

# Part 3 Crested Butte Area Plan

## APPENDIX I

### MATERIALS AND PUBLICATIONS USED IN DEVELOPMENT OF THE CRESTED BUTTE THREE MILE PLAN

#### Literature

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Northwest Colorado Council of Governments Second Home Owners Study, 2004.

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Snow-Avalanche Hazard Analysis, Gibson Ridge Area, Crested\_Butte, Prepared for Gunnison County, Arthur 1. Mears, P.E., Inc., January, 1987.

**Appendix II**

**BOXHOLDER  
2004 LAND USE SURVEY**

All Respondents

513 responses from 2,929 contacts via Post Office boxes, 17.5%

Dear Crested Butte or Upper East River Valley Resident:

The Crested Butte Town Planning Commission is assessing the Town's planning goals and standards for development in the vicinity of Crested Butte. Our decisions may influence the Town for years to come. With this survey, we request your help to guide the Planning Commission while preparing to meet new challenges in our community.

This survey is being conducted to determine whether directions outlined in the 1993 Crested Butte Three Mile Plan should be continued and to address new issues that have surfaced since the Plan's adoption.

This survey is distributed to all Post Office BOXHOLDERS, second home owners in Crested Butte, and to major land owners near town. Our goal is to determine the desires of the community, rather than any particular individual. We will not publish the results of individual respondents. Please complete the questionnaire and return it to the Town at:

- o the Crested Butte Post Office, in a drop-off box, or
- o the Crested Butte Town Hall, at 507 Maroon Ave.
- o Second home owners and major land owners should return the questionnaires in the envelope provided.

**Please return all questionnaires by April 16, 2004 at the Post Office or by April 30, 2004 at Crested Butte Town Hall.**

Thank you for your cooperation.

Sincerely,

James A. Schmidt, Mayor and Planning Commission Chairman.

1. What do you value about Crested Butte, and the upper East River Valley around Crested Butte?  
(Please **select ALL** features that apply)

- |    |      |        |   |
|----|------|--------|---|
| a. | _402 | 78%___ | Ability to get around without a car                             |
| b. | _455 | 89%___ | Abundance and variety of wildflowers                            |
| c. | _424 | 83%___ | Abundance and variety of wildlife                               |
| d. | _175 | 34%___ | Agricultural opportunities in the valley                        |
| e. | _494 | 96%___ | Beautiful scenery   |
| f. | _486 | 95%___ | Clean air   |
| g. | _475 | 93%___ | Clean water in the streams                                      |
| h. | _338 | 66%___ | Cultural activities   |
| i. | _183 | 36%___ | Economic opportunities  |
| j. | _291 | 57%___ | Good place to raise children                                    |
| k. | _410 | 80%___ | Large expanses of open space with development in isolated areas |
| l. | _464 | 90%___ | Living in the mountains   |
| m. | _451 | 88%___ | Low crime rate  |
| n. | _439 | 86%___ | Nearby designated wilderness areas                              |
| o. | _409 | 80%___ | Open space between developments in the valley                   |
| p. | _347 | 68%___ | Relative isolation  |
| q. | _134 | 26%___ | Strong business climate   |
| r. | _454 | 89%___ | Summer outdoor recreation opportunities                         |
| s. | _390 | 76%___ | Small population  |
| t. | _368 | 72%___ | Small scale of buildings in Crested Butte                       |
| u. | _432 | 84%___ | Vistas (unobstructed views)                                     |
| v. | _439 | 86%___ | Winter outdoor recreation opportunities                         |
| w. | _84  | ___    | Other _____   |

2. Should any of the following natural/environmental features be preserved or remain undeveloped when a parcel of land is developed for residential, business or industrial uses? **(Select ALL features that should be preserved)**

- a. 469 91% Air quality
  - b. 294 57% Hay meadows for ranching
  - c. 369 72% Hillside seen from the Town of Crested Butte
  - d. 166 32% Mineral deposits
  - e. 465 91% Natural ponds or lakes
  - f. 374 73% Natural topography and contours
  - g. 480 94% Natural creeks and rivers
  - h. 396 77% Open space
  - i. 404 79% Top of ridgelines
  - j. 362 71% Trees and willow bushes
  - k. 384 75% Unique wildflower stands
  - l. 202 40% Views from critical locations
- from: \_\_\_\_\_ looking at: \_\_\_\_\_
- m. 418 81% Wildlife habitat
  - n. 412 81% Wildlife movement corridors
  - o. 419 82% Wetlands
  - p. 464 90% Water quality
  - q. 31 Other \_\_\_\_\_

3.a. Crested Butte can grow north into the corridor between Crested Butte and Mt. Crested Butte; north along the Slate River Road; or south near the County Shops at the top of the Highway 135 hill. More development could occur south of Riverland. If development occurs in any of these areas, what types of land use should be located there. **(Select ONE for each area)**

	<u>North</u>	<u>North</u>	<u>South</u>	<u>South</u>	
	Gothic	Slate	Top of	of	
	Road	River	SH 135	Industrial	
	Corridor	Road	Hill	Park	
i.	106	141	47	38	Single family residential
ii.	15	3	24	15	Multifamily residential
iii.	78	64	64	39	A mix of mostly single family residential and some multifamily
iv.	22	7	60	41	A mix of business uses in some blocks and residential uses in other blocks
v.	4	0	7	8	Business like those located on Elk Ave
vi.	0	0	10	5	Business designed to serve only the uses within the development.
vii.	1	1	23	70	Commercial like Belleview Ave. between Third Street and Fifth Street
					Recreational developments like:
viii.	6	5	7	18	golf courses,
ix.	0	4	10	9	RV parks,
x.	10	6	5	9	other rec. development _____
xi.	37	49	16	24	Other/Comment _____

3.b. If development occurs in these areas, what density is appropriate: **(Select ONE for each area)**

- xii. 13 5 36 31 High density (close together as in the town grid pattern).
- xiii. 29 19 47 63 High density with substantial open space in the valley.
- xiv. 29 18 60 47 Medium density like Riverbend, or Crested Butte South.
- xv. 49 47 99 102 Medium density like Riverbend, or Crested Butte South with substantial open space in the valley.
- xvi. 48 35 21 17 low density like the existing density in the Gothic Corridor
- xvii. 75 59 30 28 low density like the existing density in the Gothic Corridor with substantial open space in the valley.
- xviii. 18 47 22 16 Very low density like Trappers Crossing.
- xix. 120 148 54 69 Primarily open space.

4. Where should additional business uses, like Elk Avenue, be located if and when needed? (**Select ALL** that apply)
- \_408\_80% Downtown adjacent to existing business uses
  - \_89\_17% North of Butte Avenue in the corridor between the two towns
  - \_125\_24% South of Red Lady Ave. along State Highway 135.
5. Where is it important to preserve open space? (Rank the choices with **1 MOST important** and **7 LEAST important**)
- |    | #1    | #2    |   |
|----|-------|-------|---|
| a. | _43_  | _35_  | Between Crested Butte and Mt. Crested Butte.  |
| b. | _50_  | _50_  | The entrance to Crested Butte, from Round Mountain north.   |
| c. | _140_ | _100_ | The wetlands.   |
| d. | _19_  | _66_  | Agricultural hay meadows.   |
| e. | _135_ | _91_  | The land beyond the end of plowed roads (e.g. past Nicholson Lake, past Mt. Crested Butte, past the East River bridge towards Brush Creek.) |
| f. | _21_  | _45_  | Smith Hill, north of Crested Butte.   |
| g. | _16_  | _8_   | Other _____   |
- 
6. Should houses be clustered on small portions of a parcel leaving most of the parcel undeveloped and preserved or should houses be distributed throughout a parcel? (**Select ONE**)
- \_367\_27% clustered with preserved open areas
  - \_109\_21% distributed throughout the parcel
7. If there is going to be more development, should development be: (**Select ONE**)
- \_14\_ 3% distributed throughout the Slate and upper East River valleys
  - \_44\_ 9% distributed throughout the Slate and upper East River valleys if substantial open space is provided in the valley
  - \_104\_20% clustered adjacent to Crested Butte (CB), Mt. Crested Butte (Mt. CB), or existing subdivisions
  - \_337\_65% clustered adjacent to CB, Mt. CB, or existing subdivisions if substantial open space is provided in the valley
8. Which of the following, if any, should new development provide as part of the development proposal? (**Select ALL** that apply.)
- \_358\_ 70% Affordable housing
  - \_308\_ 60% Alternative transportation station sites
  - \_260\_ 51% Alternative transportation rights-of-way
  - \_330\_ 64% At least one tree planted on each lot
  - \_288\_ 56% Continued agricultural uses on open lands
  - \_393\_ 77% Lake and river access
  - \_126\_ 25% Land for a school
  - \_257\_ 50% Nordic track
  - \_409\_ 80% Open space
  - \_251\_ 49% Park land for ball fields, picnicking, etc.
  - \_224\_ 44% Parking
  - \_422\_ 82% Public access to public lands
  - \_233\_ 46% Snow storage space
  - \_153\_ 30% Stock drive routes
  - \_376\_ 73% Summer trails
  - \_288\_ 56% Significant setbacks from Highway 135 (e.g. ¼ to ½ mile)
  - \_4\_ Other \_\_\_\_\_

9. Are the following athletic facilities generally available when you have time to use them? Do we need more facilities?

Are they available when you have time?		Do we need more?	
Yes	No	Yes	No
a. <u>258</u>	<u>17</u>	Softball fields	<u>38</u> <u>217</u>
b. <u>205</u>	<u>27</u>	Basketball courts	<u>52</u> <u>182</u>
c. <u>199</u>	<u>81</u>	Ice rinks	<u>133</u> <u>151</u>
d. <u>250</u>	<u>33</u>	Multipurpose lawns for frisbee, kite flying, yoga, etc.	<u>125</u> <u>134</u>
e. <u>214</u>	<u>26</u>	Soccer fields	<u>62</u> <u>167</u>
f. <u>224</u>	<u>44</u>	Tennis courts	<u>80</u> <u>172</u>
g. <u>176</u>	<u>26</u>	Volley ball courts	<u>45</u> <u>168</u>
h. <u>201</u>	<u>11</u>	Skateboard park	<u>47</u> <u>168</u>
i. <u>217</u>	<u>15</u>	Kids playground (eg. Mary Yelenick Park)	<u>90</u> <u>143</u>
j. <u>333</u>	<u>4</u>	Cross-country ski tracks	<u>153</u> <u>132</u>
k. <u>237</u>	<u>20</u>	Sledding Hills	<u>103</u> <u>142</u>
l. <u>51</u>	<u>30</u>	Other _____	<u>71</u> <u>34</u>
m. <u>65</u>	I do not use these facilities.		

10. Please help us identify places that should be linked by trail. Please indicate whether the trail should be for summer use, winter use or both summer and winter use. (**Select summer, winter, or both** or if it is not an important trail to you, leave all three spaces blank.) (Assume Crested Butte is already linked by trail to Mt. Crested Butte, Oh-be-joyful Wilderness, Green Lake, Riverbend, and Skyland (via Tony's Trail and the Upper Loop))

	summer	winter	both	
a.	<u>118</u>	<u>1</u>	<u>286</u>	Crested Butte with Crested Butte South
b.	<u>94</u>	<u>2</u>	<u>238</u>	Crested Butte with Kebler Pass
c.	<u>91</u>	<u>1</u>	<u>214</u>	Crested Butte with Baxter Gulch
d.	<u>64</u>	<u>1</u>	<u>273</u>	Crested Butte with Skyland along State Highway 135
e.	<u>44</u>	<u>2</u>	<u>154</u>	Crested Butte with Buckhorn Ranch (subdivision surrounding Crested Butte Airport)
f.	<u>136</u>	<u>2</u>	<u>178</u>	Smith Hill primitive road with Long Lake and Washington Gulch Road
g.	<u>48</u>	<u>1</u>	<u>215</u>	Riverbend with Skyland
h.	<u>85</u>	<u>2</u>	<u>187</u>	Meridian Lake Park with the Mt. Crested Butte Recreation Path
i.	<u>114</u>	<u>1</u>	<u>194</u>	A trail along Slate River Road, separated from the road, to Oh-be-joyful Creek
j.	<u>11</u>	<u>2</u>	<u>25</u>	Other _____

11. On a scale of 1 to 10, how important to you is a trail system providing non-motorized vehicle routes throughout the Slate and upper East River Valley?

Not important.....Average Response 8.19.....Very important

1 2 3 4 5 6 7 8 9 10

12. On a scale of 1 to 10, when connecting places, how important to you is a paved trail, rather than an unpaved trail?

Not important.....Average Response 3.24.....Very important

1 2 3 4 5 6 7 8 9 10

13. On a scale of 1 to 10, how important to you is a larger performing arts center?

Not important.....Average Response 5.80.....Very important

1 2 3 4 5 6 7 8 9 10

14. Are you a resident of:

a. <u>291</u>	Crested Butte	d. <u>13</u>	Meridian Lake Park subdivision
b. <u>58</u>	Mt. Crested Butte	e. <u>16</u>	Skyland/Buckhorn Ranch
c. <u>62</u>	Crested Butte South/Allen Homesites	f. <u>55</u>	A valley resident but not in the above communities
<u>1</u>	Irwin	<u>3</u>	Own property do not live here

**Appendix II**

**BOXHOLDER  
2004 LAND USE SURVEY**

Residents

476 responses of 2,815 contacts via Post Office boxes, 16.9%

Dear Crested Butte or Upper East River Valley Resident:

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1. What do you value about Crested Butte, and the upper East River Valley around Crested Butte?  
(Please **select ALL** features that apply)

- |    |      |          |   |
|----|------|----------|---|
| a. | _370 | 78%_____ | Ability to get around without a car                             |
| b. | _423 | 89%_____ | Abundance and variety of wildflowers                            |
| c. | _396 | 83%_____ | Abundance and variety of wildlife                               |
| d. | _169 | 36%_____ | Agricultural opportunities in the valley                        |
| e. | _458 | 96%_____ | Beautiful scenery   |
| f. | _450 | 95%_____ | Clean air   |
| g. | _441 | 93%_____ | Clean water in the streams                                      |
| h. | _312 | 66%_____ | Cultural activities   |
| i. | _173 | 36%_____ | Economic opportunities  |
| j. | _273 | 57%_____ | Good place to raise children                                    |
| k. | _382 | 80%_____ | Large expanses of open space with development in isolated areas |
| l. | _438 | 92%_____ | Living in the mountains   |
| m. | _422 | 89%_____ | Low crime rate  |
| n. | _410 | 86%_____ | Nearby designated wilderness areas                              |
| o. | _381 | 80%_____ | Open space between developments in the valley                   |
| p. | _324 | 68%_____ | Relative isolation  |
| q. | _121 | 25%_____ | Strong business climate   |
| r. | _424 | 89%_____ | Summer outdoor recreation opportunities                         |
| s. | _364 | 76%_____ | Small population  |
| t. | _342 | 72%_____ | Small scale of buildings in Crested Butte                       |
| u. | _401 | 84%_____ | Vistas (unobstructed views)                                     |
| v. | _412 | 87%_____ | Winter outdoor recreation opportunities                         |
| w. | _78  | _____    | Other _____   |

2. Should any of the following natural/environmental features be preserved or remain undeveloped when a parcel of land is developed for residential, business or industrial uses? **(Select ALL features that should be preserved)**

- a.   434    91%         Air quality
- b.   274    58%         Hay meadows for ranching
- c.   337    71%         Hillsides seen from the Town of Crested Butte
- d.   157    33%         Mineral deposits
- e.   433    91%         Natural ponds or lakes
- f.   350    74%         Natural topography and contours
- g.   445    93%         Natural creeks and rivers
- h.   369    78%         Open space
- i.   372    78%         Top of ridgelines
- j.   338    71%         Trees and willow bushes
- k.   359    75%         Unique wildflower stands
- l.   185    39%         Views from critical locations  
from: \_\_\_\_\_ looking at: \_\_\_\_\_
- m.   392    82%         Wildlife habitat
- n.   385    81%         Wildlife movement corridors
- o.   391    82%         Wetlands
- p.   430    90%         Water quality
- q.    31                 Other \_\_\_\_\_

3.a. Crested Butte can grow north into the corridor between Crested Butte and Mt. Crested Butte; north along the Slate River Road; or south near the County Shops at the top of the Highway 135 hill. More development could occur south of Riverland. If development occurs in any of these areas, what types of land use should be located there. **(Select ONE for each area)**

	<u>North</u>	<u>North</u>	<u>South</u>	<u>South</u>	
	<u>Gothic</u>	<u>Slate</u>	<u>Top of</u>	<u>of</u>	
	<u>Road</u>	<u>River</u>	<u>SH 135</u>	<u>Industrial</u>	
	<u>Corridor</u>	<u>Road</u>	<u>Hill</u>	<u>Park</u>	
i.	<u>  98  </u>	<u> 128 </u>	<u>  43  </u>	<u>  35  </u>	Single family residential
ii.	<u>  14  </u>	<u>   3  </u>	<u>  22  </u>	<u>  13  </u>	Multifamily residential
iii.	<u>  72  </u>	<u>  63  </u>	<u>  62  </u>	<u>  36  </u>	A mix of mostly single family residential and some multifamily
iv.	<u>  21  </u>	<u>   7  </u>	<u>  56  </u>	<u>  38  </u>	A mix of business uses in some blocks and residential uses in other blocks
v.	<u>   3  </u>	<u>   0  </u>	<u>   6  </u>	<u>   8  </u>	Business like those located on Elk Ave
vi.	<u>   0  </u>	<u>   0  </u>	<u>   9  </u>	<u>   4  </u>	Business designed to serve only the uses within the development.
vii.	<u>   1  </u>	<u>   1  </u>	<u>  21  </u>	<u>  66  </u>	Commercial like Belleview Ave. between Third Street and Fifth Street
					Recreational developments like:
viii.	<u>   6  </u>	<u>   5  </u>	<u>   7  </u>	<u>  17  </u>	golf courses,
ix.	<u>   0  </u>	<u>   4  </u>	<u>   9  </u>	<u>   9  </u>	RV parks,
x.	<u>  10  </u>	<u>   6  </u>	<u>   5  </u>	<u>   9  </u>	other rec. development _____
xi.	<u>  33  </u>	<u>  43  </u>	<u>  12  </u>	<u>  20  </u>	Other/Comment _____

3.b. If development occurs in these areas, what density is appropriate: **(Select ONE for each area)**

- xii.   13      5     34     28   High density (close together as in the town grid pattern).
- xiii.   29     19     45     62   High density with substantial open space in the valley.
- xiv.   27     18     53     39   Medium density like Riverbend, or Crested Butte South.
- xv.   45     42     93     97   Medium density like Riverbend, or Crested Butte South with substantial open space in the valley.
- xvi.   42     33     19     16   low density like the existing density in the Gothic Corridor
- xvii.   69     54     28     23   low density like the existing density in the Gothic Corridor with substantial open space in the valley.
- xviii.   15     45     20     15   Very low density like Trappers Crossing.
- xix.  111    134     49     66   Primarily open space.

4. Where should additional business uses, like Elk Avenue, be located if and when needed? (**Select ALL** that apply)
- a. 378 79%\_\_\_\_\_ Downtown adjacent to existing business uses
  - b. 82 17%\_\_\_\_\_ North of Butte Avenue in the corridor between the two towns
  - c. 111 23%\_\_\_\_\_ South of Red Lady Ave. along State Highway 135.
5. Where is it important to preserve open space? (Rank the choices with **1 MOST important** and **7 LEAST important**)
- |    | #1         | #2        |   |
|----|------------|-----------|---|
| a. | <u>38</u>  | <u>29</u> | Between Crested Butte and Mt. Crested Butte.  |
| b. | <u>46</u>  | <u>47</u> | The entrance to Crested Butte, from Round Mountain north.   |
| c. | <u>129</u> | <u>95</u> | The wetlands.   |
| d. | <u>19</u>  | <u>59</u> | Agricultural hay meadows.   |
| e. | <u>127</u> | <u>88</u> | The land beyond the end of plowed roads (e.g. past Nicholson Lake, past Mt. Crested Butte, past the East River bridge towards Brush Creek.) |
| f. | <u>17</u>  | <u>42</u> | Smith Hill, north of Crested Butte.   |
| g. | <u>16</u>  | <u>7</u>  | Other _____   |
- 
6. Should houses be clustered on small portions of a parcel leaving most of the parcel undeveloped and preserved or should houses be distributed throughout a parcel? (**Select ONE**)
- a. 340 77%\_\_\_\_\_ clustered with preserved open areas
  - b. 102 21%\_\_\_\_\_ distributed throughout the parcel
7. If there is going to be more development, should development be: (**Select ONE**)
- a. 13 3%\_\_\_\_\_ distributed throughout the Slate and upper East River valleys
  - b. 39 8%\_\_\_\_\_ distributed throughout the Slate & upper East River valleys if substantial open space is provided in the valley
  - c. 97 20%\_\_\_\_\_ clustered adjacent to Crested Butte (CB), Mt. Crested Butte (Mt. CB), or existing subdivisions
  - d. 311 65%\_\_\_\_\_ clustered adjacent to CB, Mt. CB, or existing subdivisions if substantial open space is provided in the valley
8. Which of the following, if any, should new development provide as part of the development proposal? (**Select ALL** that apply.)
- a. 341 72%\_\_\_\_\_ Affordable housing
  - b. 291 61%\_\_\_\_\_ Alternative transportation station sites
  - c. 241 51%\_\_\_\_\_ Alternative transportation rights-of-way
  - d. 304 64%\_\_\_\_\_ At least one tree planted on each lot
  - e. 266 56%\_\_\_\_\_ Continued agricultural uses on open lands
  - f. 368 77%\_\_\_\_\_ Lake and river access
  - g. 119 25%\_\_\_\_\_ Land for a school
  - h. 241 51%\_\_\_\_\_ Nordic track
  - i. 381 80%\_\_\_\_\_ Open space
  - j. 235 49%\_\_\_\_\_ Park land for ball fields, picnicking, etc.
  - k. 209 44%\_\_\_\_\_ Parking
  - l. 395 83%\_\_\_\_\_ Public access to public lands
  - m. 220 46%\_\_\_\_\_ Snow storage space
  - n. 143 30%\_\_\_\_\_ Stock drive routes
  - o. 350 74%\_\_\_\_\_ Summer trails
  - p. 266 56%\_\_\_\_\_ Significant setbacks from Highway 135 (e.g. ¼ to ½ mile)
  - q. 47 \_\_\_\_\_ Other \_\_\_\_\_
-

9. Are the following athletic facilities generally available when you have time to use them? Do we need more facilities?

Are they available when you have time?			Do we need more?	
Yes	No		Yes	No
a. 247	15	Softball fields	35	209
b. 197	24	Basketball courts	50	175
c. 191	79	Ice rinks	128	148
d. 240	31	Multipurpose lawns for frisbee, kite flying, yoga, etc.	119	131
e. 203	36	Soccer fields	61	161
f. 213	42	Tennis courts	75	167
g. 168	26	Volley ball courts	43	163
h. 192	11	Skateboard park	45	162
i. 199	15	Kids playground (eg. Mary Yelenick Park)	85	139
j. 313	4	Cross-country ski tracks	143	129
k. 224	19	Sledding Hills	95	140
l. 49	30	Other _____	71	34
m. 65		I do not use these facilities.		

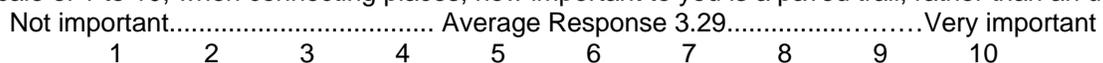
10. Please help us identify places that should be linked by trail. Please indicate whether the trail should be for summer use, winter use or both summer and winter use. (**Select summer, winter, or both** or if it is not an important trail to you, leave all three spaces blank.) (Assume Crested Butte is already linked by trail to Mt. Crested Butte, Oh-be-joyful Wilderness, Green Lake, Riverbend, and Skyland (via Tony's Trail and the Upper Loop))

	summer	winter	both	
a.	109	1	274	Crested Butte with Crested Butte South
b.	88	2	226	Crested Butte with Kebler Pass
c.	88	1	204	Crested Butte with Baxter Gulch
d.	61	1	260	Crested Butte with Skyland along State Highway 135
e.	43	2	147	Crested Butte with Buckhorn Ranch (subdivision surrounding Crested Butte Airport)
f.	128	2	167	Smith Hill primitive road with Long Lake and Washington Gulch Road
g.	47	1	206	Riverbend with Skyland
h.	81	1	178	Meridian Lake Park with the Mt. Crested Butte Recreation Path
i.	110	0	185	A trail along Slate River Road, separated from the road, to Oh-be-joyful Creek
j.	11	1	23	Other _____

11. On a scale of 1 to 10, how important to you is a trail system providing non-motorized vehicle routes throughout the Slate and upper East River Valley?



12. On a scale of 1 to 10, when connecting places, how important to you is a paved trail, rather than an unpaved trail?



13. On a scale of 1 to 10, how important to you is a larger performing arts center?



14. Are you a resident of:

a. 261	Crested Butte	d. 13	Meridian Lake Park subdivision
b. 58	Mt. Crested Butte	e. 16	Skyland/Buckhorn Ranch
c. 62	Crested Butte South/Allen Homesites	f. 55	A valley resident but not in the above communities
1	Irwin		

**Appendix II**

**2004 LAND USE SURVEY**

Second Home Owners

37 responses of 114 contacts via U.S. mail, 32.4%

Dear Crested Butte or Upper East River Valley Resident:

The Crested Butte Town Planning Commission is assessing the Town's planning goals and standards for development in the vicinity of Crested Butte. Our decisions may influence the Town for years to come. With this survey, we request your help to guide the Planning Commission while preparing to meet new challenges in our community.

This survey is being conducted to determine whether directions outlined in the 1993 Crested Butte Three Mile Plan should be continued and to address new issues that have surfaced since the Plan's adoption.

This survey is distributed to all Post Office BOXHOLDERS, second home owners in Crested Butte, and to major land owners near town. Our goal is to determine the desires of the community, rather than any particular individual. We will not publish the results of individual respondents. Please complete the questionnaire and return it to the Town at:

- o the Crested Butte Post Office, in a drop-off box, or
- o the Crested Butte Town Hall, at 507 Maroon Ave.
- o Second home owners and major land owners should return the questionnaires in the envelope provided.

**Please return all questionnaires by April 16, 2004 at the Post Office or by April 30, 2004 at Crested Butte Town Hall.**

Thank you for your cooperation.

Sincerely,

James A. Schmidt, Mayor and Planning Commission Chairman.

1. What do you value about Crested Butte, and the upper East River Valley around Crested Butte?  
(Please **select ALL** features that apply)

- a. 32 87% Ability to get around without a car
- b. 32 87% Abundance and variety of wildflowers
- c. 28 76% Abundance and variety of wildlife
- d. 6 17% Agricultural opportunities in the valley
- e. 36 97% Beautiful scenery
- f. 36 97% Clean air
- g. 34 92% Clean water in the streams
- h. 26 70% Cultural activities
- i. 10 27% Economic opportunities
- j. 18 49% Good place to raise children
- k. 28 76% Large expanses of open space with development in isolated areas
- l. 26 70% Living in the mountains
- m. 29 78% Low crime rate
- n. 29 78% Nearby designated wilderness areas
- o. 28 78% Open space between developments in the valley
- p. 23 62% Relative isolation
- q. 13 35% Strong business climate
- r. 30 81% Summer outdoor recreation opportunities
- s. 26 70% Small population
- t. 26 70% Small scale of buildings in Crested Butte
- u. 31 84% Vistas (unobstructed views)
- v. 27 73% Winter outdoor recreation opportunities
- w. \_\_\_\_\_ Other \_\_\_\_\_

2. Should any of the following natural/environmental features be preserved or remain undeveloped when a parcel of land is developed for residential, business or industrial uses? **(Select ALL features that should be preserved)**

- a. 35 95%      Air quality
- b. 20 54%      Hay meadows for ranching
- c. 32 87%      Hillside seen from the Town of Crested Butte
- d. 9 24%      Mineral deposits
- e. 32 87%      Natural ponds or lakes
- f. 24 65%      Natural topography and contours
- g. 35 95%      Natural creeks and rivers
- h. 27 73%      Open space
- i. 32 87%      Top of ridgelines
- j. 24 65%      Trees and willow bushes
- k. 25 68%      Unique wildflower stands
- l. 17 46%      Views from critical locations  
from: \_\_\_\_\_ looking at: \_\_\_\_\_
- m. 26 70%      Wildlife habitat
- n. 27 73%      Wildlife movement corridors
- o. 28 76%      Wetlands
- p. 34 92%      Water quality
- q.      Other \_\_\_\_\_

3.a. Crested Butte can grow north into the corridor between Crested Butte and Mt. Crested Butte; north along the Slate River Road; or south near the County Shops at the top of the Highway 135 hill. More development could occur south of Riverland. If development occurs in any of these areas, what types of land use should be located there. **(Select ONE for each area)**

	<u>North</u>	<u>North</u>	<u>South</u>	<u>South</u>	
	<u>Gothic</u>	<u>Slate</u>	<u>Top of</u>	<u>of</u>	
	<u>Road</u>	<u>River</u>	<u>SH 135</u>	<u>Industrial</u>	
	<u>Corridor</u>	<u>Road</u>	<u>Hill</u>	<u>Park</u>	
i.	<u>8</u>	<u>13</u>	<u>4</u>	<u>3</u>	Single family residential
ii.	<u>1</u>	<u>    </u>	<u>2</u>	<u>2</u>	Multifamily residential
iii.	<u>6</u>	<u>1</u>	<u>2</u>	<u>3</u>	A mix of mostly single family residential and some multifamily
iv.	<u>1</u>	<u>    </u>	<u>4</u>	<u>3</u>	A mix of business uses in some blocks and residential uses in other blocks
v.	<u>1</u>	<u>    </u>	<u>1</u>	<u>    </u>	Business like those located on Elk Ave
vi.	<u>    </u>	<u>    </u>	<u>1</u>	<u>1</u>	Business designed to serve only the uses within the development.
vii.	<u>    </u>	<u>    </u>	<u>2</u>	<u>4</u>	Commercial like Belleview Ave. between Third Street and Fifth Street
viii.	<u>    </u>	<u>    </u>	<u>    </u>	<u>1</u>	Recreational developments like: golf courses,
ix.	<u>    </u>	<u>    </u>	<u>1</u>	<u>    </u>	RV parks,
x.	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	other rec. development _____
xi.	<u>4</u>	<u>6</u>	<u>4</u>	<u>    </u>	Other/Comment _____

3.b. If development occurs in these areas, what density is appropriate: **(Select ONE for each area)**

- xii.           2 3 High density (close together as in the town grid pattern).
- xiii.           2 1 High density with substantial open space in the valley.
- xiv. 2      7 8 Medium density like Riverbend, or Crested Butte South.
- xv. 4 5 6 5 Medium density like Riverbend, or Crested Butte South with substantial open space in the valley.
- xvi. 6 2 2 1 low density like the existing density in the Gothic Corridor
- xvii. 6 5 2 5 low density like the existing density in the Gothic Corridor with substantial open space in the valley.
- xviii. 3 2 2 1 Very low density like Trappers Crossing.
- xix. 9 14 5 4 Primarily open space.

4. Where should additional business uses, like Elk Avenue, be located if and when needed? (**Select ALL** that apply)
- 30 81% Downtown adjacent to existing business uses
  - 7 19% North of Butte Avenue in the corridor between the two towns
  - 14 38% South of Red Lady Ave. along State Highway 135.
5. Where is it important to preserve open space? (Rank the choices with **1 MOST important** and **7 LEAST important**)
- |    | #1        | #2       |   |
|----|-----------|----------|---|
| a. | <u>5</u>  | <u>6</u> | Between Crested Butte and Mt. Crested Butte.  |
| b. | <u>4</u>  | <u>3</u> | The entrance to Crested Butte, from Round Mountain north.   |
| c. | <u>11</u> | <u>4</u> | The wetlands.   |
| d. | <u>7</u>  | <u>7</u> | Agricultural hay meadows.   |
| e. | <u>8</u>  | <u>3</u> | The land beyond the end of plowed roads (e.g. past Nicholson Lake, past Mt. Crested Butte, past the East River bridge towards Brush Creek.) |
| f. | <u>3</u>  | <u>3</u> | Smith Hill, north of Crested Butte.   |
| g. | <u>1</u>  | <u>1</u> | Other _____   |
6. Should houses be clustered on small portions of a parcel leaving most of the parcel undeveloped and preserved or should houses be distributed throughout a parcel? (**Select ONE**)
- 27 73% clustered with preserved open areas
  - 7 19% distributed throughout the parcel
7. If there is going to be more development, should development be: (**Select ONE**)
- 1 3% distributed throughout the Slate and upper East River valleys
  - 5 14% distributed throughout the Slate and upper East River valleys if substantial open space is provided in the valley
  - 7 19% clustered adjacent to Crested Butte (CB), Mt. Crested Butte (Mt. CB), or existing subdivisions
  - 23 62% clustered adjacent to CB, Mt. CB, or existing subdivisions if substantial open space is provided in the valley
8. Which of the following, if any, should new development provide as part of the development proposal? (**Select ALL** that apply.)
- 17 47% Affordable housing
  - 17 47% Alternative transportation station sites
  - 19 53% Alternative transportation rights-of-way
  - 26 72% At least one tree planted on each lot
  - 22 61% Continued agricultural uses on open lands
  - 25 69% Lake and river access
  - 7 19% Land for a school
  - 16 44% Nordic track
  - 28 78% Open space
  - 16 44% Park land for ball fields, picnicking, etc.
  - 15 42% Parking
  - 27 75% Public access to public lands
  - 13 36% Snow storage space
  - 10 28% Stock drive routes
  - 26 72% Summer trails
  - 22 61% Significant setbacks from Highway 135 (e.g. ¼ to ½ mile)
  - Other \_\_\_\_\_

9. Are the following athletic facilities generally available when you have time to use them? Do we need more facilities?

Are they available when you have time?		Do we need more?	
Yes	No	Yes	No
a. <u>11</u>	<u>2</u>	Softball fields	<u>3</u> <u>8</u>
b. <u>9</u>	<u>3</u>	Basketball courts	<u>2</u> <u>7</u>
c. <u>8</u>	<u>2</u>	Ice rinks	<u>5</u> <u>3</u>
d. <u>10</u>	<u>2</u>	Multipurpose lawns for frisbee, kite flying, yoga, etc.	<u>6</u> <u>3</u>
e. <u>11</u>	<u>0</u>	Soccer fields	<u>1</u> <u>6</u>
f. <u>11</u>	<u>2</u>	Tennis courts	<u>5</u> <u>5</u>
g. <u>8</u>	<u>0</u>	Volley ball courts	<u>2</u> <u>5</u>
h. <u>9</u>	<u>0</u>	Skateboard park	<u>2</u> <u>6</u>
i. <u>18</u>	<u>0</u>	Kids playground (eg. Mary Yelenick Park)	<u>5</u> <u>4</u>
j. <u>20</u>	<u>0</u>	Cross-country ski tracks	<u>10</u> <u>3</u>
k. <u>13</u>	<u>1</u>	Sledding Hills	<u>8</u> <u>2</u>
l. _____	_____	Other _____	_____
m. _____	I do not use these facilities.		

10. Please help us identify places that should be linked by trail. Please indicate whether the trail should be for summer use, winter use or both summer and winter use. (**Select summer, winter, or both** or if it is not an important trail to you, leave all three spaces blank.) (Assume Crested Butte is already linked by trail to Mt. Crested Butte, Oh-be-joyful Wilderness, Green Lake, Riverbend, and Skyland (via Tony's Trail and the Upper Loop)

	summer	winter	both	
a.	<u>9</u>	<u>0</u>	<u>12</u>	Crested Butte with Crested Butte South
b.	<u>6</u>	<u>0</u>	<u>12</u>	Crested Butte with Kebler Pass
c.	<u>3</u>	<u>0</u>	<u>10</u>	Crested Butte with Baxter Gulch
d.	<u>3</u>	<u>0</u>	<u>13</u>	Crested Butte with Skyland along State Highway 135
e.	<u>1</u>	<u>0</u>	<u>7</u>	Crested Butte with Buckhorn Ranch (subdivision surrounding Crested Butte Airport)
f.	<u>8</u>	<u>0</u>	<u>11</u>	Smith Hill primitive road with Long Lake and Washington Gulch Road
g.	<u>1</u>	<u>0</u>	<u>9</u>	Riverbend with Skyland
h.	<u>4</u>	<u>1</u>	<u>9</u>	Meridian Lake Park with the Mt. Crested Butte Recreation Path
i.	<u>4</u>	<u>1</u>	<u>9</u>	A trail along Slate River Road, separated from the road, to Oh-be-joyful Creek
j.	<u>0</u>	<u>1</u>	<u>2</u>	Other _____

11. On a scale of 1 to 10, how important to you is a trail system providing non-motorized vehicle routes throughout the Slate and upper East River Valley?

Not important.....Average Response 7.74.....Very important  
 1 2 3 4 5 6 7 8 9 10

12. On a scale of 1 to 10, when connecting places, how important to you is a paved trail, rather than an unpaved trail?

Not important.....Average Response 2.62.....Very important  
 1 2 3 4 5 6 7 8 9 10

13. On a scale of 1 to 10, how important to you is a larger performing arts center?

Not important.....Average Response 5.40.....Very important  
 1 2 3 4 5 6 7 8 9 10

14. Are you a resident of:

- |              |                                     |          |  |
|--------------|-------------------------------------|----------|--|
| a. <u>31</u> | Crested Butte                       | d. _____ | Meridian Lake Park subdivision                     |
| b. _____     | Mt. Crested Butte                   | e. _____ | Skyland/Buckhorn Ranch                             |
| c. _____     | Crested Butte South/Allen Homesites | f. _____ | A valley resident but not in the above communities |

## Appendix III

### Methodology for 2002 Wildfire Hazard Mapping, Gunnison County

#### THE GIS PROCESS

##### **1. Fuel Hazard Evaluation**

The evaluation formula uses the below fuel rating from USGS fuel cover types.

**Table 1**  
**USGS Land Cover Types and Fuel Hazard Rating**

<u>U.S.G.S. Land Cover Type</u>	<u>Rating</u>
Cropland and Pasture	1
Orchards, Groves, Vineyards, and Nurseries	2
Other Agricultural Land	1
Herbaceous Rangeland	1
Shrub and Brush Rangeland	2.5
Mixed Rangeland	2
Deciduous Forest Land	2
Evergreen Forest Land	3
Mixed Forest Land	3
Forested Wetlands	2
Shrub and Brush Tundra	1
Herbaceous Tundra	1
Mixed Tundra	1

The remaining 23 categories contain little or no natural wildfire fuels, and therefore carry a Fuel Hazard Rating of 0.

##### **2. Slope Hazard Evaluation**

**Table 2**  
**Slope Hazard Rating**

<b>Slope Type</b>	<b>Slope Value</b>	<b>Rating</b>
Mild	0-8%	1
Moderate	9-20%	2
Steep	21-30%	3
Extreme	31% +	4

Slope values are obtained from the USGS digital elevation model (DEM). They are categorized by slope value in percent and are assigned a Slope Hazard Rating from 1 to 4 in accordance with Table 2.

### 3. Aspect Evaluation

Aspect, or compass orientation of a slope, accounts for the fact that vegetation on south-facing slopes will have lower moisture content than similar surrounding vegetation with a different orientation. Aspect is treated as an "Additional Factor" in NFPA 299, and is assigned an Aspect Hazard Rating as follows:

**Table 3  
Aspect Hazard Rating**

<u>Aspect in Degrees (N=0, E=90)</u>	<u>Rating</u>
175-185	3
165-175 or 185-195	2
160-165 or 195-270	1
0-160 or 270-0	0

Aspect in degrees is also calculated from the DEMs. Again, the data are categorized and assessed from 0 to 3 in accordance with Table 3.

### 4. Ladder Fuel Rating

Ladder fuels such as saplings, shrubbery, and low branches allow for fire to climb into overstory. Ladder fuels are treated as an additional factor. Ladder fuels are assigned a Hazard Rating in accordance with Table 4.

**Table 4  
Ladder Fuel Rating.**

Low	0
Moderate	1
High	2

### 5. Forest Density

All forests were evaluated for density. This is described as percent of crown closure. Density is treated as an additional factor and categorized in accordance with Table 5.

**Table 5  
Forest Density Rating**

<b>Structural Stage</b>	<b>Code</b>	<b>Stand Size Class</b>	<b>Diameter Range for Most Trees</b>	<b>Crown Cover %</b>	<b>Rating<sup>1</sup></b>
Grass-Forb	1	non stocked	any	0-10	0
ShrubSeedling	2	seedling/sapling	< 1.5" diameter	11-100	0
Sapling-Pole	3a	seedling/sapling or poletimber	1.5" to 9" diameter	11 - 40	0
	3b	"	"	41 - 70	1
	3c	"	"	71 - 100	2
Mature	4a	sawtimber	9" and larger	11 - 40	0
	4b	"	"	41 - 70	1
	4c	"	"	71 - 100	2

## 6. Insects and Disease

**Table 6**  
**Insect and Disease Rating**

<b>Code</b>	<b>Insect and Disease</b>	<b>Rating</b>
0	None Visible	0
1	Moderate Western Spruce Bud Worm (WSBW)	0
2	Heavy WSBW	1
3	Heavy Aspen Cankers	1
4	Moderate Mistletoe	0
5	Heavy Mistletoe	1
6	Moderate Bark Beetle	0
7	Heavy Bark Beetle	1

This category includes pests and pathogens that increase dead ground and aerial fuels, thereby increasing fire hazard. Insect and Disease ratings are in accordance with Table 6.

## 7. Total Hazard Calculation

**(FUEL HAZARD \* SLOPE) + ASPECT HAZARD + LADDER FUEL + DENSITY + INSECT & DISEASE = TOTAL HAZARD**

The result is a range of Wildfire Hazard from 0 to 20, minimum to maximum. The final GIS process evaluates the total hazard and categorizes their values as follows:

**Table 7**  
**Quantifying Wildfire Hazard Severity**

<b>Total Hazard Rating</b>	<b>Wildfire Hazard Severity</b>
0	None
1-4	Low
5-8	Moderate
9-12	High
13+	Extreme

This calculation produces the final, new map layer. The new target data may now be displayed in a graphic map composition.

## Appendix IV

Bird identification by Ron Meyer and associates

### List of all Birds Found in the 2002 and 2003 Bird Survey on 8 Crested Butte Land Trust and Town Sites

Pied-billed Grebe	1
Great Blue Heron	2 <i>Ardea herodias</i>
Canada Goose	3 <i>Branta canadensis</i>
Gadwall	4 <i>Anas strepera</i>
Mallard	5 <i>Anas platyrhynchos</i>
Cinnamon Teal	6
American Wigeon	7
Ring-necked Duck	8
Lesser Scaup	9
Common Merganser	10
Red-tailed Hawk	11 <i>Buteo swainsoni</i>
Swainson's Hawk	12 <i>Buteo swainsoni</i>
American Kestrel	13 <i>Megasceryle alcyon</i>
Sora	14 <i>Porzana carolina</i>
Green-winged Teal	15
American Coot	16
Killdeer	17 <i>Charadrius vociferus</i>
Spotted Sandpiper	18 <i>Acticus muscularia</i>
Common Snipe	19 <i>Capella galinago</i>
Broad-tailed Hummingbird	20 <i>Selasphorus platycen</i>
Rufous Hummingbird	21 <i>Selasphorus rufus</i>
Red-naped Sapsucker	22 <i>Sphyrapicus ruber</i>
Red-shafted Flicker	23 <i>Colaptes auratus</i>
Mourning Dove	24 <i>Zenaida macroura</i>
Western Wood Pewee	25
Belted Kingfisher	26
Cordilleran Flycatcher	27
Dusky Flycatcher	28
Willow Flycatcher	29
Tree Swallow	30 <i>Iridoprocne bicolo</i>
Violet-green Swallow	31 <i>Tachycinata thalassir</i>
Cliff Swallow	32
No. Rough-winged Swallow	33
Barn Swallow	34
Steller's Jay	35 <i>Cyanocitta stelleri</i>
Gray Jay	36 <i>Perisoreus canadensis</i>
American Crow	37 <i>Corvus brachyrhynch</i>
Black-billed Magpie	38
Common Raven	39
Black-capped Chickadee	40 <i>Parus atricapillus</i>
Mountain Chickadee	41 <i>Parus gambeli</i>
White-breasted Nuthatch	42
House Wren	43 <i>Troglodytes aedon</i>
Mountain Bluebird	44 <i>Sialia currucoides</i>

American Dipper	45
American Robin	46
Townsend's Solitaire	47
Swainson's Thrush	48
Hermit Thrush	49
Warbling Vireo	50
European Starling	51 <i>Sturnus vulgaris</i>
Orange-crowned Warbler	52
Yellow Warbler	53 <i>Dendroica petechia</i>
Yellow-rumped Warbler	54
MacGillivray's Warbler	55
Wilson's Warbler	56 <i>Wilsonia pusilla</i>
Western Tanager	57 <i>Piranga ludoviciana</i>
lazuli Bunting	58 <i>Passerina amoena</i>
Green-tailed Towhee	59
Fox Sparrow	60
Savannah Sparrow	61
Song Sparrow	62
Lincoln's Sparrow	63 <i>Metospiza lincolni</i>
White-crowned Sparrow	64 <i>Zonotrichia leucophrys</i>
Gray-headed Junco	65
Red-winged Blackbird	66 <i>Agelaius phoeniceus</i>
Yellow-headed Blackbird	67
Western Meadowlark	68
Brewer's Blackbird	69 <i>Euphagus cyanocephalus</i>
House Sparrow	70 <i>Passer domesticus</i>
Ruby-crowned Kinglet	71
Common Grackle	72
Brownheaded Cowbird	73 <i>Molothrus ater</i>
Pine Siskin	74 <i>Carduelis pinus</i>
Lesser Goldfinch	75

**Additional Birds Identified by Local People**

Downy Woodpecker	76
Hairy Woodpecker	77
Hammond's Flycatcher	78
Ruby-crowned Kinglet	79
Audubon's Warbler	80
Pine Grosbeak	81 <i>Pinicola enucleator</i>
Cassin's Finch	82 <i>Carpodacus cassinii</i>
American White Pelican	83
Common Night Hawk	84
lewis' Woodpecker	85
Northern Flicker	86

## Appendix V

### Example developments that meet the recommendations of the Land Use Policies.

5 acre parcel between the Town and the Cemetery  
Permitted use = one residential unit or  
zero commercial uses

#### Development potential if open space is preserved:

Option A Hazardous lands or developable lands are preserved.

For each 5 acres preserved, one more unit may be added until a total density of 5 units per acre is reached.

1 unit plus (5 acre parcel x 5 units per acre equals 25 units) so the total number of units is 26. The total open space recommended for the extra 25 units is 125 acres.

(5 acres x 5 units per acre x 5 acres open space per unit = 125)

Option B Resource Area lands (or Priority Preservation Lands) are preserved.

For each 3 acres preserved, one more unit may be added until a total density of 5 units per acre is reached.

1 unit plus (5 acre parcel x 5 units per acre equals 25 units) so the total number of units is 26. The total open space recommended for the extra 25 units is 75 acres.

(5 acres x 5 units per acre x 3 acres open space per unit = 75)

Option C Five of the units are local housing and Resource Area lands will be preserved.

Since local housing can be up to 10 units per acre, only .5 acres are needed for the local housing. This leaves 4.5 acres for free market housing. 22.5 units can be approved on the 4.5 acres and this is rounded down to 22 (4.5 acres \* 5 units per acre = 22.5). Total units = 27 (5 + 22).

Free market housing: For each 3 acres preserved, one more unit may be added until a total density of up to 5 units per acre is reached.

Local housing: For each 1 acre preserved, one local housing unit may be added.

a. 1 unit plus the 22 units on the 4.5 acres is 23 units (4.5 acres of the parcel x 5 units per acre equals 22 units = 22). So 66 acres should be preserved as open space.

b. 1 acre of the parcel is for local housing so 5 more units may be added to the development, so 5 more acres should be preserved as open space.

Total dwelling units = 28

Total Open Space = 71 acres.

(4.5 acres x 5 units per acre x 3 acres open space per unit = 66)

(.5 acres x 10 units per acre x 1 acre open space per unit = 5)

## Appendix VI

### The Number of New Units and Amount of Open Space If the Plan Is Followed

If development occurs in compliance with Land Use Policies 5 and 7, and the general maps in this plan are found to be correct after more detailed analysis, as many as 187 dwelling units could be built in the designated Receiving Areas within the Middle Slate River Valley and as many as 944 acres could be preserved as open space.

#### North of Crested Butte

Between CB & Slate River (13.02+3.44) 16.5 acres x 5 units per ac = 82 units x 5 acres preserved = 410  
Slate River to Moon Ridge Lane 6.4 acres x .25 u per acre = 1 units x 5 acres preserved = 5

#### Brush Creek Road

Furthest West (2.21+8.02) 49.8 acres x .5 u per acre = 24 units x 5 acres preserved = 120  
Middle strip 4.5 acres x .5 u per acre = 2 units x 5 acres preserved = 10  
Adjacent to Buckhorn, West 79.4 acres x .5 u per ac = 39 units x 5 acres preserved = 199  
Adjacent to Buckhorn, South 78.8 acres x .5 u per ac = 39 units x 5 acres preserved = 195  
**Total 235.4 187 944**

If development occurs in compliance with policy9, as many as 378 local housing dwelling units could be built in the designated bonus density areas within the Middle Slate River Valley and as many as 378 acres could be preserved as open space.

#### North of Crested Butte

Between CB & Slate River 16.5 acres x 10 units per ac = 165 units x 1 acres preserved = 165  
Slate River to Moon Ridge Lane 6.4 acres x .5 units per ac = 3.2 units x 1 acres preserved = 3.2

#### Brush Creek Road

Furthest West 49.8 acres x 1 unit per acre = 49 units x 1 acre preserved = 49  
Middle strip 4.5 acres x 1 unit per acre = 4 units x 1 acre preserved = 4  
Adjacent to Buckhorn, West 79.4 acres x 1 unit per acre = 79 units x 1 acre preserved = 79  
Adjacent to Buckhorn, South 78.8 acres x 1 unit per acre = 78 units x 1 acre preserved = 78  
**Total 235.4 378 378**

In addition, dwelling units could be built on all of the developable land on 35-acre parcels in the MSRVA or on existing individual lots less than 35 acres that have not been designated for higher densities. Approximately 109 dwelling units could be built on the 35-acre parcels and 25 on the smaller than 35-acre parcels. This plan does not recommend that open space be preserved for each of those dwelling units.

## Appendix VII

### A Sample Development of 100 Units.

If the policies are followed then a 100 unit residential subdivision could look something like this:

#### Residential Units

Maximum density for free market units would be	5 units per acre.
Maximum density (if more than 40% of the dwelling units in a residential subdivision that will not be annexed to Town are local housing) would be	10 units per acre

#### Assume:

60% or 60 units would be local housing, at max. density this requires at least (60 units / 10 units per acre = 6 acres)	6 acres for the units
40% or 40 units would be free market, at the same maximum density this requires at least (40 units / 10 units per acre = 4 acres)	<u>4 acres</u> for the units
Total acres required for residential units: (Between the town and Cemetery there are 16.5 developable acres.)	10 acres

#### Open Space

Assuming some resource land and some hazardous land is preserved, then 3 acres should be preserved for each free market unit for a total of 120 acres.  
Open space for local housing would be 60 acres.  
Total open space would be 180 acres,  
(between Round Mountain and Schofield Pass/Paradise Divide)

#### Land for Public Purposes

Land for public purposes would be: ((1,393 SF per unit x 100) / 43,560)	3.2 acres
Land for parks would be: ((1,425 SF per unit x 100) / 43,560)	3.27 acres.
Land for a school would be 16,100 sq. ft. or	.37 acres

The average sale price of all vacant land in the Middle Slate River Valley and in Crested Butte, but not Mt. Crested Butte, in 2004 was \$2.18 per square foot. So as an alternative to providing land, payment-in-lieu of land would be:

Public land: 3.2 x 43,560 sq. ft. = 139,392 sq. ft. x \$2.13 =	\$296,905
Parks: 3.27 x 43,560 = 142,441 x 2.13 =	\$303,340
Schools: 16,100 x \$2.13 =	\$ 34,293

#### Trails

Trails for 100 units x 40 feet per unit =	4,000 ft.
or payment-in-lieu of \$14.45/ft.) =	\$57,800

#### Snow Storage

Snow storage for single family areas is .12 acres snow storage per 2.8 acres of development. So, if 14 acres are developed the recommended snow storage would be .6 acres