



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

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March 10, 2025

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- 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



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

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



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



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



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.



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.



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 through 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!



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.



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



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.



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

Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

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Phone: (970) 349-5338
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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.

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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