

2023 Master Plan Survey Responses to the Written Question:

What do you see as Marble's top weaknesses or areas in need of improvement?

"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. Jund 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 our 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).”

“Governance. Governance. Governance.”

“We are weak financially and exposed to legal action. Failure to provide drinking water to its residents. Tourism should be taxed more.”

“General Store – year round is badly needed (possibly work with Redstone General Store to create an affiliate). Better management of OHVs/ATVs. Limit use to locals.”

“Lack of cell service. Lack of water/electricity in Ski Area – Serpentine. Lack of convenient/general store with groceries and daily items.”

