

Draft RESOLUTION 2011-1

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CRESTED BUTTE ADOPTING AMENDMENTS TO THE CRESTED BUTTE LAND USE PLAN BY DELETING THE TRAILS CHAPTER, DELETING MOST OF THE TRANSPORTATION CHAPTER, AMENDING THE LAND FOR TOWN PUBLIC FACILITIES CHAPTER, AMENDING THE PARK LAND CHAPTER AND AMENDING THE ACKNOWLEDGEMENTS AND TABLE OF CONTENTS.

WHEREAS, the Town of Crested Butte, acting through its Planning Commission, is empowered pursuant to Section 31-23-201, et. seq., C.R.S., to adopt and amend a comprehensive plan for the physical development of the Town; and

WHEREAS, by Resolution 1996-1 the Planning Commission of the Town adopted the 1996 Crested Butte Land Use Plan, and by Resolution No. 4, Series 1996, the Town Council adopted the 1996 Crested Butte Land Use Plan; and

WHEREAS, after considering an annexation for about two years where many issues were raised by the public and the annexors that needed clarification in the Area Plan, and

WHEREAS, the purpose of the 2011 update is to make those clarifications and update data in the affected parts of the Area Plan, and

WHEREAS, the Town has prepared updates of the General Policies, Land Use Policies, Natural Hazards to Development Policies, Natural Resources Policies, Transportation Policies, Mineral Resource Area Policies, Wetlands issues section, Transportation issues section and has amended several maps in the Area Plan,

WHEREAS, in accordance with Section 31-23-208, C.R.S. the Town Planning Commission held a public hearing on June 6, 2011, following the publication of notice of the time and place of the hearing in the Town's newspaper of record and notice published in the official newspaper for Gunnison County, Colorado; and

WHEREAS, the Planning Commission believes that adoption of the below amendments to the Plan are in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE TOWN OF CRESTED BUTTE, COLORADO,

Section 1. The Acknowledgements for the Crested Butte Land Use Plan shall be amended as set forth on the attached Exhibit A. The Table of Contents of the Crested Butte Land Use Plan shall be amended as set forth on the attached Exhibit B.

Section 2. The Crested Butte Land Use Plan is hereby amended by deleting the Trails chapter in its entirety, starting on page 75 and continuing to page 79 of the Plan.

Section 3. The Crested Butte Land Use Plan is hereby amended by deleting pages 89 through 96 of the Transportation chapter of the Land Use Plan. The Snow Plowing and

Traction Control Equipment portion of the Transportation chapter will remain in the Land Use Plan.

Section 4. The Crested Butte Land Use Plan is hereby amended by deleting the Park Land chapter in its entirety, and inserting the document attached hereto as Exhibit C, which is entitled "Public Lands, Park Land" starting on page 51 and continuing to page 60 of the Plan.

Section 5. The Crested Butte Land Use Plan is hereby amended by deleting the Land for Town Public Facilities chapter in its entirety, starting on page 82 and continuing to page 88 of the Land Use Plan, and inserting the document attached hereto as Exhibit D, which is entitled "Land For Town Public Facilities" starting on page 82 and continuing to page 89 of the Plan.

Section 6. All page numbers in the Crested Butte Land Use Plan, are changed to conform with the page numbers in the Table of Contents in Exhibit B.

Section 7. Following ratification and approval of the 2011 Amendments to the Crested Butte Land Use Plan by the Town Council as shown below, the Town Clerk shall send a certified and attested copy of this Amendment to the Crested Butte Land Use Plan to both the Town Council for the Town of Crested Butte and to the County Commissioners of Gunnison County. Attachment by the Town Clerk of a certified copy of this Resolution and a certified copy of the Town Council's Ratification Resolution of the 2011 Amendment to the Crested Butte Land Use Plan shall constitute certification and attestation of the 2011 Amendment to the Crested Butte Land Use Plan.

Section 8. This Resolution shall become effective upon adoption by the Planning Commission.

ADOPTED BY THE PLANNING COMMISSION OF THE TOWN OF CRESTED BUTTE, COLORADO, BY AN AFFIRMATIVE VOTE OF NOT LESS THAN TWO-THIRDS OF THE ENTIRE MEMBERSHIP OF THE COMMISSION, BY A VOTE OF ____AYES AND ____ NAYS, ON THIS ____ DAY OF _____, 2011.

PLANNING COMMISSION FOR THE TOWN OF CRESTED BUTTE, COLORADO

By: _____
Leah B. Williams,
Planning Commission Chairperson

ATTEST

Eileen Hughes, Town Clerk

Exhibit A - ACKNOWLEDGMENTS

The Town of Crested Butte thanks the following people for their participation in helping to create the 1996 Crested Butte Land Use Plan.

The Crested Butte Planning Commission

Scott Truex, Chairman, Jim Schmidt, Cath Sherrer, Victor Shepard,

 Gary Sprung, Lucy Zavala, Ted Bosler

Past Members: Mark Reaman and Gloria Wojtalik

The Board of Zoning and Architectural Review

Steve Shaffer, Chairman, Marcia Hegeman, Chuck Shaw, John LaDuke,
 Chris Myall, Linda Beck, Julie McCarthy, Dale Swanson

The Participants of the November 18, 1996 Land Use Plan Workshop Who Were Not Already Mentioned Above.

Vinnie Rossignol	Mike Petersen	Jim Sell
Chuck Stearns	Mandy Gillie	John Banker
David Leinsdorf	Ken Spann	Cathy Frank
Gary Knerr	Erka C. Vohman	Sue Navy
David Baxter	Denis Hall	Will Sands
Chris LaMay	Annie Starr	Sean Cunan
Christine Hayes	Colleen Hannon	Steve Glazer
Marlene Zanetell	Joni Clark	La Donna Largo
Jan Runge	Claire Rau	Jenny Hoffman
Glo Cunningham	Kerry Fishback	Bryan Fishback
Andi Shluker	Steve Westbay	Allen Beck
Susan Tyzzer	Blake Ingraham	Andy Tyzzer
Fritz Diether	Cathy Steinberger	Eric Peterson

Participating Town Staff

William V. Crank, Manager
John F. Hess, Planning Director
Molly Minneman, Planning Assistant
Lois Rozman, Finance Director
Shawn Kraft, GIS Specialist
John-Paul Zeller, GIS Specialist
Jim Starr, Town Attorney
Robert Gillie, Building Official
L.C. Adams, Utilities Director
Jerry Deverell, Parks and Recreation Director
Scott LeFevre, Building Inspector
Lynda Jackson Petito, Deputy Town Clerk and Reader

Robert C. Widner and Jerry Dahl, Gorsuch Kirgis, L.L.C.
Crested Butte Property Management and Sales

Cover photo and C.F.&I. employee housing photo courtesy of
The Colorado Historical Society

ACKNOWLEDGMENTS

The Town of Crested Butte thanks the following people for their participation in helping to create the 2003 amendments to the Crested Butte Land Use Plan.

Linda Powers, Chairperson, Jim Schmidt, Margot Levy, Faith Gasparrini,
Alan Bernholtz, Skip Berkshire, Kate Maily Past
Member: Joni Clark

Participating Town Staff, 2003

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William V. Crank, Manager
John F. Hess, Planning Director
Lois Rozman, Finance Director
Hilary B. Mayes, GIS Specialist
Laura Magner, Town Attorney
Robert Gillie, Building Official
Scott LeFevre, Building Inspector

Alan M. Richman, Alan M. Richman Planning Services
Melanie Rees, Rees Consulting, Inc.
Jane Harrington, Colorado Housing and Finance Authority
Robert C. Widner, Gorsuch Kirgis, L.L.C.

The Town of Crested Butte thanks the following people for their participation in helping to create the 2004 amendments to the Crested Butte Land Use Plan.

James A. Schmidt, Chairperson, Alan Bernholtz, Skip Berkshire,
Ron Chlipala, Bill Coburn, Michael Helland, Margot Levy

Participating Town Staff, 2004

Frank M. Bell, Manager
John F. Hess, Planning Director
Lois Rozman, Finance Director
Hilary B. Mayes, GIS Specialist
Laura Magner, Town Attorney

Alan M. Richman, Alan M. Richman Planning Services
Mark Heller, Attorney and Planner
Robert C. Widner, Gorsuch Kirgis, L.L.C.

The Town of Crested Butte thanks the following people for their participation in helping to create the 2007 amendments to the Crested Butte Land Use Plan.

Alan Bernholtz, Chairperson, Skip Berkshire, Ron Chlipala, Bill Coburn,
Margot Levy, Billy Rankin, Leah Williams

ACKNOWLEDGMENTS

Participating Town Staff, 2007

Susan R. Parker, Manager
John F. Hess, Planning Director
Hilary B. Mayes, GIS Specialist
Jeanette Montour, Planning Intern
John D. Belkin, Town Attorney
Bob Piccaro, Parks and Recreation Director
Ryan Gass, Assistant Director of Parks and Recreation
Carol Primus, Branch Manager of Old Rock Community Library

The Town of Crested Butte thanks the following people for their participation in helping to create the 2010 amendments and the 2011 amendments to the Crested Butte Land Use Plan.

Leah Williams, Chairperson, Reed Betz, Daniel Escalante,
Jim Schmidt, John Wirsing, Roland Mason, Phoebe Wilson

Participating Town Staff, 2010 and 2011

Susan R. Parker, Manager
John F. Hess, Planning Director
Bob Gillie Building and Zoning Director
Lois Rozman, Finance Director
Rodney Due, Public Works Director

Affordable Housing Task Force

Reed Betz
John Wirsing
Randy Swift
David Owen
John Sale
Heli Mae Peterson
Jeff Buehler
Margo Levy
Melanie Rees, Affordable Housing Consultant
Barbara Green, Sullivan Green Seavy L.L.C.

Exhibit B - CRESTED BUTTE LAND USE PLAN
Table of Contents

Acknowledgements

INTRODUCTION (Adopted 1996).....	3	
A Very Brief History.....	3	
Why Plan Now?.....	4	
The Purpose of the Land Use Plan.....	5	
The Relationship between the Three Mile Plan and the Land Use Plan.....	7	
The Area Encompassed by the Land Use Plan.....	7	
The Relationship between the Land Use Plan and Regulations.....	8	
Citizen Participation.....	8	
The Guiding Principals of the 1995 Land Use Plan.....	9	
POPULATION (Adopted 1996).....	14	
Historic Growth, 1880 to 1960.....	14	
Population Characterized.....	16	
Population Projections.....	19	
Winter Visitor Projections.....	21	
LAND USE (Adopted 1996).....	25	
Business, Commercial, and Tourist Land Uses.....	25	
Business, Commercial, and Tourist Land Use Policies.....	28	
Residential Land Uses.....	29	
Location.....	29	
Size.....	31	
Density.....	33	
Distribution.....	35	
Residential Land Use Policies.....	37	
Open Lands (Adopted 1996).....		39
The Open Land Character of the Crested Butte Vicinity.....	39	
The Three Mile Plan, Open Space Plan.....	40	
Open Lands Preservation Actions to Date.....	44	
The Open Lands Standard.....	47	
Open Lands Summary.....	48	
Open Lands Policies.....	49	
Public Lands.....		51
Park Land (Amended 2011).....		51
Inventory of Parks		51
Current Projects.....		52

Facility Capacities.....	53
Need for Park Land.....	55
Park Land to Residential Unit Ratio.....	56
Park Land Policies (Amended 2011).....	57
Park and Recreation Improvements (Amended 2004).....	61
Determine Number and Types of Dwellings.....	62
Determine Population.....	62
Inventory of Park and Recreation Lands.....	63
Inventory of Park and Recreation Facilities.....	63
Assess Current Levels of Demand and Service.....	65
Determine Costs of Current Levels of Service.....	65
Determine Credits Against Costs of Service.....	67
Calculate the Fee and Apply It to the Different Dwelling Types.....	71
Park and Recreation Improvements Policies (Amended 2011).....	73
Land for Town Public Facilities (Adopted 2011).....	82
Town Properties.....	82
Current Facility Needs.....	83
Ratio of Town Land to Residential and Commercial Units..	85
Land for Town Public Facilities Policies.....	87
Transportation (Adopted 1996).....	97
Snow Plowing and Traction Control Equipment.....	97
Inventory.....	98
Costs.....	102
Credits.....	104
Residential Credits.....	104
Fee Schedule.....	110
Business, Commercial and Tourist Credits.....	112
Fee Schedule.....	115
Snow Plowing Equipment Policies.....	116
Utilities (Adopted 1996).....	118
Water.....	118
Sewage.....	118
Utility Policies.....	119
Housing (Amended 2010)	121
Introduction.....	121
Organization of the Plan.....	121
Affordable Housing in Crested Butte to Date.....	121
Units Built.....	123
The Costs and the Financing.....	124
II. Goal and Policies.....	125
Fire Protection ((Adopted 1996).....	133

Residential Fire Protection Capital Expansion Recovery System....	133
Units Served.....	133
Inventory.....	133
Costs.....	135
Credits	136
Fee Schedule.....	139
Commercial Fire Protection Capital Expansion Recovery System..	140
Commercial Facilities Served.....	140
Inventory.....	140
Fire Protection Standard.....	140
Costs.....	140
Credits.....	141
Fee Schedule.....	143
Appendix A Impact Fees.....	A1
Appendix B Park and Recreation Improvements, Further Documentation.....	B1
Appendix C	
Affordable Housing Strategy Identification – Tier 1.....	C-1
Affordable housing Strategy identification – Tier 2.....	C-2
Affordable Housing Implementation/Administration.....	C-3
Model – 2010 Crested Butte Affordable Housing Strategy.....	C-4
Affordable Housing – Strategy Support Study.....	C-5
Ordinance 12, Series 1993	
An Ordinance Identifying the Town Council as the Municipal Planning Commission and Adopting the Crested Butte Three Mile Plan Required by Colorado Revised Statutes, Section 31-12-105.	
Resolution 1996-1	
A Resolution of the Planning Commission of the Town of Crested Butte for the Adoption of the 1996 Land Use Plan	
Resolution No. 3 Series 1996	
A Resolution Updating the Town's Three Mile Plan	
Resolution No. 4 Series 1996	
A Resolution Approving the Adoption of the 1996 Land Use Plan	
Resolution 1996-2	
A Resolution of the Planning Commission of the Town of Crested Butte for the Adoption of Article 15-3.	
Resolution 1996-3	
A Resolution of the Planning Commission of the Town of Crested Butte Adopting the First Amendment to the 1996 Land Use Plan to Authorize the Imposition and Collection of Capital Expansion Recovery System Fees for Fire Protection Services.	
Resolution 2003-1	

A Resolution adopting the 2003 Housing Amendment to the 1996 Land Use Plan.

Resolution No. 5, Series 2003

A Resolution Ratifying and Approving the Adoption of the 2003 Amendment to the 1996 Town of Crested Butte Land Use Plan.

Resolution 2004-1

A Resolution of the Planning Commission of the Town of Crested Butte Adopting the 2004 Park and Recreation Improvements Amendment to the Crested Butte Land Use Plan and Renaming the Plan

Resolution No. 7, Series 2004

A Resolution Ratifying and Approving the Adoption of the 2004 Amendments to the Crested Butte Land Use Plan.

Resolution 2006-1

A Resolution of the Planning Commission of the Town of Crested Butte Updating the Town's Three Mile Plan by Adopting the Crested Butte Area Plan and Adoption of an Amendment to the 1996 Crested Butte Land Use Plan.

Resolution No. 7, Series 2006

A Resolution Amending the Town's Land Use Plan by Replacing the Town's Three Mile Plan with the Crested Butte Area Plan and Approving the Planning Commission's Amendment of the Master Plan.

Resolution 2007-1

A Resolution of the Planning Commission of the Town of Crested Butte Adopting the 2007 Park Land and Land For Town Public Facilities Chapters of the Crested Butte Land Use Plan.

Resolution 2007-2

A Resolution of the Planning Commission of the Town of Crested Butte for the Adoption of Amendments to the Crested Butte Area Plan, Dated July 5, 2006, Concerning Park Land Dedications and Land for Town Public Facilities.

Resolution No. 9, Series 2007 – A Resolution Ratifying and Approving an Amendment to the Crested Butte Land Use Plan.

Resolution No. 10, Series 2007 – A Resolution Ratifying and Approving an Amendment to the Crested Butte Area Plan.

Resolution 2010-1

A Resolution of the Planning Commission of the Town of Crested Butte adopting the 2010 Amendments to the Housing Chapter of the Crested Butte Land Use Plan.

Resolution No. 15, Series 2010

A Resolution Ratifying and Approving an Amendment to the Crested Butte Land Use Plan.

Resolution 2011-1

A Resolution of the Planning Commission of the Town of Crested Butte Adopting Amendments to the Crested Butte Land Use Plan by Deleting the Trails Chapter, Deleting the most of the Transportation Chapter, Amending the Land for Town Public Facilities Chapter, Amending the Park Land Chapter and Amending the Acknowledgements and Table of Contents.

Resolution No. [REDACTED], Series 2011

A Resolution Ratifying and Approving an Amendment to the Crested Butte Land Use Plan.

Resolution 2011-2

A Resolution of the Planning Commission of the Town of Crested Butte Adopting Amendments to the Crested Butte Land Use Plan by Amending the Crested Butte Area Plan by Making Changes to the Title Page, Synopsis, Acknowledgements, Table of Contents, and Preface, and Making Changes to Part 1 Including Changes to: General Policies, Land Use Policies, Natural Hazards to Development Policies, Natural Resources Policies, Transportation Policies and Making Changes to Part 2 Including Changes to: Wetlands, Transportation and Amending the Developed and Undeveloped Land Maps.

Resolution No. [REDACTED], Series 2011

A Resolution Ratifying and Approving an Amendment to the Crested Butte Land Use Plan.

DRAFT

RESOLUTION NO. __, SERIES 2011

**A RESOLUTION RATIFYING AND APPROVING AN
AMENDMENT TO THE CRESTED BUTTE LAND
USE PLAN.**

Resolution 2011-1 by the Town of Crested Butte Planning Commission and the Planning Commission's adoption of the 2011 Amendments to the Crested Butte Land Use Plan are hereby ratified and approved pursuant to C.R.S. § 31-23-206(1) by a majority vote of a quorum of the Town Council of the Town of Crested Butte, Colorado.

By: _____
Leah B. Williams, Mayor

ATTEST:

Eileen Hughes, Town Clerk

PUBLIC LANDS

PARK LAND

The Town of Crested Butte provides park land and the maintenance of parks as part of its municipal services to Town residents. Park land and readily available recreational opportunities are important parts of the character of the Crested Butte. Parks are highly valued and heavily used by the Town's residents, and as noted in the population chapter, the percentage of 20 to 40 year old people in Crested Butte is high when compared to the remainder of Colorado or the nation. This high concentration of park users is a reflection of the high demand and usage of park and recreational facilities in Crested Butte. Existing public recreational facilities are at capacity. As the Town grows in population, new residents will require additional recreational and park facilities.

Results of the household survey from the 2010 *Town of Crested Butte Parks and Recreation Regional Master Plan (Master Plan)* reveal that citizens use parks at a much greater rate in Crested Butte than the national average. Specifically, the survey indicates that 97% of citizens have visited parks and recreation facilities in Crested Butte versus 60% nationally.

Parks are an amenity for the residents of a town. While parking lots are primarily a service to commercial entities, parks are an amenity provided primarily for residents. Therefore, in order to describe the relationship between parks and residents, a comparative formula was developed that describes the ratio between Town park land and existing residential units, which is then divided into single-family and multi-family units. This ratio, or level of service, is a minimum standard that the Town should adopt for the purpose of maintaining the current levels of service as future growth occurs.

Inventory of Parks

In 2010 there were 30.21 acres of developed park land owned or maintained by the Town of Crested Butte. Table 1 summarizes the developed park properties and the Park Land map indicates the location of parks within the Town.



Table 1
Developed Park Land Owned By Crested Butte

	Size
Town Park Properties	(acres)
Town Park	8.00
Rainbow Park	4.29
Big Mine Park (Nordic Center)	5.49
Henderson Park	0.03
Totem Pole Park	0.38
Crested Butte Community School Soccer Field	1.99
Tommy Villanueva Ball Field and community garden and old barn and event park	4.69
Three Ladies Park	0.20
Paradise Park	1.31
Gothic Field	1.60
Eighth Street Greenway	2.23
Total Park Land	30.21

Current Projects

Big Mine Park Upgrade and Renovation

The Town has begun implementing a four phase upgrade and renovation project at Big Mine Park. Completed in 2010, Phase I was comprised of purchasing land adjacent to the park and paving the parking and drive area. Phase II includes a major renovation of the ice rink including a steel cover and new dasher boards. Phase II is scheduled to be complete in 2011 and is funded by the Town of Crested Butte, Great Outdoors Colorado, Gunnison County Metropolitan Recreation District, Gunnison County Commissioners, Gates Family Foundation and private donors. Phase III will renovate the Nordic Center Warming House and refrigerate the rink slab. Phase IV will complete landscaping at Big Mine Park including irrigation. Phases III and IV will be implemented when funds are available. In addition to the ice rink and Nordic Center Warming House, Big Mine Park is the location of the sled hill, cross country ski trails and disc golf course.

Eighth Street Greenway

The Greenway will be a passive recreational area that will serve as a buffer between the new and existing neighborhoods at the east end of Town. In addition, the Greenway will provide a space for snow storage during winter months. The proposed areas included in the Greenway are the west 100 feet of Blocks 66, 67, 68 and the west 75 feet of Blocks 69, 76, 77 and the southwest corner of Block 78 (see Eighth Street Greenway Map). The Town collaborated with “Feet First,” a local community organization whose mission is to encourage a pedestrian friendly environment throughout town, on the development of the Eighth Street Greenway. [A Safe Routes to School grant will help the Town build a sidewalk in the Greenway from Butte Ave. to Red Lady Ave. to help facilitate safe access to the Community School.](#)

The greenway/snow storage areas will be sodded as funds are available. Trees will also be planted as funds are available as shown on the Eight Street Greenway map. Irrigation should be designed to minimize damage from snow plowing operations.

Facility Capacities

The method of evaluating how a land contribution should occur can generally be evaluated in two ways. One way would be to use national facility standards; however, in a town as active as Crested Butte, this would not be considered appropriate. The other way is to survey facilities and programs to determine participation rates to set facility needs to meet actual demands. This is what we have done in Crested Butte to address the community character which is different than most communities because we are located at 9,000 feet elevation, our average snow fall is 219 inches per year, we are the mountain bike capital of the world, the number of 20 to 40 year old people in the community is unusually high and they take advantage of our location and our facilities.

A recent discussion with the Town's Recreation Department indicated that as of November, 2010, all publicly run recreational activities within the town were at capacity. In order to maintain the same level of service as the Town grows, the Town will need to expand its parks and recreational facilities and land.

Table 2
Recreational enrollment Figures from 2010

<u>PROGRAMS</u>	<u>2010</u> <u>Participants</u>
<u>Adult Hockey (Jan - Feb of year)</u>	<u>70</u>
<u>Basketball</u>	<u>55</u>
<u>Dodgeball (teams)</u>	<u>6</u>
<u>Flag Football</u>	<u>18</u>
<u>Tackle Football (through Gunnison)</u>	<u>24</u>
<u>Gymnastics</u>	<u>168</u>
<u>Ice Skating</u>	<u>NA</u>
<u>Little League</u>	<u>118</u>
<u>Skate Board Lessons</u>	<u>57</u>
<u>Soccer Fall 09 - Spring 10</u>	<u>220</u>
<u>Summer Soccer Camps</u>	<u>161</u>
<u>Softball</u>	<u>346</u>
<u>Tennis</u>	<u>157</u>
<u>Youth Hockey</u>	<u>109</u>
<u>Hocktober Youth Hockey Camp</u>	<u>99</u>
<u>Volleyball</u>	<u>21</u>
 <u>Totals</u>	 <u>1,629</u>

Participation in Town recreation programs is substantial and over all participation has grown from 1,534 participants in 2007 to 1,629 in 2010.

Finding time for necessary ~~The field~~ maintenance requirements necessary for upkeep on the existing fields are is difficult because of the high constant use of the fields to achieve because the fields are used continuously during daylight hours. The organized youth teams currently occupy all fields during the morning hours and the evening hours are taken up by adult teams or by outdoor events, which leaves little time for repair or maintenance of the fields.

Need for Park Land

A few examples of additional needs and desires for town facilities that cannot be met because there is no land to put them on, include the following:

1. BMX Dirt Jump Park

According to the 2010 Town of Crested Butte Parks and Recreation Regional Master Plan, the current BMX dirt jump park, which is now located on undeveloped but subdivided land in the Paradise Park affordable housing subdivision, is a temporary facility and a new location will be needed when the subdivision is constructed.

2. Indoor Recreation Center

Land is currently needed for an indoor recreation center which may include an aquatic facility. Such a facility was identified as a need by 72% of the respondents to the survey for the 2010 Town of Crested Butte Parks and Recreation Regional Master Plan.

3. Tennis Courts

The current tennis courts are located in part of the Town Park but also in the Town Plaza on the original Town Plat. Most of the Town Plaza located east of Sixth St. is used for parking for the Elk Avenue businesses. This parking area may need to be enlarged in the future and that would affect the tennis courts. The tennis courts are also in need of a major renovation. If they are moved during the renovation, they should also become larger because the space between courts is too small. Enlargement at the current site is not feasible because enlargement would encroach on existing passive park uses of the Town Park.

4. Disc Golf

The disc golf course located in Big Mine Park, and on adjacent properties, is currently in a cramped location. Several of the holes are used more than once in the 18 hole course. More land to allow the course to spread out and have individual holes for each hole is needed.

These observations, as well as the Town's past experience in seasonal park overcrowding, and the increasing maintenance costs associated with park overuse and the examples of overcrowding in the Parks Improvements chapter, lead to the conclusion that the Town's existing public recreational facilities are at capacity. As the Town grows in population, new residents will demand additional recreational facilities. As a result, the Town should seek to obtain or provide for new park land with new development. Without additions to the Town's park system, the existing facilities will deteriorate due to further overuse and the Town will experience a decline in the level of service to residents. Since the present ratio of available park land to residents barely provides for adequate recreational service to the existing population, at least this ratio should be maintained as the Town grows.

Park Land to Residential Unit Ratio

The information below is data that will be the basis for determining a reasonable connection between community growth that new development generates and the need for additional facilities to service that growth. The primary factors involved in this relationship are the selection of facility standards and determination of the proportionate share in the provision of land for those facilities.

The *Master Plan* cites the current inventory of park acreage and amenities as the standard to be used to determine future park land requirements in the Town of Crested Butte. The Master Plan states:

These park and facility standards should be utilized in tandem with the policies and codes of the Crested Butte Land Use Plan to support the necessary expansion of the parks and recreation system as the population of Town grows. These standards should be applied to new developments in Crested Butte for purposes of defining the required investment in park and recreation amenities and/or acreages that will support the current level of service once new developments are built out and fully occupied.

The following is a breakdown of the present ratio of park land to existing residents:

As of December 31, 2009, the date of the latest Town census, there were approximately 1,522 full-time residents. Further analysis indicates that there are 1.33 people per single-family household unit (including single family units, mobile homes, and accessory dwellings). 18% of the single family units have accessory dwellings on the lot. There are 1.518 people per multifamily unit (including multifamily units, duplex units, units in a business, and year-round occupied units in bed and breakfasts).

Table 2

TOTAL UNITS BY HOUSEHOLD TYPE

SFR	Duplex	Accessory	Multi-Family	Mobile	Mixed	B&B	Other	Total
Units	Units	Dwelling	Units	Homes	Units			
482	178	89	186	40	96	7	0	1,078

After determining the total occupants for each type of housing unit we were able to calculate the number of acres of park land for each type of unit. 30.21 acres divided by 1,522 people equals .0198 acres per person. The number of acres of Town land per unit for single-family residential (SFR) units, including single-family units, mobile homes, and accessory dwellings, and for multifamily residential (MFR) units including duplexes, bed and breakfasts, and units within a business to be dedicated to park land are as follows:

.0198 * 1.33 per SFR unit = 0.0263 acres/unit (1,146 square feet)

.0198 * 1.518 per MFR unit = 0.030 acres/unit (1,307 square feet)

When determining the standard for dedication of park land it is important to recognize that various types of uses will create varying impacts on parks. Therefore, single-family residential units have been separated from multifamily units because the above numbers indicate a substantial difference in the number of residents (park users) per household.

As a result, this evaluation supports a level of service for park land per dwelling unit of at least 0.0263 acres/unit for single family residential units and 0.03 acres/unit for multifamily residential units.

As the number of dwelling units increases, the purpose of park land and therefore the size and geography of park land, should change. In 2010 there were six (6) major large, relatively flat contiguous park facilities suitable for ball fields and other large park facilities in Crested Butte on a total of 26.06 acres and there were 1,078 dwelling units in Town.

Table 3

Facility	Acres
Town Park	8.00
Rainbow Park	4.29
Big Mine Park	5.49
Community School soccer field	1.99
Tommy Villanueva Ball Field	4.69
Gothic Field	1.6
Total	26.06

Therefore, as a guide, for every 100 dwelling units proposed in a subdivision, at least 2.42 acres of contiguous, flat park land should be provided in the proposed subdivision. ($26.06/1,078 = .02417$ acres \times 100 = 2.42 acres) Pocket parks should be located in residential developments as frequently as possible.

Fees in lieu of the provision of land for parks should be allowed if the Town determines the amount or quality of the land to be dedicated by the subdivider pursuant to this chapter would not be of adequate size to achieve the purpose of the dedication or the Town reasonably determines that the dedication of the land would not serve the health, safety or welfare of the public. Because, as demonstrated above, existing parks would be overcrowded if residents of a new subdivision can only use existing parks in town, fees in lieu of land for parks should be discouraged.

Park Land Policies

1. The Town should maintain at least the existing ratio or standard of park land to resident population. As the Town grows through new development, additional park land should be provided to achieve the same ratio of park lands to residents as existed at the time this plan was adopted.
2. Land for developed parks should be dedicated and provided as part of each residential subdivision. Since only residential development will typically benefit from parks and recreation facilities, only residential development should be required to provide land for parks on a per dwelling unit basis.
3. The number of acres dedicated to the Town per single-family residential unit for developed park land should be at least 0.0263 acres.
4. The number of acres dedicated to the Town per multifamily residential unit for developed park land should be at least 0.03 acres.
5. Most land dedicated for park land should be relatively flat, usable land that is developable for the use intended. Land that is not flat should be usable for its intended use.
6. The recommendations of this chapter should apply to all new development of residential property. There is no obligation on the part of a developer to cure the existing deficiencies in the amount of park land.
7. For every 100 dwelling units proposed in a subdivision, at least 2.42 acres of contiguous, flat park land should be provided in the proposed subdivision.
8. Fees in lieu of park land should be allowed but they should only be used when the Planning Commission finds the land to be dedicated by the subdivider would not be of adequate size to achieve the purpose of the dedication or the Town reasonably determines that the dedication of the land would not serve the health, safety or welfare of the public.

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Eighth Street Greenway

- Buildings
- Paved Roads
- Snow Storage
- Sidewalk
- Grass
- Trees
- Pond





Drawn by: Hilary Mayes
 Date: May 10, 2011
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Exhibit D LAND FOR TOWN PUBLIC FACILITIES

Provision of land for Town public facilities (Town public Land) is essential since the Town of Crested Butte relies on public facilities to maintain its operations and public services. As the Town's residential and commercial sectors grow, the expansion of the Town's public facilities should coincide with that growth.

Town facilities serve both residential and commercial users. Snow plows remove snow in front of homes and businesses. The fire hall serves both residential and commercial areas of town. Some facilities, such as the library, serve the residential portions of town more than the commercial parts of town. Other facilities, such as the visitor center, primarily serve the commercial portion of town. Since all Town facilities provide at least some services to both residential and commercial users, Crested Butte established a correlation between Town Land used for public facilities and the total number of residential and commercial units. New development should provide land for Town public facilities at the same ratio that exists today.

Town Properties

The property that is not used for park and recreational purposes but is used for Town facilities is the topic of this chapter. The uses for these Town Lands include: offices space, library, Marshallpolice facilities, performing arts, fire protection facilities, the cemetery, snow storage, parking and the Town's water and wastewater treatment facilities. If the Town did not have these lands, it would not be able to provide such services and it would not be able to assure that the community is a safe, enjoyable, and properly functioning town for its residents, visitors, and businesses.

~~One type of Town Land is not included in this chapter. Parking lots are acquired and maintained with funds that are already required in the Town Code in lieu of providing parking on a commercial site. Therefore, the amount of land recommended for Town Land in this chapter is not based on the amount of land used for parking lots in Town.~~

Table 1 is a list of Town Lands that are used to help maintain the Town and provide services to Town residents and businesses. Town Lands not included in the list include: Stepping Stones Preschool because it will be included in the school land chapter, ~~and~~ Avalanche Park, because it was paid for by open space funds and has no facilities in use at this time and the parking lots at First St. and Elk Ave., Second St. and Maroon Ave. and Fourth St. and Maroon Ave. because they were paid for by the fee in-lieu of providing parking. The future ice rink land may be added to this list when a facility is available to serve residents.

Table 1
Town Land for Public Facilities

Town Land	Acres
Town Hall/Marshal's Office/ Library/Crank Plaza	1.99
Depot	0.41
Visitor's Center	0.15
Center for the Arts	0.71 56
Old Town Hall/Jail	0.11
Fire Hall/ 308 3 rd	0.36
Water Treatment Plant/Reservoir (<u>including easements</u>)	10.45 .60
Wastewater Treatment Plant	6.35
Public Works (-Bus Barn, Town Shop, Storage)	5.56
Town Ranch Barn/Community Garden	0.22
Visitors Center Bus Stop	0.056
Visitors Center parking lot	1.51
Cemetery	14.08 13.68
Gravel pit snow storage area	3.26
Town owned Irwin lots	5.94 6.00
Total	<u>50.9348.15</u>

Notes:

- 1 The names of most of these properties are self explanatory. The Irwin Shoreline consists of lots in the Irwin Townsite which were purchased by the Town when the Town raised the level of Lake Irwin for the Town drinking water supply. So they are part of the Town's water system.
- 2 A Fire Protection Capital Expansion Recovery System fee was documented in 1996 for equipment and buildings only, and not for land. Therefore, the land for the fire hall on Maroon Ave. has been included in this evaluation.
- 3 The attached Town Land for Public Facilities maps identify the locations of all Town Land used for public facilities
- 34 No trails are included in town land for public facilities.
- 45 The following parking lots are not included in Town land for public facilities
 - a. Parking lot at 4th St. and Maroon Ave. .18
 - b. Parking lot at 1st St. and Elk Ave. .36
 - c. Parking lot on 2nd St. near Maroon Ave. .04

Current Facility Needs

When compared to most Towns, Crested Butte has more municipal responsibilities, and may therefore need more Town land than other communities, simply because it is located at 9,000 feet elevation and has an average snowfall of 219 inches per year. The economic vitality of the Town is dependant upon the tourism industry, which in turn fuels the local marketplace. Many of the Town's facilities also attract visitors who patronize the commercial parts of town. As a result of all of these factors, the Town has determined that when new growth occurs Town public Land must be provided to serve both commercial and residential units.

The Town has determined that the level of service being offered today through Town facilities has maximized the use of existing Town public ~~land~~ and that any future development of raw land, for residential or commercial purposes, will require additional land for Town facilities in order to meet the needs of the new residents at today's level of service.

A few examples of additional needs and desires for town facilities that cannot be met because there is no land to put them on are listed below. This list is not presented to demonstrate that new development should provide land to solve these existing needs, but rather to demonstrate that all Town public land is used and there is no land for these needed services. ~~include the following:~~

1. Fire Protection Facility

All buildings used by the Crested Butte Fire Protection District are currently at capacity and lack equipment storage space. In addition, the Crested Butte Fire Hall was not sited in the best location. The Fire Department is responsible for structural fire emergencies and/or other natural disasters within the Town of Crested Butte as well as other areas that surround Town. A fire hall located centrally to Crested Butte and along a major arterial street serving the unincorporated county, would be better.

2. Expansion of Library

When development within Town occurs, there will also be a need for a larger library because the current facility is at capacity. Even if the ~~town~~ Town does not grow in size, according to Colorado's Public Library Standard, the size of the Town's existing public library lies within the essential (50th percentile) category of the Square Footage per Capita rating. In order for the Town to have an enhanced (75th percentile) library facility, the Town would have to increase the Town library's current square footage from 2,766 to 3,700 square feet, thereby providing space for multimedia use and storage, and a multifunctional space for meetings, etc.¹ In 2011 a 1,300 sq. ft. expansion has been proposed but not approved by the Town or the voters.

Three other facilities need land and they will consume all remaining Town owned land in town. They include the following:

~~1. Ice Rink~~

~~The Town began budgeting for the development of an indoor ice rink in 2006. The Town Council put \$350,000 in to the 2007 capital budget for infrastructure to the site. This facility has already been allocated land south of the Community School on the Town Ranch. Funding sources for the actual construction of the facility are now being identified.~~

12. Parking Facility

¹ Interview with Carol Primus, Branch Manager of Old Rock Community Library to Jeanette Montour, Intern, Department of Planning and Community Development, July 10, 2007.

The 1998 Transportation Plan recommended an intercept parking lot be built at the south side of Town to intercept visitors and employees in Crested Butte and Mt. Crested Butte. The 1998 Gunnison Valley Transportation plan also made this recommendation. Visitors and employees will park their vehicles and enjoy the Town of Crested Butte as a pedestrian community. Land at the gravel pit on the Town Ranch has tentatively been identified for this use in the transportation plans. Such a structure will be very costly and funds in addition to the payment-in-lieu of providing parking program will be needed.

23. Performing Arts Center

The Town has allocated land in the Town Park for expansion of the performing Arts Center. When that expansion occurs, the Arts Center will consume about twice as much land as it does today and the Town Park will become smaller. Additional park land may be needed when the final Arts Center expansion plans are decided upon. the current Gothic Ball field to be the future site of a new Performing Arts Center. This facility will double the capacity of the current Performing Arts Center. To compensate for the loss of the Gothic Field, space will be needed to build a new ball field. Tentatively, the remaining dry portion of the Town Ranch has been identified for a new ball field.

The existing Performing Arts Center is also slated to be enlarged. The enlargement will use the space where the only basketball court in town is located.

3. In-town snow storage lots

In the past the Town stored snow on vacant lots in town. Today, most vacant lots have been built on. Snow is now hauled after every major snowfall event to snow storage at the Town Ranch and to Block 76. Hauling snow costs money that could be used to build facilities for town residents. When the intercept parking lot is built, land for snow storage will decrease at this location and land for snow storage will be needed.

As can be seen by these examples, there are many more needs and desires than there is land on which to build the desired facilities.

Ratio of Town Land to Residential and Commercial Units ~~Ratios~~ ~~Ratio~~

The information presented below is the data that will be the basis for determining a reasonable connection between community growth that new development generates and the need for additional land for facilities to serve that growth. The primary factors involved in this relationship are the selection of facility standards and determination of the proportionate share of the burden for providing that land. What follows is development of a ratio between the present Town Land properties to existing residential and commercial units.

Table 2
Residential Units as of December 31, 2009~~12/31/2006~~

SFR	Duplex	Accessory Dwellings	Multi-Family Units	Mobile Homes	Mixed Units	B&B	Other	Total
482474	178172	7789	1865	40	964	7	3	<u>1,078</u>
<u>1,052</u>								

Table 3
Commercial Units as of December, 2010 ~~May 16, 2007~~

Total
351389

As of December 31, 2009~~06~~ there were 1,078~~52~~ residential units in Town, and as of December 7, 2010 ~~May 16, 2007~~ there were 351389 commercial units. The total number of units is 1,429~~41~~. In the spring of 2011 ~~summer of 2007~~ the Town used 50.93 ~~45.9~~ acres of Town public L~~and~~ for Town public facilities.

After determining the total number of residential and commercial units we calculated the number of acres of land used for Town public facilities for each residential or commercial unit. 50.93~~45.9~~ acres divided by 1,429~~41~~ units equals .032 ~~.0356~~ acres per unit (1,552 sq. ft.). As a result, this evaluation supports a standard for Town Land for Public Facilities per residential or commercial unit of at least .03562 acres per unit.

No existing information has been assembled, and in most cases records are not kept in the Town, concerning the number of residents or the number of commercial units receiving services from each department or from each facility on Town public L~~and~~ so a further refinement of the recommended number of acres per unit type cannot be done at this time.

The standard described above should be used to maintain the current ratio between Town Land and residential and commercial units. Any new development on raw land should contribute to the provision of Town Land for Town facilities in the amounts described above.

Summary

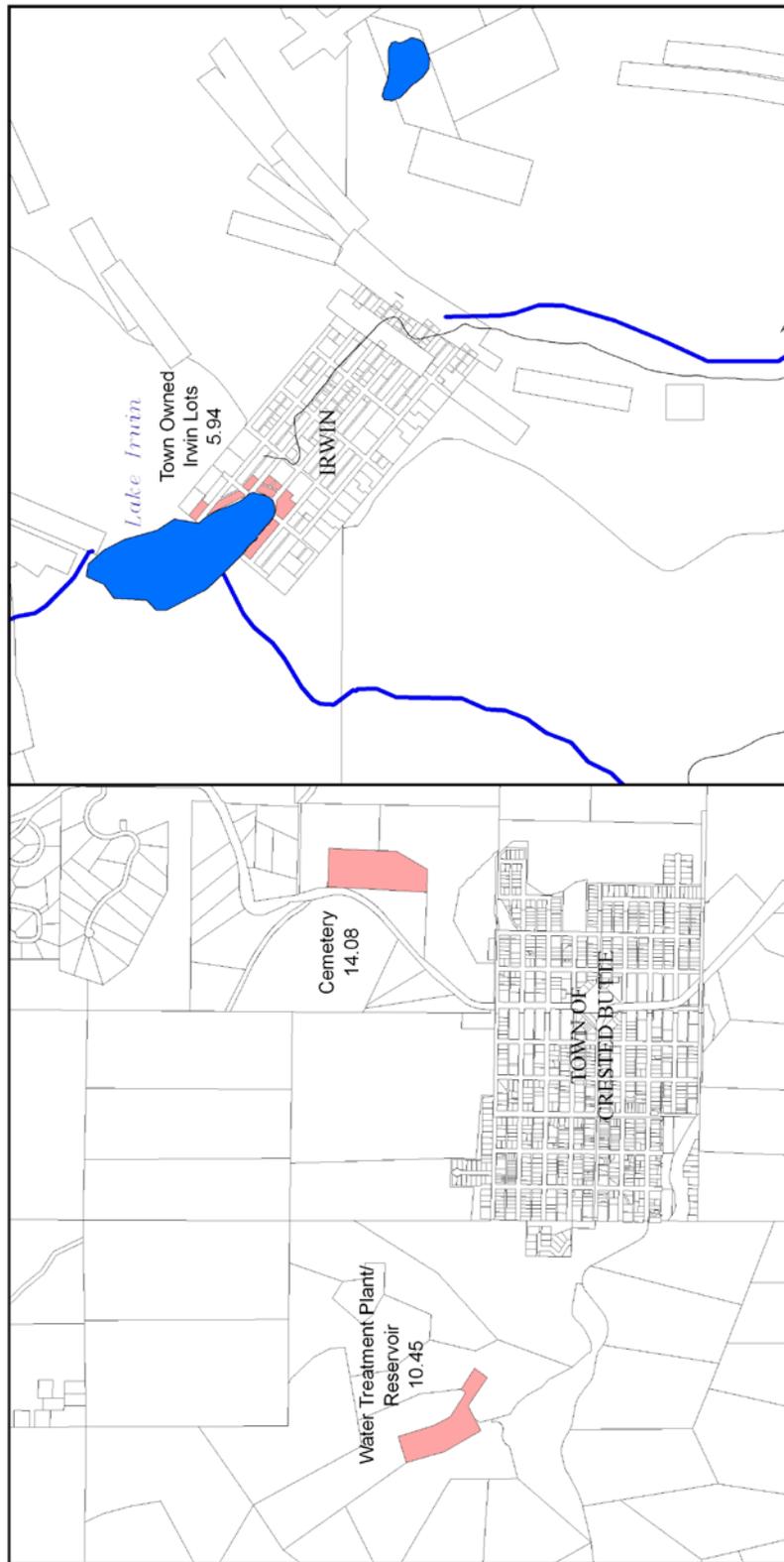
Total Acres of Town <u>public L</u> and used for public facilities	=	<u>50.93</u> 45.9
Total Units (residential + commercial)	=	<u>1,429</u> 41
Acres divided by total units (<u>50.93</u> 45.9 / <u>1.429</u> 1,435)	=	<u>.03562</u>

acres per unit.

Land For Town Public Facilities Policies

1. An evaluation of the current usage of Town facilities indicates that the majority of these facilities are at capacity or nearing capacity. Any expansion of land for residential or commercial units within the Town should contribute to land for town public facilities.
2. The Town should maintain at least the existing ratio or standard of land used for Town facilities to residential units and commercial units. As the Town grows through new development, additional Town public ~~L~~land should be provided to achieve at least the same ratio of Town public ~~L~~land to units as existed at the time this plan was adopted.
3. The number of acres of land dedicated to the Town per residential unit for land for town public facilities should be at least .03562 acres per residential unit.
4. The number of acres of land dedicated to the Town per commercial unit for land for Town public facilities should be at least .03562 acres per commercial unit.
5. Land dedicated for Town public facilities should be relatively flat, usable land that is developable for the use intended.
6. The recommendations of this Section should apply to all new development of residential or commercial property outside the current town boundaries. There should be no obligation on the part of a developer to cure existing deficiencies in the amount of Town public ~~L~~land used for Town public facilities.
7. No more than 33% of land dedicated to the town for public purposes should be dedicated for snow storage.





Town Land for Public Facilities - Sheet 2/2

-  Roads
-  Public Facilities - outside of Town (showing acreage)
-  Lakes
-  Parcel Boundaries
-  Streams



Drawn by: Hilary Mayes
 Date: May 18, 2011
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