

Draft 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.

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, the Town of Crested Butte is empowered pursuant to Section 31-12-101, et. seq., C.R.S., to have and update a plan for the physical development within three miles of the Town; and

WHEREAS, by Ordinance No. 12 Series 1993 the Town Council, acting in their capacity as the Planning Commission of the Town adopted the 1993 Crested Butte Three Mile Plan, 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 approved the 1996 Crested Butte Land Use Plan; and

WHEREAS, by Resolution No. 3, Series 1996, the Town Council, acting in their capacity as the Planning Commission, amended the Three Mile Plan as an element of the 1996 Land Use Plan for the Town of Crested Butte; and

WHEREAS, by Resolution 2006-1 the he Town Council, acting in their capacity as Planning Commission, amended the 1996 Land Use Plan for the Town of Crested Butte by deleting the 1993 Three Mile Plan in its entirety and replaced it by adopting the Crested Butte Area Plan, and by Resolution No. 7, Series 2006, the Town Council amended the Area Plan, constituting the 2006 update to the Land Use Plan; and

WHEREAS, after considering an annexation for about two years where many issues were raised by the public, the annexors, and the Town 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 Part 1, General Policies, Land Use Policies, Natural Hazards to Development Policies, Natural Resources Policies, and

Transportation Policies, and to Part 2: Wetlands issues and Transportation issues and has amended several maps in the Area Plan, and

WHEREAS, in accordance with Section 31-23-208, C.R.S. the Town Planning Commission held a public hearing on **June 15, 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 Title page, Synopsis, Open Space and Development Map, Acknowledgements, Table of Contents, and the following portions of Part 1,

- Preface,
- Chapter I Applicability,
- Chapter II General Policies,
- Chapter III Land Use Goal, Policies and maps

of the Crested Butte Area Plan, a part of the Crested Butte Land Use Plan, are hereby deleted in their entirety and replaced with the following: Title page, Synopsis, Open Space and Development Map, Acknowledgements, Table of Contents, and the following portions of Part 1 of the amended Area Plan:

- Preface,
- Chapter I Applicability,
- Chapter II General Policies,
- Chapter III Land Use Goal, Policies and maps

as shown in Exhibit A.

Section 2. The "Crested Butte Area Plan" is hereby amended by deleting the Wetlands goal and policies and the Wildlife goal and policies in "Part 1, V Natural Resources" in their entirety, beginning on page 37 and continuing through page 43 and inserting the amended Wetlands goal and policies and the amended Wildlife goal and policies in "Part 1, V Natural Resources," beginning on page 39 and continuing through page 46 of the amended Area Plan as shown in Exhibit B

Section 3. the Crested Butte Area Plan " is hereby amended by deleting "Part 1, V Natural Hazards to Development, Flood Hazards," in its entirety on page 30 and replacing it with the following on page 32:

"FLOOD HAZARDS

7. Development in a flood prone area should be avoided. Unless a professional flood plain engineer demonstrates an area is not in a flood plain, Crested Butte discourages development, including parks, in the flood plains as shown on the Flood Hazards map in Part 2, Description of the Issues, [page 7265.](#)"

Section 4. The "Crested Butte Area Plan" is hereby amended by deleting "Part 1, I Transportation" goal and policies beginning on page 44 and continuing through page 48, and inserting the amended "Part 1, VI Transportation" goal and policies, starting on page

47 and continuing through page 55 of the amended Area Plan as shown in Exhibit C attached hereto.

Section 5. The “Crested Butte Area Plan” is hereby amended by deleting the Part 2, Sensitive Visual Resource Areas map on page 91, and inserting the amended Part 2, Sensitive Visual Resource Areas map on page 98 of the amended Area Plan as shown in Exhibit D attached hereto.

Section 6. The “Crested Butte Area Plan” is hereby amended by deleting “Part 2, Description of the Issues, Wetlands” beginning on page 92 and continuing through page 103, and inserting “Part 2, Description of the Issues, Wetlands,” starting on page 99 and continuing through page 110 of the amended Area Plan as shown in Exhibit E attached hereto.

Section 7. The “Crested Butte Area Plan” is hereby amended by deleting “Part 2, Description of the Issues, Transportation” beginning on page 113 and continuing through page 125, and inserting the amended “Part 2, Description of the Issues, Transportation,” starting on page 120 and continuing through page 139 of the amended Area Plan as shown in Exhibit F attached hereto.

Section 8. The “Crested Butte Area Plan” is hereby amended by deleting “Part 2, Developed and Undeveloped Land #1 and Developed and Undeveloped Land #2” maps on page 141 and 142, and inserting the amended “Part 2, Developed and Undeveloped Land #1 and Developed and Undeveloped Land #2” maps on pages 155 and 156 of the amended Area Plan as shown in Exhibit G attached hereto.

Section 9. The “Crested Butte Area Plan” is hereby amended by deleting “Part 2, Glossary Of Terms” beginning on page 146 and continuing through page 149, and inserting the amended “Part 2, Glossary Of Terms,” starting on page 160 and continuing through page 163 of the amended Area Plan as shown in Exhibit H attached hereto.

Section 10. All page numbers in the amended Area Plan, a part of the Crested Butte Land Use Plan, and all references to page numbers found throughout the amended Area Plan, are changed to conform with the Table of Contents.

Section 11. Following ratification and approval of the 2011 Amendments to the Crested Butte Land Use Plan by the Town Council as described and 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 to a copy 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 12. 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

- Title page
- Synopsis
- Open Space and Development Map
- Acknowledgements
- Table of Contents
- Part 1,
 - Preface,
 - Chapter I Applicability
 - Chapter II General Policies
 - Chapter III Land Use Goals, Policies and maps,

Exhibit B

- Part 1 Chapter V Natural Resources Wetlands goal and policies
- Part 1 Chapter V Natural Resources Wildlife goal and policies

Exhibit C

- Part 1 Chapter VI Transportation goal and policies

Exhibit D

- Part 2, Description of the Issues, Natural Resources, Sensitive Visual Resource Areas map

Exhibit E

- Part 2, Description of the Issues, Natural Resources, Wetlands

Exhibit F

- Part 2, Description of the Issues, Transportation

Exhibit G

Part 2, Land Use Implications of the 2006 Crested Butte Area Plan, Developed and Undeveloped Land #1 and Developed and Undeveloped Land #1 maps

Exhibit H

Part 2, Glossary Of Terms

RESOLUTION NO. __, SERIES 2011

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

Resolution 2011-2 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