

**MINUTES**  
**Town of Crested Butte**  
**Special Town Council Meeting**  
**Monday, December 9, 2019**  
**Council Chambers, Crested Butte Town Hall**

Mayor Schmidt called the meeting to order at 6:00PM.

Council Members Present: Will Dujardin, Candice Bradley, Chris Haver, Mallika Magner, Laura Mitchell, and Mona Merrill

Staff Present: Town Manager Dara MacDonald, Community Development Director Michael Yerman, and Town Clerk Lynelle Stanford

Schmidt expressed sadness about the loss of John Biro.

**APPROVAL OF AGENDA**

Dujardin moved and Haver seconded motion to approve the agenda. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

**NEW BUSINESS**

**1) Discussion and Possible Decision on Whether to Proceed with a Joint Application with the Town and the Gunnison Housing Fund for a Five-Unit Mobile Home Park Located at 114 Butte Avenue for an Affordable Housing Rental Project.**

Yerman identified the intent of the meeting was for input from the public. He reviewed the five-year goals for Town's affordable housing, one of which in part was that 75% of the Town's residential units were occupied. Yerman showed a slide outlining the purpose of the meeting. He explained the requirements of the M District. Mobile home parks would be a permitted use in the M District. Yerman identified who would occupy the project.

Darin Higgins, Executive Director of the Valley Housing Fund, introduced himself. He explained the purpose of the Housing Fund. The Housing Fund would be the owner of the project. He reviewed funding behind the project. Higgins presented the six-unit project proposal. They were not asking for any breaks on the zoning. Higgins enumerated rental pricing. He confirmed they were working with three trailer park lots. Next, Higgins showed a slide with information on the five-unit proposal; however, he hoped the six-unit model would be acceptable in the community.

Higgins presented a slide depicting an image of a unit. Responding to the public, Higgins stated there would not be vehicle access off the alley. Yerman explained the plan for parking. A member of the public voiced concern about the space for parking. The discussion became focused on the two parking spaces per unit requirement. Yerman

stressed there was not a variance to waive parking in the Code. Higgins stated they would not deed restrict the property, responsive to a question on the project's effect on property values.

Schmidt recognized that storage units would be needed. Yerman said the biggest issue was the width of the units. The storage would probably be attached. Higgins thought there could be storage on the ends of the units and under the units.

Secondly, Schmidt questioned whether certain trees would be saved and where would additional landscaping trees go. Higgins said they would try not to remove trees. Bob Gillie clarified the BOZAR process related to trees.

Magner wondered what occurred with the noticing. Yerman outlined noticing that was completed, and he called the meeting over noticed. He reviewed the timeline for the purchase of the property. Higgins expounded upon the pricing for rent related to AMI. Yerman said each entity that contributed \$100K would get a 20-year lease option. He identified project cost and Higgins elaborated. Magner was trying to get at issues heard from the current residents. Michael Greene, from 16 Ruth's Road, was concerned about parking. Higgins said the Housing Fund could re-evaluate lease agreements. Mitchell heard heartburn on the parking. Higgins affirmed they were not asking for any parking exceptions.

Schmidt asked if this property could be sold as three separate lots, which it could. Haver questioned how the units would be protected into perpetuity. Yerman explained the structure of the deal. Higgins clarified the point behind not deed restricting. Haver expected a good, solid snow removal budget for the project. He questioned dimensions. Yerman reported on the process relevant to a free market developer. He acknowledged the process would not include public input. Schmidt summarized the Housing Fund's investment would be about \$1M. He questioned why this project. Higgins outlined the reasons for the project, including that they could be directly involved in providing six units.

#### Skip Berkshire - 29 Butte Avenue

- He stated the project was a good idea.
- This proposal provided 3,000 square feet of parking that would be managed.
- This deal had an arrangement between the Town and the Housing Foundation that would be managed to success.
- It was an opportunity to demonstrate how to solve problems.

#### Robin Cash - 120 Teocalli Avenue

- She thought the project was a great idea.
- Her question was regarding ADA accessibility. Higgins said accessibility would significantly increase the cost.

#### Susan Kearns - 201 Gothic Avenue

- She believed in universal design.

- No one planned on getting sick or old.
- She hoped they could do better, so people could age in place.

Jane Martindell - 120 Teocalli Avenue

- She was with Skip about having management help.
- She was concerned that half of the spaces were already committed to people.
- She wondered how open the process would be.
- She hoped dogs would be allowed.
- She questioned who had access to the units. Higgins saw the process being similar to what was at Anthracite Place, and it would be like any other rental property.

Larry Neilson - Corner of 1<sup>st</sup> and Teocalli

- He felt it was being crammed down their throats.
- He suggested they take more time to eliminate problems before they began.

Roland Mason - 501 5<sup>th</sup> Street

- He lived in the Bonnie Kate condominiums with similar parking, with one car in front of the other one.
- There were some advantages to having the parking lot be one big open area.
- They had been efficient with their parking.
- He asked if there would be potential for short-term rentals.
- The Housing Authority was used to managing. He asked how the management would work. Higgins explained the concept he envisioned.
- Managing correctly could really be a benefit for the community.

Clifton Garland - 113 Teocalli Avenue

- He cited issues with snow between trailers.
- He said people would die with trailers that close, with three or four feet of snow.
- He would love to see the trees saved, but he thought none of them could be saved.

Cath Sherrer - 119 Teocalli Avenue

- She thought it was a beautiful idea.
- It was simple, affordable and could be easily implemented.
- She said to go for it.

Jack Huckins - Ruth's Road

- It was a great thing. The six-unit proposal would be better than anything on the free market.
- He suggested a compromise to include a two-bedroom unit.

Kent Cowherd - 901 Teocalli Avenue

- It would be appropriate to delay the decision with the notice question.
- He supported the project.
- He thought the parking requirement might be too onerous.

Patrick O'Neill - 18 Ruth's Road

- Pauly would want six plow drivers in the units.
- There was a great opportunity if it was done well and correctly.
- They had good neighbor rules and regulations in their neighborhood.
- If people could not agree to lease terms, they did not get to play.
- There were some details to be worked out.
- He felt it was a preliminary meeting.

Higgins said the meeting was by no means an approval of a site plan. They were looking at whether they could move forward. Yerman acknowledged they would have to start spending money. BOZAR would review the land use application. Yerman said the funds would be coming from the Affordable Housing Fund. Huckins asked Higgins to comment on his idea of a two-bedroom unit. Higgins recognized the Town was way ahead of other towns in for sale affordable housing units.

Mark Robbins - 108 Butte Avenue

- It seemed like a no-brainer.
- The same problems would exist if it went to the free market.
- He asked about the timeline. Jim Starr answered his question and Yerman elaborated.

Robin Cash

- She asked what more the Council needed to hear to make a decision.

Patrick O'Neill

- The Redden family was excited that the place could be used for a project such as this one.
- There was an opportunity for a partnership.
- It was exciting if it was done well.

Bob Gillie - 28 Butte Avenue

- He watched the neighborhood change over the years. He felt he lived amongst short-term rentals.
- If the Town had an opportunity to create local workforce housing within the existing neighborhoods, work out the details.

Clifton Garland

- People were unanimous on creating affordable housing.
- He wanted affordable housing that worked.
- Make things as right as possible.

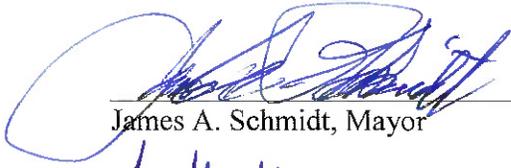
Higgins stated the math had to work out in breaking even. The Fund wanted to be a neighbor, not a developer.

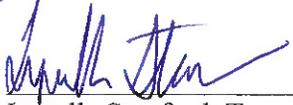
Yerman wanted to hear from the Council if there was an appetite to proceed. He outlined the things he heard, including that a clear management plan would be required through the BOZAR process. Haver confirmed they were not asking for special accommodations. Dujardin thought it was an easy decision to move forward with the partnership. Magner agreed the management plan could be really helpful. She would like to see two parking spots per unit and storage. She thought it was a great idea. Yerman recommended the financial decision come back in front of the Council on January 6<sup>th</sup>. Schmidt questioned what number of units would trip ADA requirements. The answer was that it was not a public project. He added that first right of refusal needed to be included. Schmidt liked Huckin's idea of a two bedroom unit. Schmidt was concerned about the space between units, and he liked the five-unit plan better. He thought the storage was important. No one on the Council voiced disagreement with proceeding with the project.

Dujardin moved and Bradley seconded a motion to proceed with a joint application with the Town and the Valley Housing Fund for a six-unit mobile home park located at 114 Butte Avenue for an affordable housing rental project. A roll call vote was taken with all voting, "Yes," except Schmidt voted, "No." **Motion passed.**

#### ADJOURNMENT

Mayor Schmidt adjourned the meeting at 8:19PM.

  
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James A. Schmidt, Mayor

  
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Lynelle Stanford, Town Clerk

(SEAL)

