

Notes from the Town of Marble  
Master Plan Committee Meeting  
September 21, 2023

A. Meeting Call to Order at 6:18 p.m. Present: Sue Blue, Tony Treleven, Richard Wells, Greg Tonozzi, Connie Hendrix, Amy Rusby. Also: Mark Chain, Alie Wettstein.

B. Review and Approval of July 20, MPC meeting notes – it was noted that Greg’s name was misspelled and that should be corrected. Otherwise, no changes.

Survey. The group thought it was best to address the changes in the survey. It was noted that when the draft survey from the Master Plan Committee went to the Board that it was reworked extensively. The group went over the draft survey and made comments, suggestions, edits etc. Quick summary below

- it was thought that # 37 should be slightly modified so it was not a leading question. It was thought it best to get people a chance to express independent thought.
- Amy thought it was best to take out the question after # 38 as it was already being addressed.
- Greg thought there should be little bit more about Arts and Culture. Connie said that arts is easy on the environment.
- There was a comment about whether one of the questions should specifically ask whether the “town should allow ATVs”.
- Related the question #27, it was suggested that the question regarding parking attendance, education/restrictions should be expanded to ask whether it was having a positive or negative effect instead of just asking if it was having a noticeable effect.
- In questions # 30 through 33 it was suggested to remove the parenthetical statements.
- For question # 15 it was suggested to be reworded from “.. Would you like to see **and support** more businesses in marble” to just say..” Would you like to see more businesses in Marble”.
- There was some further discussion on minor edits and related issues including some comments regarding short-term rentals.

Alie said it was hoped that Halloween would be the deadline for return of the survey. It would be sent out via snail mail and also there would be a digital option. It would be sent to residents all the way to State Highway 133.

C. Existing build out and future buildout in The Town of Marble and the surrounding area.

Mark said he had been reviewing County records for property ownership and development both in the town outside the town, all the way to the Darien ranch. The information he had does not include Chair Mountain Ranch Subdivision. Mark had tabulated information for the total number of lots developed, total number of lots that were mixed use/commercial, the total number of vacant lots and the number of vacant lots that were “conforming lots”. And by conforming lots he meant that these are lots that are big enough now to accommodate an On-site Waste Treatment System (OWTS). He said the number of vacant, conforming lots within the town limits and outside the town limits is less than he had expected. However, some of these lots can be combined and made legal lots for development. And some of the

lots while technically under different ownership names, are owned by members of the same family, whether under their own names or under LLC names. He said he would not be able to come up with the “Total” number of developable, conforming lots because of future consolidation and ownership changes. Has he also talked about this with the Gunnison County GIS director and he also noted that we (or he) would never be able to come up with the precise number of future, buildable lots.

Mark showed two charts. Information for the town show that 111 lots were developed, and Mark noted it a few of these were smaller accessory buildings and may not be a full commercial or residential use. By far the majority of development are in East Marble and West Marble followed by the Marble Ski Area #1 subdivision.

The second chart showed development outside the town limits. There is actually more development outside the town limits and within the town limits. And the number of vacant, conforming lots that can legally accommodate development with a legal OWTS was twice the developable lots as the town limits.

Mark said he still has some refinements to work on over the next month or two. He was going to have to research 75 specific lots as it was not clear where they relocated or the development on the lot itself.

The chart he provided at the meeting are attached to the Meeting Notes and will be updated as the process moves on.

#### D. Enforcement.

As Ron was not able to attend, Connie thought it would be best to have that discussion at a future meeting.

#### E. Mission Statement and Goals and Objectives.

Mark said he was going to work on a draft mission statement the next meeting and also start outlining some goals and objectives for certain major chapters that will be included in the Master Plan Document. Mark said he had some examples of Mission Statements that may be useful. Alie noted to Mark that there was the Mission Statement in the Marble Master Plan 2000. Mark said he had missed that and he apologized – probably because it wasn’t in the first portions of the document. In reading through the statement Mark said that Dave Michaelson had captured what he thought was an appropriate mission statement for the town at that point in time and he would give this or something very similar to a close consideration.

#### F. Next Meeting

Also for the next meeting, Mark noted that he was going to have Bill Jochems speak regarding work done by the Healthy Rivers Group and he could also comment on augmentation issues in the Crystal River Valley and other water information pertinent to the town. Mark has also been talking to an engineer he works with who has evaluated potential Hydro projects in this part of Colorado and he was hoping that this engineer could come to the next meeting.

After more discussion, it was decided to all the next Master Plan Committee meeting on Thursday, October 19 at 6 PM at the church.

The meeting adjourned at 8:15 PM.