

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 4<sup>th</sup> 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. 2<sup>nd</sup> & 4<sup>th</sup> 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