

Notes from the Town of Marble
Master Plan Committee Meeting
December 14, 2023

A. Meeting was called to order at 6:15 p.m. Committee members present: Jeremiah Akers, Brian Suter, Tony Treleven, Connie Hendrix, Charlie Manus, Angus Barber, Sue Blue, Greg Tonozzi and Richard Wells. Also present: Mark Chain and Terry Langley.

B. Review and Approval of November 30 MPC meeting notes • (accurate, anything missing, etc.) – Connie asked that the word culture be added to the last paragraph.

Brian spoke to some of the issues connected to new builds and town growth, including the grade/slope of land. He asked about the need to know the growth potential outside of town and Mark explained that they had to look at anything within 3 miles outside of town. Discussion included 1000 lots from the old ski area and the fact that approximately 30% were buildable but only 20% met lot size requirements and that nothing with over a 30% slope was buildable. Mark said the county will provide a map that shows all the environmental restraints. Brian explained some of the issues surrounding the Snowbound property. He said that it included 210 acres that were involved in a government conservation deal and that were divided into 35 acre lots in trust for owner's children. He also said that the ski area contained 1200 acres, divided into 3 sections. He said everything north-northeast of the chair lift was given to the federal government for elk calving and that the remaining 800 acres are privately owned. Mark said there are lots SE of town that should be addressed.

C. Final Discussion on Survey Results

Connie spoke to a survey comment asking why nature/environment was left out of mission statement. People have told her they want enforcement – she has asked them to narrow down what they can live with. She would like to have a couple more people on the enforcement committee. Angus stated that there is money in the 2024 budget for enforcement. Jeremiah spoke about the new deputy located in Somerset and his plan to be here more. Connie stated that she is trying to come to agreement about enforcement and that the survey indicated a desire for civil enforcement rather than criminal enforcement. Brian spoke to the need for consistency.

Sue said there needs to be suggestions to the town board about location of business district and zoning. Mark suggested they set some time to break out and talk about this at a future meeting. He said zoned districts list allowable uses.

Sue suggested identifying every road and road type and that at one time they had been gravel.

Connie readdressed the enforcement issue and would like to see a decision that fits the 50/50 survey results. Angus spoke to the town plans for soft enforcement. Richard said this needs to be more than just Brad.

Connie suggested the idea of growing leadership in Marble and getting more involvement in town committees by approaching people to determine interest and getting them on the committee. Mark said there is a course: Roaring Fork leadership that is a one-year course with speakers, a project and does require tuition.

Greg asked about the items he had suggested earlier, including hydroelectric and having a sister city which were not on the survey. He would like to see those as recommendations. Brian addressed

issues around hydroelectric and the fact that it needs to be 3 phase and Holy Cross does not support that. Greg doesn't think it needs to be 3 phase. Brian said there are regulations and requirements. Mark will talk to Holy Cross and has an engineer who wants to talk to Holy Cross and then to Greg.

D. Updated charts on potential buildout - Mark said Lou Ellers will be here in January and could answer building restraint questions. Brian asked about the 14 mixed use lots and where that list came from. Mark explained that it came from the county. Outside of town – 271 vacant lots but only 73 conforming. In town, 136 vacant, 37 conforming. This led to a discussion on the limited growth possibilities. Connie said there were a few land owners who might want to be annexed. Jeremiah spoke to the fact that there was a big demand for land in Marble but there is no inventory. Mark explained that the lot size needed to build depends on the location of the lot.

E. Quick review of Mark's goals/objectives and implementation items for finance/revenue, land use/growth, infrastructure (roads/water) and housing. Discussion included that there is not much chance of affordable/employee housing, the fact that anything needs discussion of how to pay for it. The group would like to ensure that there is efficient use of available funds. Greg spoke to the aging population and the future need for transportation to Carbondale. Mark will work on Land Use and Growth for next meeting. Charlie asked about the Mill Site Park, the possibility of the town acquiring it from the SBA and the possibility of developing parking on the south side of Park Street.

F. Breakout groups – Members were asked to identify an area they would like to work on and to draft goals and objectives for those, including Preservation (history/culture/historic preservation/other) and Infrastructure. They are asked to come to the next meeting ready to talk about each area with 15 minutes allowed for each.

G. Determine next Meeting Date/Location – The next meeting will be Jan. 11, 2024, 6 p.m. at the church

H. Adjourn