

Town of Marble Master Plan 2025



Prepared for the Town of Marble

February, 2025

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2025 MARBLE MASTER PLAN

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2025 MARBLE MASTER PLAN

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Section 1 - Background and Planning Process

1.1 INTRODUCTION

A Master Plan is the primary document in the development review process for a Town. It is also a cornerstone for a Vision for a Community including their aspirations and how they want to grow and evolve in the future. Planning statutes often use the term “Master plan”, “Land Use Plan”, and “Comprehensive Plan” without distinction.

In the State of Colorado, comprehensive planning includes planning for lifestyle, social factors, art and cultural issues, lifestyle and urban design factors. For the Town of Marble, we are using the term “Master Plan” and “Comprehensive Plan” interchangeably.

Colorado Statutes provide for a municipality's Planning Commission to undertake and adopt a master plan for the physical development of the area within its boundaries as well as providing for an analysis of the land adjacent to its boundaries. This is the case even though the area outside a community's' municipal boundaries is under the control of another jurisdiction. However, the Master Plan of a municipality is subordinate to the land use regulations of the adjacent County.

A Comprehensive Plan is not the same as a land-use code. It does not modify existing land use regulations such as zoning and subdivision codes unless these particular regulations undergo separate public hearings and ordinances of approval after studying potential updated regulations. Ideally, the Master Plan provides background on important issues and the wishes of the citizens and other stakeholder groups. With the findings of a Master plan, a community has a more precise image and clarity on the need for new regulations or updating and modifying existing documents.

A number of factors make a master plan "Comprehensive in Nature":

- a significant time horizon is considered. For example, 10 to 20 years
- a plan should cover the entire area of the town as well as lands in the town periphery
- A citizen input or community input process is undertaken as part of or in coordination with the Master plan
- the plan provides general direction on where various land uses and growth should occur. In Colorado, State Statues require that a municipality approve a "3 Mile Area Plan"
- the plan examines strategies for obtaining a sustainable future for the community with strategies that aim to give decision-makers and various boards direction related to community priorities, economic goals and quality of life.

1.2 PURPOSE OF THE MASTER PLAN ADOPTION/UPDATE

There was a Master Plan written for the Town dated May 2000. This plan was produced by Otak - Rock Creek Studio and was prepared for the Town of Marble and the Gunnison County Planning Department. In examining some of the documentation included in that final report, it appeared as if some of the initial research and community participation reached back to the year 1996. We cannot find a record of the Town adopting the Master Plan.

There was also a planning guide put together for the Upper Crystal River Valley authored by the Gunnison County Mapping and Planning Services (AKA GIS). This Plan focused more on the entire Upper Crystal River Valley as opposed to primarily the Town

of Marble. There was a community survey sent out that was sponsored by Gunnison County to all landowners in the Upper Crystal River Watershed. Survey results were examined by a number of entities and project participants but did not specifically include a review by the Town. Background mapping, a compilation of survey results and then Implementation Matrices for future direction compiled as part of this planning process were drafted. Implementation matrices were compiled for the following subject areas:

- ✚ Environmental
- ✚ Transportation
- ✚ Recreation and Tourism
- ✚ Historic Resources
- ✚ Housing
- ✚ Open Space and Visual Resources
- ✚ Quality of life

While there is excellent information put together as part of this project it does not appear to be adopted by the Town of Marble related to any subject area or general Town Governance. We are also not sure if it is even posted on the Gunnison County Website; If posted it was impossible to find.

Because of these factors, we believe that this document should be considered a new Master Plan for the Town of Marble. Because of the change going around in the area and the new issues and challenges that have arisen for Marble and the Surrounding Area it is probably prudent that the recommendations should be considered for a 10-year time horizon. It should be revisited in 5 years; some of the challenges that affect Marble may be solved by then, they may progress in a negative manner or new issues may arise quickly. More on these challenges throughout the document.

1.3 THE MASTER PLAN PROCESS

There were a number of avenues for citizens and residents of the Town and the immediate surrounding area to participate and be part of this Master Plan effort. They were:

Appointment of a Master Plan Committee. Every Master Plan process has some type of advisory/steering committee helping anchor it and give it direction. As Marble does not have a sitting Planning Commission it was thought that the Town should advertise for participants. Public notices were posted and advertised, and applications were available for anyone. Eventually, 13 people were appointed to the Master Plan Committee (MPC). Almost half of the citizens were people who live outside the Municipal Town Limits. This group met at least once a month and sometimes twice a month for a 10-month period. They ended up having 15 meetings which included a

public outreach meeting in March 2024. Notes on these meetings are included in the Appendix.

Community Survey. A comprehensive survey was mailed out to 400 residents and property owners in 2023. Surveys were sent out to most owners within the Town site, and to residents/homeowners outside of the Town going all the way down to where County Road 3 crosses the Crystal River. Surveys were not sent to the residents in the Chair Mountain Ranch Subdivision along the northern portions of County Road 3. Opportunities are also available to obtain an emailed or digital survey. At the end of the day, there were 169 respondents.

The survey included a total of 36 questions. There was considerable input from the Marble Board of Trustees in the makeup and final editing of the survey. Two of the questions were open-ended and allowed for individual responses. Those two questions were what the Towns “greatest weaknesses are” and what would be the “Ideal Marble” in your opinion. These responses are also included in the appendix section.

Sunday Conversations. There were 5 sessions held at the Internet Raspberry Ridge on Sundays at noon during the winter. The general community as well as MPC members were invited.

March Outreach Presentation. A 37 slide PowerPoint presentation was made at an open Community Meeting on March 14. The purpose of the meeting was to inform the community of the process and the general direction and findings of the MPC. This was held at the Marble Firehouse and was also broadcast as a Zoom Meeting. There was the availability for part-time residents who live far away to participate. The meeting was also advertised extensively.

1.4 PHYSICAL SETTING AND CLIMATE.

The Town of Marble is located in the northwest quadrant of Gunnison County at nearly an 8,000-foot elevation. The area is surrounded by land belonging to the U.S. Forest Service and includes the Maroon Bells/Snowmass and the Ragged’s Wilderness areas. The area is characterized by nearby mountains over 12,000 feet, Alpine vegetation and meadows and a number of lakes. Weather can be extreme with cold winters, cool summers and some winters feature significant snowfall.

The area is also characterized by environmental constraints which include steep slopes, debris flow, areas where it is difficult to dig domestic wells or obtain quality groundwater and areas of high avalanche hazard and rockslide/debris flow hazards. There are also some areas in the Upper Crystal River Valley generally west of Marble that also have flood hazard potential.

The Town is located near the source of the Upper Crystal River Area and the surrounding peaks and terrain create a box canyon effect to the southeast. Vehicular access through this area is nearly impossible and not practical for most of the winter. And even then, Schofield Past must eventually be negotiated for passage. The only year-round road into the Upper Crystal area is Gunnison County Road 3 which eventually connects with State Highway 133 west and slightly north of the Town. In essence, throughout much of the year there is not a second access point by which residents of the Upper Crystal River Valley can exit in case of an emergency.

1.5 REGIONAL CONTEXT AND 3 MILE PLANNING AREA

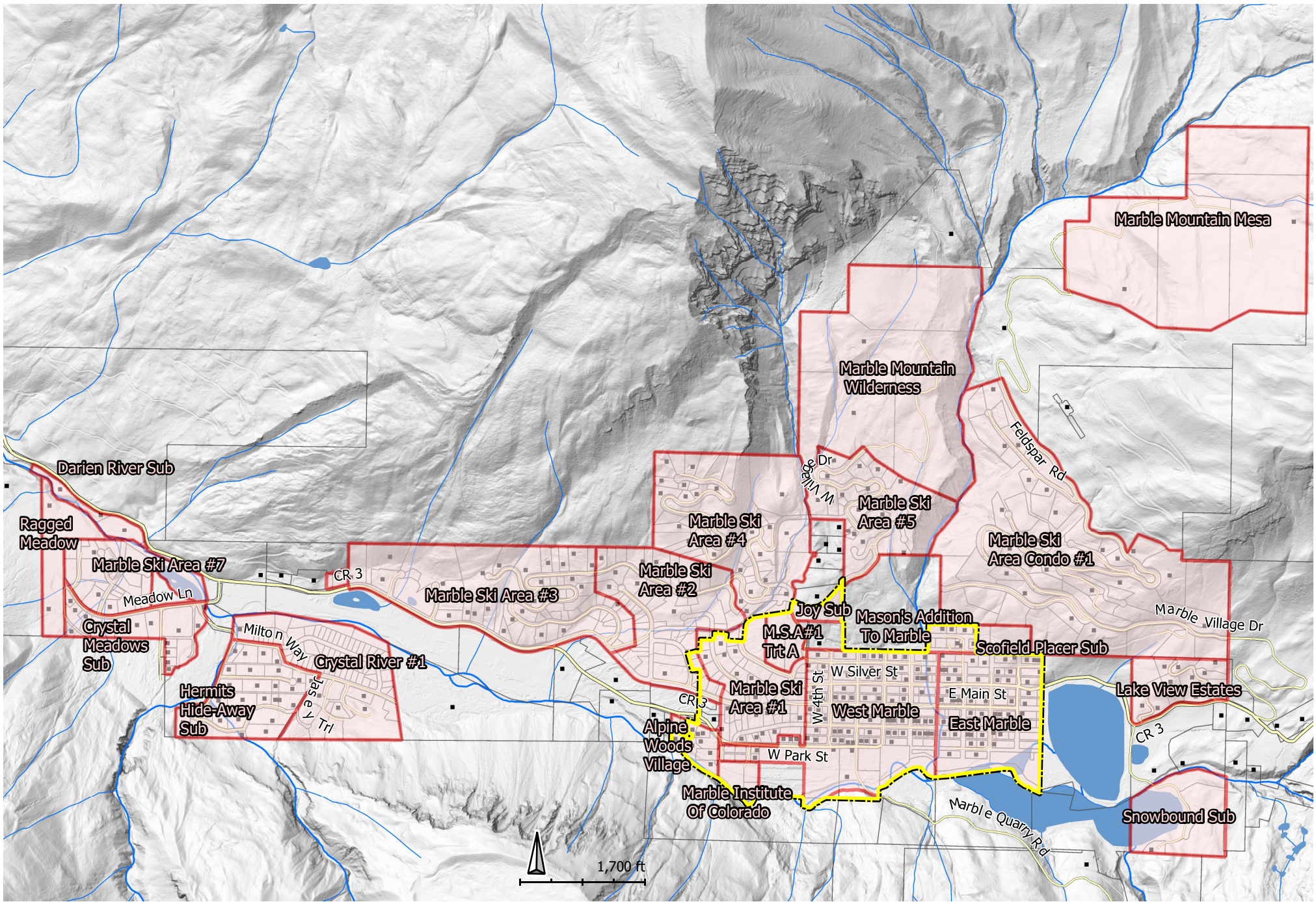
The nature of the Upper Crystal River Valley and the high Alpine areas isolate Marble in the winter. The closest town is Redstone along State Highway 133 which is 12 miles away. Travel over McClure Pass to the west of the Valley is also sometimes difficult in the winter. And the closing of Kebler Pass to the Crested Butte in the Gunnison Valley as well as the closure of Schofield Pass results in winter confinement. The nearest significant towns are Carbondale which is 30 miles north or Paonia/North Fork Valley which is 40 miles to the west.

Other important characteristics of the Upper Crystal River Valley is the fact that much of the land area is publicly owned. And the Town is relatively small in area surrounded by larger areas under Gunnison County jurisdiction. The great majority of Marble private lots are portions of the original Townsite platted in the similar fashion of most older, Western Colorado towns into a grid system. These properties are composed of relatively small, skinny lots, the majority of which are 25 foot in width. While this provides flexibility and development, the major subdivisions in the area outside of the town contain the majority of the population. A map showing the subdivisions and development outside and surrounding the town is shown on the following page. **Map 1** is on the following page.

This creates an interesting phenomenon. The Town's surrounding population under Gunnison County jurisdiction is considerably larger than that of the Town and therefore many of the residents of this Valley do not have a direct voice in what happens in Marble, nor do they have the right to vote in local, Town Elections. Often times, at Board of Trustee meetings there are more people attending who live outside the town than within the town limits.

1.6 VERY BRIEF HISTORY OF MARBLE

European settlement came relatively late to the Crystal River Valley. The primary route to this area was from Gunnison and Crested Butte and included a journey over



Marble Area Subdivisions

Marble Master Plan 2025



Subdivisions
Town of Marble

Address Points
Parcels

The data herein is general in nature and not assumed to be complete nor accurate in its entirety. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public right-of-ways.

Schofield pass. The area started to grow in the late 1890s and early 20th century. The population peaked between 1910 and 1920 and there were competing marble companies providing product. The contract for marble for the Lincoln Memorial was secured in 1914. It is estimated that there were about 1500 people in 1915, but that was not a census year and there are no certified population figures for that year. The marble production business suffered during the World War I era and the Lincoln Memorial contract was completed in 1916. The Crystal River Marble Company closed down in 1916 and the Colorado – Yule Marble Company ceased operations in April 1917.

The postwar years did bring a time period of economic revival and the population again reached 217 residents in 1930. The population reached another high point in 1940 (240 residents) but wartime led to a decrease in economic activity and the Marble Quarry (Consolidated Yule Marble Company) shut down again in 1941. Population hovered in the single digits between 1950 and 1960, though anecdotal comments said there was only 1 year-round residents in some of those years.¹ the Yule Marble Quarry reopened in 1990 as the Colorado Yule Marble Company.

From a governmental perspective, the Marble community was incorporated as the Town of Marble in 1899. As the population plummeted after World War II and the following decades, the town government effectively shut down, though exact details are not known. The Town of Marble was reactivated and officers elected in the early 1970's. Official action was taken with the adoption of Ordinance No. 1- Series of 1973 on March 16, 1973 with Lloyd Blue signing as Mayor.

Outside business interests meant to capitalize on the Alpine terrain and efforts were made to build a ski area in the 1970s. Local residents opposed the proposal of a ski area though a number of subdivision filings were made. And financial backing for the ski area was not consistent. The Forest Service eventually denied the application.

The Town of Marble has absorbed some small areas of what was proposed to be the Marble Ski area and some portions have developed at a low-density. And low-density development also occurred in some of the other subdivisions that are shown on the previous map. The population in Marble has grown very slowly, but steadily and the 2020 census showed 132 full-time residence. A number of homes within the town limits that have been built in the last 10 the 20 years are only occupied part-time. Lack of public utilities with the exception of a private Water Company (the Marble Water Company) together with a required lot size to accommodate On-site Waste Treatment Systems (Individual Septic Systems) has kept population growth down within the town limits.

¹ much of the content of this section, "Very Brief History of Marble" was taken from the previous Master Plan for the Town of Marble

Note: For those with additional interest, there is a Marble Timeline on the Marble Historical Society website. There are also historical documents located on the Town of Marble website (www.townofmarble.com)

1.7 RECENT CHALLENGES

Change has come to Western Colorado in general and to picturesque mountain towns in particular over the last 10 to 15 years beginning with the Great Recession. Cultural change has come to Marble as the nearby Roaring Fork Valley and I- 70 Corridor have gentrified. This has helped raise property values with the concomitant increase in housing prices. In addition, it has been becoming easier to work remotely and this has bought another type of resident to the upper crystal River Valley.

But perhaps the biggest change has been the popularity of the Lead King Loop. This has resulted in a constant stream of visitors in the warm months and many residents of the Town feel they have been overrun by the sheer number of Off-Highway Vehicles that have created parking problems, traffic safety issues and related problems.

Another challenge is the fact that the Town has limited financial resources to deal with day-to-day operations let alone a significant influx of visitors as well as part-time residents in the summer and fall seasons.

The Master Plan Committee discussed these and some other areas of interest during the Master Plan Process. Sometimes there was general consensus on how to deal with them and give direction to the Town in general and other issues had a wide divergence of potential solutions or even whether it was worthwhile dealing with them. These issues will be touch briefly upon in the chapter towards the end of the Master plan and these items are:

- Lead King Loop
- Water Augmentation efforts by the Town
- Relationship with the Quarry
- Marble Water Company
- Marble Charter School
- Future of Beaver Lake

1.8 MARBLE CULTURE

Like many of the towns in Western Colorado, Marble has its own particular culture. It is not a resort community nor is it a community where one particular interest seems to dominate the entire town such as mountain biking to Moab. Marble is a unique town in a unique setting. The 2000 Master plan at a number of meetings at the beginning of the

process where people discuss guiding principles such as being a place where individuality is valued, excepted and nurtured, kids are cared for by the entire community, the sense of history is protected, and people being free to pursue their own lifestyles. That master plan had a mission statement and we could not improve upon it. While many things changed over the ensuing 25 years, the sense of independence and individuality is still present and can dominate in some of the gatherings and meeting. We are repeating that mission statement here because this is still the attitude and the type of people which live here and continue to find a home here.

Mission Statement

The Town of Marble will endeavor to keep the Town a Community where the citizens are free to pursue their own lifestyle, where there can be a diversity of choices, where citizens can remain independent and respect the natural environment. Marble must be a place where neighbors are tolerant and respectful of other's choices and where there is a minimum of governmental interference.



Section 2 Baseline Information and Existing Conditions

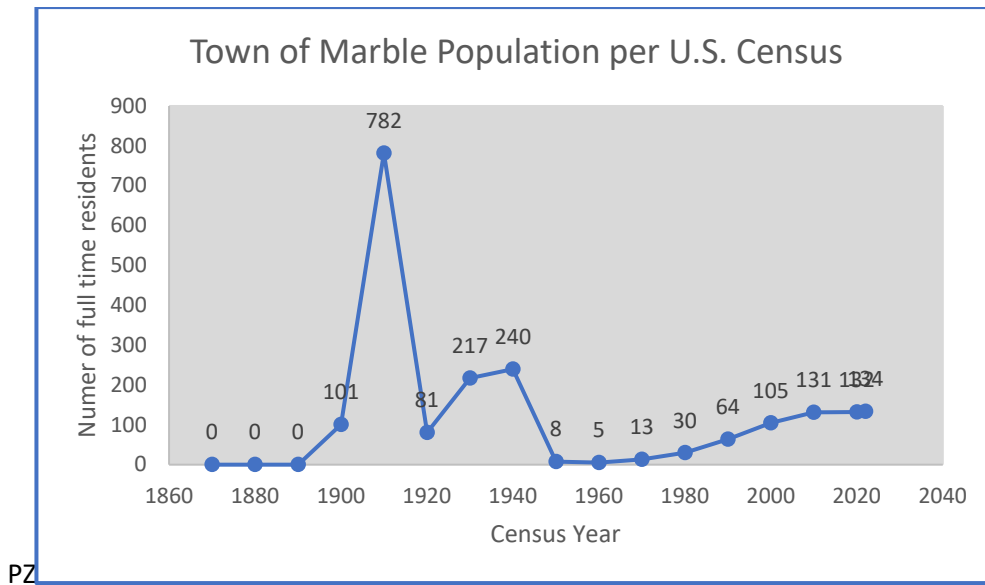
2.1 DEMOGRAPHICS

Oftentimes, Master Plans has some background demographics obtained by a Community Survey or by utilizing Census Information. Marble did not have the resources to spend an inordinate amount of money on a full demographics section of their community survey, devoting this effort to various questions that are confronting the community. The year-round population was small enough that we did not think a complete demographic profile was critical.

It would be useful again to mention the relatively small population that lives year-round in the Town of Marble (see Section 1.6). There has been growth in the area but that appears to be from the location of subdivisions outside the Town Limits or in the growth of the number of part-time residents. Because of the climate and relative isolation, we do not anticipate seeing a large increase in the permanent population or a higher percentage growth rate. This was important in the direction the MPC took as the project move forward.

Perhaps the best way to show the pattern of population in Marble in the last century and a-half is by a chart rather than showing the numbers in a spreadsheet or in a narrative fashion. Below the population of the town by census year is graphically shown.

CHART 2.1.A



Source. State of Colorado Demographers Office

2.2 HOUSING AND BUILD OUT POTENTIAL

The MPC requested detailed information about the number of lots that have been developed and the number of lots that are vacant and could be developed. We investigated development a lot-by-lot basis both in the Town and outside of town with the help of Gunnison County data. We started first with investigating the approved subdivisions and the metes and bounds lots that were located outside the town limits. This information is displayed below:

Table 2.2.1

Table 2.2.1 DEVELOPMENT INFORMATION - OUTSIDE TOWN LIMITS - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Crystal Meadows	9		8	2
Crystal River Filing 1	4		60	1 *
Hermits Hideaway	20	1	7	2
Lake View Estates	8		2	2
Marble Ski Area 1	0		1	0 **
Marble Ski Area 2	11	3	38	7
Marble Ski Area 3	23		34	8
Marble Ski Area 4	20	2	29	7
Marble Ski Area 5	15	1	10	4
Marble Ski Area 7	6		17	5
Marble Condo Area 1	18	1	35	33
Mete & Bounds/misc	25	1	30	3
Totals	159	9	271	73

* Crystal River Filing 1 few entities that own multiple lots

** Lot Owned by County

Review of the data shows that there were 159 lots developed under County jurisdiction and that there are a total of 271 vacant lots. However, there are only 73 vacant, conforming lots in terms of lot size. And the minimum lot size in the area is 1 acre due to land use regulations, especially centering around OWTS constraints.

We also did the same exercise for lots within the town limits. That information is shown on the following table:

TABLE 2.2.2

DEVELOPMENT INFORMATION - TOWN OF MARBLE - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Alpine Woods	3	1	4	3
East Marble	30	2	37	13
West Marble	50	7	49	8
Gallo Hill	1	0	1	0
Joy Subdivision	1	0	0	0
Marble Institute	0	0	3	3
Marble Ski Area 1	18	2	29	5
Marble Ski Area 2	0	0	3	0
Mason's Addition	6	0	5	0
Misc.	2	2	5	5
Totals	111	14	136	37

Results are that there are 111 developed lots with a total of an additional 136 that are vacant. However, only 37 of those vacant lots are conforming in terms of lot size. Town land use regulations require a lot to be a minimum of 20,000 ft.² in size in the older part of town and 1 acre in size in the newer subdivision and lots that are outside the original townsite. And once again the reason is because of OWTS constraints due to the fact of lack of central wastewater system.

It is important to note that, at least in the old townsite, (which is the majority of the town area) lots are 25 feet in width and people can accumulate number them in order to build. We have seen some of the owners of these vacant lots being able to obtain an additional lot from a neighbor to help meet the minimum lot size. So, at the end of the day there may be slightly more than the 37 vacant, conforming lots or perhaps even less. The other interesting thing related to the Town Regulations is that for calculating lot size, a property owner can count a lot(s) under their ownership across the alley right-of-way or a road right-of-way.

The end result is that while there are a considerable amount of vacant lots, at this point only 37 lots within the town and 73 lots in the County are conforming in terms of lot size. So, twice the amount of development is possible under County jurisdiction compared to within the Town Limits.

2.3 Town Land Use Regulations

Zoning. Marble does have zoning regulations and simple subdivision regulations. And it does appear that there have been some updates since the last Master Plan as that document indicated that there was a 50-foot height limit for the business zone district and that no longer applies. The MPC has put together some suggestions regarding changes to the town land use code/zoning code and these are included in the implementation matrices/work plan for the Town.

It is always good to make some appropriate changes in zoning or subdivision regulations after a master plan because often times master plans give guidance on proposed changes. This particular Master Plan process is no different.

The Marble zoning Code is relatively simple but with such a relatively small community that should not be a problem. It would be good to update the code as well as the Zoning Map itself. Below are some comments and suggestions.

There is no defined Business Zone District. This was the subject of considerable discussion by the MPC. A number of members suggested that the paved street throughout town be made a commercial zone district. This should be discussed by the Board. However, there are some areas along that road which are heavily residential and carte blanche business development may cause compatibility problems. One possible solution would be to allow commercial development in these areas but have anything that is larger than a home occupation go through a review process. Some criteria would have to be developed to give guidance to applicants and the Board during such review.

Zoning regulations and dimensional criteria are entirely in narrative format and it is somewhat difficult for first-time users to find their way through it and know what the precise regulations are. Some tables and some reorganization would be helpful.

Some thought should be given to updating parking standards; though the parking guidelines for restaurants and hotels lodges generally make sense. What is missing is some definition for parking for uses with a lot of standing areas such as bars.

The existing Zoning Code Map is primitive and appears to be hand colored. An existing staff member has upgraded this Zoning Map but we are not sure if this is a permanent solution. A modern and up-to-date zoning map should be developed that can easily be modified even if there is a change of staff. The easiest source may be to contract with the County GIS department.

Subdivision Regulations. Subdivision regulations are very brief and only deal with final plats. With the nature of the land and development constraints, the chances of a big

subdivision are probably minimal. However, it would be good to outline a sketch plan process so that a potential applicant would know whether their project was doable before spending a lot of engineering time and money. The Board should also consider making it clear that a development or Subdivision Improvements Agreement may be required for any development and requirements for security outlined.

2.4 Environmental Constraints

Marble's beautiful Mountain setting also has its downsides. It is subject to mudslides and debris flows, floods, avalanches and unstable slopes. There were devastating floods from the Carbonate Creek drainage and impacted the town in 1936, 1941 and 1945. In fact, the majority of the old townsite is subject to alluvial fan deposits including significant mud flows.

Because of these constraints, Gunnison County commissioned a report from Right Water Engineers known as the Wright Water Study, but the technical name of the report is: "Geological and Hydrological Factors Governing Impacts of Development of the Crystal River Near Marble, CO, Gunnison County". The report is very detailed and it was covered well as part of the 2000 Town of Marble Master plan. Some of the findings included:

- the groundwater resources of the Marble Ski area Filings are limited as to their viability to support significant and orderly residential and commercial development of the subject filings
- the Crystal River bottom area, with the alluvial aquifer of the Crystal River, is a prolific water supply area with good quality supplies available to wells of private parties and the Marble Water Company
- there is potential for contamination of limited groundwater resources under the Marble Ski Area Filings from independent sewage disposal systems.
- Available data from 1996 indicates the waters of the Crystal River surface flow are now near pristine with little evidence of man because contamination.
- Applicants for building permits on tracks lying within stability classes III, IV and V on the slope Stability Map; within areas having access of flood and avalanche hazards; or the geologic hazard zones shown on the geologic map should be required to conduct a site-specific floodplain and geologic investigation prior to development.
- Geologic constraints of mud flows, landslides and unstable slopes will prevent or seriously constrain construction on many of the plat of lots and tracts of the Marble area.

The study's conclusion also indicates that utilizing current Gunnison County ISDS (OWTS) regulations "will be adequate to safeguard the water quality and health of the

community when utilized with the data study.” The report also indicated that without strict application of the regulations and without relying on the geologic reports data and findings, the Ski Area Filings could cause a degeneration of the area and associated public and private costs.

It is our understanding that the current OWTS regulations utilized by Gunnison County and the Town are adequate. The Town does need to require properly engineered OWTS systems because their minimum lot size is 20,000 ft.² in the original townsite. This is the present Town requirement and it is strictly followed.

Map 2 on the following page is the map that the current Gunnison County GIS utilizes for its Slope Stability analyses and it closely follows the mapping we have seen in the Wright Water Study.

2.5 Water and Wastewater

Wastewater. There is no public wastewater system in the Town of Marble. All development requires the installation of an individual OWTS (septic system) as part of their building permit with the properties located within the Town Limits or under County Jurisdiction in the immediate surrounding area. And of course, the same situation holds for commercial development. These establishments must install their own septic.

Water. There is a mix of ways to obtain domestic water within the town limits. The Marble Water Company provides treated water to a good portion of the Town, but it is not available to all lots. The system has not been expanded into East Marble.

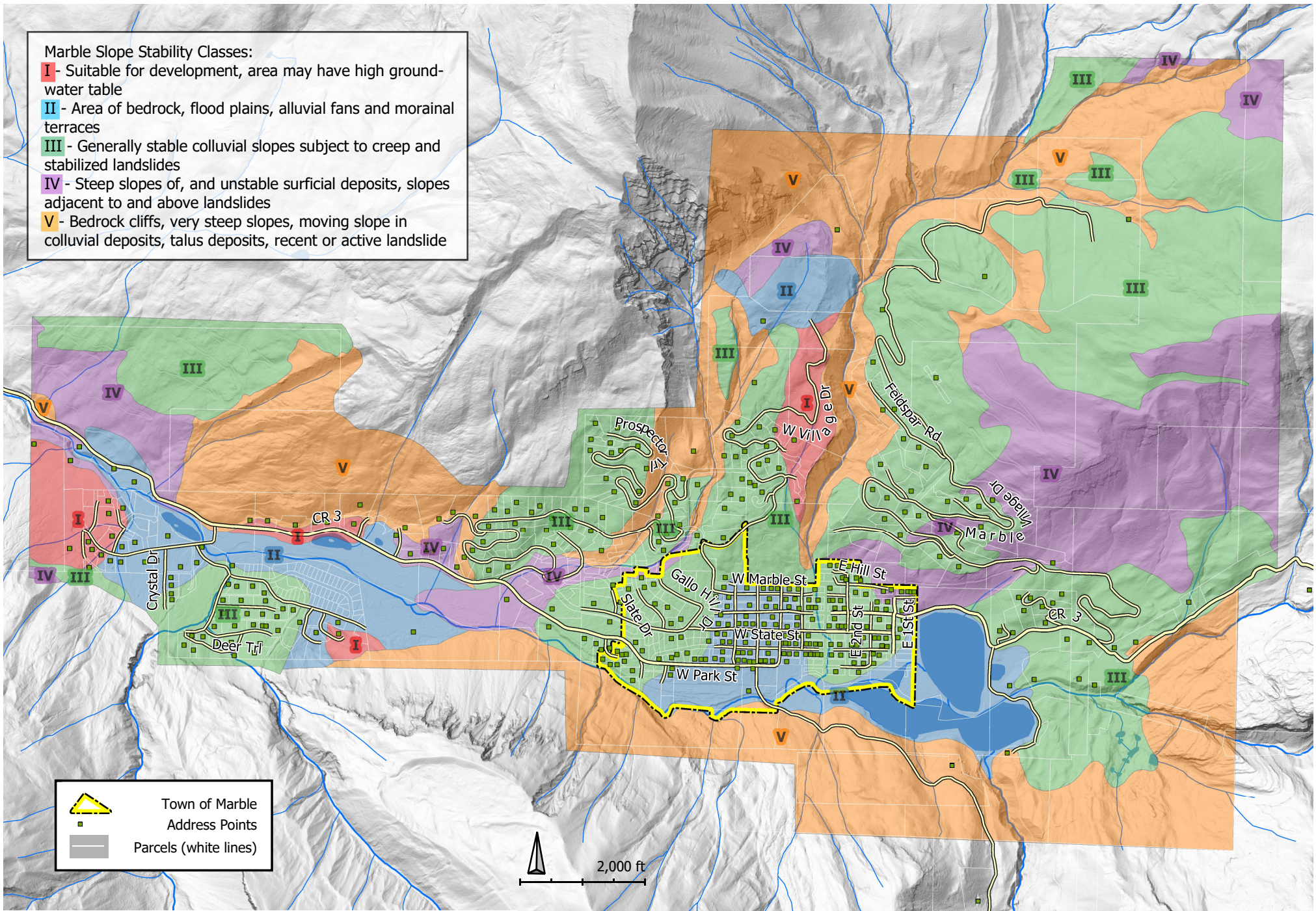
The Marble Water Company (MWC) is a private, nonprofit (501-C 3) that formed in 1979. In 1980, work began and the MWC entered into a 45 year lease with the Town of Marble for 1/3 of the town water rights. This agreement was finalized in August 1983 and expires in August 2028. Water Rights are for 1.0 CFS. The MWC leases Town property for the wells and the pump house.

For the following 20 years the MWC made improvements, added water taps and lines. In 2000, MWC wanted to install a water tank above the Town (150 K tank). And they applied for a federal grant and received a low interest loan from the FDA for \$400,000. The tank was installed in 2002. The payback is \$20,000/year for 40 years which includes interest and principal. The water company entered into an agreement with the Board that the Town would invoice and collect the \$20,000 payment which is a water assessment that property owners receive as an invoice for every year.

Eight individuals started the water company. They each put up \$10,000 and they also obtained a loan. There are five Board Members on the MWC and every property owner who has a water tap has a share in the Water company (there were 79 taps as of July

Marble Slope Stability Classes:

- I** - Suitable for development, area may have high ground-water table
- II** - Area of bedrock, flood plains, alluvial fans and morainal terraces
- III** - Generally stable colluvial slopes subject to creep and stabilized landslides
- IV** - Steep slopes of, and unstable surficial deposits, slopes adjacent to and above landslides
- V** - Bedrock cliffs, very steep slopes, moving slope in colluvial deposits, talus deposits, recent or active landslide



Marble Slope Stability Study

Marble Master Plan 2025

Wright Water Engineers Slope Stability Study (1996)

The data herein is general in nature and not assumed to be complete nor accurate in its entirety and is therefore to be used with all discretions necessary. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public right-of-way.



2023). They are now in the process of applying for a loan from the USDA to provide infrastructure into East marble. This may take 6 months or longer.

The MWC is interested in turning over the Water Company to the Town and this has been an ongoing conversation for a few years. The Town Board would like to own the water utility and related infrastructure. Terms and conditions are under discussion. The Master Plan Committee does have concerns about the acquisition. They want to make sure that, if this potential transfer to the town occurs, that the existing infrastructure is evaluated completely so that everyone knows the condition of the infrastructure and whether upgrades are necessary and what the timing would be.

On the next page **Map 3** which shows the distribution of water taps associated with the Marble Water Company

2.6 Transportation Roads

There is only one paved street in town. This is County Road 3 which comes in from the west and SH 133. This turns into Park Street which then has a short “S” curve and meets with Main Street. The rest of Main Street is paved towards the east. Survey results show there is not much of a desire for additional paved streets in Town. Some of the rights-of-ways and alleys throughout town are not developed and one would have a hard time knowing that some of these are platted streets or alleys.

Road access in and out of the Town of Marble is relatively restricted. County Road 3 functions as the main way in and out of town and this is a 6-mile-long road which eventually links up to SH 133. Vehicular access out of town to the east is relatively restricted by the terrain and road surface. It is a four-wheel-drive road and is not open for much of the year. Therefore, the access towards the Town of Crystal and Schofield Pass is restricted much of the year. There is no Access into and out of Town from the north or the south.

This is a safety issue in case there is ever a major event such as a significant wildfire which would require evacuation of the Town. Even if the town’s resources were more significant the terrain, high elevations and geology of the area would restrict construction of a second all season ingress/egress Road.

2.7 Parks and Open Space

Parks and Open space did not get much discussion during the Master Planning Process. Access to wilderness areas, US forest service land etc. is close by so many people would not think town parks and open spaces are significant issue. The two main parks in the town are Thompson Park and the Mill Site Park. The Mill site Park is approximately 25 acres in size and is a significant amenity to the Town. There have

Marble Water Taps

3/21/23

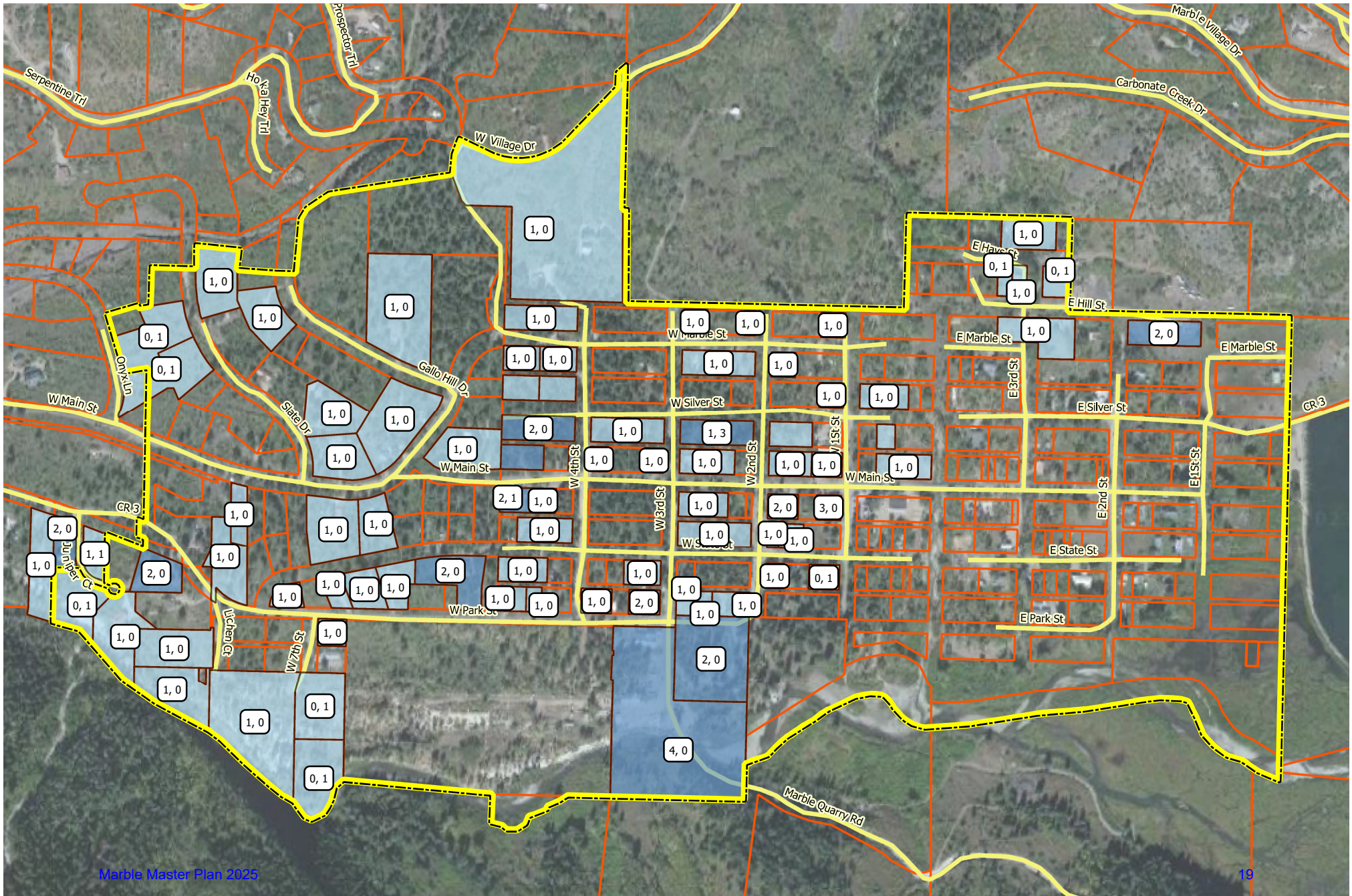
1, 0 Label shows active taps first and inactive taps second

▲ Parcels with Multiple Taps

▲ Parcels with One Tap

▲ Town Limits

▲ Parcels



been plans for development of the Mill Site Park over time and it is used for some events. There are many differing opinions on how the site should be used.

2.8 Other Infrastructure

There is not much additional public infrastructure with the exception of bridges over washes/creeks or the bridge across the Crystal River which leads to the quarry. There is no natural gas service in the area, with propane being used as necessary.

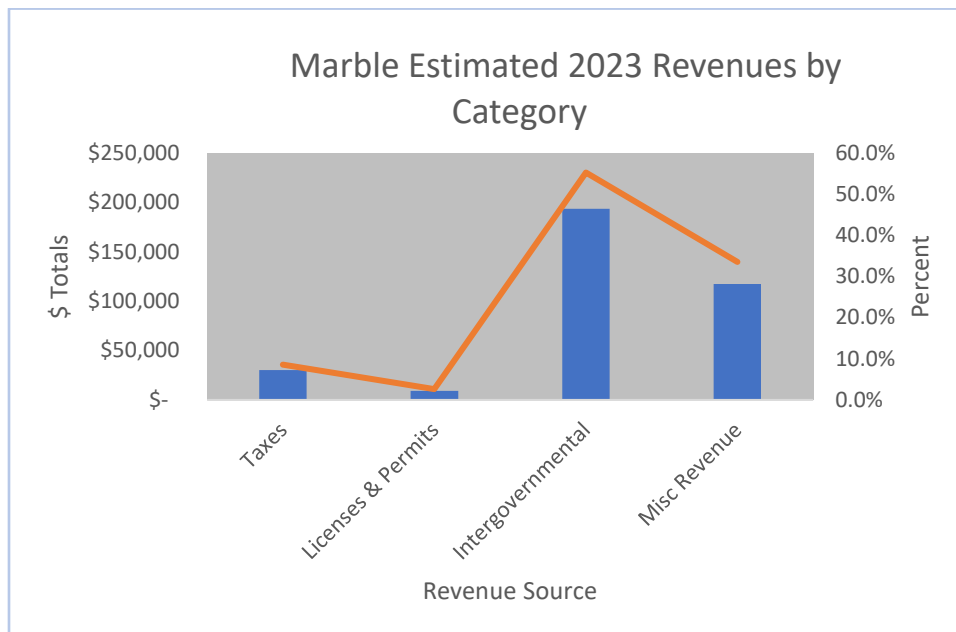
Re: telecommunications, Fiber has been extended to the Town and is now available to provide higher level of Internet service. Cell service is still difficult because of the mountainous terrain and many people use their Internet to have better quality phone service.

2.9 Financial

Because of the relatively small population, revenue sources for the town are relatively modest. From a financial perspective there are 3 funds that make up the Towns financial structure. They are the general fund, the park fund and the Water fee for Service fund. Approved expenditures for the fiscal year 2023 budget across all funds was \$398,000. Approved expenditures for the general fund for \$350,500.

Chart 2.9.1 displays the primary sources of revenue for the fiscal year 2023 budget.

Chart 2.9.1



In the Intergovernmental Revenue category, the lions share is provided by general sales tax (\$164,000) and the Highway User Taxes (\$10,000). Under the Miscellaneous Revenue category, the main source of revenue was from the Marble Campground (\$45,000), which is owned by the town.

There is only one traditional retail sales generator in Town and that is the Slow Groovin' Restaurant. Some opportunities do exist for enhancing revenue. One which has slowly come into play across the country is sales tax revenue from online sales. Online purchases could be encouraged. There are also other potential small sources such as instituting a Use Tax for construction materials which is fairly common in most jurisdictions.

When discussing municipal revenues, possible increases in the mill levy (a.k.a. Property Taxes) are mentioned. Property tax estimates in the 2023 budget amount to \$27,805 which is 7.9% of estimated revenues for the general fund. Certified mill levy for the Town for 2023 was 6.505 Mills. It would be difficult to try to obtain more income from this particular source.

2.10 Zoning Map

Maintaining an accurate and up-to-date Zoning Map for the Town of Marble has not been a high priority a high priority the past. Attached is what we have found to be most accurate current Zoning Map. The Master Plan Facilitator has recommended that the town have an arrangement with Gunnison County GIS for any mapping for whatever purpose to be updated and maintained on an annual basis.



Informal Zoning Map FOR the Town of Marble



Section 3 - Community Survey Information and Snapshot

The Community Survey was sent to over nearly 400 residences and property owners in the Town and the surrounding area. There were 169 respondents. As noted earlier there were a total of 36 questions with two of the questions being open-ended which allowed extensive, individual responses.

The survey was extremely helpful to the MPC and it should be helpful to the Board of Trustee's over the next number of years. This section of the Master Plan will go over the results of a few of the significant areas of interest and is what we consider a "snapshot" of where the community is at this time. A full copy of the survey with a summary of answers as noted is at the end of this section. A more complete survey in spreadsheet form is included in the appendices together with the extensive, written answers by respondents to what they would like to see as the "Ideal Marble" as well as a section on what are noted as "Marble Weaknesses".

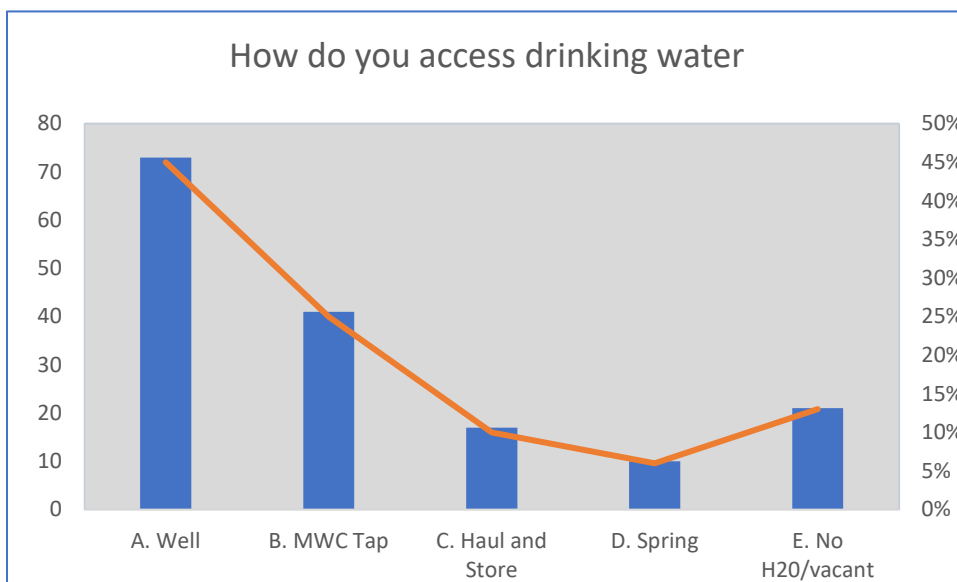
This part of the document will summarize community responses on attitudes toward significant questions/issues of the day including:

- Provision of domestic water supply
- Attitudes about zoning and business development
- Short-term rentals
- OHV's and their impact
- Desire (or not) for some type of enforcement
- Attitudes on annexation and growth in the future

1. Water Supply. Questions 8 through 11 dealt with the water supply, whether people were happy with their current situation and whether it is desirable for the municipal water supply to be owned by the Town..

Question 8 asked how residences access their drinking water. The results are below:

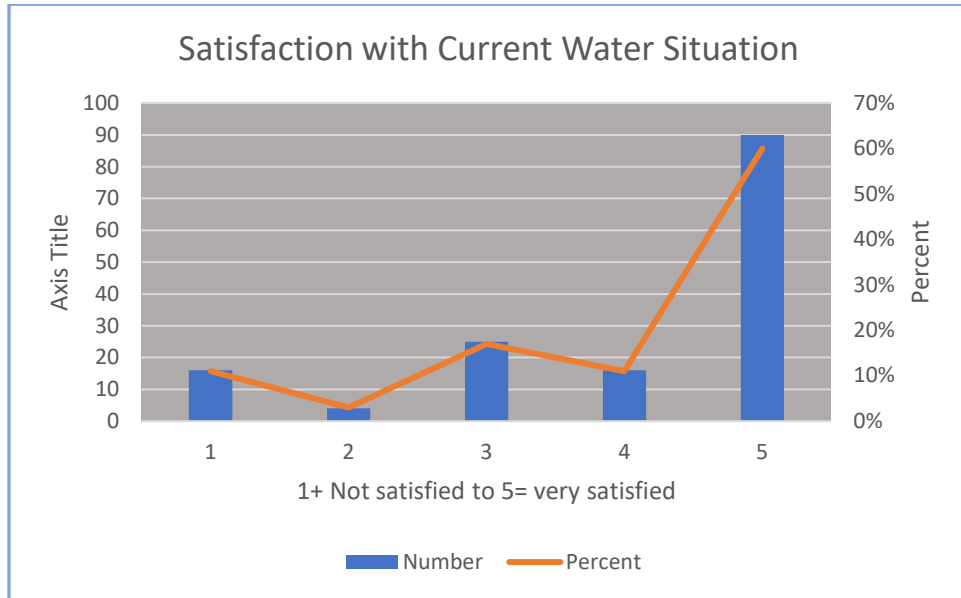
Chart 3.1.1
Accessing Water Supply



46% of the people responded that they use a well while 25% had a Marble Water Company. 11% hauled and store their water.

The Chart below notes that's 60% are satisfied with their current water situation, and satisfaction is related on a scale of 1 to 5, with 5 being very satisfied.

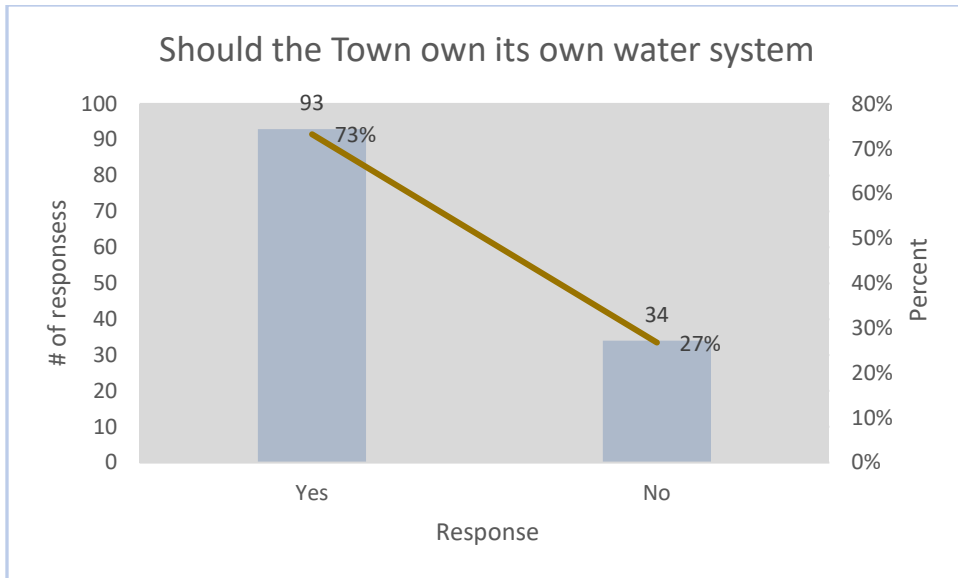
Chart 3.1.2



Surprisingly, even though many people are very satisfied with their water situation a great majority thinks that the town should on its own water system. See below:

Chart 3.1.3

Should the Town Own its Own Water System



This response should indicate to the Board that they should continue to discuss obtaining the Marble Water Company from its present owners.

2. Zoning and Business Development. Most governing bodies have extensive conversations about commercial usage, business development, commercial zoning and the appropriate locations for each of the above. Marble is no different. Attitudes about whether there should be zoning for businesses in Marble and whether people want more business development under certain conditions as noted below.

Questions 12 & 15 – RE; Businesses in Marble

Q 12: Should marble have a business zone??			Q 15: Do you want more businesses??		
Response	Number	Percent	Response	Number	Percent
Yes	65	45%	Yes	78	57%
No	80	55%	No	60	43%

This would indicate to the board that many citizens want additional businesses, but a slight majority do not want a defined business zoning district.

3. Short-term rentals. Short-term rentals, or STR's, are a controversial topic in Western Colorado and in many other parts of the state and even the nation. There are opinions that STR's are affecting adversely the pool of long-term rental residential units, making it difficult to hire employees for service jobs and may even be one of the factors that helps increase the cost of buying a new home.

In keeping with the free spirit of Marble a majority did not want the number of STR's capped and a significant majority (85%) did not want STR's banned. The table below summarizes this information.

Questions: 18 A and 18B – RE: Short Term Rentals

Q 18A: should the number of STR's be capped			Q 18 B: should STR's be banned		
Response	Number	Percent	Response	Number	Percent
Yes	67	46%	Yes	23	15%
No	78	54%	No	134	85%

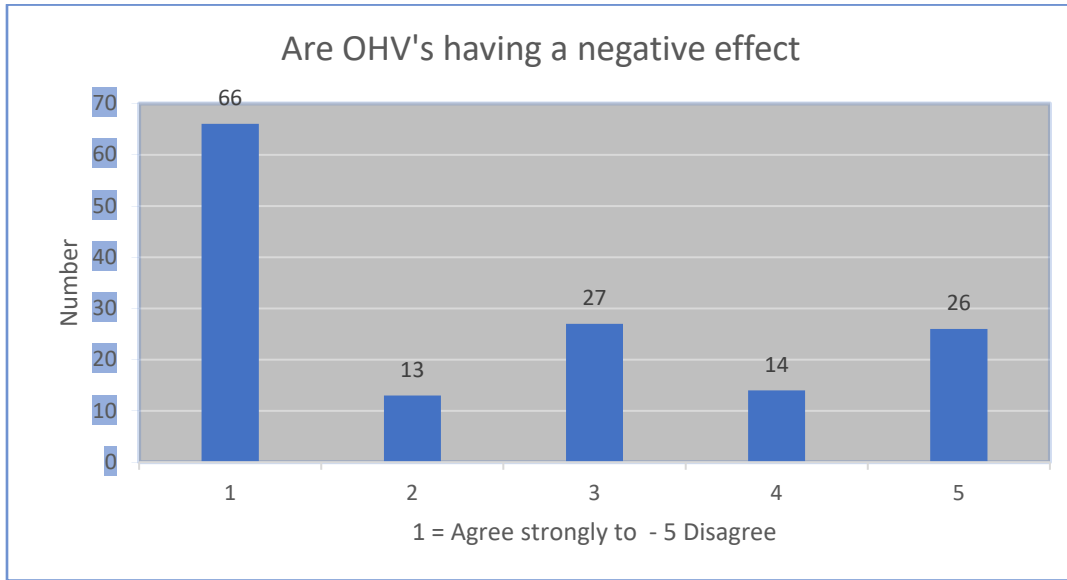
There was also some discussion about whether STR's should be limited to a primary residence. 50% of the respondents said that there should not be such a limitation.

4. OHV's. OHV's are a significant reality of Marble in the summer and fall tourist seasons. Visitation revolving around the Lead King Loop can dominate the town in the times of warm weather and often dominate the civil discussion. Because of this, a number of questions were included in the Community Survey to get a better grasp on citizen attitudes.

Question 27 specifically asked if OHV's are having a negative effect on the community. 45% thought that this was definitely the case and agreed strongly with the statement. Full results are in chart 3.4.1 below:

Chart 3.4.1

Are OHV's having a Negative Effect



Attitudes seem more evenly split in questions 19 and 20 which asked whether OHV should be allowed in Marble and whether the type should be restricted. It is important to note that 62% stated that OHV's should be allowed.

Questions 19 and 20: - RE: OHV's

Q 19: Should OHV's be allowed in marble?			Q 20: Should we restrict the types of OHV's in marble ??		
Response	Number	Percent	Response	Number	Percent
Yes	98	62 %	Yes	96	64 %
No	59	38 %	No	55	36 %

5. Enforcement. Enforcement has also generated considerable debate in recent years at Board meetings. Enforcement is a complicated subject because one usually needs to hire a judge, update various ordinances, allow for enforcement in the Municipal Regulations and set fines and penalties. And all these are complicated by long travel distances to Marble.

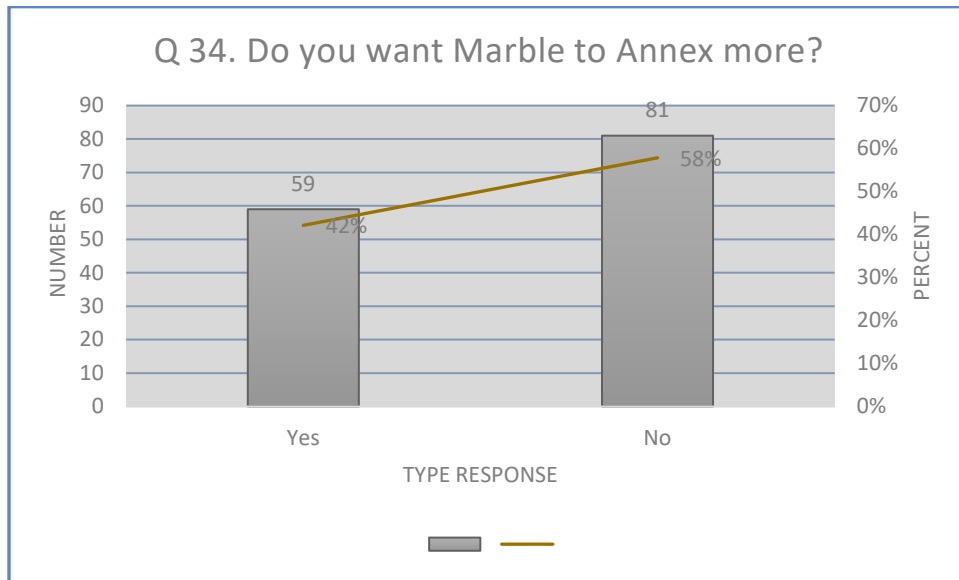
The survey shows that a small majority thought a civil enforcement program could benefit the Town but there was significant negative response about establishing criminal enforcement. See below:

Questions 30 & 31 – Regarding enforcement

Q 30: Would Marble benefit from civil enforcement?			Q 31: Would Marble benefit from criminal enforcement??		
Response	Number	Percent	Response	Number	Percent
Yes	78	53 %	Yes	60	43 %
No	70	47 %	No	84	57 %

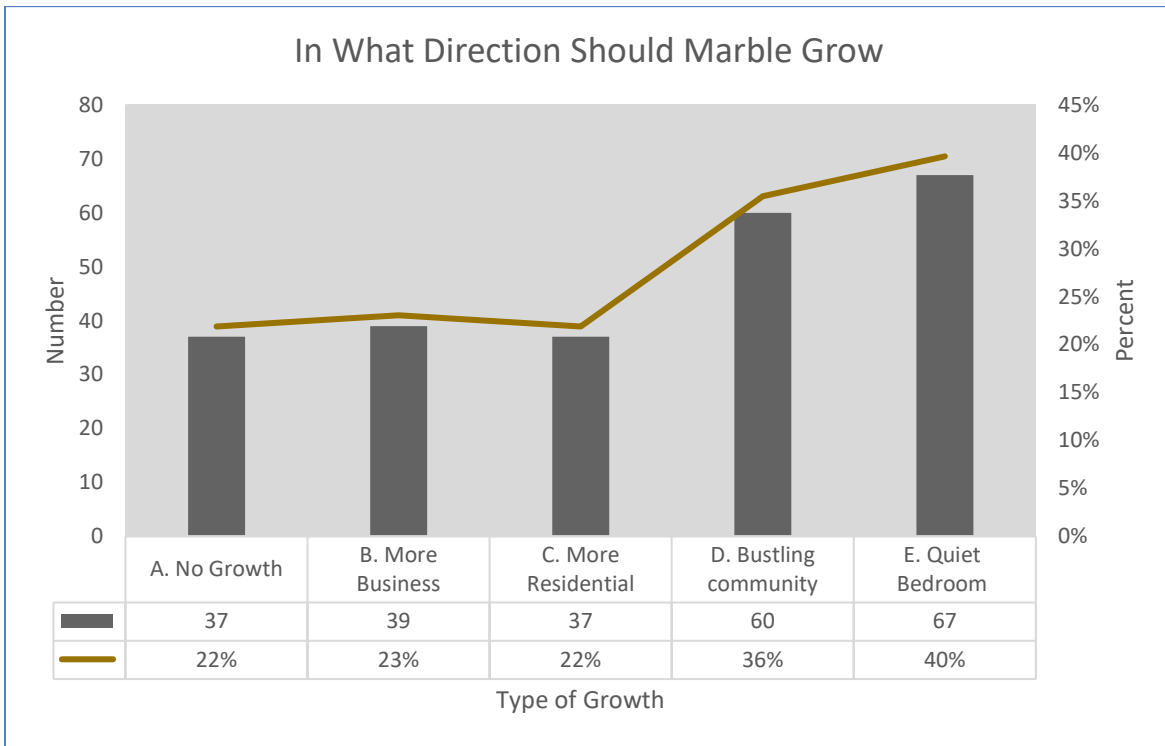
6. Annexation and Growth. Master Plans, at least in Western Colorado, usually generate extensive comment and debate about entertaining growth, the type of growth etc. A couple questions towards the end of the survey centered in on the topics of growth and annexation. One was a very straightforward question: “Do you want Marble to annex more”. A strong majority, 58 %, did not want additional annexations to the town.

Chart3.6.1



Question 33 specifically asked the question of what type of growth would be best for the Town. Results are below

Chart 3.6.2
Type of Growth



- Affordable Housing.** Having an Affordable Housing pool is important to many of the Town residents as well as people in the neighboring vicinity. Question 16 specifically asked: “Do you want affordable housing”? 149 respondents replied to this question with 60% saying they did not want affordable housing.

An Affordable Housing program for a town the size of Marble and with its financial resources is not practical. However, as the area continues to evolve and may have further gentrification over the coming years, the Board should always be on the lookout for affordable housing opportunities. For Marble, that may mean some kind of partnership with a private developer, providing land to an organization such as Habitat for Humanity or obtaining a large grant. Food for thought.

Quick Take away from the Community Survey

- 36 total questions – 2 open ended
- Approximately 400 surveys sent out
- 169 respondents
- 98 % are property owners
- Majority is not concerned with having a paved road extending throughout Town
- The majority of residents were satisfied with domestic water situation
- Majority of residents also thought that the Town should own its own water system.
- A majority thought that short-term rentals should be allowed and in a separate question noted that there **should not be a cap** on the number allowed.
- A majority thought that OHV'S should be allowed in town
- A majority thought that the type of OHV should be restricted.
- A majority (59%) thought that the town **should not annex any additional areas**
- **A slight majority thought that the town would benefit from a civil enforcement program** but would not necessarily benefit from a criminal enforcement program.



Section 4 - Direction To Be Taken For The Master Plan; Implementation Matrices

Sections 1 through 3 provided a detailed introduction, a summary of baseline information and existing conditions, and comments on the Community Survey. In analyzing these items, it was found that the Town has a relatively small year-round population, limited financial resources, not an overarching desire for new annexations, limited public infrastructure, and considerable development constraints. Taking all this into account it became apparent that much of the immediately surrounding area is already platted and the majority of vacant lots both within the Marble Townsite and under Gunnison County jurisdiction are non-conforming in terms of size and may not be able to be developed.

This led to a conclusion by the Master Plan Committee and its consultant that a traditional Master Plan would not be the best path to pursue. It appears that very few people really want to target certain areas for annexation or commercial growth to enhance sales tax, and it will be hard to put in required public infrastructure for large retail or residential developments. Markets for many traditional services do not exist because of size of the Town. In addition, Marble is set in a unique setting and constraints and distance to neighboring towns do not set this process up for a typical

master plan where specific areas are designated for specific types of growth and densities or for defining certain types of urban design configurations.

Given all of this background, the Master Plan Committee came up with the following general directions and conclusions

GENERAL DIRECTIONS AND FINDINGS

- **Growth will continue** as it has in recent years, **organically and steadily**
- **Nothing unusual seen on horizon** (e.g. large subdivisions, significant commercial etc.)
- While there are **numerous vacant lots** within the town limits and outside the town limits, **many are nonconforming in terms of size/unbuildable** because of OWTS minimums or environmental constraints
- **There is not much desire for more paved roads**
- **Generally, people are content with their individual domestic water situation,** but still say to examine acquiring Marble Water Company
- **Some civil enforcement would be desirable** but not criminal
- Most businesses/commercial are foreseen as having local owners and being very modest in size.
- Perhaps business growth on main route through the Town but otherwise, commercial equivalent to home occupations

UNIQUE MASTER PLAN NEEDS FOR MARBLE

- **A Nontraditional Master Plan.** Many traditional land uses such as **heavy industrial area, Highway commercial areas/shopping centers are not realistic or desired etc.**
- **This Plan will be more of a Strategic Plan for the Town and a work program for the Board**

With this direction and these conclusions, the MPC and the Consultant thought it would be best to provide direction by crafting a set of goals and objectives for certain areas of interests and precise area of needs. Each of these areas would include goals, objectives, specific implementation measures, and identify who/what body is responsible for formulating them and overseeing them. There are also suggested time periods to implement these various programs but that is purely a guideline and a community with limited number of citizens, volunteers or employees will just have to do the best they can. These work programs and implementation matrices are considered a crucial element of the Master Plan Document and are included on the following pages. Included in following section of the Master Plan document.

IMPLEMENTATION MATRIX

LAND USE & GROWTH

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
<p>Goal: The Town should update its zoning and land use code to make it easier for residents and property owners to use</p>	<p>(1) update the land-use code including providing a new, more user-friendly format.</p>	<p>(1) update or provide a new land-use code.</p>	<p>Appoint Planning Committee to review the entire zoning code and recommendations to adjust/modify/update as found appropriate.</p>	<p>Planning committee or Special and land-use consultant to review and make recommendation to board</p>	<p>1 year.</p>
		<p>(2) Analyze the Commercial/business zone district and update as necessary.</p> <ul style="list-style-type: none"> Establish a commercial zone district boundaries on the map or allow commercial use based on Impact mitigation 	<p>Planning Committee to make recommendations to Board</p>	<p>Planning Committee and/or Land Use Consultant</p>	<p>Year 1 and 2</p>
		<p>(3) review and make recommendations on whether Short Term Rentals should be regulated in some manner</p>	<p>Planning Committee to make recommendations to Board</p>	<p>Planning Committee with help of land use consultant</p>	<p>Review should be done yearly.</p>
<p>Goal: Ensure that any future growth occurs in areas relatively free of environmental and development constraints and</p>	<p>(2) Future Development should be directed to areas that are free of development constraints such as floodplain/riparian areas, steep</p>	<p>(1) Review any areas proposed for subdivision/land-use applications or building permit that are outside of existing town or County approved subdivisions to ensure area free of environmental constraints</p> <p>(2) review any development proposals (subdivision or</p>	<p>Planning Committee decision or make recommendation to Board when required</p>	<p>Planning Committee</p>	<p>As needed – with land-use application or building permit</p>

LAND USE & GROWTH

is sensitive to the natural environment (and capable of being sustainable)	slopes and debris/mud flow areas	annexation) to ensure that any project is able to provide appropriate infrastructure (streets, water, wastewater as appropriate) and town is able to support/maintain existing and proposed infrastructure in future			
		(3) Define a 3-mile area and identify any areas that may be appropriate for future growth	Planning Committee as part of Master Plan if possible.		
		(4) Adopt an Intergovernmental Agreement with Gunnison County. <ul style="list-style-type: none"> Allow for each jurisdiction to provide comments/recommendations to other as appropriate for their development review process 	Intergovernmental Agreement	Marble Board or designated staff make contact with Gunnison County	year 1 and 2 if possible

IMPLEMENTATION MATRIX

FINANCE/ECONOMICS

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
<p>Goal: The Town shall explore additional revenue sources in order to provide services in a responsible manner and provide additional amenities to its citizens</p>	<p>(1) Investigate additional sources of revenue available to the town.</p>	<p>(1) Consider the possibility of increasing the Towns Sales Tax Rate.</p>	<p>Appoint the Planning Committee or a Special Committee to review long-term Sales Tax trends and examine feasibility of adjusting sales tax rate</p>	<p>Planning committee or Special Committee to work in conjunction with town staff and make recommendation to board</p>	<p>1 year. (Make recommendation during budget cycle).</p>
		<p>(2) examine feasibility of implementing a “Use Tax” on building materials for new construction</p>	<p>Consider funding possibilities. Town ‘s staff to adopt an amendment to Town Code as necessary.</p>	<p>Town Administrator or Building Inspector reporting to Board.</p>	<p>1 year</p>
		<p>(3) investigate and recommend an online purchasing/delivering to Marble campaign</p>	<p>Board and Town Staff to advertise an online advertising campaign as well as providing information to full-time and part-time residents where possible</p>	<p>Board working with Town Staff</p>	
		<p>(4) consider hiring a grant writer on a contract basis to pursue funds for specific projects and/or to procure grants</p>	<p>Contract with an appropriate professional on a part time or specific project basis</p>	<p>Board to consider allocating funds during budget approval process.</p>	

				Target for yearly review	
	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
		(5) examine opportunities to maximize investment income	Board of Trustees can consider during budget approval process. Perhaps may need outside assistance. Policy to examine opportunities yearly	Board of Trustees	
Goal: Investigate unusual sources of Town Income	(1) Examine if a voluntary tourism tax can be established	Appoint an exploratory committee to see if tourist-oriented businesses would voluntarily impose an X% sales tax that would be voluntarily paid by customers that are to tourists to the area for tourist related services	Adoption of an ordinance by the Board (or a vote by the citizenry)	Volunteer committee	
	(2) Contact benefactors and discuss methods for investments to be made on behalf of town for donations to key groups/projects or for an endowment to help the Town	Obtain a sum of money to invest for defined groups/projects or for the Town in the future	Negotiations between Board Representative or Civic Group and potential benefactor	Overseen by Board or civic group	

IMPLEMENTATION MATRIX

ARTS/HISTORY/CULTURE/PRESERVATION

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: The Town shall encourage the formation of civic groups, nonprofits or other organizations that will fulfill a role in increasing participation in the arts/culture/history/preservation of the community	1. Assist with the formation of a volunteer group or appointed individuals who will serve as an arts Council.	1) The Board should Schedule a work session and seek public input on the creation or assistance to create such an organization	Volunteers or a member of the Board should suggest that a portion of a regularly scheduled meeting be devoted to this topic	Interested volunteer or board member	
	2. Seek funding for personnel, organization or with providing money to specific events	1) make applications for grants, ask for benefactor or seek other funds 2) assign task to make applications and receive funds for a specific individual or group of individuals	interested volunteer, employee or board member	Citizens who are part of an art group arts Council or via suggestion of a Town Board Member	
Goal: Encourage public displays of art in the town and/or surrounding areas	1. Form a program that encourages display of art objects by artists and craftspeople	1) Identify specific areas, starting with public property for display of art.	Parks Committee	Parks Committee reporting to the Board	

	at strategic Street corners or other areas corners around the town	2) Allow pieces of art/sculpture/paintings to be sold to individuals and defined time at which they could take possession			
	1. Investigate possibility of organized “art/artist” opening	1) Interested artist, volunteer or arts Council to organize and schedule specific events. 2) Events can be annual or occur multiple times a year	Organized Volunteer individual/group or some type of Arts Council	Parks Committee	
	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: Examine the possibility of using Mill Site property for the enjoyment of citizens and visitors	1. Look at the possibilities of increasing usage of Mill Site Park	1) Interested individuals or appointed committee examining the possibilities and making recommendation to the Board	Dust off previous studies or potential development plans that have been evaluated in the past. Update as necessary.	Parks Committee	
	2. Create an exercise path or walking route in Milk Site Park	1) Interested individuals or appointed committee examining the possibilities and making recommendation to the Board	Examine and see if any past studies or development plans include such a facility	Parks Committee	

	3. Examine upgrades and use of the Documents House	1) Interested individuals or appointed committee examining the possibilities and making recommendation to the Board	Examine and see if any past studies or development plans include such a facility	Parks Committee	
Goal: Outreach to other communities to help generate additional ideas and cross pollination for arts and cultural activities	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
	1. Establish a Sister Cities Program	1) Interested Volunteer to request Board to take up the matter and investigate some funding possibilities if necessary.	Adoption of a specific relationship or a Sister City program tied to a specific jurisdiction <i>Note: Carrara Italy suggested</i>	Parks Committee working with and reporting to the Board	
Goal: Provide information to citizens, visitors and Valley residents on the history of the development of the Town of Marble in general and specific historic buildings if appropriate	1. Establish a designated route for people to visit historic structures or sites 2. Schedule organized walks if enough interest is created.	1) Review and identify possible historic buildings and landmarks	Review of old books, documents and photos of marble.	Historic Society, working with the Parks Committee and the Board of Trustees as appropriate	
Goal: Develop a wayfinding program to help visitors get around town easily.	1. The town should make it easier for visitors to find certain places of interest or specific businesses/operations	1) Have designed public information signs for visitors. 2) Target a specific place, such as “the Hub” where informational	Town employee, or member of the Parks Committee	Parks Committee or individual from the Committee working with the Board	

Arts/History/Culture/Preservation

		materials or directions are provided			
	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: Provide an opportunity for citizens to place a plaque or some Memorial for loved ones who have passed away.	Designate an area or work cemetery to allow memorials	Investigate location of suitable areas for memorials	Parks Committee making recommendations to the Board	Parks Committee with input from Board	
Goal: Capture sales tax revenue from vendors at public arts events	Investigate potential revenue sources to help fund the arts, cultural, historical or presentation programs in the town	Create a vendor licensing program for special events if appropriate	Obtain a temporary sales tax license from designated town employee	Staff or Parks Committee working with the board on such a concept.	

IMPLEMENTATION MATRIX

INFRASTRUCTURE

Goal: Provide appropriate and adequate physical infrastructure Related services to the citizens of the town	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
	1. Obtain, through purchase or other means, the Marble Water Company	1) Investigate funding mechanisms to obtain the Marble water company. 2) Work with the Water Company in establishing procedures for proper management of the Marble Water Company infrastructure and facilities in the future	<ul style="list-style-type: none"> • Evaluate status of the Water Infrastructure working with civil engineers or other qualified professionals • Consider voter approval of a funding mechanism if appropriate. (Also seek grant opportunities) 	Board of Trustees working with qualified professionals well-versed in public infrastructure and engineering analysis	
	1. Widen streets along core areas where possible to widen Street parking and walkways/paths	1) Investigate where widening of street surface and associated improvements may be appropriate depending on use patterns	<ul style="list-style-type: none"> • Utilize qualified staff or hired professionals to evaluate street surface with, future needs and present usage 	Board approval for changes to rights-of-way	

INFRASTRUCTURE

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
	1. Continue to Solidify Plan of water augmentation needs	1) Continue to work with present hydrologist and water engineers and legal team where necessary	Identify Future physical infrastructure required	Project continue to be overseen by Board.	

IMPLEMENTATION MATRIX

ENVIRONMENT/SUSTAINABILITY

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: The Town shall examine renewable energy potential to reduce its carbon footprint.	1. Examine Hydro Potential as a way of developing some clean sources of electricity.	1) Examine past hydroelectric studies for the area or investigate if an engineer can do a cost-effective study to examine Hydro potential in general.	<ul style="list-style-type: none"> Analysis to be commissioned by Town or private property owner. Allocate funds or be involved with cost-sharing for such an analysis 	Board of Trustees, and working in concert with the private property owner or public agency may be necessary.	
	2. Work with Holy Cross Electric on possible efficient ways to implement cost-efficient Hydro potential	1) Work with HCE Engineer and determine status and costs of providing 3-phase electric to the Marble area	<ul style="list-style-type: none"> Discussion with HCE Engineer to discuss general ideas and potential. Dedicate funds as necessary 	Board would need to have a discussion	
	3. Work with HCE or community nonprofit with experience in energy conservation to help provide	1) Discuss program potential with HCE officials. 2) Discuss program potential with qualified nonprofits and see if	Initiate discussions with HCE personnel and/or qualified Community nonprofits in energy efficiency/conservation		

ENVIRONMENT/SUSTAINABILITY

	information and services people wishing to reduce energy consumption	they can provide technical or cost assistance.			
The Town should investigate solutions to debris flow potential of Slate Creek	1. Eliminate as much as possible continued mud and gravel debris flows in the Slate Creek area	Commission a study by a qualified engineer or geologist to propose ways to reduce the Slate Creek debris flow problem and estimate costs	Board should examine financing/funding strategies after review of any plan. Provide for citizen vote if necessary	Overseen by Board.	

IMPLEMENTATION MATRIX

ENFORCEMENT

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
<p>Goal: consider having “Enforcement” being an established part of the Towns general services and that the level of enforcement should fit in with the lifestyle and desires of the Town of Marble and the surrounding area</p> <p><i>(Note: Could start off with this being more general)</i></p>	<p>(1) establish authority and scope of enforcement</p>	<p>(1) Review Town laws and codes and make sure town has authority and ability to enforce civil violations as desired level.</p> <p>(2) Adopt new code provisions if necessary or update existing code provisions after a comprehensive review has been undertaken.</p> <p>(3) Identify in Municipal Code the personnel/name/officer who has the ability to enforce civil, zoning and other measures/regulations. Create job description if necessary</p>	<p>Appoint a committee, staff person (e.g. attorney) or have the Board review code and see if updates or new provisions are required</p> <p>Fund a staff person or share a position with neighboring jurisdiction</p>	<p>Board of Trustees is responsible for adopting new or updated code provisions and formulating an official policy if found appropriate</p>	
	<p>(2) establish enforcement “style” and make it fit in/match ethos of the self-sufficient citizens in the area</p>	<p>(1) Adopt appropriate policy statement at Board Level for type and extent of enforcement</p> <p>Note: public input at this time has been to install a “soft” style of enforcement with characteristics such as primary concern being safety of guests and citizens,</p>	<p>Level and initial style of enforcement to be approved as part of budget. If enforcement instituted, review yearly at budget time.</p>	<p>Board of Trustees, with adoption of yearly budget</p>	

ENFORCEMENT

		<i>friendly, encourages voluntary compliance, travel on foot or by golf cart, responds to request for information and regularly engages with public.</i>	Public input from Master Plan Committee and then updated as part of budget hearing process or a special input session		
Goal: Make enforcement activities as cost-efficient as possible	(1) Review Enforcement activities with the budget (Yearly) cycle	(1) Approve and Adopt “enforcement” line item at time of yearly budget	Yearly budget	Adoption by Board	
	(2) examine if enforcement personnel can be shared with neighboring jurisdictions.	(1) Cost Sharing agreement with neighboring jurisdictions (as Gunnison County and Pitkin County) for a defined area; example from Lake King loop, the McClure Pass, down to Redstone	Adopt cost-sharing agreement and adopt budget fitting anticipated costs	Marble Board of Trustees and Sherriff of Gunnison and/or Pitkin County	year 1. Reach out to other jurisdictions Year 2. Adopt Budget

ENFORCEMENT

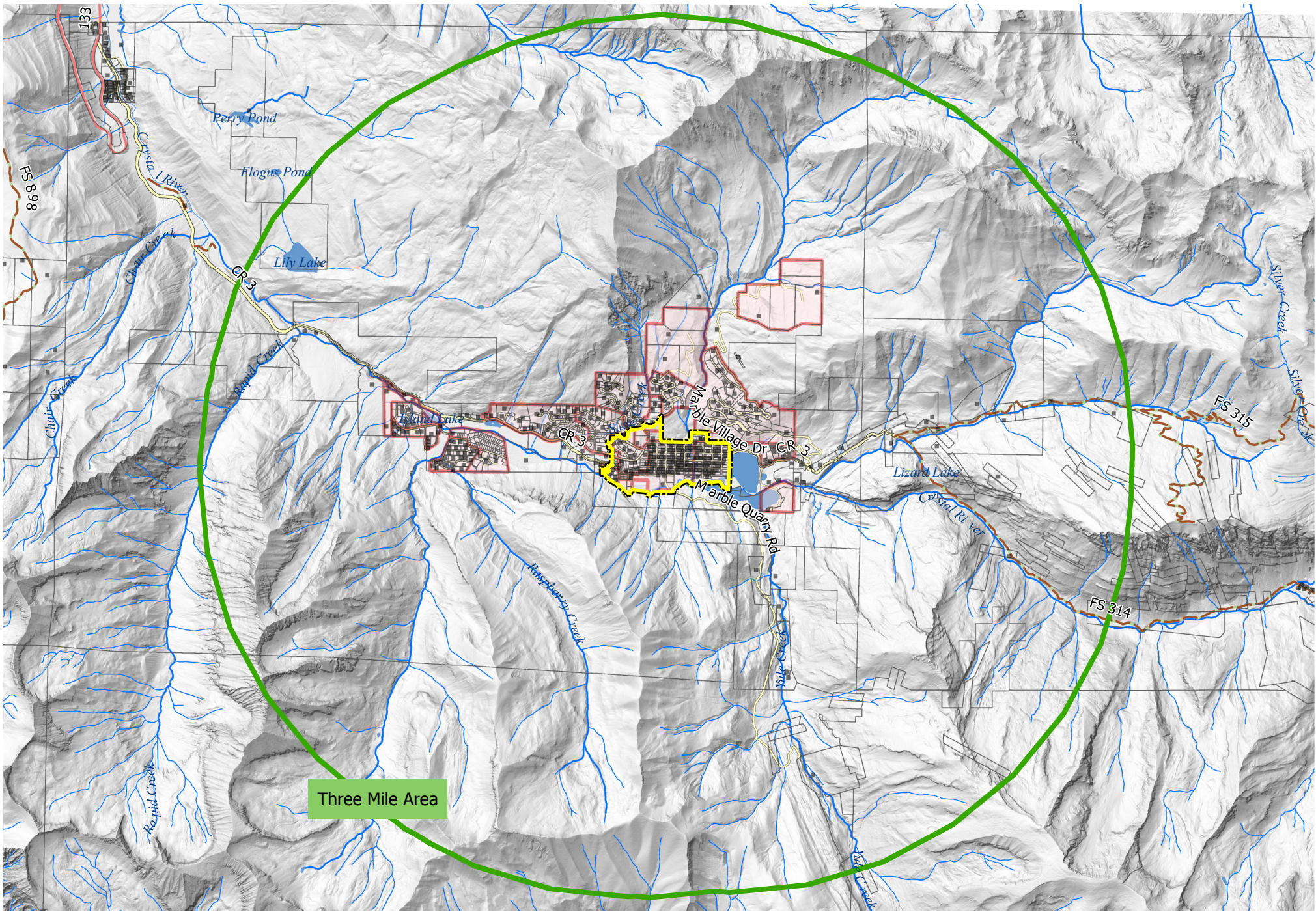
	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: investigate nonpunitive enforcement measures that may make a difference in citizen behavior	(1) Determine if there is a non-penalty based method for speeding enforcement	(1) Install radar detector to measure vehicle speed and an informational screen to show actual speed of vehicle	Purchase of system and approval by Board to display on town rights-of-way when a rotating basis (high season only) note: borrowing a system initially may be the proper route to proceed.	Board	



Section 5 – Future Land Use and 3 Mile Area Plan

As noted throughout this document, one can see that annexation into the Town is not a priority for some residents, nor was it a priority of the Master Plan Committee. We believe there are reasons for this from a number of perspectives including “the strong individual philosophy and culture” of many of the area residents, lack of public infrastructure which would allow traditional development, and the fact that the population size and density in the area does not make it attractive to many commercial or even light industrial operations. One exception of course is the Quarry.

Included on the next page is a **3 - Mile Area Map** which shows the Town’s boundaries, a circle generally 3 miles beyond those boundaries, and the primary developments/subdivisions that exist in that area. Besides Statutory Authority and requirements, there are reasons to have a 3- Mile Area Plan. They are:



Three Mile Area

Marble Three Mile Area

Marble Master Plan 2025



Subdivisions
Town of Marble

Address Points
Parcels

The data herein is general in nature and not assumed to be complete nor accurate in its entirety. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public right-of-ways.



1. To guide the Town in making informed decisions regarding future annexations; and
2. To assist the Town in providing comments to Gunnison County when/if development projects are proposed under County jurisdiction but within the 3 - mile area boundary. In fact, it would probably be advisable for the Town to have an Intergovernmental Agreement with Gunnison County which would require such reviews.

Statutory Authority. The State has given jurisdictions the authority to craft a 3 Mile Area Plan. Authority is found in CRS §31-12- 105 1 (e). The statute says, among other things, that prior to completion of any annexation within the 3-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, parkways, playgrounds, parks, other public ways etc.

Now, as noted previously, most of these types of infrastructure are not available or necessary in the area. And as often stated, Marble is a unique Town which may not see many annexations over the coming years for a number of reasons. Nonetheless, it would be good to have an Annexation Policy and a process in order to review annexations. For example, the Town may want to annex in order to obtain a certain property for its own development purposes (e.g., think affordable housing) or for preservation purposes. The Town may, and as the of the annexation process should, obtain some type of community benefit.

Annexation Philosophy. At this time, the Board does not have a specific Annexation Policy. However, the Master Plan Facilitator/Consultant highly recommends that there be a specific process to be followed when/if there is a proposed annexation to consider.

Annexation Process

1. Require a Development Plan to accompany any application/Petition for Annexation. This development plan can be the equivalent of a Sketch Plan.
2. The Development Plan should have background provided relative to existing and proposed utilities and an analysis describing development constraints, especially geologic constraints, as requested by the Board.
3. The Petition for annexation should include a description of the proposed benefit to the Town.
4. Finally, there should be an Annexation and Development Agreement. It should be noted that sometimes there will be additional steps in the development review process such as a subdivision application or some type of Special Use Permit.

Please note that Annexation is a discretionary action by the Board. They can choose not to annex a specific property and they may require certain exactions. And an applicant can make requests of the Town as part of any negotiations. Finally, State Statute indicates that the 3-mile area plan should be updated annually.



Fox outside of Meeting Room

Section 6 - Other Issues

LEAD KING LOOP. The Lead King Loop is a 13-mile joint Forest Service and Gunnison County Road located immediately adjacent to and east of the Town of Marble. The “Loop” and other public lands surrounding the Town attract 17,000 visitors through the months of May to October with the main attractions being the Old Crystal Mill and Townsite. This area also connects to Schofield Pass which eventually leads to Crested Butte and the Gunnison Valley.

The road is undesignated and there are virtually no restrictions on vehicle or recreation types that use the loop though there are signs warning that the road is not maintained. Much of the recreation in the area and on the loop is via Off Highway Vehicles. They come in three general models: four-wheel-drive vehicles, all-terrain vehicles and dirt bikes. And in general, OHV recreation on public lands across the entire country is increasing.

The Town of Marble is the de facto “gateway to the loop” and thus “bears the brunt of OHV related impacts” to safety, environmental degradation, reduced quality of life for residents and jeopardized user experience.” At the request of the Gunnison County Commissioners, the Town of Marble was asked to form a working group to start collecting baseline information for developing a management plan. Representatives from Gunnison County, the White River National Forest Service, Western Colorado

University, the Town of Marble, crystal and various stakeholders (local residents and business operators) participate in this process.

The Master Plan Committee wants the Town to continue to be a part of the working group and develop a plan to limit impacts make the experience of all users safe. The Master Plan Facilitator/consultant is of the opinion that some type of permit system is probably necessary now or in the very short term in order for the Working Group to meet its goals¹.

WATER AUGMENTATION EFFORTS FOR THE TOWN. The Town of Marble has junior water rights on the Crystal River. There was a call on the water in 2018 by ranchers who have senior water rights because of the extensive drought at that time. The Colorado Division of Water Resources notified all those with junior rights that it would be best to develop a water augmentation plan so that water can be stored and released as necessary to the senior water rights holders. The Town hired Zancanella and Associates from Glenwood Springs. Their initial work shows that the Town needs 10 acre-feet of water to satisfy the towns water usage. Therefore, some type of storage facility such as a lake needs to be provided which could store this amount of water and release it if necessary. It was thought that perhaps Beaver Lake would be such a location but that is owned by the Colorado Parks and Wildlife and has been designated for fishing use. There is an effort to form a management group that would include the Town and many other interest groups who could craft an acceptable augmentation plan. MPC recommends that efforts to complete the augmentation plan continue.

RELATIONSHIP WITH QUARRY. Since the end of World War II, the Town has had an up-and-down relationship with the quarry when it is in operation. In recent times, the quarry has been in operation since 1988. The Master Plan Facilitator has encouraged that the Town develop a positive working relationship with the Quarry as it is a major stakeholder in the Town and has significant resources.

MARBLE WATER COMPANY. Some history and relevant background on issues related to the Marble Water Company was provided earlier in the Master Plan document. There is no need to repeat it here. In general, the Master Plan Committee would like to see the Board continue to work on obtaining the Water Company. There is a caveat that significant research and due diligence should be done regarding the condition of Marble Water Company infrastructure so that the Town is properly informed in making a decision on the matter.

MARBLE CHARTER SCHOOL. The Marble Charter School is a beloved institution in the Town. Everyone, including the Master Plan Committee wants to help the School continue to thrive. There was a discussion with School representatives as part of the Master Plan Process which revolved around potentially cooperating with the Town on

¹ much of the LKL information was taken from a report by the Lead King Loop Stakeholder Group as well as information on the Town of Marble website describing the Lead King Loop Steering Committee and its background. Visit the town website for much more detailed information.

affordable housing issues. The Master Plan Committee recommends that the Town and The Board of Trustee's continue to support and work with the Marble Charter School as much as possible.

BEAVER LAKE. Beaver Lake lies just to the east of the Marble Townsite and is not located within the Town Limits. It is owned by Colorado Park and Wildlife and its main use is to be used for fishing. In recent years many other uses have sprung up on or adjacent to Beaver Lake and its primary use was difficult to maintain. Therefore, the CPW announced last spring that other uses would not be allowed on the lake itself. Anecdotal evidence indicates that Town Officials were caught by surprise by this decision. The Town should continue to work with CPW have a good relationship with them in the future.

CRYSTAL RIVER WILD AND SCENIC DESIGNATION. The US Congress passed a Authorization Act of 1968 which allows Congress to designate certain streams of outstanding and remarkable values as Wild and Scenic with the main focus on prohibiting new dams. From 1968 1988 many rivers were so designated. Colorado only has one such designation – the Poudre River.

In 1988 the US Forest Service classified the Upper Crystal River as suitable for Wild and Scenic designation. This included 39 miles of the Crystal River, from the Sweet Jessup Canal up to the headwaters.

In 1990 a campaign was started by those who favor the designation and to defeat the proposed Placita and Osgood Reservoirs. The Colorado River District and the West Divide Water District have rights to those dams. In 2013 a number of groups went to court to challenge the rights saying they were not exercising their property due diligence. The Water Districts made a deal with the Forest Service, CVEPA and Pitkin County not to build either reservoir or dams on the Crystal River but they have retained the water rights. In 2015 there was another Wild and Scenic campaign. The proposed document was sent to Congress that included two restrictions – no dams on the main stem of the Crystal River and no exporting of water out of the basin.

There is some local opposition to the designation. As of this time, neither the Town of Marble Board nor the Gunnison BOCC have voted in favor of the designation. Those opposing the designation say that it takes away local sovereignty that there is no need for designation as it is very difficult to build dams. Those in favor say that the designation can write in specifics on what can and can't be done related to private property owners and local governments. The Master Plan Committee was split on this issue. Some members have suggested that a new presentation be made to the present Board of Trustees.

Section 7 – Appendices

- A. Meeting Notes
- B. 2023 Master Plan Survey Results – Spreadsheet
- C. Results of 2023 Master Plan Survey
- D. 2023 Marble Plan Survey – Written Responses “What Does Your Ideal Marble Look Like”
- E. 2023 Master Plan Survey – Written Responses “Marble Weaknesses”
- F. March 14 Outreach Meeting PowerPoint presentation

Section 7 – Appendices

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EXHIBIT A

Meeting Notes

Town of Marble
Notes from Introductory Meeting – Master Plan Committee
May 11th, 2023

A. Welcome – Mark Chain, Master Plan Facilitator -

- Mark's Background/Experience – 40 plus years planning. In the Valley since 1983. 22 years as a planner in Carbondale and 4 in Basalt (worked ½ time for each town. He has written 2 MPs – 1 for Carbondale and 1 for Basalt. He oversaw another for Carbondale and did outreach and financial tracking for the 2015 Carbondale Master Plan. He will facilitate Marble's MP process and will email some sample plans to the committee

B. Quick Overview of Process

- What is a Master Plan and why do it? Mark emphasized that this is Marble's plan. The process may include:
 - Define and determine future land-use patterns for the community
 - Develop a 3-mile plan to help guide future annexation
 - Compiling adequate background info
 - Identify assets as well as liabilities/deficiencies
 - Define core values
 - List goals and aspirations for the future
 - List steps and implementation measures to reach goals

What it is NOT:

- Not a zoning or land use code
- Not a capital improvements program
- Not a budget
- Not an Economic Development Program

What do you want to see in the next 10 years and beyond?

This may end up as more a strategic plan.

C. Comments from Members of the Board of Trustees – Larry Good, Emma Bielski, Amber McMahill and Ryan Vinciguerra addressed what the Board of Trustees hopes to see come out of the MP process. Larry hopes this will free up the board to do other work. He hopes the MPC will make recommendations that can then be codified. He would like to hear from more members of the community, zoning recommendations and work on how to develop capital projects. Emma explained the selection process for the capital projects the board has selected. Amber wants to hear what direction residents want to go in regard to growth and development, particularly in regard to housing and the future (rentals, residential/commercial balance and infrastructure). Ryan also wants to hear from residents and hopes the committee will approach the process with creativity and open minds.

D. Introductions/Expectations of Committee Members

Amy Rusby – Jason is a 4th generation Marble resident. She hopes to see consensus within the whole community. She hopes the committee will have ideas on how to put the plan into action & how to sustain it.
Jeremiah Akers* – lives outside of town. As a realtor, he sees a wave of growth coming. He hopes for a plan that includes ideas for sustainable growth and to promote community,

Susan Blue* – Kirk’s family has been in Marble since 1860’s. She has seen many changes since ’74 when she came to Marble. She wants to look at what we’ve got, make some decisions and present them to town as well as address things that have been “floating”

Samantha Smith Wilkey – Her family has been coming to Marble since the 50’s, and she has been coming since the 80’s. Community – 23 things gathered from others. She has been on 3 MP committees. She hopes to get good input from community members and wants to emphasize Marble’s history and roots and to have consistency and communication between the chamber, council and other entities.

Richard Wells – has been in Marble for 20 plus years and has served on the council and town committees. He feels that this is an important time to update the town’s vision.

Angus Barber – Angus has been coming to Marble for 6 years and has lived here full time for 3-4 years. He wants to be part of process that insures we protect beauty and to find ways to grow financially.

Greg Tonazzi* – Has been coming to Marble since 1972 and is a Marble Workshop co-founder. He hopes to look at new ideas such as hydroelectricity and feels his job is to listen to other people.

Max Gibbons – wants to listen to others’ ideas.

Paul Wahlbrink* – His family has been here since the 40’s and he has been here for 54 years.

Chris Palmer - has been here 3 years and wants to be involved in community. He brings the construction perspective on growth and would like to see Marble create sustainability and integrate residential and businesses.

Brian Suter* – Brian has been in the area for 30 years and has experience with county planning. He wants to see community involvement.

Jeff Evans – He has been coming to Marble for 25 years and has been living here for 5 years. He fears overdevelopment and wants to plan for growth in a responsible way.

* live outside town limits.

E. Examples of issue Identification

Demographics and socio economic

Land Use patterns

Defining small-town character/physical attributes

Housing

Recreation, parks and Open Space

Commercial, retail and industrial uses

Historic Preservation

Environment

Infrastructure

Trails, sidewalks and paths

Water and sewer and other infrastructure

Emergency Services

Economic Development

Goals and objectives for categories not specifically listed above.

Plan to look at what to focus on at next meeting

F. Rules & Procedures

One speaker at a time

One topic at a time

Hard on issues, easy on people

& More

Planning/Steering

Stakeholder groups (i.e., CVEPA, quarry folks, landowners, \$, Outreach

General Public – informal conversations, etc
Residents outside Town limits

- Implementation Matrix
- Your thoughts/Recommendations

G. 3 Mile Plan - required

- Cooperation with County within that 3 miles.

H .Input from Committee Members (start tonight and for next Meeting)

- Schedule of Meetings – 2x a month. 2nd & 4th Thursdays
- Identify Stakeholders – determine the process (surveys? – come with one survey question)
- Confirm Target Areas for Inclusion in Master Plan
- How to Engage Community

Adjourn

Submitted by Terry Langley

Notes from the Town of Marble
Master Planning Committee
May 25, 2023

- A. Meeting called to order – 6:25 p.m. Committee members present: Brian Suter, Angus Barber, Amy Rusby, Max Gibbons, Richard Wells, Connie Hendrix, Sam Wilkey, Paul Wahlbrink. Also: Mark Chain, Ron Leach, Terry Langley and Tony Petrocco.

Agreed Upon Rules –

- one speaker at a time
- stay on topic
- no personal attacks – hard on a topic, easy on person
- start on time, let Mark know if you aren't going to be there
- be recognized before speaking
- be brief
- listen actively
- decent notice time,

Open meetings or just those who are on committee? Open to the public, minimal attendance by board to allow free expression. Board members should not try to influence.

- B. Continued overview/discussion of Master Planning Process
C. Committee exercise – identify main issues/topics for inclusion of Master Plan

- Overview
 - Break out into subgroups
 - Reporting of Results
- Group 1 (Angus, Amy, Connie, Brian)

- Infrastructure
- Water and water quality
- Housing
- Enforcement
- funding/economics
- environment
- preserving history.

The group said there were things that would be subtopics, for instance, under infrastructure: zoning, internet, sidewalks

Group 2 (Max, Richard, Sam, Paul)

- taxation
- annexation
- people/community character
- town/community center
- worker housing
- sustainable environment

- tax base
- trails/roads
- tax tourism
- water as public utility
- housing/density/size/tiny homes/building codes/zoning codes (business district)

The entire group discussed:

- bulk water sales,
- fire hydrants in east Marble,
- steps to owning the water company
- neglected property (fines),

Can Marble levy taxes? Statutory town has certain rules regarding taxation. Marble taxes include property and sales tax. User fees/tourism tax were suggested as a way to tax those who use our resources but do not live here. New taxes would require a vote of the people.

D. Tasks for upcoming meetings

- Identify community assets
- Identify community liabilities
- Identify concerns (most already done from the community application form)
- Initial look at existing development and future build-out
 - Surrounding lots, data, base mapping, subdivision data,

E. Comments from committee members: Last meeting had homework: to come with survey questions. These can be emailed to Mark. One suggestion was about how people feel about widening Park Street to create parking.

The next meetings were set for June 15 and June 29 at 6 p.m.

F. Adjourn – 8 p.m.

Submitted by Terry Langley

-

Notes from the Town of Marble Master Plan Committee Meeting
June 15, 2023

- A. Meeting Call to Order – Mark Chain called the meeting to order at 6:15 p.m. Present: Sue Blue, Jeremiah Akers, Richard Wells, Connie Hendrix, Greg Tonazzi, Sam Wilkey, Jeff Evans, Tony Treleven (new on the committee) and Brian Suter. Also: Mark Chain, Alie Wettstein and Terry Langley.
- B. Review and Approval of May 25 MPC meeting notes • (accurate, anything missing, etc.)

Mark will be developing a list of chapters for the MP. He explained what different types of towns (Statutory or Home Rule) are allowed to do in relation to raising taxes. Most would still involve a vote of the people. Sue spoke to the town having more control under statutory rule.

- C. Committee Exercise - Identify Community Assets and Liabilities
- Overview – 4-8 things
 - breakout into small subgroups (2 groups with one reporter)
 - reporting of results

Group 1

Assets

Quarry – Greg Tonazzi suggests developing a sister city relationship with Carrera, Italy
Nature, wilderness, wildlife
Parks, open space
Outdoor rec
Businesses
School
Church
Friendly community
Events such as Marble Marble and MarbleFest
Volunteer Fire dept. and EMTs
Gravity – hydro electricity possibility

Liabilities

Mudslides
One way in/out
Parking
Infrastructure - water
Enforcement
Zoning clarity and process
Planning/implementation for growth

Group 2

Assets

Natural beauty
Small community
Pristine Wilderness Areas
Wildlife
Quiet
Dark Skies (low light pollution)
We live in the forest
Co-exist with nature
Lead King loop
Recreation – biking, hiking, snowmobiling, 4x4ing, hunting
River – fishing & water
Quarry Loading Area
Small, locally-owned businesses

Liabilities

Traffic
High Altitude
Lots of Snow
Fire danger
One way in/out
Slate & Carbonate creeks
Lack of law enforcement
Geological Hazards
Maintenance of town roads
Present Town Council is anti-business
Communication (lack of)

- D. Finish Identifying potential Survey Questions
- Bring survey question (or idea) to the meeting – email to Mark
 - discuss how many to include
 - discuss who get surveys and how begin area
- Multiple choice/ yes/no
- E. Report on obtaining Master Plan Mapping and background data information – lot size requirements were discussed. These limit growth. No change in ownership which limits the ability to combine lots. County GSI director will put together some of the maps and data. Size of house, setbacks and other requirements are standards that evolve. Use by right, special use permits, land use/zoning code – the MPC might suggest updating these. Other things to explore include annexation, planning & development, growth vs pristineness – what kind of growth are we looking for if any? Define what is wanted and where. Tourism – what type do we want?
- F. Show Surrounding Neighborhood Map from 2000 Master Plan

G. Meeting Attendance • Was summary on page 1 of May 25 meeting notes accurate?

H. Comments from Committee Members

I. Adjourn

Notes from the Town of Marble
Master Planning Committee
June 29, 2023

- A. Meeting Call to Order – Present: Angus Barber, Amy Rusby, Sam Wilkey, Jeremiah Akers, Connie Manus, Max Gibbons, Brian Suter, Tony Treleven, Jeff Evans, Sue Blue. Also; Mark Chain, Alie Wettstein, Terry Langley.
- B. Review and Approval of June 15, 2023 meeting notes
- a. Accurate, anything missing?
- C. Summary and overview of Zoning Code (Presentation from Mark Chain) – Mark showed the zoning map from 1996 and reviewed some current zoning topics. The map needs work with the county to get it updated. Municipal Code – needs to be redone/reformatted/updated.
- Zone Districts - Residential, Business, Public
 - Commercial areas
 - Height
 - Size of homes allowed
 - Parking
 - Uses allowed - Use by Right – permit and is viewed by Planning Commission and Board – needs criteria. Requires a public hearing in front of commission,
 - Short term rentals
 - Pros and cons
 - Other
 - comments/questions/thoughts from committee members – Connie asked if this is what we are plugging into. Mark asked if there should be an expansion or reduction of commercial zoning. Brian spoke to the difference between a pass through and destination town. Can we find out the population, a realistic map of what actually exists in terms of lots. The population was 134 in 2021. Number of lots can be obtained from the county. Angus asked if existing properties that are zoned commercial and are located in an area where the MP changes zoning, will they be grandfathered in and for how long? Mark: If a community changes zoning you are grandfathered in for as long as the business exists. Angus – does commercially zoned property generally increase a property’s value as opposed to residential. Mark: in the Roaring Fork Valley (RFV) it leans toward residential. Jeremiah said mixed use is very valuable. Will businesses that are located in areas not zoned commercially be grandfathered in as commercial/business? Mark: This can be done as a preexisting, non-conforming lot. Connie asked about the definition of cottage industry. Sam said this becomes a tax issue and Angus said this can be addressed as a mixed use. Connie asked if a single business license can be expanded into more than one business. When one applies for a business license and describes their business but then adds others – how many businesses can run out of one location? Mark: business licenses are renewed every year and any problems like this can be addressed at that time. If no problems, recommend legalization. Sam would like to see zoning made proper. Would town require that business be zoned commercial. Mark – might not want that. Preexisting/nonconforming business can operate as long as they follow rules. Jeff asked about business taxes and if these types of

businesses are paying them. Mark: the county would know with sales tax if they are paying it. Angus suggested an audit of Marble businesses. There are currently 21 businesses with business licenses that may be paying less tax than they should be (residential/commercial) and we need to clean up what we have. Mark – this group doesn't do the zoning code. They can recommend that the town look at zoning and make necessary changes. Jeremiah suggested an opportunity district. Mark said this can mean tax breaks and help with infrastructure. Jeremiah spoke to making it possible to change zoning as desired. Jeff said that this group needs to identify what we want.

D. Survey questions - please bring your survey question or email to Mark Chain (mchain@sopris.net) Five questions have come in.

E. Comments from Committee Members –

- Amy asked what the goal of the surveys is. Mark: What do you want Marble to look like in the future? How do we get there? Topics suggested include water augmentation, providing clean water as part of a duty of care, mixed use zoning, information on what the town wants to see. Mark asked if a survey is it important for the MP considering the time & cost that might be incurred as this group is representative of the community. If the group decides to do a survey, keep it simple: 10 yes/no questions. Connie spoke in favor of a survey and giving people a voice. Mark said that a survey can take time away from creative thinking and identifying problems. Jeremiah suggested a simple 10 questions on Survey Monkey to be publicized through the town email list. Tony spoke to the need for efficiency and the fact that assumptions about the direction of the MPC might be made based on the questions. Jeff encouraged getting word out on public meetings. Tony said the committee needs to know what to present at public meetings. Jeff said a town hall meeting is a way to determine what citizens' concerns are. Angus prefers a face-to-face survey. The possibility of doing some of that at MarbleFest was discussed.

A request was made to invite representatives from the Marble Water Company to attend the July 20 meeting.

F. Adjourn

Notes of the Town of Marble
Master Planning Committee
July 20, 2023 6:00 p.m.

- A. Meeting Call to Order – Present: Amy Rusby, Angus Barber, Richard Wells, Greg Tonazzi, Connie Hendrix, Brian Suter. Also present: Mark Chain, Ron Leach, Alie Wettstein, Terry Langley

Connie Hendrix reported that, according to some study and reading, she finds that a survey is required by Colorado law. Mark explained that there are many towns who have not done a survey and that there are some requirements regarding the three-mile radius. A link to the information will be sent to the committee members.

- B. Review and Approval of June 29, 2023 MPC meeting notes (accurate, anything missing, etc.) – Connie corrected her name – Connie Hendrix. Land use/zoning notes will be on the website. Alie handed out the list of business licenses and how they are categorized by the county.

- C. Report on water rights/augmentation (Ron) – Ron addressed three subjects relating to water. 1. Marble Water Company (MWC). 2. Water Augmentation in Marble. 3. Wild and Scenic designation of the Crystal.

- a. MWC started in 1979 with the filing of non-profit (501 3c) paperwork with the State of Colorado. In 1980 they began work on a 45-year lease with the Town of Marble for 1/3 of the Town of Marble water rights and that was completed in August 1983 and expires in August 2028. Rights are for one cubic foot of water per second. The MWC leases town property for the wells and the pump house. For the next 20 years they made improvements, added water taps and lines. In 2000 they wanted to put a water tank above the town (150,000 gal tank) and they applied for a federal grant for \$300,000 and got a low-interest loan from the FDA for \$400,000. The tank was installed in 2002. The payback is \$20,000 a year for 40 years (interest and principal). They made an agreement with the town council that the town would invoice and collect the \$20,000 payment and that is the water assessment that property owners get billed every year. Greg asked who paid for the initial infrastructure. Eight individuals paid \$10,000 each and they also got a loan. There are five board members and everyone who has a water tap has a share in the MWC (79 taps currently). They are applying for a loan from the USDA to get water into East Marble. This can take 6 months. The town is talking to the MWC about taking over the water system. The MWC Board of Directors is interested in turning it over to the town. The intent was always to do this. The town board wants the town to own their own utilities/infrastructure. They met in Sept. 2021 and 2022 to begin the discussion. Terms and conditions are under discussion. Brian Suter stated that they could simply not renew the lease. He asked if there was an early-out clause. Ron has not seen one. Angus asked if there were ways to mitigate potential exposure/responsibilities for aging infrastructure. Ron explained that there is a Rural Water Assistance Fund that can help with grants/funds for something like this. Ron will email the notes from the 2021 and 2022 meetings. Greg spoke to the alternate sources that Carbondale have developed.

- b. Water Augmentation – the drought in 2018 resulted in the ranchers who have senior water rights making a call on the water. Colorado Division of Water Resources wrote all with junior water rights, including the town of Marble, explaining that this means they need a water augmentation plan with water stored that can be released to those with senior water rights. The small neighborhoods and towns got the same letter. Marble hired water engineers Zancanella and Associates in GWS. They calculated that the town needs 10 acre feet of water to satisfy that. There is no piece in town big enough. Western Divide Water Conservancy (WDWC) Board got a \$100,000 grant from the state of Colorado to study this and to identify a location. Beaver Lake was the first thought. It is owned by Colorado Parks and Wildlife. That lake is meant to be a fishing lake and does not include any provisions for augmentation/storage. There is a current effort to form a management group that would include the Town of Marble, Gunnison County, WDCD, and CPW. They could craft rules that would allow augmentation. This can take years. Greg asked if the town could annex the lake.
 - c. Ron and Alie are part of the Wild & Scenic stake holders' group. They are looking at the possibility of a federal designation making the Crystal Wild & Scenic with no dams. The eastern slope development means a need for water and it has to come from somewhere. An example of what can happen is the diversion tunnels and dam connected with Reudi. There was a plan to dam the Crystal at Placita, buy out the Marble land owners and flood the valley. Greg feels that the energy of the river could be tapped with hydro-electric plants. Mark asked about bringing in someone from W/S to address the committee and answer questions regarding the issue. Brian asked about additional well locations beyond the park/campground. Greg asked about how far the proposed the east Marble extensions would go.
- D. Review of revenue sources for statutory towns (Mark and Ron) – Angus looked at the business licenses that have been granted and whether they are paying residential or commercial property tax rates. This could mean property tax bills quadrupling over a year. This could mean an increase in revenues of \$10,000 per year. Ron will provide sales tax figures for the past 10 years. Angus feels that if they would increase town sales tax 2.9% (7% total) to 15% it would bring in \$150,000 per year. He and Amy will work on a more detailed presentation for a future meeting. The possibility exists of applying sales tax to services as well as goods as well as a tourism tax. Classification – commercial vs residential. Sales tax makes up 50% of the town budget. Sales tax is distributed as follows: State 2.9%, County 1%, and Marble 4% (\$150000). Property tax totals approximately \$26,000. The MPC cannot increase taxes but they can suggest it. Mark suggested looking at out-of-the box ideas concerning funding. Connie suggested bringing in some experts on such issues as enforcement and a court system. Suggestions of future funding sources included the previously mentioned taxes, permits (OHV), lodging and finding benefactors. Richard will research OHV permit systems. LKL steering committee may have explored this. Alie will send out the survey.
- E. Finalize survey questions (Mark and Committee) Angus feels they are good as they are. Other comments and changes should be in to Mark by Monday at 5 p.m.

F. Comments from Committee Members – It was agreed that meetings will be once a month at the church. The goal is to have the plan done before the town election in March.

Next meeting: Aug. 17, 7:00 p.m. at the church. NOTE TIME & LOCATION CHANGE.

G. Adjourn -

Notes from the Town of Marble
Master Plan Committee Meeting
August 17, 2023

A. Meeting Call to Order at 7:00 p.m. Present: Sue Blue, Brian Suter, Tony Treleven, Richard Wells, Jerimiah Akers, Greg Tonazzi, Connie Hendrix, Sam Smith-Wilkey, Max Gibbons, Angus Barber, Amy Rusby, Jeff Evans. Also: Mark Chain, Ron Leach, Alie Wettstein, Terry Langley.

B. Review and Approval of July 20, MPC meeting notes – no changes

Ron Leach: Comments re Marble water issues: Wild & Scenic stakeholders have met once since the last MPC meeting. Meetings are open to the public and the next meeting is scheduled for Monday, Aug. 21, 5 p.m. at the fire station. They are currently looking at 7 options to ensure the health and future of the Crystal River. Mark is going to invite Bill Jochems to a future MPC meeting.

Marble Water Company – MWX posted a legal notice on page 20 of the July 19 edition of the Sopris Sun regarding extending water to East Marble. They will be holding a public meeting in the fellowship hall on Sept. 13, 6 p.m., to brief the community on the plans.

There was a change in the order of agenda as reflected below.

D. Update and Committee Exercise on Marble Enforcement Ideas (Connie and Ron) – Ron asked the group to each provide one word regarding enforcement. Words tossed out included consistency, speeding, public safety, peace, parking, zoning complaints, policing, code enforcement, expense, level playing field, job description, equal justice, seasonal, where are they?, guns, priorities, noise, organization, criminal. Connie spoke to the steps toward enforcement, beginning with this committee, the planned survey, and community meetings. She suggested beginning with a simple plan as a stepping stone. The question is: what are main issues/priorities and developing a plan to deal with those. Three priorities identified were traffic, zoning/ordinances and criminal offences.

Questions were raised concerning the survey, including who will get it (the folks in Crystal would like to be included), when will it go out (the Marble Board of Trustees would like to be able to review it at the Sept. 1 meeting) and how will it be communicated (Facebook, website and direct mail).

C. Report on some Revenue Options for Town (Angus and Amy) – Angus reported that they looked at figures from the last 9 years and the difference between revenue and expenses is getting smaller. He outlined how those have changed as well as the top five revenue sources (sales tax, grants, campground, property tax and quarry lease).

They presented some revenue options. Those options (and some discussion points) include:

1. Consider increasing sales tax to compete with the other municipalities in the valley. Implementing a use tax and an occupational tax. (Doubling Marble's sales tax to 4% would mean a higher total sales tax than Aspen's – look at smaller increments. Requires a city vote.)
2. Recommend that an online purchasing/delivering to Marble campaign be considered to capture all sales tax opportunities. (Keep supporting local business, but use online for purchases from large stores/corporations)

3. Consider hiring a grant writer to tp pursue funds for projects such as the Town Administration Building. (While grants can fund projects, there will be on-going expenses that will need to be taken into consideration.)

4. Town of Marble to consider providing financial incentives to attract the opening of new businesses. (These could take the form of tax incentives. There is a need to define what the town wants to be and how much growth the town wants and can accommodate.)

5. Town of Marble to consider permit fees on new builds. (There are currently permit fees but these should be reviewed.)

6. Immediate opportunity to maximize investment income. (Look at what types of savings accounts pay the highest yield.)

7. Town of Marble initiate its own business. (Arts center, event center, employee housing were mentioned.)

Note: Any recommendations that the MPC puts in its report should consider the costs involved, i.e., enforcement, salary, vehicles, processing paperwork, etc.)

Other ideas from committee members included hydroelectric energy, increasing the quarry lease, a tourism tax, atv permits, parking charges and a use tax (particularly for building supplies).

Other possible committees – arts/cultural, permitting (Richard), water/hydroelectric (Greg),

E. General update on future growth potential (Mark) – Jeff brought up the need for a mission statement and Brian questioned why we needed information regarding the area outside of Marble. Mark is working on information regarding the growth possibilities in town and in the required 3-mile area outside of town. He spoke to the need for information on how that area might grow due to the impact it could have on the town.

F. Comments from Committee Members - There is a need for more MPC subcommittees to study issues and bring recommendations to the committee. Richard will work on ATV permitting and Greg will look into hydroelectric possibilities. Sam mentioned a question that was left off of the draft survey: do townspeople want cell service? Discussion of what the fiber optic services will mean for cell service followed.

G. Meeting Date/Location – The next meeting will be Sept 21, 6 p.m. in the fellowship hall.

H. Adjourn

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 a 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.
- There was discussion around the enforcement questions and how much infrastructure it would take depending on the level of enforcement desired.

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 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 did 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”. 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. He also talked about this with the Gunnison County GIS director who 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 shows that 111 lots were developed, Mark noted a few of these were smaller accessory buildings and may not be a full commercial or residential use. The majority of the existing construction is in East and West Marble as well as in the existing 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. 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 charts 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 has started 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, 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

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 is hoping 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.

Notes from the Master Plan Committee Meeting
October 19, 2023

A. Meeting Call to Order – Present: Jeff Evans, Sue Blue, Brian Suter, Tony Treleven, Richard Wells, Jeremiah Akers, Angus Barber. Also present: Mark Chain, Alie Wettstein, Terry Langley, Ron Leach

B. Review and Approval of September 21, MPC meeting notes – no changes

C. Bill Jochems – talk, conversation, discussion and Q&A on Crystal River Issues including augmentation plans, water rights, and background on anything related do Crystal River and Crystal River Valley. Bill explained that he had lived in Redstone beginning in 1972. He serves on Pitkin County Healthy Rivers Fund, is a retired attorney and was Marble’s judge for 3-4 years. Bill now lives in Carbondale but was in Redstone for 50 years. He is a proponent of the Wild & Scenic (W&S) designation for the Crystal. He explained that with the Authorization Act of 1968, US Congress authorized itself to designate certain streams with outstanding and remarkable values as W&S with the main focus of prohibiting dams. From 1968-1988 many rivers were so designated. Colorado has only W&S – the Poudre River. In 1988 the Forest Service (FS) classified the upper Crystal as suitable for W&S designation. This included 39 miles of the Crystal, from the Sweet Jessup canal up to the headwaters. In 1990 a campaign was started by those who favored the designation and to defeat the proposed Placita and Osgood reservoirs. These would have covered land from Placita to the Darien bridge (Placita) and Redstone (Osgood). The Colorado River District and West Divide Water District had rights to that. In 2013 a number of groups went to court to challenge the right saying they were not exercising their proper diligence. The water districts made a deal with the FS, CVEPA and Pitkin County not to build either reservoir or dams on the Crystal but they do retain the water rights. In 2015 there was another W&S campaign. They wrote a proposed act to send to Congress that included two restrictions – no dams on main stem of Crystal and no exporting of water out of the basin (trans basin diversion). The Marble town board and Gunnison County both said it sounded like a good idea but they weren’t ready to vote. Pitkin Co was already on board. Local opposition developed and the Marble Board said they would not approve and Gunnison followed suit. There was no vote but the project fizzled. Today there is a move to develop water resources and keep existing reservoirs full. There are currently 24 tunnels through Continental Divide taking water to the front range. We owe almost 4 million acre feet of water a year to California and other downriver entities They can shut down water rights from 1922. Western Colorado is outnumbered in legislature 5-1. Western Colorado agriculture in more peril than front range. Currently, a dam could be built up high on the Crystal and water could be diverted to the Gunnison River allowing more to be taken from upper Gunnison to the front range. Sue Blue asked when the last dam was built in Colorado and Bill said that the Gross reservoir is currently being enlarged. There is a proposal to build the Pueblo reservoir higher. One in Rangely now. One in Steamboat late 70’s. Jeremiah reported on two new ones near Boulder. Sue asked how long it would take to get a dam in, starting from scratch, going through environmental groups, etc. Sue doesn’t feel it is logical to pursue W&S. Bill disagreed due to shortages and the need to look at the long-term future of the river. He said that Scott Fitzwilliams characterized it as preservation of the status quo – keep it like it is. Some don’t want more government control but it would be administered by the Forest Service. Alie asked if the trans basin diversions were easier to pass than dams. Bill said they are about equal. Mark asked if the state could attack senior water rights. Bill said they are using the words voluntary and compensated and look at buying water rights to avoid having to condemn. If the town board would pass a resolution that they favor W&S, Gunnison County would as

well. Angus asked why the town flip flopped. Bill said Larry Darian, Larry Hall and others were opposed. The last 20 W&S designations in the U.S. have only been for the prohibitions of dams. Brian Suter asked about the things that are said to affect land owners. Bill said that the legislation COULD include those types of things but they are not required. The designation can be crafted to include only what is wanted, such as the prohibition of dams and trans basin diversion. Sue objects to the possibility of amendments. Bill said if it is approved on the local level it would be adopted as written. Brian asked how long it would take once (or if) Marble agrees and Bill said it would take 5-10 years. Angus asked what the economic situation is for towns that are flooded. Bill said land owners would be compensated at appraised value.

Mark asked about augmentation and the past call on the river. Bill said it has never happened that houses are cut off. The engineer said there is a need for 100 acre feet to augment all of the people who got the letter, for example, a 10 acre pond 10 feet deep. 1 cfs running 24 hours creates an acre foot. Healthy River is working on a plan to purchase that from irrigators. Decrees are out of balance in terms of need/use/rights. Brian suggested re-presenting to the town board. Ron will send the study to committee members.

There was a brief discussion of enforcement. This would need the laws to be codified and court to be held regularly, perhaps 1 evening a month.

D. Report on micro Hydro possibilities – Mark reported that hydro is feasible here. They are looking at it for Darian ranch but there is not easy access to three phase power in Marble. He has been in conversation with Bruce Lewis, Boundaries Unlimited. Brian asked if this would be in place of Holy Cross and could mean a town power company. Richard Wells spoke to partnering with HC.

E. Draft - and discussion on Mission Statement and beginning of Goals and Objectives (Mark) – Mark presented the 2000 MP Mission Statement and a proposed 2023 statement. Brian asked the difference between a M.S. and goals. Mark gave an example of a goal with objectives, implementation, mechanism, responsibility and timing. Another option is to have core values rather than a m.s. or to have a combination of the two. Another is vision/values. Mark will work on this.

Surveys have been mailed.

F. Comments from Committee Members – Angus asked about broadband and it continues to be worked on.

G. Determine next Meeting Date/Location – Nov 30 - 6p.m.

H. Adjourn The meeting was adjourned at 8 p.m.

Respectfully submitted,

Terry Langley

Notes from the Town of Marble
Master Plan Committee Meeting
November 30, 2023

A. Meeting Call to Order at 6:08 p.m. Present: Sue Blue, Tony Treleven, Richard Wells, Greg Tonozzi, Connie Hendrix, Amy Rusby, Brian Suter. Also Present: Mark Chain, Alie Wettstein and Charlie Manus.

B. Review and Approval of October 21, 2023 MPC meeting notes – Unanimous.

Survey. Alie said she had the preliminary responses to all of the survey questions available in summary form and there was consensus to go over the survey results. A quick summary is below:

- approximately 400 surveys have already been sent out.
- 164 responses were received (high return rate)
- 98% of respondents are property owners
- majority is not concerned with having a paved road extending throughout town
- the majority of residents were satisfied with their own domestic water situation
- majority of residents also thought that the town should own its own water system.
- A majority thought that short-term rentals should be allowed and in a separate question noted that there should not be a cap on the number allowed.
- A majority thought that OHV should be allowed in town
- a majority thought that the type of OHV should be restricted.
- A majority (59%) thought that the town should not annex any additional areas
- a slight majority thought that the town would benefit from a civil enforcement program but would not necessarily benefit from a criminal enforcement program.
- The last question asked which of 8 subject areas should be a focus for the trustees; subject areas with the highest responses were **preservation and roads**.
- Many of the survey questions had close results such as 52% to 48%, 53% to 47%.

There were also two questions were survey respondents could identify what their ideal Marble was/should be and what the Town's weaknesses were. There were many detailed responses on these matters. Alie said she would provide this information to all Master Plan Committee members and would be sure that these were posted on the town's website for public review.

Town and Area Build Out. The questions related to annexation and growth led to a quick review of the potential buildout within the Town Limits and areas outside the town limits. Mark projected his charts on the screen for the committee to review and he noted that they had seen this before at the end of the meeting a couple of months ago but they had not gone through this in detail. There were questions on the total number of vacant lots both within the town and in areas outside the town and how many of those lots were conforming in terms of size. Preliminary results show that there were 36 properties within the town that could be readily built on by taking out a building permit and there were approximately 70 conforming lots under County jurisdiction at met minimum lot size requirements. There were many more lots that were nonconforming due to size. Mark said some of these could be

made in forming in the future for development purposes if there was an opportunity to combine adjacent lots. He said that will happen in some circumstances but you will never be able to come up with the precise number.

Mark noted that there were a number of properties (about 70) that still needed to be examined closely because certain information not be confirmed with the initial study; whether they were within the town limits or outside the town limits, questions about their size etc. He said he would produce this information for the next meeting.

There was more discussion about development potential etc.

It's. Tony had some questions on enforcement and there was a general discussion about that. Mark said that he had wanted the Committee to review his proposed goals and objectives for finance/revenues and Plan Using Growth but that it was getting late. He was hoping to do this for the next meeting as well as have some committee members focused on a couple of other major category areas. Mark said he would like to obtain some of this type of background information from the committee at the next meeting so he could start writing up draft goals, objectives and implementation proposals. He was hoping to be finished this pass by the end of January and then start taking public input.

Connie said she was very interested in the fact that survey results prioritized preservation. Mark said that should be a subject area for the Master Plan had a could include arts, preservation of buildings, as well as valued community assets such as the Community School and some of the events.

Next meeting. It was decided the next meeting should be December 14, at 6 PM at the Church.

The meeting adjourned at 8:15 PM.

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

Town of Marble
Notes from the Master Plan Committee Meeting
January 11, 2023

A. Meeting Call to Order - Present: Greg Tonazzi, Richard Wells, Samantha Wilke, Brian Sutter, Jeremiah Akers, Sue Blue. Also: Mark Chain, Alie Wettstein, Terry Langley. Guests: Amber McMahill, Ryan Vinciguerra, Ron Leach

B. Review and Approval of December 14, 2023 MPC meeting notes

- (accurate, anything missing, etc.) Sue Blue made a motion to approve the notes. Connie Hendrix seconded. All agreed.

C. Amber McMahill – Thoughts on Public Meetings/Input (5-10 minutes) – Amber proposes some informal, small get togethers for conversations on each area. Promoted through fliers, social media, paper.

D. Markup Exercise. Define Potential Business Zone District – Richard talked about Main Street as the historic business district. The road is wider as are the cross streets. It can accommodate parking. He feels they are appropriate for business for that reason. Sam talked about the changes and natural progression onto Park. Brian spoke to the differences in the layout of lots, with businesses on Main Street being parallel to the street and the lots on Park being horizontal. Alie spoke to the option of having residential or business, mixed use. Mark explained that to have a business, no matter where it is, available parking is required. Ryan explained that, while there is no mixed use zoning currently, the ordinance is ready. Richard said that mixed use should be more of a topic rather than business zoning. The difference between business and home-occupied business was discussed. The current map showing businesses will be updated to show all locations with business licenses and coded as to the type of business (home-occupied, cottage industry, etc.).

E. Committee breakout group to draft potential goals and objectives for various subject Areas – to be done.

F. Comments from Committee Members

G. Determine next Meeting Date/Location: Jan 25, 6 p.m. at the church

H. Adjourned at 7:58

Notes from the Town of Marble
Master Plan Committee Meeting
January 25, 2024

A. Meeting Call to Order -Present: Jeremiah Akers, Brian Suter, Richard Wells, Angus Barber, Amy Rusby, Sam Wilkey and Connie Manus, Also: Mark Chain, Alie Wettstein, Ron Leach and Terry Langley.

B. Review and Approval of January 11 MPC meeting notes

- (accurate, anything missing, etc.) Brian clarified that he meant to say parallel not horizontal in the discussion of lots and parking in relation to business zoning.

C. Quick recap of January 21 Public input session at Inn at Raspberry Ridge (15 minutes)

D. Quick review of Mark's goals/objectives and implementation items for

- Infrastructure
- Enforcement – see handout - goals: enforcement as part of the town's general services, make it be cost effective. Explore sharing personnel/costs with other jurisdictions. Angus suggested including encouraging two parties to attempt to work out things before coming to the council. Mark said it probably isn't part of MP. Sam asked that everyone be treated equally, consistently. Ron said there is enforcement for some things currently – zoning, parking, code enforcement but that there is no enforcement for criminal or traffic (speeding). We need to identify and define what kind of enforcement the town wants. Richard said we need to identify the most pressing thing that needs enforcement. Safety vs annoyance. Cameras at the stop signs and speed indicators were suggested.

- Art/culture/Historic preservation – Connie suggested bringing back WinterFest but having it at the park. Amy said that the parks committee is already working on some of the goals stated in the implementation matrix. Sam suggested finding out what the Historical Society has planned.

- environment/sustainability – Suggestions included reporting of chemical and septic issues with resulting enforcement. Having periodic LKL reviews. Invite Forest Service to come in and talk to MPC and/or Board about their plans for the area. Ron spoke to the LKL problem being a behavior/volume problem.

Funding/economics has been discussed before. Connie asked about fees paid for use of the Mill Site Park. Mark explained that park fees often are just to cover costs of holding an event. Amy explained that the Parks committee has an application, fees and requirements. Mark spoke to approaching some of the deep pockets to donate funds, land, etc. Connie suggested some of the small lot owners about donating their useless, unbuildable lots. Sam asked about special event business licenses and subsequent sales tax and Alie said that as a vendor, she has to fill out a yearly business license for other location's events. Other sales tax or tourism fee possibilities - Jeep Tours, ATV rentals – should be explored. Mill Site parking as a source of revenue – currently can't do it according to the deed.

Housing: with existing lots, housing probably does not need goals/objectives or implementation. The three-mile out requirement could mean some projects outside of town. Brian gave an example: the proposal for a 12-unit bunk house at the bottom of Serpentine. Angus asked about demolition by neglect to encourage owners to either develop or sell.

Angus spoke to including the school in this process. The board president, Hawkins Siemon, is willing to come speak to the MPC. Amy said that the town and school have historically worked well

together. Richard spoke to collaborating on shared space. Amy added housing to that. Angus spoke to the MPC mission statement and the focus on children/young people. Amy said there is money available, particularly for safety issues. Mark suggested adding a write up encouraging the collaboration.

E. Mark's take on miscellaneous Findings that should be in the Master Plan

Lead King Loop

Crystal River - Wild & Scenic, augmentation, flood plain

Gunnison County – CR 3,

Quarry/town relationship

Air Strip

Fire Department

AVLT

F. Determine next Meeting Date/Location – Feb 8, 6 p.m.

G. Adjourn

Notes from the Town of Marble
Master Plan Committee Meeting
February 8, 2024

A. Meeting Call to Order – Present: Sam Wilke, Sue Blue, Brian Sutter, Greg Tonazzi, Angus Barber, Richard Wells and Connie Hendrix. Also present: Mark Chain, Ron Leach, Terry Langley, Hawkins Siemon

B. Review and Approval of January 25 MPC meeting notes

- (accurate, anything missing, etc.)

C. Discussion with Marble Charter School

- Hawkins Siemon, President – Marble Charter School Board – Hawkins has been on the school board for 6 years and has three children at the school. He has lived here for 18 years. He sees two of the main needs for the school as housing and revenue. Cost of housing is prohibitive for many staff members. They have seen an increase in pressure on revenues. Cost of goods is a reflection of the Roaring Fork Valley but funding is from Gunnison County. This year they voted to increase teacher's salaries to match Roaring Fork to help with teacher recruitment and retention. The Lead King Loop is the biggest fundraiser they have. Enrollment is the main source as they get funds for each student so increasing enrollment is a goal. Angus asked how things would change if the school was in Garfield rather than Gunnison. Greg asked how much land the school has and if there was enough for housing. Mark spoke to working with Gunnison on housing, bond issues, seasonal housing. Angus asked about the change in leadership and teachers next year and Hawkins said they are looking forward to the future of the school. Ron asked Hawkins to brief the group on the bond issue for school buildings. Marble Charter got \$1,000,000 with the funds planned for the historical building – roof, boiler, electrical, paint, grading, safety and security and other repairs. They are using that as matching funds for another grant. Sue invited the public to school board meetings the first Wednesday of each month at 5:30 p.m. Angus suggested that the MPC put a task force together to talk with potential benefactors regarding land and housing acquisition. Sales tax revenues and rates were discussed. Ron said a dedicated revenue stream from the town to the school is possible to develop and could be discussed with the town board. One avenue would be a ballot issue. Richard spoke to the possibility of a tourism tax and using it for a variety of issues. Sam talked about optional fees that can be added to every sale in town.

D. Quick Review and confirmation of Marble Assets and Liabilities from June 15 Meeting – these are listed in the packet. Mark suggested identifying them under these categories: Strengths, Weaknesses, Opportunities, Threats (SWOT) He identified a few threats– wildfire, access, mudflow. Brian added lithium battery fires. Greg added geological hazards such as Slate Creek. Ron spoke to the need for an emergency management plan, an idea that came out of the Sunday Soup & Conversations. Brian said we need a list of residents. Mark said this could be started through the county. Connie asked that it include pets. Ron feels that big money/high end money changing the culture is another threat. Sue spoke to protecting the people who are here from higher costs/taxes. Greg asked to add the Colorado Stone Quarry to assets. It is owned by Red Graniti and was featured on an early edition of Dirtiest Jobs. Connie identified a need for health services and reminded the group of Greg's suggestion for transportation down valley. Angus sees a need for social services/resource info. Mark said that future

community meetings would include a combination in-person and zoom meeting at the end of Feb/beginning of March.

E. Miscellaneous issues for comment – To be included in the Master Plan Mark distributed a worksheet and asked the group to fill it out with comments on various issues to be mentioned in the Master Plan.

F. Determine next Meeting Date/Location – Feb. 22nd. Come with the above worksheet and comments.

Notes from the Town of Marble
Master Plan Committee Meeting
February 22, 2024

Agenda

A. Meeting Call to Order

Present: Tony Treleven, Brian Suter, Sam Wilke, Sue Blue, Greg Tonozzi, Richard Wells, Angus Barber, Connie Hendrix. Also: Alie Wettstein, Terry Langley, Mark Chain, Vince Savage

B. Review and Approval of February 8 MPC meeting notes

- (accurate, anything missing, etc.)

C. Update on Public Meeting- Tentative date is March 14, 6 p.m. We are working on options for remote participation using the internet or phone in. Mark plans to present background and general info, pictures, maps, implementation matrices and recommendations. Angus asked about including survey results. Richard would like to see an outline of what Mark plans to present. Mark will email it to the committee. Alie will post the meeting location/time to the website and social media. There might be a second survey and follow up later. Connie suggested emphasizing the different ways in which the committee has reached out. Brian suggested including wording from the Nov 30, 2023 session

D. SWOT – Strengths, Weaknesses, Opportunities & Threats. Mark presented what had been identified and that document is attached below.

A question was asked about the maps for the public meeting. They will include the 3-mile area and updated map with subdivisions.

Connie suggested including younger people as they are our future leadership, and encouraging more involvement.

Mark explained that the MP could be revised: there could be an addendum as well as a future meeting in warmer weather.

Brian spoke to the value and ideas that the Sunday conversations had brought.

E. Comments on Misc Issues –

Marble Water Company – Richard would like to see the town work with MWC to expand and improve services. Sue spoke to the need for careful inspection if and when the town worked to acquire the MWX. Mark agreed that there are steps to complete before/if acquiring MWC.

Need to explore the use of Conservation Easements in general.

Snowbound Subdivision Area – it was reported that it is no longer for sale.

AVLT – Their involvement in Thompson Park as well as easement on wetlands was discussed. Brian expressed frustration about having to go through AVLT to schedule anything in Thompson Park.

Riparian/floodplain

Other things to include

An annexation policy

Update Building Codes

Possible implementation of a use tax. There was some discussion about whether it would replace sales tax or if it is an additional tax.

F. Other Issues from Committee -

G. Adjourn

SWOT

ASSETS

Quarry

Abundance of nature, pristine wilderness and wildlife in close proximity

Parks Open space and outdoor recreation

locally owned businesses

Marble Church

Marble Community School

Friendly community and small town and beyond

local event such as Marble Marble and Marble Fest

Volunteer Fire Department and station located within town limits

hydroelectric possibilities

peace and quiet

Dark Skies

community is set in the forest

coexist with nature

Lead King Loop

Outdoor recreation (biking, hiking, snowmobiling, four wheeling, hunting and fishing

Crystal River

quarry Loading Area

LIABILITIES

mudslide/debris flows

One way in/out

Parking demand

Lack of ownership of Public Water System

Lack of Enforcement

Zoning Clarity and Process
Planning/Implementation for growth
High Altitude
Lots of Snow
Wildfire Danger
Slate and Carbonate Creeks
Geologic Hazards
Maintenance of Town roads
Perceived lack of Communication

OPPORTUNITIES

Self-reliant citizenry
Can-do attitude
Support of local events
time and space for self generation and self reflection in Winter
Winter Sports

THREAT

Debris flows
Wildfire
lack of second ingress/egress into/out of the valley
lithium battery fire
lack of money/funding for town operations, projects and infrastructure
overuse of Lead King Loop
Gentrification (changing economics)
lack of emergency management capabilities
Relatively large distances to neighboring jurisdictions, Sheriff and safety resources

Marble Master Plan Committee Public Meeting
March 14, 2024

MPC: Tony Treleven, Sam Wilke, Sue Blue, Connie Hendrix, Brian Suter, Greg Tonazzi, Richard Wells, Jeremiah Akers (zoom)

Marble Town Board: Emma Bielski, Tony Petracco, Amber McMahill

Also: Mark Chain, Ron Leach, Alie Wettstein, Terry Langley

Mark Chain gave an introduction of the Marble Master Plan process: We began in mid-May, 2023. Meetings were held once or twice a month. Informal Sunday conversations were held weekly from late January to March 10.

Mark showed a power point presentation that included:

*What is Marble? Marble includes the church, Crystal River, The Hub, homes, Fire Station, mountain environment, families and wildlife.

*What is the Master Plan? It is a vision statement, set of policies & goals for what a community aspires to be in the future and how to get there. It answers the question: "What do you want to look like in future years?" In Colorado, comprehensive planning is generally understood to include planning for social factors beyond the traditional land use plan. In fact, many of the more recent master plans incorporate quality of life issue and the future livability of a community as much if not more than designating the type and location of various land uses. It is a guide for future development and land use of the territory within a jurisdiction's boundaries. The Planning Commission is directed to develop a **Master Plan for the general purpose of "guiding and accomplishing a coordinated, adjusted and harmonious development of the territory with the municipality which, in accordance with present and future needs will best promote the public health, safety, morals, order, convenience, prosperity and general welfare..."**

*What a Master Plan is Not: It is not a zoning or land use code. It is not a capital improvements program. It is not a budget. It is not a Chamber of Commerce Economic Development Program.

*Master Plan Mission Statement of 2000 (still applicable): The Town of Marble will endeavor to keep the Town a community where the citizens are free to pursue their own lifestyle, where there can be a diversity of choices, where citizens can remain independent and respect the natural environment. Marble must be a place where neighbors are tolerant and respectful of other's choices and where there is a minimum of governmental interference.

*MPC and Process: The committee began with 13 members, almost ½ of whom live outside town limits. They met once or twice a month and met together 14 times through Feb. 2024. They gave input and comment on material provided. They are trying to create vision for Marble in the future.

*Outreach/survey: The survey consisted of 38 questions, two of which were open ended. 400 were sent out, 164 responded and 98% of those were property owners. Majority of results showed: respondents are satisfied with their domestic water situation but also think the Town should own the water system. Short term rentals should be allowed and, in a separate question, there should not be a cap on the

number of Short Term Rentals developed. OHV use should be allowed in town but type should be restricted, there should be no annexation of additional areas into the Town, there is a need for civil enforcement, not necessarily criminal for criminal enforcement. Complete survey results can be found on the Town website.

*Development information showed: (inside Town limits) 111 developed properties, 14 mixed use/commercial. 136 vacant properties, 37 of these conforming in terms of size regarding septic requirements; (outside of town, within 3 miles of town limits) 159 developed lots, 9 mixed use/commercial, 271 vacant with 73 conforming (may have hazards such as slope stability that prohibit development), 110 could be built upon.

*General Directions/Findings: Growth will continue as it has in recent years, organically & steadily. Nothing unusual seen on horizon (e.g. large subdivisions, significant commercial, etc. While there are numerous vacant lots both inside and outside of Town, many are nonconforming in terms of size/unbuildable because of OWTS min. or environmental constraints. Not much desire for more paved roads. Generally, people are content with domestic water situation, but still say to examine acquiring water company. Some civil enforcement would be desirable, but probably not criminal. Most businesses/commercial foreseen as being local owners and relatively small. Perhaps business growth on the main route through town but otherwise commercial equivalent to home occupations.

*MP needs for Marble: Nontraditional master plan, more of a strategic plan for the Town and work program for the Board

*SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified the following threats: Debris flows; wildfire; lack of second ingress/egress; lithium battery fire; lack of money/funding (for Town operations; projects and infrastructure); overuse of LKL; gentrification (changing economic levels); lack of emergency management capabilities; relatively long distances to neighboring jurisdictions, Sheriff and safety resources; financial resources; and year-round population base.

*Implementation Charts/Work Program for Board in seven categories: Town Finances/Revenue, Arts/Culture/Preservation, Growth and Land Use. Enforcement, Infrastructure, Environment/Sustainability, and Housing.

Summaries of findings:

Town Finances/Revenues - Increase sales tax (include MCS perhaps), Consider a "use tax", Maximize Investment Income, Consider tourist related tax

Arts/Culture/Perservation - Help establish arts/council, Public art display areas, Art openings, Maximize acceptable ways to increase Mill Site Park usage, Exercise/walking path in Mill Site Park, Upgrade use of document house, Sister Cities Program, Way finding, Vendor licensing program

Growth and Land Use - Reframe or update land use code, Consider establishing a commercial/business zone district along paved road, Future development should be outside of established hazard areas
Desire for consistency, Signed agreement (IGA) with Gunnison County – review and comment on proposals outside of single-family development in either jurisdiction

Enforcement - Seasonal, civil enforcement program (perhaps job share with neighboring jurisdictions)
Seasonal radar detection/MPH screen

Infrastructure - Investigate acquiring MWC (due diligence/study required), Continue water augmentation process, Consider widening streets in core areas

Environment/Sustainability - Examine hydroelectric potential, Solution to debris flow areas – Slate Creek

Housing - Consider purchasing land or partnering with another entity to build a small, multifamily building with deed-restricted units Note: Addressing affordable housing is very difficult with limited resources, finite amount of land and high construction cost

Misc -

Help develop leadership qualities in local residents/join in a leadership program, improve healthcare access (visiting nurse/PS or provide van services/trips on a bi-monthly basis)

Misc issues and desired direction for Town – Lead King Loop, Water augmentation efforts for Town, Relationship with Quarry, Marble Water Company, Marble Charter School, Future of Beaver Lake, Communicate with groups such as AVL, Forest Service,

Wrap Up - More public input?, Finish putting package together, Adopt, Board identify implementation items, Yearly check-in, Determine time for update

- Questions/Answers/Comments
- When will it be finished? Hopefully by April board meeting. How will it be published? Digital, hard copy, Town website.
- Was survey targeted? Why did so many neighbors not get surveys? Addresses came from county and a mail service was used to send them out. The Town can still take them.
- Was there discussion of a sewage system in Marble (Crystal smells like sewage in winter)? Marble Water Company reported on new technology in September but it requires land.
- Is the Town working with Gunnison County on issues like housing/teachers/law enforcement? Mark suggests occasionally getting on the county agenda and going to their meetings.
- It was reported that affordable housing down valley brought developers in to put in large additions. Mark – deed restrictions is just part of an affordable housing program.
- Connie suggested another meeting when weather warms and folks come back. Encourage participation. Mark would like to finish up but allow another meeting and possible update.
- Emma would like to see some additional work around the areas listed, including communicating needs and working on interagency cooperation. Mark said it would be important to set priorities/engage
- Amber suggested that, once the packet is released, having a comment period and second public meeting before adoption.
- Tony T responded to the comments on affordable housing. The cost to build is prohibitive. Biggest need is housing for teachers. Incentives to homeowners/land lords should be explored. Any tax increases need careful consideration.

One gentleman commented that he had not heard any support for maintenance/enlargement of nature preserves/conservation areas in the discussion of issues and felt that the current Beaver Lake requirements were a tragedy due to no swimming/mixed use. Mark said there seemed to be a fear of involving Pitkin County Open Space and Trails as well as Aspen Valley Land Trust. Sam said the Town is currently working on the wetlands project. Amber reported that a management agreement has been adopted and the management plan has been completed. The Town is in communication with CPW regarding Beaver Lake and that the Snowbound property is another possibility for conservation. Tony T would like to see data concerning the number of MCS students who live in town/outside. Richard would like to explore a tourist tax. Amber would like to explore opt in charges. Connie would like to see some adult ed opportunities.

Total attending: 19

EXHIBIT B

2023 Master Plan Survey Results – Spreadsheet

Master Plan 2023 Survey Results 1/10/2024

Questions	A. FT in TOM	B. PT in TOM	C. FT Surrounding	D. PT Surrounding	E. Own vacant land			
1. Which best describes where you live?	37 22%	26 15%	28 17%	38 22%	40 24%	169	100%	
2. Do you A/Rent B/Own C/Other	2 1%	161 98%	2 1%	165 100%				
3. How long have you lived in the area ?	0-1 13.79%	1 to 5 11%	5 to 10 13%	15 to 20 14%	20+ 48%	100.00%		
4. Number of TOM meetings attended this year?	0 73%	1 to 3 17%	4 to 6 4%	7 to 9 2%	10+ 4%	152	100%	
5. How satisfied are you with road maintenance	Dissatisfied 1 9%	2 7%	3 35%	4 22%	Satisfied 5 26%	100%		
6. Would you like to see more paved roads?	Yes 21%	No 79%	100%					
7. Do you want cell service?	Yes 48%	No 52%	100%					
8. How do you access drinking water?	A. Well 77 46%	B. MWC Tap 42 25%	C. Haul and Store 18 11%	D. Spring 10 6%	E. No H20/vacant 21 13%	F. Other 168 100%		
9. Satisfaction with current water situation?	NOT 1 16 11%	2 4 2.65%	3 25 17%	4 16 11%	ARE 5 90 60%	151 100%		
10. East marble: would you tap the MWC Supply?	Yes 24 59%	No 17 41%	41					
11. Should the town own its water system?	Yes 93 73%	No 34 27%	127					
12. Should Marble have a business zone?	Yes 65 45%	No 80 55%	145					
13. Do you support current zoning?	Yes 59 44%	No 76 56%	135					
14. Do you support marble businesses?	Yes 123 83%	No 25 17%	148					
15. Do you want more businesses?	Yes 78 57%	No 60 43%	138					
16. Do you want affordable housing?	Yes 59 40%	No 90 60%	149					
17. Should unpermitted camping be allowed on private property?	Yes 81 54%	No 70 46%	151					
18. A) Should the number of STRs be capped?	Yes 67 46%	No 78 54%	145					
18 B) Should STRs be banned?	Yes 23 15%	No 134 85%	157					
18 C) Should STRs be limited to a primary residence?	Yes 64 43%	No 84 57%	148					
19. Should OHVs be allowed in Marble?	Yes 98 62%	No 59 38%	157					
20. Should we restrict the types of OHVs in Marble?	Yes 96 64%	No 55 36%	151					
21 A) Has the truck/trailer situation improved in the past 3 years?	Yes 66 49%	No 68 51%	134					
21 B) Has visitor behavior and traffic improved?	Yes 49 34%	No 94 66%	143					
22. Should Marble have a paid parking system for trucks and trailers?	Agree 1 69 45%	2 18 12%	Neutral 3 27 18%	4 4 3%	Disagree 5 36 23%	154 100%		
23. Should TOM, Gunco, FS, move parking out of marble?	Agree 1 48 32%	2 10 7%	3 44 29%	4 9 6%	Disagree 5 39 26%	150 100%		
24. TOM should lower the decibel level?	Agree 1 65 43%	2 10 7%	3 25 17%	4 8 5%	Disagree 5 43 28%	151 100%		
25. Does the current mix have a positive effect?	Agree 1 40 29%	2 20 15%	3 53 39%	4 7 5%	Disagree 5 16 12%	136 100%		
26. More is needed to address the OHV situation?	Agree 1 75 48%	2 20 13%	3 28 18%	4 10 6%	Disagree 5 23 15%	156 100%		
27. OHVs are having a negative effect on out	Agree 1 70 45%	2 14 8%	3 27 18%	4 15 10%	Disagree 5 26 19%	152 100%		
28. I OHV to travel around town and backcountry	YES - 1 50 34%	2 4 3%	3 13 9%	4 6 4%	NO - 5 75 51%	148 100%		
29. Would marble benefit from civil enforcement?	Yes 78 53%	No 70 47%	148					
30. Municipal criminal enforcement?	Yes 63 43%	No 84 57%	147					
31. Areas that would benefit from enforcement?	WRITTEN ANSWER							
32. Is Gunco enforcement sufficient?	Yes	No						

		50	55	105										
		48%	52%											
33. What Direction should Marble grow?	A. No Growth		B. More Business	C. More Residential	D. Bustling comm	E. Quiet Bedroom								
		37	39	37	60	67	240	169						
		22%	23%	22%	36%	40%	142%							
34. Do you want Marble to annex more?	Yes		No											
		59	81	140										
		42%	58%											
35. Do you want to annex?	Yes		No											
		13	46	59										
		17%	78%											
35B. Which neighborhood do you want to annex?	Ski Hill		Hermits	Serpentine	Milton Circle	Quarry Rd	Village Dr	Crystal						
		7	4	7	1	3	2	1	25					
36. What should the trustees focus on?	A. Enforcement		B. A Town Hall	C. Preservation	D. Roads	E. Parking	F. Business Incentives	G. Housing	H. Growth					
		45	12	102	76	48	21	61	47	169				
		27%	7%	60%	45%	28%	12%	36%	28%					

EXHIBIT C

Results of 2023 Master Plan Survey

Results of 2023 Master Plan Survey

1. Which best describes where you live:
 - a. I live full time within the town limits of Marble 22%
 - b. I live part time within the town limits of Marble 15%
 - c. I live full time in one of the surrounding areas of Marble 17%
 - d. I live part time within one of the surrounding areas 22%
 - e. I own property in the area but have not built on it/do not live there 24%
2. Do you: **Circle**
 - a. Rent 1%
 - b. Own 98%
 - c. Other 1%
3. How long have you lived in the area?

0-1 years - **14%** 1-5 - **11%** 5-10 - **13%** 10-20 - **14%** 20+ years - **48%**
4. How many Town Council meetings have you attended in the past year?
0 - **73%** 1 to 3 - **17%** 4 to 6 - **4%** 7 to 9 - **2%** 10 or more - **4%**
5. How satisfied are you with the current level of road maintenance with 1 being dissatisfied, 3 being neutral, and 5 being completely satisfied?

1 9% 2 7% 3 35% 4 22% 5 26%
6. Would you like to see more paved roads in town? **Yes** **21%** **No** **79%**
7. Would you like to see Cell Phone service in Marble: **Yes** **48%** **No** **52%**
8. How do you access drinking water currently?
 - a. I have a well 46%
 - b. I have Marble Water Company tap 25%
 - c. I haul water and store for my use 11%
 - d. I have a spring 6%
 - e. I am not living on property and have no water system in place 13%
9. How satisfied are you with your current water situation with 1 being dissatisfied and 5 being completely satisfied?

1 11% 2 3% 3 17% 4 11% 5 60%

10. For East Marble residents only: Would you tap into the Marble Water Company if it was an option? **Yes 59% No 41%**

11. Do you think the Town should own and operate its water service?

Yes 73% No 27%

12. Should businesses have a designated area to operate, such as along the paved road?

Yes 45% No 55%

13. Do you support current zoning which has minimal opportunities for new businesses?

Yes 44% No 56%

14. Do you support Marble's businesses? **Yes 83% No 17%**

15. Would you like to see more businesses in Marble? **Yes 57% No 43%**

16. Do you think more should be done to create affordable housing options in Marble?

Yes 40% No 60%

17. Do you feel camping and RVs should be allowed on private property without the required camping permit for over 2 week stays? **Yes 54% No 46%**

18. While considering Short Term Rentals/STRs (Air BNBs, rentals less than 30 days) Please answer the following questions:

a. Should STRs be capped at a specific number (currently 6) **Yes 46% No 54%**

b. Should STRs be banned **Yes 15% No 85%**

c. Should STRs be limited to a primary residence only (i.e. renting your home while away, renting your basement or guest house) **Yes 43% No 57%**

OHVs "Off Highway Vehicles" (i.e. Dirt Bikes, ATVs, UTVs, any vehicle without a license plate)

19. Should OHVs and ATVs be allowed to drive within the Town of Marble? (They are currently legal) **Yes 62% No 38%**

20. Should we restrict the type of OHV allowed on Town of Marble roads?

Yes 64% No 36%

21. Considering the year 2020 to now please answer the following:

a. Do you think the truck and trailer situation has improved over the past three years?

Yes 49% No 51%

b. Do you think the overall visitor OHV and ATV behavior and traffic has improved over the past three years? **Yes 34% No 66%**

On a **Scale of 1 to 5** with 1 being strongly agree, 3 being neutral, and 5 being strongly disagree rate the following ideas:

22. The town should implement a paid parking reservation system for trucks and trailers

1 45% 2 12% 3 18% 4 3% 5 23%

23. The town should work with the county and forest service to move all truck and trailer parking out of town limits

1 32% 2 7% 3 29% 4 6% 5 26%

24. The town should lower the decibel level within the town to prevent the use of loud machines (enforcement would be needed)

1 43% 2 7% 3 17% 4 5% 5 28%

25. The current mix of parking attendants, education and restricted parking has had a positive effect

1 29% 2 15% 3 39% 4 5% 5 12%

26. More is needed than is currently done to address OHV use through town

1 48% 2 13% 3 18% 4 6% 5 15%

27. The OHV use is having a negative effect on our community

1 45% 2 8% 3 18% 4 10% 5 19%

28. I currently use OHVs to travel around town and into the backcountry

Yes 34% **Sometimes 16%** **No 51%**

29. Do you think Marble would benefit from a municipal civil enforcement presence?

Yes 53% **No 47%**

30. Do you think Marble would benefit from a municipal criminal enforcement presence?

Yes 43% **No 57%**

31. Which specific areas do you think enforcement would be beneficial?

32. Do you think the current enforcement provided by Gunnison County is sufficient?

Yes 48% **No 52%**

33. What direction would you like to see Marble grow? (Select all that apply)
- a. No growth 22%
 - b. More commercial and year-round businesses 23%
 - c. More residential opportunities, loosen building restrictions 22%
 - d. A bustling small community with more year-round residents 36%
 - e. A quiet bedroom community with limited commercial 40%
34. Would you like to see the Town of Marble expand its limits through annexation? This would allow more of a voice for those living outside town limits, create a bigger pool of candidates for elections and provide town services for annexed areas. This would also increase property taxes for those annexed. **Yes 42% No 58%**
35. *If you live outside the town limits (i.e. Hermits Hideaway, Serpentine, or the Ski Hill Rd, etc.) would you like to be annexed into the Town of Marble?*

If Yes, **Which neighborhood do you live in that you want annexed**

- a. Ski Hill – 7
- b. Serpentine – 4
- c. Milton Circle – 1
- d. Quarry Rd – 3
- e. Village Dr – 2
- f. Crystal – 1

What should the Town Trustees primary focuses be?

- a. Enforcement 27%
- b. Building a Town Hall 7%
- c. Preserving Parks, History, Arts & Culture 60%
- d. Roads / Infrastructure / Accessibility 45%
- e. Parking 28%
- f. Incentives for new businesses 12%
- g. Affordable / Employee Housing 36%
- h. Sustainable Growth 28%

EXHIBIT D

2023 Marble Plan Survey – Written Responses
“What Does Your Ideal Marble Look Like”

2023 Master Plan Survey Written Responses to the Question: What is your ideal Marble Look Like?

"We have love Marble's uniqueness (out of the way, OHV uses in town, Beaver Lake, the Loop) Maintaining its uniqueness while bringing in opportunities for businesses, long term residence, or Airbnb with community events and maintain the small-town community feel."

"Continued use of outdoor recreation vehicles all over Marble. Thankful for the many community events."

"Limit light pollution and sound pollution."

"Like it is now just regulated ATV traffic."

"10 years ago. No restaurant."

"A small mountain town with tight-knit community and some small businesses in town area. (Coffee stores, restaurants, etc.)"

"It's incredible as it is and know all involved need to thrive and feel nurtured safe at home and on hiking trails."

"I would be close to what it is now, but with less people, traffic minimal government interference. I believe most of the people that moved here did so for these reasons. Police, increased taxes, more businesses will only make it difficult for many to live here, I don't want it to turn into just another mountain destination town in which nobody can afford to live in – sadly it seems we are headed that way."

"Just like it is now only with more Arts and cultural entities. I think the arts is the only thing that marble would benefit from expanding."

"As small town with basic amenities. Keep its rustic appeal and not become another Redstone."

"A place where you can be outside in a beautiful area and be alone. I think a permit system would accomplish that. It should be a fair system so that everyone could have a quality experience in nature's beauty."

"Less ATVs"

"More housing – not controlled growth."

"Much like it is with a little more respect for our neighbors."

"All dirt roads. Outlaw 4 wheelers and razor vehicles – Summer only create alternate pedestrian trail next to Daniel's hill. Improve protection for the crystal river. Develop plan to address negative aspects of drainage at bottom of serpentine."

“More restaurants, public spaces like playgrounds, outdoor workout equipment, pathways, picnic tables, pavilions.”

“Social media has destroyed this town. A great restaurant but it brings thousands with their ATVs and we have to put up with it.”

“Quiet like it used to be. I can’t even take my dog for a walk without almost getting run over from the traffic zooming by. The number of vehicles on the roads have destroyed them. They were never designed for such heavy traffic.”

“Like 25 years ago.”

“It would be like 1984 when I moved here. It would look like a quiet, peaceful place to live. Pre – Slow Groovin, Pre – need for speed bumps, pre – deconstruction of beaver lake. A place that I used to live with all my heart but now avoid if at all possible because it makes me so sad to see what it has become.”

“It would look like a clean, quiet, peaceful place, to live with a fishing lake.”

“The way it is, is fine. No cops, no commercial, let people build as they want to, have money, have more “affordable” housing.”

“I live here because it’s pretty amazing already. It could improve if the OHVs had a place to park near Daniels Hill. We need better fire mitigation as a community. Last year was ok but things will dry up again and the beetles are coming”

“Like it does now without ATV’s”

“Had to identify another community to evaluate as everyone has challenges and issues. Marble is unique with its wilderness access and vertical terrain. Let’s not spoil this.”

“Keep the small, quiet feel, but growth is inevitable. So maybe spread out the masses of people across more areas of interest so it doesn’t all compile at areas like one restaurant, the lake and the one parking lot. More points of interest = possibly fewer people at each one at a time.”

“I’d love to see a few more businesses in town; for example, a general store that’s open year-round where you can get some basic things. However, I do want marble to keep its sleepy, “end of the road” feel and not become a resort town.”

“Surround the town with conserved property. A safe and historically preserved Mill Site Park. An expanded professional staff to shepherd the town into the future.”

“I am considering a second home in marble. I would like a town where year-round activities could be enjoyed. With some modern conveniences such as restaurants and markets.”

“As it is.”

“Quiet, peaceful, and quaint area of respite.”

“Small, quiet community where people know each other and take care of each other.”

“Stay a quiet little town.”

“A small town where you can live year-round with some access to necessities. Internet and cell service would help. Not too big but large enough to have a year-round community.”

“Year-round fun small mountain town with focus on non-motorized outdoor recreation.”

“A bit cleaner and no trucks and trailers.”

“Our town is unique and from living here for 30 years, let’s try to remain as such. Don’t let B16 come into town (aspen) or we have lost our town! We are unique, not to be found anywhere.”

“Small business such as a small grocery and perhaps another small restaurant/gathering place, perhaps an art center for exploring crafts, painting, etc. Small hardware store and medical/paramedic business.”

“What it looked like 30 years ago or what it looks like from October to May.”

“Small residential community, paved streets, fewer shacks.”

“A bit quieter on weekends, without OHVs. Maintaining a rustic lifestyle, retaining/enhancing our natural inter-personal respect, and conserving the environment.”

“2007 pristine quiet clean one of the last historic and operable mining towns in Colorado.”

“Permitted or no OHVs.”

“Well planned growth, respect for quiet and dark skies, stay a place to get away from noise.”

“Cap growth now – no more businesses. Allow a certain amount of tiny homes. Keep upgrading parks.”

“Wider community involvement. Expanded but limited commercial presence (realistically, how many businesses does a 4-month season support). Protection of natural resources takes precedence over tourism.”

“Small community supporting residents and local businesses.”

“Preserved history, but growing.”

“Grocery, gas, PO, more restaurants, paved roads with parking, a parade, less signage that’s restrictive, city hall, police, grass to picnic on, expanded camping, consistent museum hours, the hub become a viable business, more indoor seating at slow grooving, jeeps, bikes, horses, UTV’s all mixing it up on the town road.”

“One gas station, a market store and backup power station on the river build with red brick.”

“Would not change it. Even Kurk’s junk town lost that battle!”

“Not so much new kids, large quantities of low-quality people. ““Those who trade their freedoms for safety shall have neither – Benjamin Franklin.””

“Maintaining its rural historic mining culture.”

“Like it did in 1973. Small and remote. But that is long past. Now keeping it a very small town with history emphasized and OHVs restricted.”

“A town where we are allowed to live in peace with each other and pursue what we would like to do if it does not bother our neighbors or break any laws. We need to give respect just as we would like from them.”

“Some differences, but not many. I’d like better options to eat and drink, and an area to ski that is managed to protect me from avalanches. If the year-round options were better, the area could support more people. I would like to keep the tranquility intact at all costs, and have no need for cell phone service to distract from the splendor of Marble.”

“Small town Marble charm, small houses for locals and serve as bedroom community and vacation homes. Keep trailer parking at Mill Site and or NF lands.”

“Marble back in early 2000’s. No loud OHV traffic. No parking issues at Beaver Lake.”

“I like it as it is now except for the ATVs.”

“Quiet, environmentally sensitive community. It seems we cater to loudness! More hikers, fewer ATVs (actually none).”

“Pretty much a cleaned-up quieter, better managed version of what Marble looks like today. Growth is inevitable, what is currently happening is not controlled or managed growth – trailers full of ATVs making noise, dust and driving out the wildlife, permanent port-a-potties popping up, campers and trailers parked long-term or permanently around town, containers and structures located on town street right of ways. The Town Council fails to manage or resolve most of these issues while only a few benefit and instead seeks to acquire a water company that is working well and wants to limit and regulated short-term rental which add to the quality of life in Marble. July in Marble is exactly what it shouldn’t look like. It seems like the TC would like the July version of Marble extended from June – September. Ugh!”

“A small quiet bedroom community. Banning OHVs. We appreciate all efforts to control overuse and Beaver Lake. Thank you!”

“Small community with seasonal tourism, where people look out for each other and the land. A quiet enclave Rocky Mountain paradise.”

“Just like it looks now but with the addition of a general store and maybe a couple other businesses. A plan or permitting system in place to regulate visitors who recreate here. (There are towns that limit use to visitors with overnight reservations or reservations through a local business). Creation of nature’s bill of rights. We are all here because of the natural remote surroundings not in spite of them. This is our greatest asset and we should protect it. Thanks!”

“Funky, like it was 20 years ago, a more quiet mountain town. Let us live in peace in our beautiful mountains without a lot of manufactured events (i.e., music festivals). Don’t want it to become like Carbondale with music in the park every weekend. Ugg – we escape Carbondale and go to Marble.”

“A town with less government, less restrictions other than limiting OHVs and their illegal driving. What other county or town allows unlicensed vehicles – none that I know of.”

“We are a bedroom community. Most of us commute so we can live and enjoy the wildlife interface that is Marble. We are “end of the roaders”. We respect the wildlife, the flora and fauna, that share our home. I am disappointed that there is nothing in this survey on how to preserve the wildness, the nature

of Marble or how to educate the visitor to respect this beautiful valley that we share with the animals and plants. I believe growth is limited by water needs, septic use, the Wright water study and the Colorado geological survey. We are a bedroom community and need to remain one."

"Ban Pickleball"

"A quiet community that I can live out the rest of my life here."

"Physical – beautify entrance, roadways, build parking. Strong volunteer mentality. Strong, transparent leadership with goals and plans. More sidewalks and bike paths. Community events and opportunities for folks to come together."

"Like it does right now. We should be proud."

"I would like to see less semi-trucks (quarry) using our road. Limit 2 per day would be nice! A playground area in the Mill Site Park Area. Small houses allowed to keep area from being developed into another Aspen with huge houses/McMansions. Educate people with requirements to live 30 miles from "town" before the move here. Winter driving conditions, skiing, heating option, water, gasoline, food, etc. A library or free book box in town."

"Quiet mountain town. I don't like all the tourists but I know we can't limit them, so we should provide places for them to stay (STRS) and places for them to park."

"Enough parking for the tourists, especially at Beaver Lake."

"Marble back in early 2000s. No food OHV traffic. No parking issues at Beaver Lake."

"A small town feel with modern amenities. Respecting the Historical Nature of the Valley with an emphasis on walk-ability and community."

"A pleasant community offering "small town" amenities. Preserving the unique Historical charm and culture."

"Just like it is now. Please don't change it."

"Beautiful streets and walking trails, trails throughout Marble. Beautification."

"Busy little town, new growth."

"A town council that works together for the better good of the town and not argue for months/years over the same topic and nothing ever getting accomplished. Also, not for town council members/husbands to spray paint and vandalize city streets and still be able to stay on town council. Make Thompson Park more family friendly. Clean up Beaver Lake. Get rid of alley ways that go through people's property. There are people's shed, etc., in the alley's that town council has given permission for property owner to build. Alleys haven't been used for approximately 100 years."

"Unregulated mountain town, free enterprise, less government, more and better parking and Beaver Lake."

"A unique and quiet destination to get away from hectic places in Roaring Fork Valley. Limited quality growth (not quantity). Dark skies, silent night, peaceful, respect for wildlife and sacred lands."

"It's pretty close to ideal, need more low impact tourist and quieter ATVs."

"Marble as a town and beautiful setting is not "broken". It's a treasure that should be protected and cared for. I feel for safety and basic communication that Marble and the CR3 corridor should have cell phone coverage. Arts, music, recreation and other low impact events are also a positive. Thank you for creating this survey."

"Like it as is. But need to allow for inevitable change and expansion. No radical changes."

"Don't make it too easy for everyone to move to Marble... One of the last places left in Colorado... Not sure there is anything you can do. Here comes "progress". We would love to annex (W. Village Dr.) and have sewer and water since it seems Marble is improving anyhow."

"Quiet by users."

"Like a small German town. Houses, services and minimal businesses."

"Please do not bring affordable/employee housing up here."

"Public access to swimming/boating in Beaver Lake, a couple more commercial offerings."

"A little more life and businesses but not too much. Les ATVs."

"Not sure, but I know what I wouldn't like: sidewalks, street lights, town houses/condos. Not like Aspen, CB, Telluride, Steam Boat. Quiet but alive, vibrant but low key, neighborly but not nosey- that's what I'd like to see."

"We love the way Marble is right now! That's why we are there. We are respectable OHVers but the "bad apples" need to be controlled."

"A quiet small town with slow steady growth and infrastructure to sustain and protect its citizens year-round."

"Wilderness"

"Go back 30 years."

"A small community with small year-round restaurants and businesses."

"Steady controlled growth. Clean up/enforce restrictions on piling junk on vacant lots."

"Cooperative, helping each other. Humble, not greedy."

"Marble is so stunning, so wonderful, such a treasure. Preserving its natural beauty is the most important thing. A trail along entirety of Crystal River from airport to town of Crystal. No old, rusting vehicles in yards -no junky appearance, no abandoned junk in yards. Good air quality, much less noise from vehicles "less emissions. Land preserved as open space in around town. Small downtown commercial are that provides necessities and small medical clinic. On going community events around the year to build community. Not too much development on hillsides that are steep and not more roads. Much less activity on Beaver Lake – some restrictions. The water quality/trash situation there has become so bad! Too many SUPs. Trail around Beaver Lake and through new wetlands area that reduces social trails and habitat denigration. Multi-family housing (for affordability and business support) close to or along Main St."

“Small sustainable community – inclusive, accessible to all and environmentally protective. Small town center with general store for supplies/groceries. Small outdoor shop for recreators with information. Expanded coffee/bakery at HUB. Small office space structure for town administration, FS, to manage LKL and co-working space for visitors. Collection of small single family detached duplex/triplex structures for year-round and seasonal occupants. Small houses – no mansions please. Center for biking/hiking in summer and Nordic/backcountry skiing in winter. Trail to avoid Daniel’s hill for pedestrians. Nordic trail from Mill Site to Ute Meadows. Slate creek wash out cleaned up with low bridge for road safety. 6 Marble blocks spelling out MARBLE at town entrance.”

“Actually, much like it is today! A community that supports its members and values them as individuals with each person’s unique beliefs and abilities. A place of trust.”

“An outdoor recreation alternative to aspen, telluride, etc. Lots of tourism, lots of businesses, lots of housing.”

“We like Marble for it’s remoteness and not being overrun or over built for the resources.”

“Allow people to be here and live free w/o limiting how they build, work, or play. Marble is great the way it is. Stop meddling in others’ lives. No police here.”

“More housing availability – allow modest/small homes on smaller town lots when waste systems can be safely engineered and built.”

“Would love to see an open space and parks initiative that could help fund those amenities. Allow Marble to grow sustainably and provide housing for employees.”

“I gave up on Marble’s council being reasonable with the “Lawrence court decision”. I put \$5000 into assessments of lot and plans from Sopris Engineering for modern septic for my lot size and they are listed as your city’s engineer. The council not keeping their promises in writing when members are replaced. Marble should be a free town of political influencers and have their decisions follow ethics, not “good old boys” philosophy. My personal slur is calling it “Deliverance”. Am I bitter? Yes, due to the fact that my retirement home money went for naught. Not all council members are part of the problem, some very understanding, but not willing to object.”

“A loved cared for town. One that shows our love for the nature, the environment, walking our dogs, clean property, no junk, outdoor activities, beautiful park with amenities, arts and culture oriented.”

“Pretty much as it is. That’s what makes this place special and desirable.”

“More long-term rentals for families. More funds for MCS. Less traffic in town. Water meters – no flat rates. More land zoned for both residential and commercial use.”

“A quiet, small community not easily found with a google search!! We are not Aspen, Telluride, or CB – keep it that way!!”

“I like it just the way it is, but I would like to see some affordable housing and employee housing.”

“25 years ago: quiet, private, wildlife flourished. You could walk to Crystal or ride a horse.”

“Small, quaint, safe mountain community that has a reputation for beautiful natural geography. Not over commercialized. Has adequate infrastructure for areas outside of town and provides road maintenance to ensure safety.”

“Like it does now but with improved infrastructure and good quality town water for all and enforced privacy code.”

“Running professional meetings. Require each trustee to invest at least an hour preparing for each meeting. We could pay trustees (\$100/month?) Meetings are not productive and take many times longer than they should. A bustling small community of mainly year-round residents.”

EXHIBIT E

2023 Master Plan Survey – Written Responses
Marble Weaknesses

Marble Weaknesses

"I think the town meetings are run well, and that this is a good questionnaire. Thank you for your work."

"Rules and laws made without enforcement"

"Vulnerability to landslides, road wash outs. Over-use of local recreation by jeeps, OHVs"

"Allow paddle boarding on Beaver Lake. Replace "No trailer parking" at Beaver Lake."

"You pack it in, take it out. Trash on CR3. CR3 drop off edges towards 133."

"Road maintenance and plowing. Winter access."

"Council takes too long making decisions, finding qualified people to run for council. No development"

"ATV noise, ATV parking, Speeding on 133"

"Fire danger especially on Serpentine and all mountain roads. Terrible condition on Serpentine, no maintenance. No Marble ambulance service."

"Water augmentation plan. Roads: Serpentine used to be maintained and now are bad and high fire risk. Ambulance service"

"1. No sewer system 2. Failed ski resort 3. Few Businesses 4. Tight Building Restrictions"

"Increase revenues, no town hall building complex, increase staff"

"Amount of OHV/ATV use in summer and associated noise, traffic, and parking problems. I think the mill site park could be improved. Lack of year-round general store or other businesses."

"Lack of city sewer for residents within town limits. Parking at the lake and porta potties can be bad"

If marble wants to move on from an isolated community to something else, they should seek consultation on how to with community goals in mind"

"Too many ATVs"

"Beaver Lake is a swimming pool for paddleboards, too many ATV's, not enough horses"

"Public Restrooms"

"It seems we spend a lot of time and resources worrying about OHV's and parking. Why can't we just make space somewhere for this?"

"Fire mitigation. Let us walk our dogs at beaver lake and let people paddleboard if they want to."

"Having a council member tag the town with graffiti. Having a mayor that doesn't live in the town. Also, a mayor that own's most of the businesses in town and unethically does not recuse himself from obvious conflict of interest. Also not putting all town project up for public bid."

“Lack of OHV and parking enforcement. Having a town / clown council that are in capable of getting things done.”

“Some untrustworthy town council members.”

“The BBQ-the traffic, noise, parking everywhere, sanitation. Let alone the noncompliance with code requirements for bathrooms. It is destroying the environment and peace of a beautiful town!”

“I moved away from everything you want to do! Letting this all happen.”

“Lack of parking. Need better general store for groceries. Clean up the junk everywhere.”

“Lack of citizen participation. Lack of Funding. Paved road from 133.”

“People doing whatever they want, with no regard for others. Resistance to any support businesses. Affordable housing for full time residents.”

“Zoning restrictions.”

“Cost of marble water. Traffic and parking. Messy areas and junk clearly visible.”

“Traffic and Parking.”

“Fire awareness and prevention. Internet and phone access. Stores for basic products – grocery & gas”

“Ohv’s, noise and dust, look of town – clean it up.”

“Too much OHV traffic in back country. Over use of beaver lake area from non-permitted people including SUP or canoe or partying or trailer staging, need more CPW representatives”

“Potentially the influx of gas-powered vehicles throughout the area with disregard for residents. Water contamination.”

“Junk around houses in yards, etc. Too much traffic motorcycle and RV’s and trailers on road to Crystal (Daniel’s Hill) Noise. Would prefer hikers only or hikers and 4 wheelers only and no trucks with trailers full of OHVs and motorcycles”

“Lack of transparency: council minutes are not always available on time.”

“Highway legal vehicles only on LKL.”

“No cell service. No internet. Communal trash/recycle. Very limited times and places for those in the community with no access to trash services.”

“Crowds during the summer. Noise from OHVs.”

“Inability to rid property of junk or enforcement thereof. Noise. Wide posting of marble as point of destination.”

“Traffic and noise.”

“Lack of enforcement. Threats to water (availability and quality). Exceeding Marble’s tourist capacity.”

“ATV traffic. Junk around town. Pirate building.”

“City folks moving in and wanting to bring development and urban vibes.”

“OHVs, county enforcement, road signage.”

“Lack of regulation to OGV and LKL and Beaver Lake.”

“No internet. Inconsistent enforcement of ordinances. Unclear zoning boundaries. Concerns about guiding development. Fire prevention/control. Possible training locals for future fire. Communication with Gunnison agencies.”

“Flexibility in allowing existing OWTS improvements. Flexibility on site improvements on existing small lots. Limited paving, some dust management on serpentine.”

“Too many people – new kids wanting to change Marble to suit their East Coast ideas.”

“Water company should be owned by the town. Fire prevention. Notices to the public.”

“Parking is needed. We need a bridge over Slate Creek. Looser building restrictions.”

“Hindering business development. The moronic speed bumps – they are smoother when I drive 30mph. Lying on the info board – “all the roads in marble are dead ends” that is unhealthy manipulation and unprofessional, shame on you.”

“More business opportunities, less restrictions. Use of the large tourist flow.”

“Parking, general store, cell phone service, internet access.”

“Traffic during the summer (enforce speed limit and parking on street) Internet available to all residents.”

“ATV noise. Bike or pedestrian walking sidewalks or trails. Hazardous properties.”

“Too much looking the other way for friends and families of council. Inability to make hard decisions because someone might not like it. Trying to be friends with everyone – not the job. Job is to follow the law.”

“Lack of shared long-term vision. Renegade impacts – noise, light, wildlife.”

“ATVs, OHVs.”

“No enforcement. More kid friendly. Lack of infrastructure.”

“Marble is going to grow!! It already is growing. The town needs to plan ahead for this growth with a comprehensive plan for zoning, open space, with well thought out future land uses.”

“Parking.”

“Allowing unsightly junk to accumulate on vacant property.”

“Communication.”

“There is no grocery for basic supplies. No gas station. A good coffee shop.”

“We need smart growth, balancing visitors/day use, preserve nature/back country access, and historic small-town feel.”

“Create opportunities for small businesses to operate without incentivizing excessive tourism. As population growth increases it will be more difficult to maintain a quiet mountain town vibe.”

“ATVs, OHVs, Parking.”

“Unlicensed OHVs. More parking.”

“Paid parking for trucks and trailers. Housing for teachers, quarry workers, seasonal workers to reduce traffic on CR3. Requiring point of contact for tourists to access Beaver Lake, the Mill, and businesses. Summer/fall patroller for weekends and available by phone during week.”

“Unrealistic neighbors, lack of year-round business. All talk no action from people that complain too much.”

“Lack of follow through on projects, solutions.”

“Too many OHVs. No public restrooms. People not obeying the stop signs especially in front of station #83.

“Water plan for times of drought. We need to address this immediately since the town only has second water rights. Law enforcement. There are ordinances from 2000 on to present day governing our OHV town. No listing exists and people don’t know the laws and they are not used to make decisions by town council this needs remedied.”

“OHVs”

“Overcrowding without infrastructure/planning in place to handle this. It has affected how locals live our lives. Visitors should enhance out local experience not challenge it.”

“I worry about fire danger and preparedness -especially in light of more growth and or loosening building restrictions. Access to water. ATVs, also overly used areas being trashed.”

“Using those huge speed bumps to enforce speed limits. Best speed control is done by law enforcement if possible. Trying to bring in more tourists.”

“Limited – too small talent pool (we appreciate their service but an entirely volunteer Council). Lack of enforcement (reality and the excuse) for ATV, parking, junk ordinance, etc. none enforced. Private commercial interests are over-represented in Town planning and management at the cost to residential interests.”

“Enforcement. Not environmentally aware. Town Council not really a representative government.”

“Roads, OHVs, Parking.”

“Creating opportunities for local small businesses to operate, without incentivizing excessive tourism. As population growth increases, it will be more difficult to maintain a “quiet mountain town” vibe.”

“Water taps for East Marble. Reduce noise from Razrs and rude visitors. Parking enforcement.”

“Crystal Mill over-use. Limited options for food. No ski area.”

“Only one council member has ever stopped for conversation. Encourage new businesses in town to cater to all residents. Not just tourists, i.e., Mechanic, landscapers, construction, gym, theatre, etc. Stop thinking you solve all the selected people’s problems by limiting owners’ rights on their property, i.e., Employee housing, limiting STRs.”

“Flexibility in allowing existing OWTS improvements. Flexibility on site improvements on existing small lots. Limited paving, some dust management on Serpentine.”

“Lack of funding sources for town amenities and anguish over OHV/LKL situation.”

“Lack of central sewer system. Limited tax base.”

“Allow paddleboarding on Beaver Lake – sue the state or CPW. Trash cans at Beaver Lake and waste removal. Add a snowmobile track around town.”

“In a desire to change zoning etc. you presume your new regulations are a done deal and expect others to follow them in place of current regs. East Marble is treated as a poor relation with regs not needing to be followed. Lack of street maintenance. Have you driven down E State St recently? Good Luck!”

“The most important weakness I see is the town’s limited control over surrounding resources that draw a lot of people to the area. Vehicular access to Crystal and LKL is significantly negatively impacting the town but the use of those roads is controlled by Gunnison CO (and Forest service?). Overuse of Beaver Lake is also an issue. That resource is controlled by the state. The town, Gunnison CO. and the state need to come together to create a management plan to prevent over use from destroying the natural environment in the area and by extension the townsite. The geography of the valley is working against the town. Marble’s townsite is defined by a deep steep sided canyon. There doesn’t seem to be a large level area big enough to serve as a parking and unloading area for trailered ATVs anywhere above town. The best place for parking might be down where Serpentine joins CR3 – but this would require that all of the trail vehicles would drive all the way through town to get to the base of Daniel’s hill and the road to crystal. This might ease the parking situation but exacerbate the noise issue in town.”

“Lack of safe pedestrian walkways/sidewalks from Slate Creek confluence to Beaver Lake along Main Street. Lack of intergovernmental agreements with state (Beaver Lake) and Gunnison Co. (Daniels Hill, LKL, Schofield Pass) to put boundaries around usage that make everyone feel safe and protect the environment. Lack of basic businesses that would make Marble a town in its own right and not a bedroom community.”

“Disorganized. In-fighting. Town council doesn’t seem to know what is legal.”

“Clean up junk around town. Create parking areas besides Beaver Lake. Better road maintenance on surrounding county roads.”

“Traffic. Road maintenance. Bridge maintenance.”

“Corruption. Town is going for business interest not other interests. Due process.”

“Uncontrolled tourism. EMR services too small for current use.”

“The current town trustees are not supportive of the citizens. Put some money and effort to improve the roads.”

“More support for locals and land owners to live and build.”

“No infrastructure to support safe travel in town – shoulders, paths. State of some of dirt roads.”

“Too much noise and impacts from OHVs. Beaver lake seems to be inaccessible now, since it was over used and will now be restricted.”

“Not maintaining our rivers, lakes, and streams enough – Protect the water. Not enough law enforcement. Not protecting our wildlife enough.”

“Cultural isolation. Food isolation. Too many tourists.”

“ATV and OHV use.”

“Traffic from 4x4 up LKL. Over use of Beaver Lake.”

“Junky. Junk everywhere. Limited services.”

“Getting rid of tourists.”

“Lack of affordable housing for workers. Parking in and around town is lacking and could be improved. Handicap accessibility to lower yule falls AKA Treasure Falls would be nice.”

“Lack of affordable housing. Excessive traffic due to tourism, Encroachment on the environment and threats to wildlife.”

“Parking, tourism traffic, Lack of tax funding for school.”

“Traffic enforcement. Parking. Mill Site Park improvements.”

“Communication. Completion of projects in more expedient of manner. Need more citizen involvement (helps build pride and knowledge in where they live).”

EXHIBIT F

March 14 Outreach Meeting PowerPoint presentation

The image features a series of thin, black, overlapping lines that form various geometric shapes, including triangles and polygons, scattered across the upper and middle portions of the page. These lines are not connected to form a single figure but rather create a complex, layered pattern.

**MARBLE MASTER
PLAN UPDATE
3/14/24**



WHAT IS MARBLE

MARBLE IN WINTER

Church



Crystal River



WINTER

Bank/The Hub



Cabin



WINTER

Firehouse



Mountains



PEACE AND QUIET

Adult and kid on sled



Fox



MASTER PLAN – WHAT IS IT

- ❑ **A VISION STATEMENT, SET OF POLICIES AND GOALS FOR WHAT A COMMUNITY ASPIRES TO BE IN THE FUTURE AND HOW TO GET THERE.**
- ❑ **WHAT DO YOU WANT TO LOOK LIKE IN FUTURE YEARS**
- ❑ **IN COLORADO, COMPREHENSIVE PLANNING IS GENERALLY UNDERSTOOD TO INCLUDE PLANNING FOR SOCIAL FACTORS BEYOND THE TRADITIONAL LAND USE PLAN. IN FACT, MANY OF THE MORE RECENT MASTER PLANS INCORPORATE QUALITY OF LIFE ISSUES AND THE FUTURE LIVABILITY OF A COMMUNITY AS MUCH IF NOT MORE THAN DESIGNATING THE TYPE AND LOCATION OF VARIOUS LAND USES**

MASTER PLAN – WHAT IS IT 2

- Guide for Future development and Land Use of the territory within a jurisdiction's' boundaries.**
- The Planning Commission is directed to develop a Master Plan for the general purpose of “guiding and accomplishing a coordinated, adjusted and harmonious development of the territory with the municipality which, in accordance with present and future needs will best promote the public health, safety, morals, order, convenience, prosperity and general welfare...”**
- A planning commission is also authorized to plan with respect to areas outside of the boundaries of a municipality that bear relation to the planning of the territory within the Town’s boundaries.**
- State Statutes also require that a municipality approve a “Three Mile Area Plan” to provide the foundation for future annexations**

MASTER PLAN – WHAT IT IS NOT

- **it is not a zoning or land use code**
- **it is not a capital improvements program**
- **it is not a budget**
- **it is not a Chamber of Commerce Economic Development Program**

MASTER PLAN MISSION STATEMENT - 2000

The Town of Marble will endeavor to keep the Town a Community where the citizens are free to pursue their own lifestyle, where there can be a diversity of choices, where citizens can remain independent and respect the natural environment. Marble must be a place where neighbors are tolerant and respectful of other's choices and where there is a minimum of governmental interference.



MASTER PLAN COMMITTEE AND PROCESS

Master Plan Committee

13 Members

Almost half outside Town Limits

Meet 1X or 2X a month

Though Feb 2024 – 14 meetings

Provide input and comment on material provided

Trying to create vision for Marble in the Future

Outreach

Community wide survey

5 Sunday Community Get-togethers at Inn at Raspberry Ridge

This Update Meeting

More??

MEET THE COMMITTEE

Pre-Meeting



Sue & Sam



MEET THE COMMITTEE 2

Greg and Richard



Part of the Group – Pre-Meeting



MEET THE COMMITTEE 3

Greg



Fox



THE SURVEY

Sample Questions

1. How satisfied are you with the current level of road maintenance
2. Do you think the Town should own and operate its water service?
3. Should businesses have a designated area to operate, such as along the paved road?

Survey Summary and Snapshot

- 38 total questions – 2 open ended
- Approx 400 surveys sent out
- 164 respondents
- 98 % are property owners
- majority is not concerned with having a paved road extending throughout town
- the majority of residents were satisfied with domestic water situation
- majority of residents also thought that the town should own its own water system.

SURVEY SUMMARY AND SNAPSHOT 2

- A majority thought that short-term rentals should be allowed and in a separate question noted that there **should not be a cap** on the number allowed.
- A majority thought that OHV'S should be allowed in town
- a majority thought that the type of OHV should be restricted.
- A majority (59%) thought that the town **should not annex any additional areas**
- **a slight majority thought that the town would benefit from a civil enforcement program** but would not necessarily benefit from a criminal enforcement program.

DEVELOPMENT INFO – WITHIN MARBLE TOWN LIMITS – DEC 2023

DEVELOPMENT INFORMATION - TOWN OF MARBLE - 2023					
	Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
	Alpine Woods	3	1	4	3
	East Marble	30	2	37	13
	West Marble	50	7	49	8
	Gallo Hill	1	0	1	0
	Joy Subdivision	1	0	0	0
	Marble Institute	0	0	3	3
	Marble Ski Area 1	18	2	29	5
	Marble Ski Area 2	0	0	3	0
	Mason's Addition	6	0	5	0
	Misc.	2	2	5	5
	Totals	111	14	136	37

DEVELOPMENT WITHIN TOWN LIMITS – DEC 2023

111 total lots developed

14 of these are mixed
use/commercial

136 vacant properties

**37 of these are conforming
lots** in terms of size (allow
OWTS)

DEVELOPMENT INFORMATION - TOWN OF MARBLE - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Alpine Woods	3	1	4	3
East Marble	30	2	37	13
West Marble	50	7	49	8
Gallo Hill	1	0	1	0
Joy Subdivision	1	0	0	0
Marble Institute	0	0	3	3
Marble Ski Area 1	18	2	29	5
Marble Ski Area 2	0	0	3	0
Mason's Addition	6	0	5	0
Misc.	2	2	5	5
Totals	111	14	136	37

DEVELOPMENT SUMMARY – OUTSIDE TOWN LIMITS – DEC 2023

159 lots developed

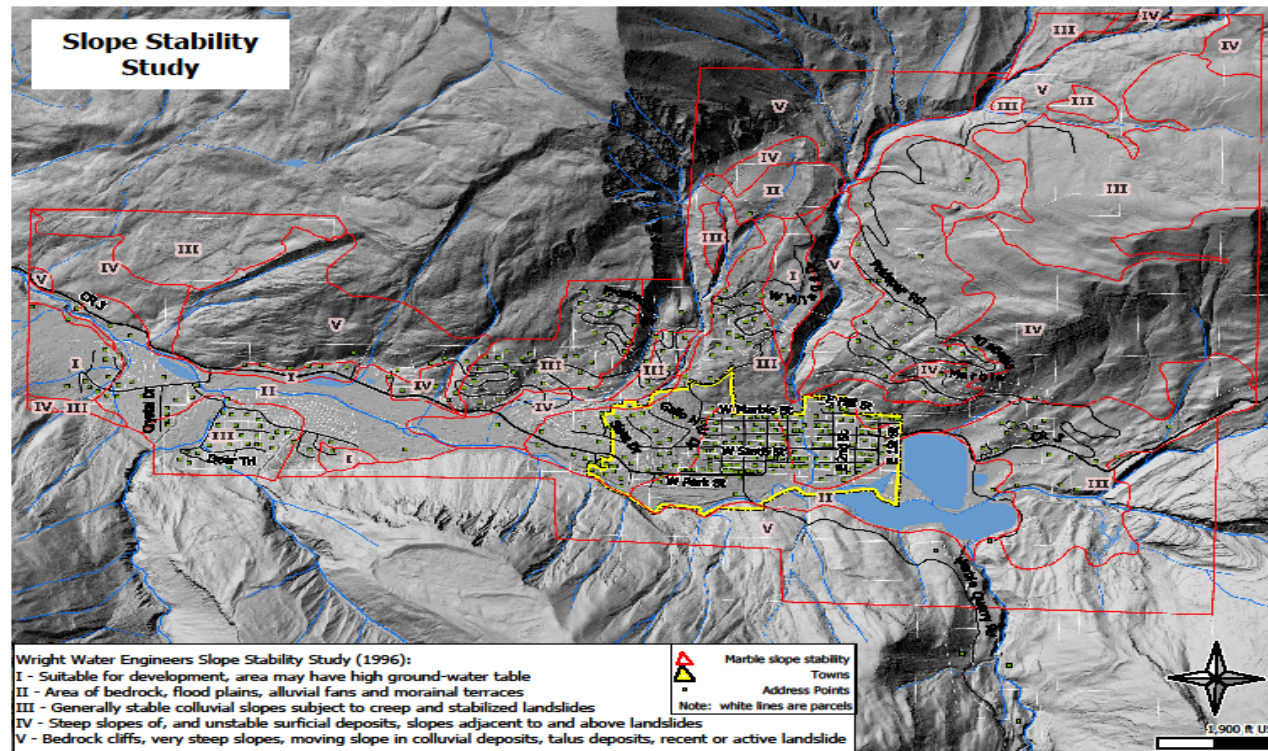
9 of these lots are mixed
use/commercial

271 vacant lots

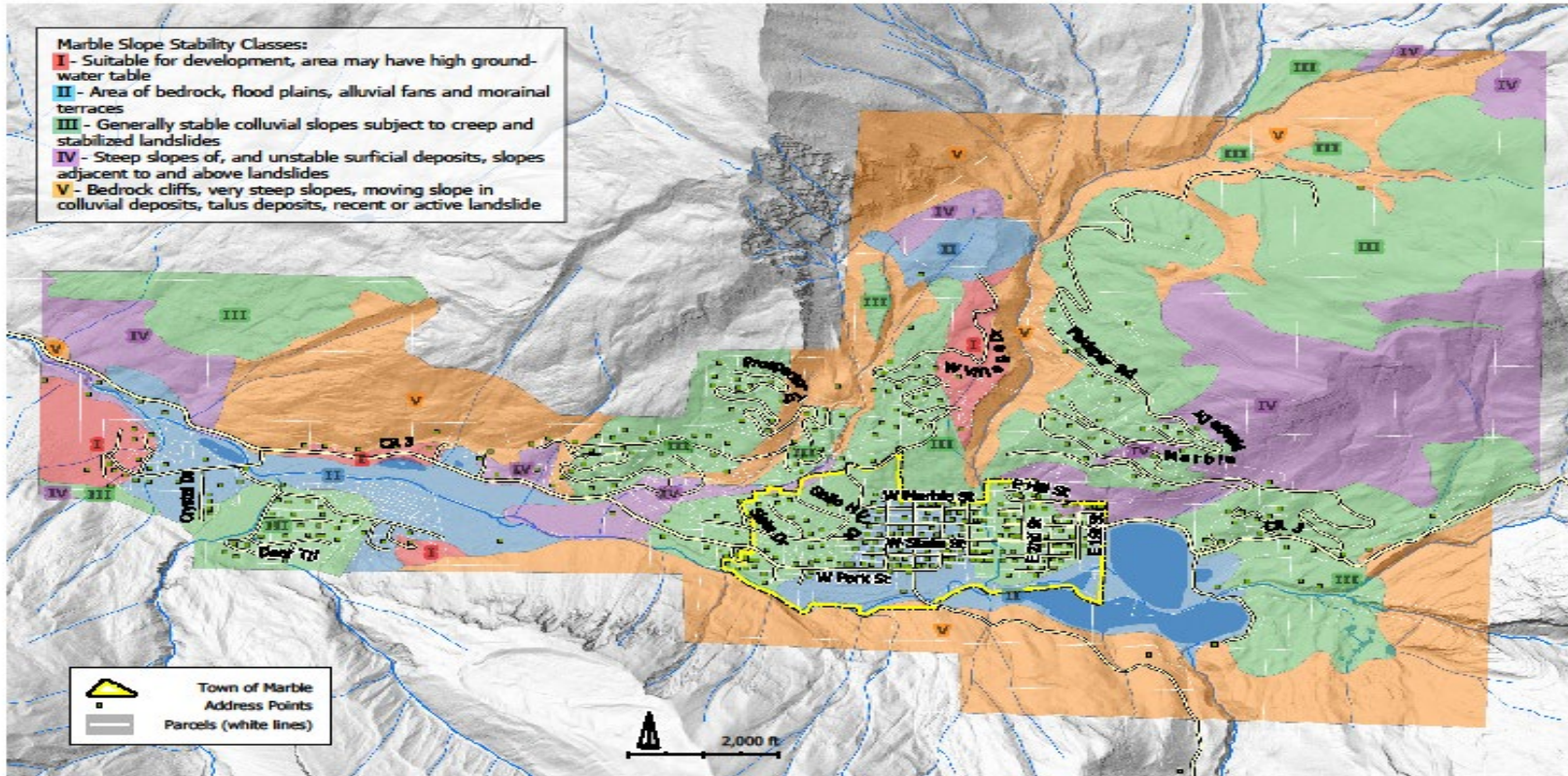
**73 of these are conforming
lots (OWTS)**

DEVELOPMENT INFORMATION - OUTSIDE TOWN LIMITS - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Crystal Meadows	9		8	2
Crystal River Filing 1	4		60	1 *
Hermits Hideaway	20	1	7	2
Lake View Estates	8		2	2
Marble Ski Area 1	0		1	0 **
Marble Ski Area 2	11	3	38	7
Marble Ski Area 3	23		34	8
Marble Ski Area 4	20	2	29	7
Marble Ski Area 5	15	1	10	4
Marble Ski Area 7	6		17	5
Marble Condo Area 1	18	1	35	33
Mete & Bounds/misc	25	1	30	3
Totals	159	9	271	73
* Crystal River Filing 1 few entities that own multiple lots				
** Lot Owned by County				

HAZARD CONSTRAINT MAP



HAZARD AND CONSTRAINT MAP



Marble Slope Stability Study

Wright Water Engineers Slope Stability Study (1996)

The data herein is general in nature and not assumed to be complete nor accurate in its entirety and is therefore to be used with all discretion necessary. The data portrayed should not be relied upon to establish legal title, boundary lines, the precise location of improvements, ownership, maintenance, easements or public right-of-ways.

BURNISON COUNTY GIS
2/21/24

GENERAL DIRECTION/FINDINGS

- **growth will continue** as it has in recent years, **organically and steadily**
- **nothing unusual seen on horizon** (e.g. large subdivisions, significant commercial etc.)
- While there are **numerous vacant lots** within the town limits and outside the town limits, **many are nonconforming in terms of size/unbuildable** because of OWTS min. or environmental constraints
- **not much desire for more paved roads**
- **generally, people are content with domestic water situation, but still say to examine acquiring water company**

GENERAL DIRECTION/FINDINGS 2

- **some civil enforcement would be desirable** but not criminal
- **most businesses/commercial foreseen as being local owners and relatively small.**
- **Perhaps business growth on main route through town but otherwise, commercial equivalent to home occupations**

MASTER PLAN NEEDS FOR MARBLE

- **nontraditional master plan.** Many traditional land uses such as **heavy industrial area, Highway commercial areas/shopping centers** not realistic or desired etc.
- **more of a strategic plan for the town and work program for the Board**



SWOT ANALYSIS

What is SWOT

1. Strengths
2. Weaknesses
3. Opportunities
4. Threats

Threats identified

- Debris flows
- Wildfire
- lack of second ingress/egress
- lithium battery fire
- lack of money/funding for town operations, projects and infrastructure
- overuse of Lead King Loop
- Gentrification (changing economics)
- lack of emergency management capabilities
- Relatively large distances to neighboring jurisdictions, Sheriff and safety resources
- Financial Resources
- Year-Round Population Base



IMPLEMENTATION CHARTS/WORK PROGRAM FOR BOARD

Categories

1. Town Finances/Revenue
2. Arts/Culture/Preservation
3. Growth and Land Use
4. Enforcement

Categories

5. Infrastructure
6. Environment/Sustainability
7. Housing

TOWN FINANCES/REVENUES CHART – PAGE 1

IMPLEMENTATION STRATEGIES

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: The Town shall explore additional revenue sources in order to provide services in a responsible manner and provide additional amenities to its citizens	(1) Investigate additional sources of revenue available to the town.	(1) Consider the possibility of increasing the Town's Sales Tax Rate.	Appoint the Planning Committee or a Special Committee to review long-term Sales Tax trends and examine feasibility of adjusting sales tax rate	Planning committee or Special Committee to work in conjunction with town staff and make recommendation to board	1 year. (Make recommendation during budget cycle).
		(2) examine feasibility of implementing a "Use Tax" on building materials for new construction	Consider funding possibilities. Town's staff to adopt an amendment to Town Code as necessary.	Town Administrator or Building Inspector reporting to Board.	1 year
		(3) investigate and recommend an online purchasing/delivering to Marble campaign	Board and Town Staff to advertise an online advertising campaign as well as providing information to full-time and part-time residents where possible	Board working with Town Staff	
		(4) consider hiring a grant writer when a contract basis to pursue funds for specific projects and/or to procure grants	Contract with an appropriate professional on a part time or specific project basis	Board to consider allocating funds during budget approval process. Target for yearly review	

TOWN FINANCES/REVENUES SUMMARY

- 1. Increase sales tax (Include Marble Charter School perhaps)**
- 2. Consider a “use tax”**
- 3. Maximize investment income**
- 4. Consider tourist related tax**

ARTS/CULTURE/PRESERVATION

- 1. help establish arts/council**
- 2. public art display areas**
- 3. art openings**
- 4. examine acceptable ways to increase Mill Site Park usage**
- 5. exercise/walking path in Mill Site Park**
- 6. upgrade use of document house**
- 7. Sister Cities Program**
- 8. Way finding**
- 9. Vendor licensing program**

GROWTH AND LAND USE

- 1. Reformat or update land use code**
- 2. consider establishing a commercial/business zone district (along paved road)**
- 3. Future development should be outside of established hazard areas**
- 4. desire for consistency**
- 5. Signed agreement (IGA) with Gunnison County – review and comment on proposals outside of single-family development in either jurisdiction**

ENFORCEMENT

- 1. seasonal, civil enforcement program (perhaps job share with neighboring jurisdictions)**
- 2. seasonal radar detector/MPH screen**

INFRASTRUCTURE

- 1. Investigate acquiring Marble Water Company (due diligence/study required)**
- 2. continue Water Augmentation Process**
- 3. consider widening streets in core areas**

ENVIRONMENT/SUSTAINABILITY

- 1. examine hydroelectric potential**
- 2. solution to debris flow areas – Slate Creek)**

HOUSING

- 1. Consider purchasing land or partnering with another entity to build a small, multifamily building with deed-restricted units**

Note: Addressing affordable housing is very difficult with limited resources, finite amount of land and high construction costs

MISCELLANEOUS CATEGORY

- 1. help develop leadership qualities in local residents/join in a leadership program**
- 2. improve healthcare access (visiting nurse/PA or provide van services/trips on a bi-monthly basis)**

MISCELLANEOUS ISSUES AND DESIRED DIRECTION FOR TOWN

- 1. Lead King Loop**
- 2. Water augmentation efforts for Town**
- 3. Relationship with Quarry**
- 4. Marble Water Company**
- 5. Marble Charter School**
- 6. Future of Beaver Lake**



WRAP UP FOR MASTER PLAN

More public input ??

Finish putting Package Together

Adopt

Board identify implementation items

Yearly check-in

Determine Time for Update