

**Town of Crested Butte
Special Town Council Meeting
Minutes
Monday, December 9, 2013
Council Chambers, Crested Butte Town Hall**

Mayor Huckstep called the meeting to order at 8:00 p.m.

Council members present: Jim Schmidt, Roland Mason, Shaun Matusewicz, Chris Ladoulis, Glenn Michel, and David K. Owen.

Staff present: Todd Crossett, Town Manager; John Belkin, Town Attorney; Kathy Napoli, Deputy Town Clerk; and Shelley Jansen, Town Clerk; Bob Gillie, Building and Zoning Director.

APPROVAL OF AGENDA

Item 1) under new business needs to be the following: 1) Ordinance No. 30, Series 2013-An Ordinance amending the Town of Crested Butte's Zone District Map by Rezoning the West 50 Feet of Lots 28-32, Block 37 from the "B2) Business District to The "T" Tourist District.

Schmidt moved and Owen seconded to approve the agenda as stated above.
A roll call vote was taken with all voting "Yes." **Motion Passed.**

PUBLIC HEARING

1) Ordinance No. 25, Series 2013- An Ordinance Amending Chapter 16, Article 5 of the Crested Butte Municipal Code to Permit residential units Allowed as a Conditional Use in the "T" Tourist District to Comprise 100% of the Floor Area in Any building Where Certain Conditions are Met (continued from December 2, 2013).

Mayor Huckstep stated that this public hearing was continued from the previous week.

Mayor Huckstep opened the public hearing.

No one from the public spoke.

Huckstep opened the conversation to the council to discuss this Ordinance.

A discussion ensued about the Ordinance. Matusewicz asked Attorney Belkin about any potential, unintended consequences that may occur and Belkin states none that he sees. Gillie stated that the only thing that could happen is a multi-family could live in the apartment and this is currently not allowed in the T-Zone.

Ladoulis asked Belkin about PUD concept. Belkin stated that PUD structures only allows for one to build larger scale projects. It does not affect uses and underlying uses are more restrictive. Belkin also stated that changing PUD requirements would be very difficult. Mayor Huckstep acknowledged that the PUD process doesn't work here, but stated that the Town Council would be more comfortable if it was written 'tighter.'

Mayor Huckstep expressed support to amend the ordinance for multi-family use. Ladoulis stated that he does not want to see another one of these projects in a T-ZONE.

Matusewicz asked Ladoulis if adding multi-family would make him comfortable. Ladoulis said not necessarily because this still changes the T-ZONE.

Michel stated that a zoning code is a living document. He expressed that he believes if something came along, we would have staff look at it so that it would be addressed.

Mayor Huckstep again suggests having multi-family in the ordinance and amending the ordinance to state that change. Ladoulis stated that he will still vote against it. Matusewicz expressed that we should get this right because it will be for long term. Schmidt asked where to have multi-family added in the Ordinance. Mayor Huckstep stated to amend the ordinance so that it states 'multi-family single units.'

Owen moved and Michel seconded to approve Ordinance No. 25, Series 2013 with the addition of multi-family in front of the word building in Section 2.

A roll call vote was taken with all voting "Yes" except Ladoulis voting "No." **Motion Passed.**

NEW BUSINESS

1) Ordinance No. 30, Series 2013-an Ordinance Amending the Town of Crested Butte's Zone District Map by Rezoning the West 50 Feet of Lots 28-32, Block 37 from the "B2) Business District to The "T" Tourist District.

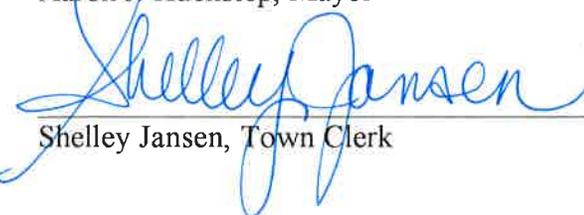
Schmidt moved and Ladoulis seconded to set Ordinance No. 30, Series 2013 to a Public Hearing on December 16, 2013 at 7:00 p.m.

ADJOURNMENT

Mayor Huckstep adjourned the meeting at 8:12 p.m.



Aaron J. Huckstep, Mayor



Shelley Jansen, Town Clerk (SEAL)

