. I hate to do this but the guidelines need to be followed for fairness in our community and all the participants involved.

----- Forwarded message -----

From: **Booker DeWitt** <justincase29866824@gmail.com>

Date: Tue, Feb 4, 2025 at 6:13 PM

Subject: Re: FW: Paradise Park Rental Lottery

To: Melissa LaMonica <mlamonica@gvrha.org>, <eganser@crestedbutte-co.gov>

Hello Melissa and Erin,

Why was the participant Israel A Sanchez Sepulveda not disqualified?. I asked the person to give me more information, he goes by Alex Sanchez and his wife Ana Ruiz own property in Gunnison, they live and own under his wife or partner name Ana Flavia Ruiz in 700 W Us Highway 50, LOT 12 and they own a company called Pro cleaning services.

Here is the property record

<https://property.spataleest.com/co/gunnison#/property/M000355>

I understand how everyone has been busy with all the other lottery issues but why was the investigation not conducted, according to the housing guidelines, owning a house in the gunnison valley is not permitted. Why are we not investigating the participants and following the guidelines? Please answer my question. And yes, it is the same person.

On Mon, Jan 27, 2025 at 3:50 PM Melissa LaMonica
<mlamonica@gvrha.org> wrote:

FYI – I took out all reference to where the email came from.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From: Erin Ganser <eganser@crestedbutte-co.gov>
Date: Monday, January 27, 2025 at 3:40 PM
To: Melissa LaMonica <mlamonica@gvrha.org>
Subject: RE: Paradise Park Rental Lottery

Thank you – we'll look into it immediately.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Melissa LaMonica <mlamonica@gvrha.org>

Sent: Monday, January 27, 2025 3:34 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: FW: Paradise Park Rental Lottery

Hi there,

I received this email from someone who was at the lottery and told them I would share this information with you.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From:**Date:** Monday, January 27, 2025 at 2:54 PM**To:** Melissa LaMonica <mlamonica@gvrha.org>**Subject:** Re: Paradise Park Rental Lottery

Please share that information ASAP, she needs to open an investigation for that family. If they own real estate in Gunnison and have omitted it from the application that is a violation of the guidelines. Please make sure to open a serious investigation on the matter.

On Mon, Jan 27, 2025 at 2:50 PM > wrote:

Yes, please do.

On Fri, Jan 24, 2025 at 4:17 PM Melissa LaMonica
<mlamonica@gvrha.org> wrote:

Hello,

Thank you for your inquiry. The Town of Crested Butte has managed the lease-up process for the Paradise Park properties, and as such I do not have any information about any of the applicants.

If you would like, I can forward your inquiry to Erin Ganser from the Town of Crested Butte for her to look into.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From:

Sent: Thursday, January 23, 2025 2:18 PM

To: housing <housing@gvrha.org>

Subject: Paradise Park Rental Lottery

Attention GVRHA,

I was at the Paradise Park lottery drawing last night. After having a conversation with someone else that was at the lottery, they mentioned they know one of the three bedroom house winners, and that it shocked them that they heard their name mentioned because this family lives in their owned house in Gunnison. This person mentioned that the family last name was Sanchez and that they own a cleaning company. If this is true, it will be a violation of the house guidelines and it should be taken seriously and investigated. I am writing this anonymously because I do not want any part of this, but I thought this was very unfair for all the other participants that are in real need of housing.

From: [Booker DeWitt](#)
To: [Erin Ganser](#); [Melissa LaMonica](#); sduncan@gvrha.org; housing@gvrha.org; [Ian Billick](#); [Dara MacDonald](#); rentals@crestedbutte-co.org; towncouncil@crestedbutte-co.org; [Town Council](#)
Subject: Re: FW: Paradise Park Rental Lottery
Date: Saturday, February 22, 2025 12:10:28 PM
Attachments: [image001.png](#)
[pro cleaning services.png](#)
[Pro cleaning services 2.png](#)

Some people who received this message don't often get email from justincase29866824@gmail.com. [Learn why this is important](#)

Dear Erin, Town Officials, Town Council and GVRHA,

It is with great concern that I come to write to you again, I would like to share some information before the March 3rd meeting. It seems like one of the reasons why Ana Flavia Ruiz Repetto and Israel Alejandro Sanchez Sepulveda were not disqualified for sending a fraudulent application is because they claimed an error from language barrier. But what If I share with you that Ana Flavia Ruiz Repetto is actually a Certified Medical Interpreter and she is contracted by GVH to interpret at the hospital. (If you require a copy of her certificate you can contact me).

On 2/10 they held a meeting with Erin, and with the help of an interpreter, they came to an agreement to sell the mobile home (the one that was omitted from their application and that they had bought in march 2024 for \$30,000) in order to be able to sign the lease and inhabit the affordable housing unit. Erin promised to monitor the title quarterly to ensure the title doesn't get transferred back, although she did not specify how long this monitoring would last or if the town has sufficient staff or systems in place to manage this new responsibility.

On 2/11, a day after meeting Erin, they sold the mobile home for \$20,000 and transferred the title in a non open market arms length sale* to friends of the household in a rush transaction to be able to sign the lease.

<https://property.spatalest.com/co/gunnison#/property/M000355>

Now, if that doesn't raise any red flags already. The household also owns Pro Cleaning Services in Gunnison, a business they established in 2022. They employ several workers, yet this business is neither licensed nor insured. Given these circumstances, how is the town able to obtain an accurate income report to ensure nothing is being omitted and that there is compliance with affordable housing guidelines for income limitations? Is an audit going to be performed?

While this household has not been forthright throughout the process, there are several individuals who submitted honest truthful applications, some of them even having to add variance requests complying with the guidelines and are more than willing to come to the March 3rd meeting to talk to the city officials and address this issue. I urge the council and the

town officials to halt the lease for these individuals in question until after the scheduled meeting.

I recognize that addressing fraud or program abuse can be challenging. I am fully aware that this household has every right to improve their situation and that the property in question is not the most expensive or largest on the market. However, it is crucial for town officials to maintain their commitment to the integrity of the affordable housing program and ensure that guidelines are followed. I also acknowledge that there may be internal complexities unknown to me and some people involved, so it is essential for the town to engage in discussions during the meeting with a genuine willingness to collaborate within the community.

***A non-arm's length transaction defined**

When the parties involved in a deal don't know each other, it's called an arm's length transaction. A non-arm's length transaction is a real estate transaction in which the buyer and seller have a pre-existing personal relationship. The type of personal relationship is typically not important. Some common examples include:

- A parent selling a home to their child
- Someone purchasing a home from a friend
- A landlord selling a property to their tenant
- Business partners transferring real estate to each other
- An employee purchasing a home from their boss

Non-arm's length transactions may be scrutinized by lenders more heavily to ensure there is no fraud or misconduct happening. Most lenders have additional guidelines for a non-arm's length sale in order to protect themselves.

On Mon, Feb 17, 2025 at 8:00 AM Booker DeWitt <justincase29866824@gmail.com> wrote:

Erin,

Thank you for your reply. As you mentioned in your email, had the household declared their real estate ownership during the application process, they could have submitted a variance request outlining their reasons for seeking affordable housing while owning residential property in Gunnison, along with a commitment to sell their home in case they won. The variance request would have been reviewed and either approved or denied prior to the lottery event. Perfect! Everybody stayed lawful and truthful, and the guidelines were followed *chef's kiss. This email thread would have been done over a long time ago.

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Thus, when you state in your email that you assure me you are handling the situation appropriately and prefer not to discuss this case any further, I encourage you, the city members, the community, and those of GVRHA, to genuinely reflect on the data and on yourselves. Are you truly doing so?

Like my dad used to say “Save your justice for the unjust”

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Booker,

Thank you for reaching out with your concerns. We have thoroughly reviewed the matter, and appropriate action is being taken. The individuals in question are required to sell their mobile home and provide proof of sale before moving into the unit. Had their ownership been disclosed during the application process, they could have requested a variance to commit to selling it at that stage.

We appreciate you bringing this to our attention, and we want to assure you that it is being handled appropriately. At this point, we will not be discussing this case further, as the

necessary steps are already in motion.

If you would like to share any further thoughts, the Town Council will debrief and discuss the lottery at the March 3rd council meeting. You are welcome to attend and provide feedback during the public comment session.

Thank you again for your engagement.

Best,

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303) 726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Thursday, February 13, 2025 12:15 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Erin,

I have talked to some members of the community after making this case public on facebook (I didn't want this to get there so I apologize), although I do believe the public needs to be made aware of these situations so they speak up when they see something that isn't right. This system of checks and balances should be implemented in our community

to keep us all fair and no one above the law.

I believe you have a very competent town attorney that reviews these situations.

I would like you to review some information written on the affordable housing guidelines and to come up with some answers that I can share with the community.

First, from section 10 of the guidelines, more specific, section 10.7 To qualify and to remain qualified as a tenant or owner, a person may not own any interest in developed residential real estate or a manufactured home (land and/or home), including any such interest held personally, as a shareholder or member of a corporation, or as a partner, a joint venture, or a beneficiary of a trust located in Gunnison County.

Which puts the Sepulveda household under section 6, which states 6. FRAUD WARNING Signatures on documents submitted to the Town and GVRHA constitute certification that all information is true and accurate. If any such information is determined to be false or nonverifiable, such person may be disqualified and referred to law enforcement for investigation and/or prosecution.

Now, your resolution, instead of being section 6 and disqualifying them, you opted for them to transfer their title to remain 'eligible' (when they are not legally eligible in the first place). A resolution that we can only find in the guidelines under section 23.1.1. Ownership of Other Improved Residential Real Estate 26 If an owner owns more than one improved residential property in Gunnison County, they will be required to execute an Agreement to Sell with the Town agreeing to the sale of one of the units within 120 days, acknowledging the Town's right to specific performance.

Now, section 23.1.1 is for owners of buyer qualified affordable housing units and there is nowhere listed that it could also be applied for tenants. It should not apply to them at all. Can you explain why they are being offered this option after a clear fraud where they should have been disqualified?

I appreciate your prompt response. And I want you to know that your response will be shared with members of the community.

On Wed, Feb 12, 2025 at 5:59 PM Booker DeWitt <justincase29866824@gmail.com> wrote:

Hi Erin,

I will rather get an explanation in writing. Thank you.

On Wed, Feb 12, 2025 at 3:06 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

HI Booker-

Is there a time we can set up a call or a meeting to discuss?

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Tuesday, February 11, 2025 7:38 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Erin,

After carefully reading the guidelines, how on earth is part 23.1. Buyer-Qualified Affordable Housing Units applying to their situation? This is for owners of

Affordable housing Units and it's used for completely different situations; it does not apply to them at all. If you were actually enforcing the guidelines they shouldn't be eligible to occupy the unit at all? Who is reading and enforcing the guidelines and why is this household able to just omit the fact that they own residential property on their application and when someone asks for an investigation on the matter they get a special cure option that is used for unit owners. This is just not right.

On Tue, Feb 11, 2025 at 4:24 PM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi Booker-

I spoke with Ana yesterday with the support of a translator.

The Guidelines offer a cure option for when an owner of an affordable housing unit is identified as also owning improved residential property in Gunnison County. This same cure is reasonably available to a renter; and Ms. Reppeto indicated that she will sell the property. She is required to provide us with a bill of sale (title has not been purged so the unit is traded like a vehicle) and documentation confirming the title transfer. We will not move forward with the leasing process until that documentation is provided.

There was no evidence of rental payments in her bank records, nor does the value of the unit impact her qualification with regard to the asset limit. Assuming that she goes through with the sale, we will monitor title to the unit quarterly to ensure that it isn't transferred back to her.

Let me know if you'd like to hop on the phone to discuss this further.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Tuesday, February 11, 2025 2:47 PM

To: Erin Ganser <eganser@crestedbutte-co.gov>

Subject: Re: FW: Paradise Park Rental Lottery

Hi Erin,

Just wondering If you have an update on this case.

On Fri, Feb 7, 2025 at 1:48 PM Booker DeWitt <justincase29866824@gmail.com> wrote:

Thank you Erin.

On Fri, Feb 7, 2025 at 11:56 AM Erin Ganser <eganser@crestedbutte-co.gov> wrote:

Hi booker-

Just an update that we have a meeting with the household on Monday. I will reach out later that day to give you an update.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Booker DeWitt <justincase29866824@gmail.com>

Sent: Wednesday, February 5, 2025 10:28 AM

To: sduncan@gvrha.org; Erin Ganser <eganser@crestedbutte-co.gov>; Melissa LaMonica <mlamonica@gvrha.org>; housing@gvrha.org

Subject: Re: FW: Paradise Park Rental Lottery

You don't often get email from justincase29866824@gmail.com. [Learn why this is important](#)
Erin,

I did not see your last email with an update. I appreciate the response and look forward to hearing from you with an update on this matter.

On Wed, Feb 5, 2025 at 10:26 AM Booker DeWitt
<justincase29866824@gmail.com> wrote:

Hello,

Please respond to this email, If this issue continues to be swept under the rug I will reach out to members of the community and make it an open subject so all the lottery participants know of this violation of the affordable housing guidelines which states

9. ELIGIBILITY Eligible applicants for Buyer-Qualified Affordable Housing must: (a) be an employee of a Local Business as defined herein who lives in Gunnison County and works a minimum of 1,500 hours per calendar year; an employee of a Local Business who worked 1,500 hours per calendar year for the four years immediately prior to their retirement; or students attending a post high school educational program which results in a certification, degree, or license from an institution with a physical presence in Gunnison County, except for occupants of Accessory Dwelling Units that were permitted after May 15, 2023, the minimum work requirement is 1,200 hours per calendar year or 100 hours per month. (b) occupy the affordable housing unit as their primary residence; (c) live in the unit for a minimum of nine out of any 12 consecutive months; and

(d) not own developed residential property in Gunnison County.

Eligible applicants for Occupant Qualified Affordable Housing must meet the requirements as put forth by the applicable Deed Restriction or as defined by the Town of Crested Butte Municipal Code, Section 16-4-1-20, as amended. Qualification, compliance, and enforcement processes are defined herein. Applicants for affordable housing must submit applications and documents that are required for GVRHA to verify employment and work history, income, assets, household size, and such other information as deemed necessary to qualify as a buyer or tenant. Approval must be obtained prior to signing a lease, occupying a unit, or submitting a bid on a Buyer-Qualified Affordable Housing unit. Applicants who do not meet the current qualification requirements may submit a variance request. See section 27.

I understand how this family could have hidden the fact of ownership because thanks to their legal status they are able to use so many names and it can be confusing. But it is still not fair that because of that they can be above the law and above many families in real need of housing that live in our community.

Here is more information,

Alex Sanchez Sepulveda's name is Israel Alejandro Sanchez Sepulveda, he works (or used to) as an inspector for Crested Butte Mountain Resort. His wife's name Ana Flavia Repetto Ruiz and she goes as Flavia Repetto or Ana Ruiz, they have a son named Israel. They own a cleaning company named Pro cleaning services.

<https://www.facebook.com/p/Pro-Cleaning-Services-100087667964212/>

And here is their house assessment information. It was bought on 3/15/2024.

<https://property.spataleest.com/co/gunnison#/property/M000355>

Please respond to this email within a timely matter with an update or with a reason on why this has been ignored. I hate to do this but the guidelines need to be followed for fairness in our community and all the participants involved.

----- Forwarded message -----

From: **Booker DeWitt** <justincase29866824@gmail.com>
Date: Tue, Feb 4, 2025 at 6:13 PM
Subject: Re: FW: Paradise Park Rental Lottery
To: Melissa LaMonica <mlamonica@gvrha.org>, <eganser@crestedbutte-co.gov>

Hello Melissa and Erin,

Why was the participant Israel A Sanchez Sepulveda not disqualified?. I asked the person to give me more information, he goes by Alex Sanchez and his wife Ana Ruiz own property in Gunnison, they live and own under his wife or partner name Ana Flavia Ruiz in 700 W Us Highway 50, LOT 12 and they own a company called Pro cleaning services.

Here is the property record

<https://property.spatalest.com/co/gunnison#/property/M000355>

I understand how everyone has been busy with all the other lottery issues but why was the investigation not conducted, according to the housing guidelines, owning a house in the gunnison valley is not permitted. Why are we not investigating the participants and following the guidelines? Please answer my question. And yes, it is the same person.

On Mon, Jan 27, 2025 at 3:50 PM Melissa LaMonica
<mlamonica@gvrha.org> wrote:

FYI – I took out all reference to where the email came from.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From: Erin Ganser <eganser@crestedbutte-co.gov>

Date: Monday, January 27, 2025 at 3:40 PM

To: Melissa LaMonica <mlamonica@gvrha.org>

Subject: RE: Paradise Park Rental Lottery

Thank you – we'll look into it immediately.

Erin Ganser

Office (970) 349-5338 ext. 112

Cell (303)726-0934

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From: Melissa LaMonica <mlamonica@gvrha.org>
Sent: Monday, January 27, 2025 3:34 PM
To: Erin Ganser <eganser@crestedbutte-co.gov>
Subject: FW: Paradise Park Rental Lottery

Hi there,

I received this email from someone who was at the lottery and told them I would share this information with you.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From:

Date: Monday, January 27, 2025 at 2:54 PM
To: Melissa LaMonica <mlamonica@gvrha.org>
Subject: Re: Paradise Park Rental Lottery

Please share that information ASAP, she needs to open an investigation for that family. If they own real estate in Gunnison and have omitted it from the application that is a violation of the guidelines. Please make sure to open a serious investigation on the matter.

On Mon, Jan 27, 2025 at 2:50 PM > wrote:

Yes, please do.

On Fri, Jan 24, 2025 at 4:17 PM Melissa LaMonica
<mlamonica@gvrha.org> wrote:

Hello,

Thank you for your inquiry. The Town of Crested Butte has managed the lease-up process for the Paradise Park properties, and as such I do not have any information about any of the applicants.

If you would like, I can forward your inquiry to Erin Ganser from the Town of Crested Butte for her to look into.

Best,

Melissa LaMonica

Executive Director

Gunnison Valley Regional Housing Authority



200 E. Virginia Ave., Gunnison, CO 81230 | (970) 641-7900

From:

Sent: Thursday, January 23, 2025 2:18 PM

To: housing <housing@gvrha.org>

Subject: Paradise Park Rental Lottery

Attention GVRHA,

I was at the Paradise Park lottery drawing last night. After having a conversation with someone else that was at the lottery, they mentioned they know one of the three bedroom house winners, and that it shocked them that they heard their name mentioned because this family lives in their owned house in Gunnison. This person mentioned that the family last name was Sanchez and that they own a cleaning company. If this is true, it will be a violation of the house guidelines and it should be taken seriously and investigated. I am writing this anonymously because I do not want any part of this, but I though this was very unfair for all the other participants that are in real need of housing.



Ana Flavia Ruiz

December 10, 2024 · 🌐

385



Hello everyone, an announcement here... from the company "PRO CLEANING SERVICES. LLC" Currently the company is available offering its services! The owner of the company has more than 10 years of experience cleaning rental houses, private houses, Airbnb, hotels, offices and construction sites. Our entire team is well trained and highly experienced as well. We are an expanding company and we want the quality of our work to represent us. Contact us at 📞 9707101068 / 970 5016586. 📧 procleaningservices15@gmail.com



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WITH YOUR
CLEANING NEEDS!

VACATION RENTAL-
PRIVATE HOME-
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PROCLEANINGSERVICES15@GMAIL.COM

FREE · GUNNISON, CO

House Cleaning Service Available!!

 Message



Pro Cleaning Services

May 24, 2024 · 🌐

386



Looking for a reliable, affordable cleaning service?
LOOK NO FURTHER Pro Cleaning Services is here for you!

We are a family-owned business located in Gunnison Colorado, we are here to help you with your cleaning needs in the Gunnison Valley. Contact us for a quote. Our services are but not limited to rental, residential and commercial cleaning.

My name is Alex Sanchez, and my wife is Ana Ruiz, our biggest blessing arrived in September last year, he is a boy and currently 8 months old. We take pride in our hard work and great ethic, we are a latino family with a lot experience in the cleaning business. ✨ ✨ ✨



From: [Jenifer White](#)
To: [Town Council](#)
Subject: Parking enforcement in town
Date: Friday, February 28, 2025 7:33:36 AM

[Some people who received this message don't often get email from coloradomountainlove@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Town Council Members,

I'd like to address parking regulations and enforcement in town which I feel are negatively affecting our small businesses and sales tax revenue. I have had several customers come in and tell me they were given parking tickets while visiting town. It is almost impossible to eat out and then have time to shop in less than 2 hours. It doesn't make sense to pay a company to enforce our ridiculous parking regulations and to run our visitors out of town. People want to shop and spend money in our town, contribute to our sales tax revenue and we're running them out. Why?

We are a family-run small business on Elk. I'm unable to get my family members parking permits because I cannot provide pay stubs for them. The parking enforcement company is a joke; please consider getting rid of them. They are losing all of us money.

Please don't quote me in the newspaper.

Thank you for your consideration,
Jenifer White
Crested Butte Angler



With appreciation and gratitude

Dear Team of CB Team,
 On behalf of Living Journeys and the many
 clients we serve, I want to express our
 gratitude for your generous transportation grant
 and your continued support of Community
 Cancer Support Services in our valley. CB is
 a community that lifts each other up, and your
 ongoing is a testament to our community - Thank you
 Julie So much ♥

Gunnison Country Food Pantry

2024 Impact Report



FINANCIAL SNAPSHOT

Income: **\$903,247**

In-Kind Income: **\$526,665**

Direct Expenses (Food): **\$639,803**

Operation Expenses: **\$450,731**



FOOD RECOVERED

Care and Share Food Bank: **103,901 LBS**

Feeding America Partners: **127,765 LBS**

Community Food: **27,105 LBS**

236



VOLUNTEERS

8,315



VOLUNTEER HOURS



195,888

lbs.

Food diverted
local from
landfill



8,737

lbs.

To local
producers for
animals

60%

of food distributed
was rescued

NO COST GROCERY DISTRIBUTION

1,283 households comprised of **2,530**

individuals shopped for No Cost Groceries

11,790 times in 2024. Breakdown of guests below.

PROGRAM IMPACT

Gunni Packs: **2,401** were delivered, totaling **16,807** kid-friendly meals

Healthy Snacks: **91,248** servings of healthy snacks were distributed to schools in GWSD

Fresh Mobile Pantry: Had **961** visits June through November

Emergency Boxes: **26** partners distributed **213** boxes



Children 0-17
579



Adults 18-59
1,725



Older Adults 60+
226



Minorities Served
56%



**Working full/ part
time/ seasonal**
56%

Dear Friend of the Pantry,

It is with a complex mixture of emotions that I write this letter.

As a community, what we've accomplished over the past year is simply incredible. I'm filled with gratitude and pride just thinking about our hard-working staff, the support the Food Pantry has received and the hard work our community has put towards making sure neighbors are fed. We'll need to keep this momentum going. A Covid-era federal grant which provided \$200,000 annually for the past three years is slated to end in December 2025.



While this upcoming funding gap is a challenge, it also represents an opportunity to ensure the Food Pantry remains a long-term sustainable resource for anyone in need in Gunnison County. In fact, I'm certain we are ready to overcome both this challenge and any others on the horizon because one specific resource has proven itself to be unwavering.

And that resource is you, the person reading this letter.

Across the board, 2024 was a banner year for Gunnison Country Food Pantry. While the need for food assistance skyrocketed, so did funding, volunteer commitment and staff expansion. As an organization, it is my pleasure to announce that, over the past year, we have served the highest number of people with the best quality of service in our history. This fact is clear in the numbers.

With your help, the Food Pantry has provided assistance on 11,790 occasions to 1,283 households. That works out to 2,530 unique individuals who received free groceries. The food and associated costs were supported, in large part, by the 401 individual donors who contribute financially. The entire operation was facilitated by 236 volunteers who dedicated 8,315 hours to feeding their neighbors.

It's no exaggeration to say the local community is the foundation of our success. It's something we can't replace.

That's in contrast to the federal grant which is set to expire. It's true the financial boon it provided was important to our recent, exponential expansion. We used the resources to provide the framework for a sustainable future. It is with a new facility, expanded staff and even more committed pool of volunteers that we prepare to meet the next set of challenges. So let me give you a slightly more detailed picture of what's on the horizon. The rise of food insecurity isn't specific to Gunnison County, though the nature of our beloved valley means the issue has a unique tint.

Food insecurity has been rising since the pandemic, and food pantries across the country are bracing themselves in the face of proposed cuts to federal funding to programs like SNAP and Medicaid, which could put more people at risk of needing assistance. These facts are underscored by a drastic rise in the amount of money the Food Pantry is spending per guest. In 2020, the organization averaged \$2.25 per household per visit. Last year, that amount rose to \$8.15 per household.

The reality is, the Food Pantry will need to simultaneously expand services while reckoning with the fact that those same services are getting more expensive. While grant funding remains an important resource, the most stable form of funding comes from individual donors. The surest way to shore up funding long-term is to look back to our most important collaborator: you. But, again, if history is any indicator, this reinforces my confidence that we're ready to take on anything the future throws at us.

If there's anything I believe in, it's in our collective strength.

I look forward to working together in the coming months and years to further establish the Food Pantry as a reliable and sustainable resource for anyone who needs our services. I hope you'll join me in doubling down on the organization's long-term success.

We are all in this together

Jodi Payne

Jodi Payne
GCFP Executive Director
director@gunnisoncountryfoodpantry.org

