

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

PUBLIC NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO WILL HOLD A SPECIAL MEETING ON MONDAY, DECEMBER 9, 2019 BEGINNING AT 6:00PM IN THE TOWN COUNCIL CHAMBERS LOCATED IN THE CRESTED BUTTE TOWN HALL, 507 MAROON AVENUE, CRESTED BUTTE, COLORADO.

The times are approximate. The meeting may move faster or slower than expected.

6:00 **SPECIAL TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM**

6:02 **APPROVAL OF AGENDA**

6:04 **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.

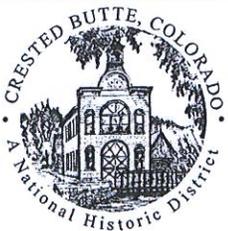
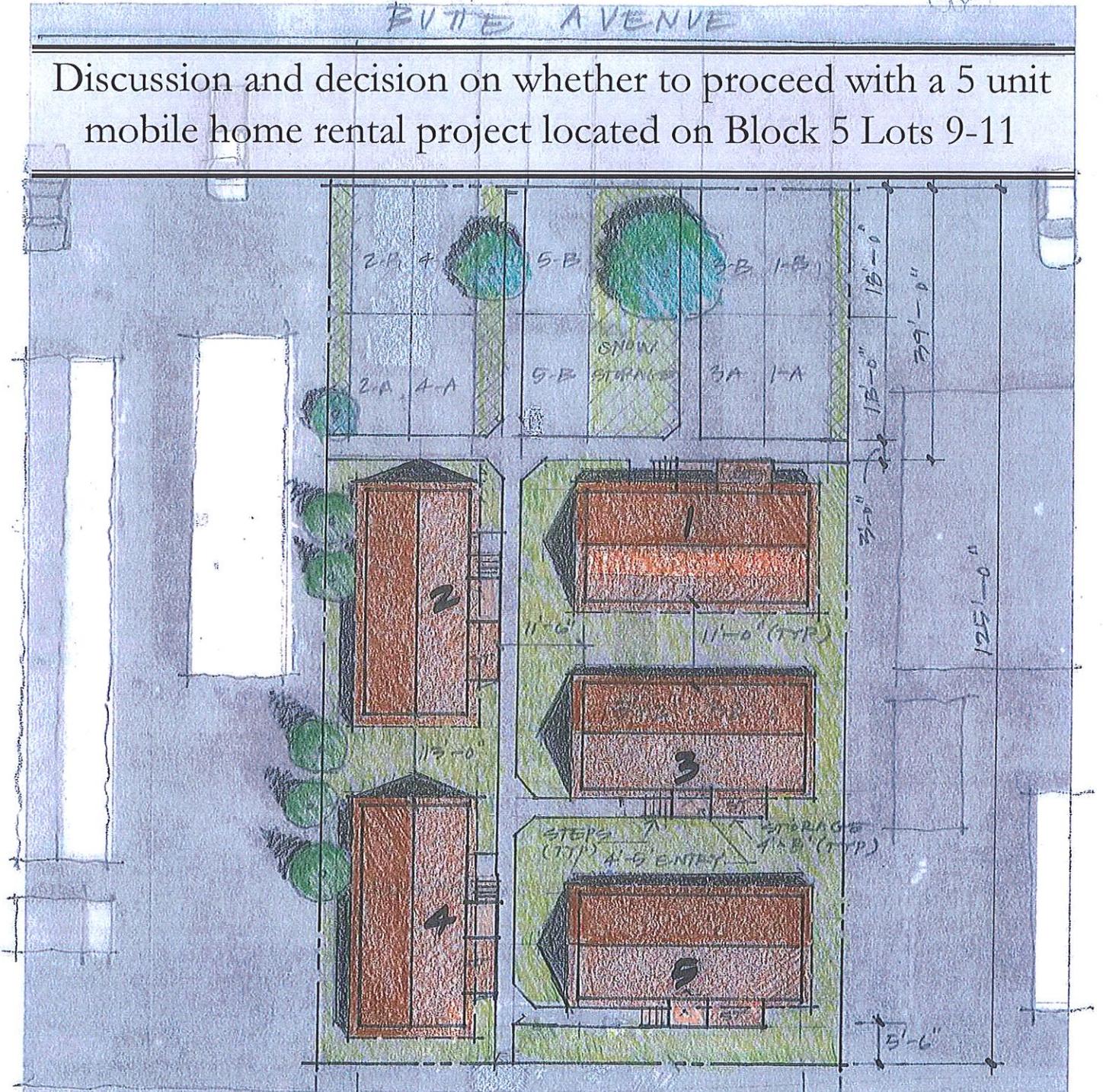
8:00 **ADJOURNMENT**

Special Town Council Meeting²

Monday, December 9, 2019 | 6 pm

Crested Butte Town Council Chambers

Discussion and decision on whether to proceed with a 5 unit mobile home rental project located on Block 5 Lots 9-11



Neighborhood and Public
Input Appreciated



Dear Neighbors,

On Monday December 9th at 6pm in the Town Council Chambers, the Town Council in partnership with the Gunnison Valley Housing Fund will be hosting a special meeting to discuss the creation of a 5-unit mobile home Park located at 114 Butte Avenue. The project would place five 500' square foot 1-bedroom mobile homes on the Paul Redden property. These mobile homes would remain under one ownership, be offered as rentals to locals, and be managed by a single property manager.

The property is currently under contract with the Gunnison Valley Housing Fund. However, prior to the project proceeding to the Board of Zoning and Architectural Review (BOZAR), the Town Council is taking public input on the project. A presentation on the project details will be presented and public input will be taken on Monday December 9th prior to a decision being made by the Town Council about whether to proceed.

Attached is the proposed site plan that meets the zone district standards, provides 2 parking spaces, and the required snow storage for each of the 5 units. Each individual unit will also own a storage shed. Best efforts are being made to preserve several of the mature trees existing on the site. If approved, the existing mobile homes and garage will be removed from the property to make way for the new mobile homes.

The proposed mobile homes are very much in line with tiny homes seen around other communities. These units will offer 1 or 2 person households with their own living space, kitchen, bathroom, and bedroom. The Town and Gunnison Valley Housing Fund are excited to explore this opportunity to provide needed rental housing to locals and employees of the Gunnison Valley.

Dependent on the Council's decision on Monday night, the project will proceed through the required public BOZAR review process or the property be placed back on the free market. The Town and Gunnison Valley Housing Fund want to extend your deepest gratitude to the Redden Family for their generosity in working with the community to help provide much needed rental housing for our community.

If you are unable to attend, please feel free to email Community Development Director, Michael Yerman your comments to myerman@crestedbutte-co.gov. Your emails will be shared with the Town Council and the Gunnison Valley Housing Fund.

Thank you,

The Town of Crested Butte and the Gunnison Valley Housing Fund

Michael Yerman

From: Lynelle Stanford
Sent: Friday, December 6, 2019 9:02 AM
To: Michael Yerman; Dara MacDonald
Subject: FW: Tiny Homes on Butte Ave

Lynelle Stanford, CMC
Town Clerk
Town of Crested Butte
970-349-5338 (phone)
970-349-6626 (fax)
lstanford@crestedbutte-co.gov

From: gareth & linda roberts [mailto:gbutte12@gmail.com]
Sent: Thursday, December 05, 2019 1:11 PM
To: info.valleyhf@gmail.com; Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Tiny Homes on Butte Ave

Hello, I have just read the local newspaper about a proposed changing the zoning and density on Butte Avenue. The article indicated that your group had sent letters to the neighbors to solicit input. I have lived at 12 Ruth Road for 15 years and have received no such letter. Hopefully that was not intentional. I look forward to receiving the notice /Letter.

Sincerely,
Gareth Roberts
PO Box 3546,
Crested Butte, CO 81224
Sent from my iPhone

PS We received your email about changing your name...so what. We are not on facebook, nor are we inclined to "like" you. Can you email a copy of the informational letter ASAP.

It was our understanding that the trailer park was zoned for trailers. We are comfortable with trailers and the idea of home ownership by locals.
I would suggest that instead of tiny homes, the land/improvements should be re-zoned to be deed restricted to locals.

The trailer park is already high density. It would make more sense to replace the old trailers with 3 new ones, which I believe it is zoned for with 6 vehicles instead of 10. Have you seen the parking snow storage nightmare that already the trailer homes have to deal with? Adding additional vehicles just compounds the problem.

Please note that unlike the East side of town, we only have Three Sisters Park which is only one lot in size. Frequently you will find kids of all ages playing in the street on Butte because there is nowhere else to shoot hoops, throw a base ball, rollerskate, learn to ride a bike etc. The increased density will create additional traffic concerns.

If this should pass town council, I would strongly request that Town Council as part of the deal pledge to never⁵ open Butte Ave all the way to Highway 135/Gothic Road. The folks on this side of town, especially the trailer park, should not be burdened with even more traffic.

I hope that the homeowners living near the proposed tiny home development would at least have time to see and consider the proposal before it is presented to Town Council.

Sincerely
Linda Roberts
12 Ruth's Road

Michael Yerman

From: Lynelle Stanford
Sent: Friday, December 6, 2019 9:20 AM
To: Michael Yerman; Dara MacDonald
Subject: FW: Tiny homes on Butte

Lynelle Stanford, CMC
Town Clerk
Town of Crested Butte
970-349-5338 (phone)
970-349-6626 (fax)
lstanford@crestedbutte-co.gov

From: gareth & linda roberts [mailto:glbutte12@gmail.com]
Sent: Friday, December 06, 2019 9:18 AM
To: Lynelle Stanford <lstanford@crestedbutte-co.gov>
Subject: Re: Tiny homes on Butte

Thank you Lynelle,
I will not be in town for the meeting on Monday. I am not for or against the project but I am very upset that we were not given notice and the details are so sketchy. I would suggest that Michael and all of Town Council come by and look at the property, not just do a "yes, yes, I know that lot". Parking and snow removal will be an issue (just look at the stuff stored at the other trailers-which I am ok with, but multiply by 5 on this property will be very tight!)
Please forward my emails to the Council members as well.
I managed to get a copy of the notice from the Berkshires and have made copies to give to the folks on Ruth's Road that live here.
Thank you for following up.
Linda Roberts
12 Ruth's Road

On Fri, Dec 6, 2019 at 9:04 AM Lynelle Stanford <lstanford@crestedbutte-co.gov> wrote:

Good Morning Linda,

Thank you for your thoughts. Please let me touch base this morning with Michael Yerman. I will be sure he contacts you.

Lynelle Stanford, CMC
Town Clerk
Town of Crested Butte

970-349-5338 (phone)

970-349-6626 (fax)

lstanford@crestedbutte-co.gov

From: gareth & linda roberts [mailto:g|butte12@gmail.com]

Sent: Thursday, December 05, 2019 1:31 PM

To: Lynelle Stanford <lstanford@crestedbutte-co.gov>

Subject: Tiny homes on Butte

Hi Lynelle,

I just looked at the Town Council Agenda for next Monday. Is there any more information? A packet? It would be nice to know more details and we are out of town the day of the meeting. Can you help?

Site Plans?

Are they really trailers or just tiny homes?

Rezoning required? (I thought it was only zoned for trailers and only one per lot).

Who would own the property?

Who would be in charge of the rentals?

Will some of the homes be limited to access from the alley or all spill out onto Butte Ave.?

Who is the proposed buyer? If it is VHF will they re-sell it?

We live only 4 doors from this property and have received absolutely nothing about it. Why? We only just read about it in the CB News today. This does not start us off on the right foot for enthusiasm about the project. Surely everyone on Ruth's Road will be impacted by the change in traffic flow and should be provided with more information before Town Council makes a decision. We support affordable housing and are all in favor of the trailer park staying a trailer park. Maybe we will support this, however, I think that we should be informed before a decision is made.

The allowance of a scrape over on Teocalli, shows us the domino effect of changing the rules, now that we are having scrapes all over town.

Thank you for any information that you can provide.

Sincerely

Linda Roberts

Michael Yerman

From: Jason Macmillan <jasonrmacmillan@gmail.com>
Sent: Wednesday, December 4, 2019 8:08 AM
To: Michael Yerman
Subject: Mobile Home Rental Project

Hello Michael,

I won't be able to attend the meeting on December 9th so I wanted to mention a few points. I live at 128 Butte in a mobile home that I own (mortgage).

I am on the CB CAP with you, so from a sustainability perspective I think 500 sqft mobile homes is not very efficient. Three 1200 sqft homes would be far better.

I would argue that the neighborhood and town would be better off with 3, 2-3 bedroom mobile homes so we can have some families, not whatever a 1 bedroom would allow (maybe a couple, probably some single folks). 3 bedroom homes also nearly doubles the amount of bedrooms. If we get some good people to live in town, let's give them a chance to grow into a family. 1 bedrooms might lead to more turn around. I also think 500 sqft rentals are what condos are for. Much more efficient.

And does a 1 bedroom (with maybe a single occupant) need two parking places? Are we trying to incentive more car ownership?

As far as the rental vs. ownership, I don't know. I know it is hard to get a loan to buy a mobile home, so perhaps that is why a rental would be good. But owning a home, even a mobile home, in town is amazing. We want more home-owning locals in town. A family who can ride bikes to school -- yes, much more sustainable. Home owners also take care of their homes and property better and might

opt for more efficient appliances, helping CB achieve its emission reduction goals.

That about does it. I am not a fan of the current proposal and 100% do not support it. However, I am a fan of increasing rental/affordable housing in town. The Redden property is a great opportunity to increase local population and/or home ownership in town, and I hope we find a good compromise. I don't mind getting creative, like one long one in front, with two shorter ones next to it, then one smaller (single occupancy behind the shorter ones parallel to Butte). But not 5 mini mobile homes.

Thanks Michael!

Best,
Jason

Jason MacMillan
970-749-3370

Michael Yerman

From: wallacejer@yahoo.com
Sent: Friday, December 6, 2019 7:55 AM
To: Michael Yerman
Subject: Proposed development at 114 Butte Ave

Mr Yerman, Crested Butte Town Council and the Gunnison Valley Housing Fund,

My name is Jeremy Wallace. My wife and I own the property at 120 Butte Ave, which is adjacent to the proposed development at 114 Butte Ave. We strongly oppose this proposal for a number of reasons.

This block is already a high density area. Our home sits on 1 and 1/3 lots and we barely have room for two parking spaces and snow storage. I cannot imagine 5 units, 5 storage sheds, 10 parking spaces and snow storage all fitting on these three lots which were originally zoned to fit three single wide trailers. If the town wishes to provide rental housing, it seems more appropriate to me to install three single wide trailers with 2 bedrooms each.

This area of town is currently one of the last places that locals can purchase property at a reasonable price. Why not allow this property to be bought by local people? Rather than becoming landlords, perhaps the town could remove some of the costs and tap fees to facilitate local home ownership.

This is currently a family neighborhood which is primarily occupied by owners and long term renters. I just don't see 5 one bedroom tiny trailers fitting in here. I feel that a project of this density adjacent to our home will negatively impact us and our property. I would be surprised if any of the neighbors in the area support this project.

Finally, while it may not be totally relevant to this conversation, I must think of what Paul Redden would have wanted to see happen to his home and property. It was an honor to live next door to him. We valued his friendship and respected him both as a neighbor and as integral part of the Crested Butte community. He did speak to us on occasion about what would happen to his home after he passed, and this is definitely not what he had in mind.

Respectfully,

Jeremy and Meredith Wallace