

MINUTES
Town of Crested Butte
Regular Town Council Meeting
Monday, June 1, 2015
Council Chambers, Crested Butte Town Hall

Town Manager Todd Crossett called the meeting to order at 6:03PM.

Michel moved and Matuszewicz seconded a motion to nominate Roland Mason as Mayor Pro Tem for the meeting. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

Council Members Present: Roland Mason, Shaun Matuszewicz, Skip Berkshire, Chris Ladoulis, and Glenn Michel

Staff Present: Town Manager Todd Crossett, Town Attorney John Belkin, and Town Clerk Lynelle Stanford

Finance Director Lois Rozman, Town Planner Michael Yerman, Parks and Rec Director Janna Hansen, and Public Works Director Rodney Due (for part of the meeting)

APPROVAL OF THE AGENDA

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

CONSENT AGENDA

- 1) Approval of May 18, 2015 Regular Town Council Meeting Minutes.**
- 2) Approval of May 26, 2015 Special Town Council Meeting Minutes.**
- 3) Approval of Special Event Application for Splatterdash Concerning the Requested Road Closure from the Alley Between Elk Avenue and Maroon Avenue to Maroon Avenue and Maroon Avenue in Front of Totem Pole Park on June 27, 2015.**
- 4) Approval of Sidewalk Seating Application for Happy Place LTD DBA Bacchanale Located at 209 Elk Avenue.**

Ladoulis recused himself from voting on the Consent Agenda because of #4, Approval of Sidewalk Seating Application for Happy Place LTD DBA Bacchanale Located at 209 Elk Avenue.

Matuszewicz moved and Michel seconded a motion to approve the Consent Agenda. A roll call vote was taken with all voting, "Yes," except for Ladoulis who had recused himself. **Motion passed unanimously.**

PUBLIC COMMENT

Shawn Mast – 101 Snowmass Road in Mt. Crested Butte – Owner of Sock it to Me Food Cart

- Voiced concern regarding the construction work going on at the Four Way Stop.
- He didn't receive notice that he would need to move his food cart.
- He wanted to know if there would be space at the Four Way for his business going forward, and if Council had considered vendors doing business on that corner.
- Wondered if this would be the last summer for him to do vending.
- Crossett said the discussion could be added under Other Business.

STAFF UPDATES

Michael Yerman

- Mentioned the meeting on housing that was held on May 28. He said they had good participation, and it was really productive. He thanked KBUT for airing the meeting.
- Said they would be having a trail building day for the Gunsight Trail on June 13. They would build three miles of new single track.
- Would be asking for the Council's input in a work session on the Creative District on June 15.

Rodney Due

- Stated he had been busy trying to help with the transition through his departure. He was organizing a list, so nothing would fall through.
- Felt his crews were solid. Crossett would be holding weekly meetings with staff members from Water, Wastewater, and the Streets. He identified the main objective was communication.
- Michel asked when Elk Avenue would be slurry coated. Due hoped it would be done next week, but the weather had pushed back a lot of work. He wanted it done before June 15.
- Matuszewicz wondered when the 1st and Elk parking lot would be swept. Due said it would be on the list, but the streets were higher on the list of priorities.

Lois Rozman

- Referred to the sales tax numbers she provided to the Council. April sales tax was up 13.8%, and sales tax was up 14.5% for the year.
- Due's position would be published in the paper this week, and it would be posted on the website tomorrow. There was no deadline for applications, but first review would be on June 26.

Janna Hansen

- Stated that three contractors plus Town Staff were on site working at the tennis courts. Concrete and the foundation for the shade structure were going in.
- There would be a Big Mine meeting for the steering committee tomorrow to discuss phasing and funding resources. They were working through the BOZAR process as well.
- There would be a meeting on Wednesday with key people designing the dirt jumps. Lacy would be hauling the soil to the new location at the gravel pits.
- Softball would be starting on Monday, and it was the last week of soccer.

Lynelle Stanford

- Mentioned two upcoming special events that had been administratively approved: Beatles and Brewskis on June 14 and the Roller Girls Roller Derby Bout on June 13. Also, mentioned special events that could be on the next agenda.
- Had been receiving regular inquiries into the fifth marijuana dispensary license.

Todd Crossett

- Invited the Council to attend a meeting on Friday at 10AM with the Trust for Public Lands (TPL) to go over feasibility findings for the park funding issue. There would be a follow up discussion most likely on the agenda for June 15.
- Regarding the affordable housing meeting, people felt it was a critical juncture. The Town was chugging along with big projects, but they were looking for short-term solutions. Martin had concerns about allowing car camping on streets. Crossett recognized that camping would create challenges that needed to be sorted. The gravel pit area had been suggested for camping, but there was no water and the existing bathrooms wouldn't survive. Crossett recommended a work session to work through the angles. He said, although Blocks 79 and 80 were already engineered, micro lots and camping had to be on the table because people were interested in any solution. Ladoulis wondered what the issues would be if they revisited how Blocks 79 and 80 were subdivided. Crossett said that putting the brakes on Blocks 79 and 80 would result in redesign, reengineering, and they could lose DOLA funding. Mason confirmed with the Council they would continue the discussion under number 1 of New Business.
- Stated that concrete was going in on the Rec Path. They didn't have enough space to get a ten foot path all the way through because of easements and utilities. Also, with the funds earmarked, there was a better chance to have concrete rather than asphalt with an eight-foot path.
- Matuszewicz stated it was important that Town was ahead of camping on public land. He thought they needed to be proactive to come up with a solution to head off a rumored protest having to do with a tent city in Town Park.
- Matuszewicz questioned Crossett on the enforcement of accessory dwellings. Crossett said they were talking about a major policy shift, and they needed to sit down and discuss it in a work session. Matuszewicz countered that they needed to do it now; it would help to capture a few units. Crossett said that Staff had real reservations on capturing the last 15% (non-compliance rate). Matuszewicz said

that a month had gone by since Council had asked for an update. Mason said the topic could be added under Other Business.

NEW BUSINESS

1) Award Paradise Park Infrastructure Extension Project to Lacy Construction in the Amount of \$632,172.50.

Ladoulis began by stating that the density of Paradise Park was designed for freestanding, single-family homes. Since then, they have had conversations on density and the pressure on the housing market. He said that locals had to compete with people from other economies for their homes. However, people from other economies were not interested in 800 square foot homes, which could reduce demand from people from other economies. Ladoulis said that lenders didn't want to loan money on deed-restricted housing. He wondered if they were going to spend about \$670K to build out infrastructure with a pre-defined strategy. Michel asked Ladoulis if he was contemplating shutting down the project to have additional conversations. Michel was not against micro lots, but they were work session questions. He wondered if they could proceed with the infrastructure and then re-zone within it. Yerman said that the zoning was a community process. BOZAR did a review, and the Council acted by ordinance. Changing the density would require a zone change. He felt the micro lot idea was difficult. In Buena Vista they allowed micro lots, but they were rentals. Regarding home ownership, micro units wouldn't meet the standards required for lending. Yerman continued to explain that the infrastructure and engineering were based on density. For example, there were two water lines that would run into a duplex lot. Berkshire confirmed that Block 76 contained affordable lots, but there was no infrastructure. He was leery to jump the track. He said if they derailed, they wouldn't have a good, clean decision in a year, and then they would take another year or two to implement. He reminded the Council there was a national housing crisis, and he didn't want to drift into a knee jerk deal. Matuszewicz agreed that the competition for an 800 square foot house was completely different. He said that accessory dwellings had a separate meter. Yerman said that if they wanted to change Blocks 79 and 80 and move lots around, the service lines would need to be adjusted. He added that density was based on lot size. Mason summarized and said lots in Blocks 79 and 80 were not a regular lots that would accommodate accessory dwellings. Due said they should have had this conversation a couple of months ago, and they stood the chance of losing DOLA funding. Contractors put time into bidding, and there was a lot of expense they could lose for what they may or may not gain. Mason didn't think they should derail. These properties would still help the need and be a good piece of the affordable housing package. A delay would be a tough pill to swallow. He said they could look at Block 76 to see what could happen there. Michel agreed with Mason. He understood the sentiment, but he didn't want to delay the opportunity to go vertical. Yerman said there were great examples of micro units in Poverty Gulch, and people were able to borrow because of the percentage of occupancy. Michel said there was ample room within the BOZAR guidelines. Mason said they needed discussions on affordable housing regarding micro units and renting

versus buying. Crossett said they were set to work through deed restrictions and how guidelines were set up this fall.

Matuszewicz moved and Michel seconded a motion that the Town of Crested Butte accept and award the bid for the Paradise Park Block 79 and 80 Infrastructure Extension Project 2015 Phase 1 and 2 to Lacy Construction LTD in an amount of \$632,172.50, not to exceed \$695,389.75. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

2) Discussion and Possible Decision Regarding Request from Center for the Arts for Commitment of Town Funding.

Mason recused himself and left the room.

Ladoulis moved and Matuszewicz seconded a motion to nominate Glenn Michel to serve as the presiding officer in Mason's absence. A roll call vote was taken with all voting, "Yes," except for Mason who had recused himself. **Motion passed unanimously.**

Jenny Birnie, Executive Director of the Center for the Arts, introduced the board members who were present. She explained that since last March the Center had been taking the steps towards fundraising. She said it had taken many years to get to this place. Through face-to-face communications, she started to hear that the Center for the Arts was the front porch of Crested Butte for all of the community, they were the glue that held the Town together, and the building was horrid. She also heard that the facility impeded arts in Crested Butte. She reported they had another year of fundraising. She had been meeting with Town Staff, and she thanked them. The Town Staff had guided her through decision points, and she was at the meeting to talk about financial support from the Town. She said the demand for services grew every year, and last year they experienced a 27% increase. The building provided an economic impact that was significant. She specified their impact was around \$3M, and the impact would double with a new building.

Birnie was asking for \$1M from the Town to support the Center's campaign for a new building. She explained the donation could be in kind or could be cash. Town demonstrating support would go a long way in their campaign. Michel wondered where the funds would come from. Rozman suggested the money came from the sales tax fund because the Center was an economic generator. She said the fund had about \$700K, which was interest earned from sales tax. Michel questioned where the in kind donation would come from. Rozman provided possible examples including wages from Town crews and purchasing supplies for infrastructure. Michel asked if Belkin agreed. Belkin said he was okay with the fiscal part. Crossett further expounded on potential in kind work including utility locations and staff time towards applying for grants. He recommended they capped the cash contribution at \$500K. Ladoulis asked Birnie to comment on her request for \$1M. She said that more was better, but she came up with a number that potentially could be approved by the Town. She thought it was a reasonable number.

Michel thanked the public in attendance. He said the Council knew the sentiment and asked if anyone had something unique to say. There were no public comments, and Michel opened it to Council discussion. Matusiewicz wondered what other projects could tap into the funds. Rozman listed the park master plan and affordable housing, and she said they could find many projects. Rozman felt that using the sales tax fund provided a good balance between the arts and culture and the recreational amenities provided by the Town. Berkshire felt it was a valid request and role for Town to play. He added that the motion needed to be contingent on the partnership and ownership issues that were still looming. It was a very important issue with how the Town did business. Crossett explained that he didn't want to tie the funding issue with the ownership issue. Berkshire countered that the ownership issue was fundamental square one. He was blown away they were this late in broaching the issue. Crossett said it was not an initiative of the Town, and the Town was trying to be responsive to the Center. The Center had concern about their donors not wanting to contribute money to a building owned by the Town. One option was that the Center owned it, but then they owed a lot of fees. They were looking for a third option, and Birnie asked if the Town and the Center could co-own the building. Crossett said he researched the ramifications of co-ownership, and he did not receive any responses from the list serve. Berkshire felt they needed a mutual understanding of how they were going forward, including ownership of the building. He wanted the issue brought forward and resolved before investing \$1M. He was committed to doing whatever they could to make the project work, but there was a serious divergence facing them from traditional Town practices. He wanted discussion and understanding before they pulled the trigger, and the contingency said they were not done yet. Crossett said they could move to make a pledge. Berkshire said the ownership issue was square one, and it should come before the money. Crossett said they wanted to get in front of the Council sooner rather than later. Berkshire was willing to move forward with the caveat that the issue needed to be resolved. Ladoulis shared concern that they should be thinking about it. They were just responding, but it became a Town project when they contributed \$1M. Crossett asked if they wanted Staff to come back with a draft resolution; he was not sure how fast they could ground out on the ownership issue.

Belkin reminded the Council that they acted three ways: 1) Ordinance 2) Resolution or 3) Motion. He said they could direct Staff to bring back a resolution at the next meeting. The resolution could say that the Center didn't get the money unless the project moved forward and that structuring was the precursor to it moving forward. The point was that the conversation needed to start happening around the structure of ownership. Belkin further explained that he didn't know of an example of co-ownership. He cited the example of a science center project in Telluride that began with the Town owning it that morphed into a lease. Berkshire said they needed something that made sense in Crested Butte. Berkshire thought it was premature for Staff to draw up a resolution. He would like to see Staff capture the issue in context of the historic practice in Town. Michel confirmed Berkshire wanted more information. Matusiewicz wanted square one addressed, and Ladoulis agreed they needed to address the question. Staff had preference to accommodate the Center's request. Michel wanted Staff to look into how the deal was structured, and Council would then have the discussion to direct the resolution.

Birnie clarified that she was not asking about owning the land. The idea of co-ownership came from the Mt. Crested Butte Performing Arts Center because their donors were similar to the Center's. A large donor could possibly donate \$3M, but the donor wanted the Center to own the building. The Center appreciated the relationship with Town. They just wanted to know if co-ownership was possible. Berkshire said they were departing from a long established practice, and they needed to understand what it meant going forward. If they set a new precedent, it needed to be done with eyes wide open.

Matusewicz mentioned that the Council signaled support for expanding or moving the Center. He wondered if there was anything they could do now to show support for fundraising. Birnie felt it was important to have something from the Town by the end of June. She said that almost all donors asked what the Town was doing. Belkin told the Council they could give the Center what they were asking for, which was bankable support, but it had to be subject to the structuring. Matusewicz said they didn't want to get to the eleventh hour and they raised all of the money, but it was contingent upon the Center owning the building. Belkin reiterated that the structuring had to happen. Each tool had different requirements and laws, and he agreed it should come sooner rather than later. Michel told the Council they needed to give direction to Staff on what they wished for next meeting. Both Berkshire and Matusewicz said to address square one. Berkshire said that research was necessary to lie out the historic practice and rationale the Town used for the ownership of buildings built by third parties. He wanted to know the options available, he wanted Staff to address the pros and cons, and he wanted a recommendation from Staff. He also wanted the Town Attorney to weigh in. Matusewicz wanted to know the value of the building and current and historical lease terms.

Crossett listed two options: Town owned the building or the fees were paid. The third co-ownership option tried to satisfy the issue of the donors, and it was a half and half deal that Town didn't have a model for. He would come back with having that option vetted. The Council determined there would be no action on the funding request, and it would be continued. Staff needed to complete analysis on the business decision in addition to legal research. Birnie said she had a handful of donors that felt strongly about the ownership issue. She wanted to figure out a solution that worked for all, but time was of the essence. She felt a lengthy delay would be problematic. The Council decided to table the issue to a date uncertain.

3) Continuation of Update and Discussion on the Skate Park Location.

Hansen said the topic of the skate park location had been continued from the previous meeting in order for Staff to look at two possible locations near the community school. Hansen looked at the area called the gravel pit near the new dirt jump location. She pointed out wetlands. She also mentioned a potential rec center or school expansion, and the skate park would be a larger item to relocate. Crossett explained that in terms of Town-owned property, it was the last place in Town suitable for a large structure, and the Staff recommendation was against it. Mason said they were back to keeping the skate park at Big Mine. Or, an alternative was to move it to Pitsker. Crossett identified the

core question was what priority they assigned the sledding hill. If Council thought the sledding hill was important, it was recommended the skate park went into a park. Or, if Council didn't think of the sledding hill as high priority, Staff recommended the skate park remained in its current location. Crossett said they didn't have to get rid of the sledding hill right away. He said if the skate park remained at Big Mine, they would still have space to build a separate building for hockey. Hansen said from a long-term risk standpoint, having the skate park and sledding hill coexist was not a good solution. Berkshire saw potential funding concerns. He thought they could avoid burying Town in debt by keeping the existing skate park. He wondered why they had to decide. Crossett said that they could opt to have two versions of the plan (Big Mine Master Plan) moving ahead, but if money was going to be possibly raised for a skate park, they had to decide what to do. Hansen further expounded that Team Pain was consulting with Mundus Bishop, and they were on hold because a location hadn't been identified. Matuszewicz thought it was foolish to have the conversation with the annexation coming up. He wondered why they would force the issue when they could keep the skate park where it was for a couple more years. They could have a deliberate and well thought out park. He wanted to keep it where it was. Mason asked if he would be willing to give up the sledding hill. Matuszewicz felt the sledding hill and skate park could coexist. Ladoulis asked if there was no form of the sledding hill that could stay. Crossett said it would be counter to recommendations. Michel said the reality was they were not taking out the skate park next year. The question was if they could get the money, where would they put the skate park. Michel thought they could keep the current skate park and current sledding hill and then if a donor became available, the sledding hill could be gone.

Matt Cahir, who was a Town employee, homeowner, and father, was present at the meeting to share observations in regards to the sledding hill. He thought that having a sledding hill at some place in Town was imperative. He said that people that were living or staying with small kids used it a great deal. Cahir mentioned that there was not an organized group for the sledding hill. Not everyone liked to ice skate. Not every parent wanted to shop. It was a really a critical attribute of that area. Cahir wanted to share the observation that he saw huge volumes of out of towners using that facility. He also felt they should exercise judgment when considering the length of winters in relation to the skate park. Michel wondered if the Council could find four votes for any location. Ladoulis said they were forced to choose between the sledding hill and the skate park. Crossett said they could go with the option mentioned by Michel coexisting how they were. The sledding hill became a full sledding hill and if money was raised they could move the skate park to Town Park or proximate to Rainbow Park. Or, they could have Big Mine Plan A and Big Mine Plan B. Ladoulis said that money was scarce and land was scarcer. He asked Hansen how much it would cost to take the skate park into the next five years. Hansen said it would cost about \$30K. Ladoulis was comfortable with that amount to buy a five-year option. Berkshire said the skate park could fit into Town Park. They could commit to that idea in the interim and keep the two amenities at Big Mine for now.

Hansen asked for feedback on if the Council would like the skate park located proximate to Rainbow Park. Berkshire said that Eight Street was off the table from the Council's

perspective. Matuszewicz said they could direct Hansen and Belkin to consider a contract with Team Pain in the future. They could keep the skate park as is until a better option presented itself. He didn't think any of the solutions were great. They could stay the course, repair the skate park to keep it going, and wait to develop a holistic solution. Mason said they needed to maintain a facility. It came down to how plans were working out in terms of the annexation. Michel questioned how they carved out 14,000 square feet for the skate park. Mason explained 14,000 square feet was the maximum footprint. Hansen said there was a need for street features. Mason wondered if they should revisit the topic when the entire Council was present. He asked if there was a sense of urgency. Hansen said the skate park affected the entire Big Mine Master Plan. It affected landscaping, dirt work, and parking. If there were two plans, she would expect more funding would be needed. Berkshire wanted to know more about Team Pain's commitment. Hansen said they were a subcontractor of Mundus Bishop's, and they worked concurrently with them.

Berkshire agreed with Cahir's comments that the sledding hill was a nice amenity in Town. Mason wondered if Town was covered by insurance. Crossett said CIRSA had not indicated that they wouldn't insure it. They would prefer to see uphill and downhill traffic separated and an improved run out.

The Council asked Staff to come back on July 1 with additional information such as:

- Pros and cons of keeping the skate park the same and having Team Pain designing it in the future.
- Could GOCO funds be used to pay Team Pain to come back?
- If the current footprint of the skate park was maintained, could they still preserve the sledding hill?
- What factors were driving the skate park community to ask for A, B, and C?
- Could we use what we have and make it more interesting?

Crossett said they could spend money for Team Pain to engineer to keep the skate park in its current location. Ladoulis asked what the demand was for it to change. He wondered if they just needed to build street features. Matuszewicz said the skate community wanted it repaired, but when they heard it could move, they wanted X, Y, Z. Mason said the issue went back to the sledding hill versus the skate park. Cahir's point resonated with Ladoulis. He said people would still find a place to sled. Mason clarified that if the skate park stayed in the current footprint, it had to be either way. Temporarily they could keep both, but not long term. Berkshire asked what the steering committee recommended. Hansen said they wanted to retain the sledding hill and move the skate park off site. She said from Mundus Bishop, Team Pain, the steering committee, and public sessions, the overall sentiment had been to retain the sledding hill and move the skate park. Ladoulis asked what it meant if the skate park didn't move. Hansen said street features could be designed around it. Yerman mentioned a location within the annexation. Matuszewicz agreed. The Council told Yerman to keep the annexation in his toolbox.

4) Discussion and Possible Decision Regarding Request by Rotary for \$1,000.00 Donation for Disaster Relief Boxes for Nepal in Response to the Earthquake.

Crossett explained the monetary request came from an initiative of Rotary International to assist people affected by the earthquakes in Nepal. A disaster relief shelter box would house ten people. Ladoulis had asked Crossett what their metric was for making the decision. Crossett said Town didn't have one. This type of request rarely happened. Crossett listed advantages: potential for showing support and helping Rotary leverage more money, Crested Butte had a connection to Nepal, and the Nepalese government seized donated money and this was being administered by an international organization. Mt. Crested Butte also donated by an administrative decision. Berkshire said it wasn't that difficult. Rotary was asking, and they served an essential role in the community. It was the right thing to do. Michel had some reservations it would set a precedent, and they couldn't contribute to every need in the world. The Council decided it was a one-time deal. Ladoulis was supportive if they used the Council's discretionary fund. Crossett confirmed that Rozman said there was enough in the discretionary fund.

Ladoulis moved and Berkshire seconded a motion to donate \$1K to the Rotary International to purchase disaster relief boxes for Nepal. A roll call vote was taken with all voting, "Yes." **Motion passed unanimously.**

LEGAL MATTERS

Belkin mentioned that regarding the Wayne Meredith situation there was a new, land-use lawyer involved, which was positive.

COUNCIL REPORTS AND COMMITTEE UPDATES

Glenn Michel

- Mountain Express, in conjunction with RMBL, chose to fund four busses a day in the Gothic Corridor for ten weeks. They recognized that the bus schedule had to be consistent in order to be successful.
- Mountain Express was discussing a new bus barn and how to fund it related to the Public Works Master Plan.

Roland Mason

- There would be a RTA special meeting tomorrow to discuss air service provided by Alaska Airlines. They hoped another airline would provide competition and more seats.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

The Council discussed the comments made under Public Comment by Shawn Mast, the owner of Sock it to Me Food Cart. Crossett said that construction around the tennis courts had caused the space to be cramped on south side of Elk. Safety wise, Town could not have the hotdog stand present during construction. Crossett said that after

construction, Mast possibly could go back to that area, but there would be a parking lot. Council could decide to reserve space for food vending in the parking lot. Mason said that looking toward the future, they would have to decide if they liked vendors at the Four Way. He saw they had a choice to make between vending and parking. Matuszewicz reminded the Council about the conversation they had three years ago that culinary diversity fit well with the Town's values. Matuszewicz said that Mast had to be notified of changes with adequate notice. Mason asked the Council if they wanted to designate spaces for vendors. Ladoulis didn't want to see a parking lot paved to immediately give up the spaces. Mason wanted to know where the parking spaces were lined up and the plan for the area. He thought they needed to have further discussion. Crossett agreed to provide a diagram of the area on a future agenda. Michel said he would rather direct Staff to devise a solution, and he preferred Council to chew on bigger issues.

Next, the topic of accessory dwelling units (ADUs) was discussed. Crossett reported the Town had about 130 units, and the non-compliance rate was about 15%. Mason questioned how it was known that there was about 85% compliance. Crossett said there were letters sent and VRBOs were being tracked. He said roughly speaking the non-compliance rate was about 15%, which equaled about 18 to 19 units. He reminded the Council that the Town could not control the rent and that a homeowner could charge whatever they wanted. He explained that homeowners were granted a conditional use and were given a break on the hook up fees in exchange for long term renting the property. Crossett stated that many second homeowners didn't feel renting was worth the hassle. He said they could develop additional enforcement methods, but it would require time to track people down. He said they would have to pick up a part-time staff member. He cautioned the law of diminishing returns kicked in. He was also avoiding burning out the Staff. Mason wanted to see good methods of enforcement. Ladoulis said they needed to provide an incentive. He thought it was appropriate to look at, but not solely from an enforcement point of view. He thought it was important enough to devote energy. Belkin suggested that they write the homeowners a letter and provide them with the covenant, informing them it could be revoked because of their zoning violation. Michel heard they tried that method in Breckenridge, and they had some success. Michel cited the benefit that the buildings already exist, and there wouldn't be lag time for building. He thought if they gained two units it was worth pursuing. Matuszewicz asked what noncompliance meant. He asked if compliant meant that they returned a letter, which meant nothing. He thought it was worth hiring someone to capture even one unit. He figured there were homeowners who didn't even know. He wanted to send a person door to door because a lot could be determined by walking up to a property. Mason agreed. Michel thought it could be problematic for government to be walking up to people in their homes. Matuszewicz said they would be doing a survey. Ladoulis mentioned that parking was enforced with a \$25 parking ticket, but there was no repercussion for breaking a covenant. Belkin said they could revoke the conditional use, so the property owner couldn't successfully complete a transaction on the property. Matuszewicz wanted to direct Belkin to find "teeth," and he wanted to direct Crossett to work with senior staff to hire someone within the next month. Mason wanted to find a more long-term solution to see what they could do for more enforcement and encouraging compliance.

Matusewicz imagined a part-time year around position that focused solely on enforcement. Matusewicz said to begin the process of hiring someone, and Mason was okay with it. Berkshire didn't know the right answer. He wanted to get the real facts. Belkin agreed to research the covenants to provide further direction.

Crossett asked the Council if they wanted Staff to look into allowing camping on Town property. Michel mentioned that Avalanche Park Campground had plans, but there was no electricity, water, or sewer. He thought it could be the time to pull the trigger. Crossett asked if they wanted Avalanche Park for guests or for the workforce. If they used it for workforce housing, they would have to provide utilities and would need a pit toilet. Additionally, they had to go through the permitting process with the County, and CDOT could require a pull out lane. Mason wondered if a temporary water line could be run. Matusewicz asked if they should direct Staff to consider camping solutions. He said that they should because he didn't want to deal with people camping in Town Park in a month. Berkshire didn't want to build false hopes and false expectations. He said Crested Butte didn't need to come up with solutions for the entire valley. Other entities had to step up. Berkshire said it was a great chance for communities to lean on the Forest Service to improve camping. Mason asked the Council if they were willing to give Staff direction to look into camping on Town property. Michel wondered what controls they would have on it. Ladoulis said that Avalanche Park was not meant for workforce housing. The question was a policy decision on seasonal tents. Matusewicz said a pressure release valve was needed. Crossett said it could be regulated with fees and requiring proof of employment. Michel said clear intent was needed. Mason wanted to hear from Martin. Crossett had concern for vehicle access behind the school. Martin was concerned about the overall impact to Town, including the character and activity on Elk Avenue. He also voiced a great deal of concern about car camping in Town. Crossett said that a year ago, most of the people had a house or apartment. Matusewicz and Mason agreed they wanted Staff to take a look at the issue, Ladoulis was also okay with it, but Berkshire had major reservations.

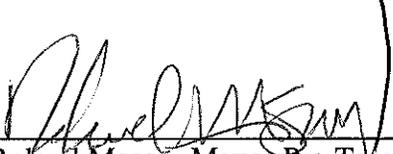
DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, June 15, 2015 – 6:00PM Work Session – 7:00PM Regular Council
- Monday July 6, 2015 – 7:00PM Work Session – 8:00PM Regular Council
- Monday, July 20, 2015 – 7:00PM Work Session – 8:00PM Regular Council
- There would be a TPL and parks funding discussion at the next meeting.
- The work session for the next meeting would cover the Creative District.
- There would need to be a larger conversation about affordable housing when the whole Council returned (July 6).
- Matusewicz requested a work session on micro lots in Block 76 and with the current layout of Blocks 79 and 80.

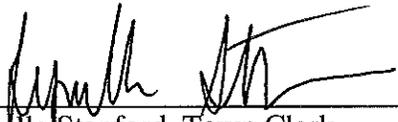
- Mason wanted to consider the area near Big Mine Park, across from Coal Creek on the far west end, for small lots, possibly a place for storage container housing.

ADJOURNMENT

Mayor Pro Tem Mason adjourned the meeting at 9:38PM.



Roland Mason, Mayor Pro Tem



Lynelle Stanford, Town Clerk (SEAL)

