



AGENDA
Gunnison County and Town of Crested Butte
Town Council/Board of County Commissioners Joint Work Session
Tuesday, March 28, 2017
10AM to Noon
Council Chambers, Crested Butte Town Hall

- 10:00 Mt Emmons/Freeport McMoRan
- a. Chronology of State, County, Town, USFS and Freeport partnership
 - b. Proposals for withdrawal of unpatented mining claims
 - c. Financial security for the water treatment plant
 - d. Remediation work on the Keystone Mine: technical/regulatory/legal issues
 - i. Short-term work
 - ii. Final site reclamation
 - e. Water quality standards
 - i. MOU and development of site specific standards
 - ii. June 2017 Water Quality Control Commission
- 11:00 Affordable Housing
- a. Crested Butte update on current efforts underway
 - b. Discussion about need for additional funding for affordable housing
- 11:20 Regional Trails and Backcountry Management
- a. Creation of a Gunnison County Sustainable Tourism and Outdoor Recreation Committee
 - b. Discussion about recent efforts to improve backcountry management and possible next steps
 - c. Update on planning of Crested Butte - Crested Butte South – Gunnison recreation path
- 11:45 Transportation
- a. Statewide transportation funding – HB 17-1242
 - b. Parking/transit pressure in north valley
 - c. Red Lady Ave/CBCS roundabout
- 12:00 Adjourn



Memorandum

To: Gunnison County Commissioners and Town Council

From: Dara MacDonald, Town Manager
Michael Yerman, Crested Butte Director of Planning

Subject: Affordable Housing update

Date: March 24, 2017

Town Staff have been busy working on several different Affordable Housing Projects for 2017-2018. Unfortunately, with the departure of the Housing Authority's Executive Director several projects have been delayed. Regardless, the staff is diligently working on advancing these projects and getting them back on track.

Paradise Park

There is 1 homeownership lot from the 2016 lottery of lots in Paradise Park (also known as Blocks 79 & 80) under construction and 5 more owners preparing to break ground in 2017. A total of 8 lots we awarded through the lottery and the owners have 2 years to build. Town has also been working with the Crested Butte Community School to design and build a house on one of the micro lots in this subdivision. Construction of that home will be underway in the coming months. So far this has been a great project and one both the Town and the School District hope to continue in the future.

We are kicking off the design project with the Gunnison Valley Regional Housing Authority (GVRHA) and hope they will be able to build an additional 3 duplexes for a fall home ownership lottery. The Town is donating 3 duplex lots and covering 2/3 of the tap fees for this project. This is the project most impacted by the GVRHA executive director vacancy. We will proceed with planning and design but construction of these modular units may not take place until 2018. These units will target local residents with incomes up to 160% AMI and be built with a construction loan from Funding Partners to be repaid as the units are sold.

Space to Create

Beyond the builds in Blocks 79 and 80 and working with the GVRHA, the Town has begun planning for a possible partnership with Colorado Creative Industries (CCI) for a rental build on the one acre parcel associated with the Cypress Annexation. Our letter of interest is being reviewed and we have a site visit with CCI scheduled in early May. This project would provide affordable housing, live work spaces and a hub for entrepreneurial activities for the community.

Essential Service Providers

The Town has begun planning for a two duplex builds (4 housing units) in 2018 in partnership with the School District and Mt. Express. Conversations are ongoing with these entities as well as the Crested Butte Fire Protection District about how we can partner to provide rental housing for essential services employees.

Brush Creek Parcel

The town partnership with Mt. Crested Butte, Gunnison County, and CBMR is in the beginning stages of planning for the 17 acre Brush Creek parcel. The Request for Qualifications for developers has been issued with responses due on March 31st.

Inclusionary Zoning

With several pending commercial projects currently in the review process, the Town could see up to 8 additional privately owned, deed restricted rental units created over the next two years. These units are intended to offset the need for additional employees generated through new commercial activity.

Home Ownership Training

The Town in partnership with the GVRHA offers a two night home ownership class for residents interested in home ownership. Participants gain an extra lottery pick in the Town's lottery. The Town covers all the costs including paying for the instructor, lodging and travel expenses, and food for the participants. There is a \$25 charge for the book each participant receives.

Funding

Funding remains the number one issue for the Town to achieve its affordable housing goals. The Town has impact fee (ROAH) for new building permits in Town. Commercial projects are required to build affordable housing units with their projects and cannot make payment in lieu. The ROAH fees generate between \$60,000-\$100,000 per year.

The Town pays 2/3 of the tap fees for any new deed restricted unit. ROAH fees come out of the affordable housing fund to cover this expense.

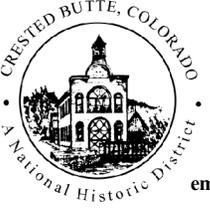
The Town has identified a \$1.4 million funding need for the construction of rental units for its own employees. Currently the Town has 7 employee rental units and is targeting an additional 8 units to be built in the next 5 years.

Lastly, the Town has committed \$6,000 towards the GVRHA efforts to poll voters on a regional housing funding source.



PARADISE PARK SUBDIVISION DEVELOPMENT STRATEGIES 2017-2020

Duplex	Non-Profit / Government Build	2017 - GVRHA Lottery Build	2017 - Lot Builds
Triplexes	School District	2018 - Essential Service Build	2018 - Lot Builds
Town Employee Rental Unit	Sold	2019 - GVRHA Lottery Build	Sidewalk
	Unavailable	2020 - Lot Lottery	



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Date: February 21, 2017
 Filename: ~town-projects\AH\PParkDevel2017-2020.mxd



Memorandum

To: Gunnison County Commissioners and Town Council

From: Dara MacDonald, Town Manager
Michael Yerman, Crested Butte Director of Planning

Subject: Backcountry management and regional trails update

Date: March 24, 2017

Backcountry management

In response to increased backcountry use, the Town of Crested Butte has taken several steps to strengthen its Open Space program in 2017. The Town has hired a new full-time position in the Planning Department, whose responsibilities include overseeing the Open Space Program. The 2017 budget includes \$10,000 for open space stewardship and will spend the coming summer ensuring that all of their conservation easements have been monitored and are up-to-date. The Town is also building a joint calendar with the Crested Butte Land Trust of events occurring on Open Space properties.

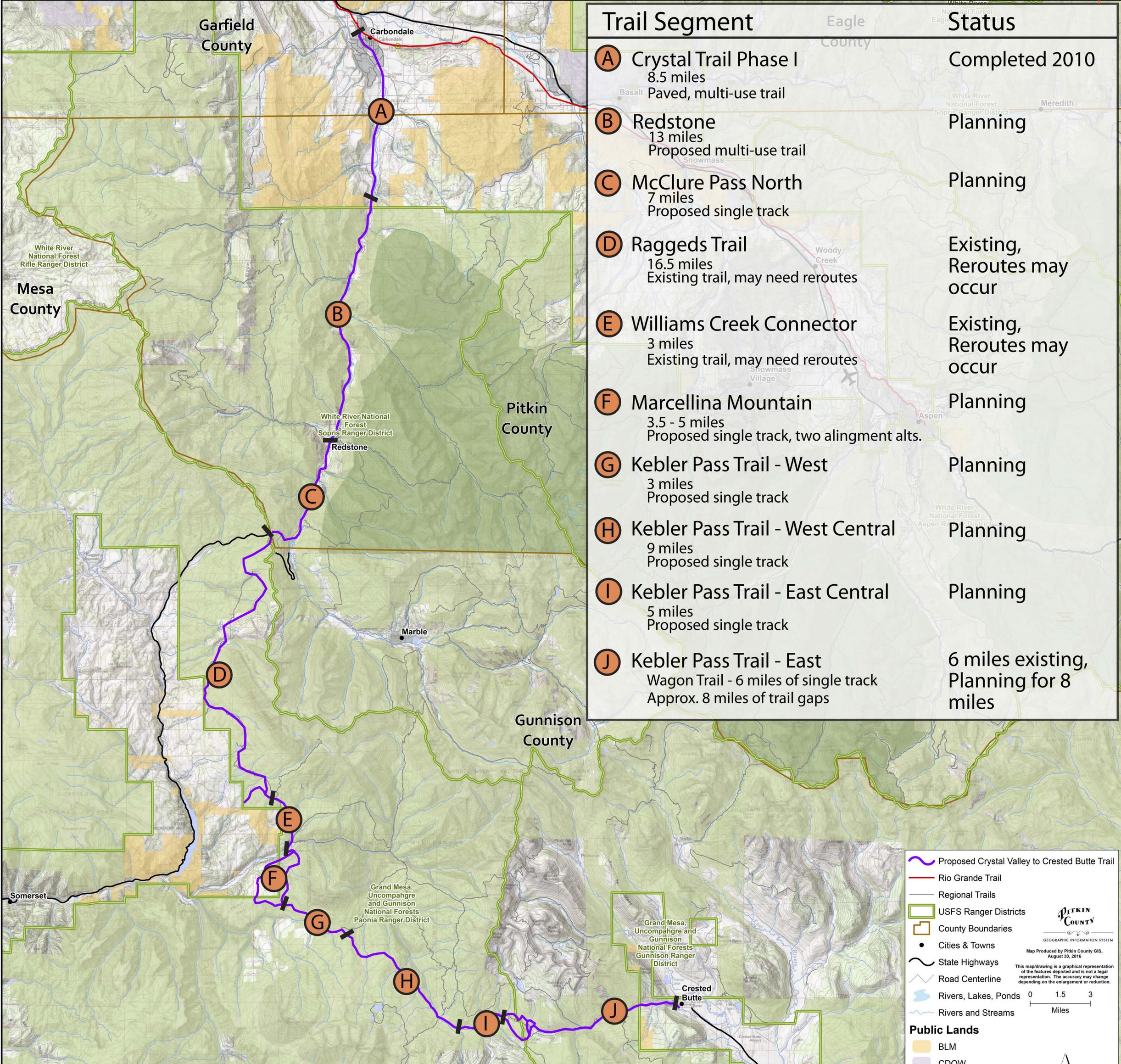
There is a great need to continue working with the County, public land managers, Mt. Express and community non-profits to manage the increasing use of the backcountry in northern Gunnison County.

Trails

The Town has 3 weeks of trail construction planned for to complete the Baxter Gulch Trail through the remainder of the Hidden Mine Ranch and connect to Forest Service Lands.

The Town is working with Pitkin and Gunnison Counties on the planning for the Carbondale to Crested Butte Trail. The Town will be assisting the other regional partners with scoping and working on a possible alignment for sections from the top of Kebler Pass to McClure Pass.

The town is planning to annex the Baxter Gulch trailhead and Avalanche Park, this coming fall. This is the next step in planning for a new campsite to accommodate 30 tent camping sites at this location.



Trail Segment	Status
A Crystal Trail Phase I 8.5 miles Paved, multi-use trail	Completed 2010
B Redstone 13 miles Proposed multi-use trail	Planning
C McClure Pass North 7 miles Proposed single track	Planning
D Raggeds Trail 16.5 miles Existing trail, may need reroutes	Existing, Reroutes may occur
E Williams Creek Connector 3 miles Existing trail, may need reroutes	Existing, Reroutes may occur
F Marcellina Mountain 3.5 - 5 miles Proposed single track, two alignment alts.	Planning
G Kebler Pass Trail - West 3 miles Proposed single track	Planning
H Kebler Pass Trail - West Central 9 miles Proposed single track	Planning
I Kebler Pass Trail - East Central 5 miles Proposed single track	Planning
J Kebler Pass Trail - East Wagon Trail - 6 miles of single track Approx. 8 miles of trail gaps	6 miles existing, Planning for 8 miles

Carbondale to Crested Butte Trail System

Proposed Crystal Valley to Crested Butte Trail
 Rio Grande Trail
 Regional Trails
 USFS Ranger Districts
 County Boundaries
 Cities & Towns
 State Highways
 Road Centerline
 Rivers, Lakes, Ponds
 Rivers and Streams

Public Lands
 BLM
 CDOW
 CO STATE
 CO STATE PARKS
 USFS

Map Produced by Pitkin County GIS, August 30, 2016
 This map/drawing is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction.

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Memorandum

To: Gunnison County Commissioners and Town Council

From: Dara MacDonald, Town Manager
Michael Yerman, Crested Butte Director of Planning

Subject: Transportation update

Date: March 24, 2017

Parking

The transit services provided by the RTA and Mt. Express are invaluable to the Town of Crested Butte and the north end of the valley. Their services continue to expand in response to growing demands and ridership. However, the Town continues to experience growing pressure to increase parking within the municipality.

Scheduled parking improvements

2017 capital projects include the installation of new wayfinding signs throughout the community to help direct visitors to parking, public restrooms and other common destinations.

Paving parking projects are scheduled for the 4-way, Pitas Lot and the 3rd Street Lot. The 4-way project will add additional spaces through expansion of the lot and by defining of the spaces. The Pitas Lot was purchased by the Town in 2016 and will add 11 new spaces in downtown. Paving and striping of the lot adjacent to the fire station should also result in a few more spaces. In addition to paving these lots, the Town will be paving the ½ blocks off Elk on 3rd Street in June.

The Town is also investing in a new transit stop at the 4-way. This project will provide an improved indoor waiting area, additional restrooms and covered bicycle parking.

We continue to work with CBCS to utilize their parking lot for busy summer weekends and special events. The Town will begin absorbing some of the costs associated with maintaining the parking lot in 2017 per our existing agreement.

Future needs

This year saw a shift in the demographic of visitors to the ski area. With the advent of the Rocky Mountain Super Pass and incredible snow in January, the Front Range visitors showed up! We have initiated discussions with CBMR, Mt. Express and CBCS about managing parking when the lots at CBMR fill up. However, even with potential winter weekend use of the school parking lot, we anticipate increased demands on the streets throughout town in the winter and associated management around snow removal.

The Town does collect some funding through commercial development projects that pay a fee-in-lieu when they are unable to satisfy parking requirements on their site. This fund was largely depleted with the purchase of the Pitas Lot last year.

Long-term solutions need to be explored further for managing or mitigating parking impacts in Town including increased bus service and intercept lots located south of Town.

Roundabouts

The Town is applying for funding from CDOT through the Statewide Transportation Funding Program (STIP) for the construction of a roundabout at the intersection of SR 135/Red Lady. This improvement includes a new entrance to the school as well. The project is estimated at \$2.4-\$2.6 million. The Town has requested \$1.6 million from the STIP. The Town has committed to \$800,000 with an additional \$200,000 being needed to be raised through other local agencies. The Town is preparing for design in 2019-2020 and construction in 2021-2022.

Recent traffic studies have indicated that the 4-way intersection at Elk Avenue/6th Street will begin failing in 2027. This will require an additional investment in this intersection. Concept roundabout plans have been looked at for this intersection, however cost estimates range from \$1.2-\$1.8 million not accounting for future inflation.

