

Minutes of the Town of Marble  
Regular Meeting of the Board of Trustees  
March 5, 2026

A. Call to order & roll call of the regular March meeting of the Board of Trustees of the Town of Marble – Ryan Vinciguerra called the meeting to order at 6:00 p.m. Present: Dustin Wilkey, Larry Good, Amy Rusby, Amber McMahill and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor's Comments – Welcome speakers and public

C. Consent Agenda – Amy Rusby made a motion to approve the consent agenda. Dustin Wilkey seconded and the motion passed unanimously.

a. Approval of February 5th, 2026 Minutes

b. Approval of Current Bills, March 5th, 2026

D. Treasurer Report, Amy

a. Account balances, 3/1/26 – Amy reported that the accounts total \$499,853.17, up 13% over last year.

b. Year to date, budget vs actual – The report is for 17% of the year. Revenue is at 9% and expenses are at 13%.

Note: The Dark Sky presentation was moved to after the Treasure Mountain Ranch presentation.

F. Treasure Mountain Ranch (TMR) development presentation, Stuart – Stuart Gillespie introduced Phillip Supino, land planner. Stuart presented an update on the plans for the property, both short term and long term. The property encompasses about 700 acres that include 91 parcels and three miles of river frontage. TMR owns the Crystal Mill and most of the buildings in the town of Crystal. That includes 15 cabins and outbuildings totaling 12,500 square feet. They were used as residences, commercial lodging and recreational business with a 30-35 nightly capacity plus 5-6 employees (the commercial lodging aspect was recently given up). The Mill brings roughly 30,000-40,000 visitors with 10,000 vehicle trips annually. This results in more than 250 trespassing incidents annually. In December, Gunnison County approved a land use change application to put all of the historic structures that TMR owns on Main Street into a preservation easement. Use of four of those was given up in exchange for the right to build four new cabins and a barn that will not be visible from the road from Crystal through the town. Forestry Operations: 300 acres of TMR property on Bear Mountain was clear

cut in mining days. This resulted in new growth coming in all at the same time at 3-5,000 trees per acre. The density results in no sunlight getting through and no vegetation for wild life. They are working with the State Forest Service to assess and map forest conditions. TMR then collaborated with a forest ecologist, wildlife biologist and wildfire specialist to develop a comprehensive management plan to reduce wildfire risk, improve forest diversity and resilience and improve wildlife habitat. The TMR property includes 60 mining claims and 30 lots in Crystal. They hope to put the majority of the property into a conservation land exchange. The planned development is on 5 acres. The business plan is for a community ranch with 20 owners. They would have shared ownership of TMR but would not have any development rights. They would be able to use the planned shared cabins with cat skiing and summer recreation (hiking, biking, fishing). There would be no commercial operations. They would like to have one membership be a community membership that could be used by non-profits would have a portion (say 1/3) of a membership that could be used for fund raising and to bring members of the community in. They would like to have a 10<sup>th</sup> Mountain style hut that would be open to the public with access to the ski terrain. They plan for up to 12 seasonal employees. TMR is interested in making improvements to public access to the national forest and this plan would improve 12-month access. Larry Good asked about plans for dealing with trespassers trying to access the back country. Stuart said the best way to address that is to put the land that needs to be crossed into the FS. 99% of trespassing has to do with the Mill. They would like to demo the non-historic cabins, build four new cabins and a lodge with four bedrooms and a bathhouse. This would be the same footprint and capacity as exists now and it is anticipated that use/capacity would actually decrease. They have drilled a geothermal well and hope to get the discharge permit to provide the vast majority of heat and electric needs. Ron asked if 314 is FS or county. Stewart said it is FS and that they have no plans to improve FS 314 – they would like to do some maintenance. Dustin reported that Gunnison County plans some improvements for Daniel's Hill. Mariah Villalobos asked about the predicted time line for the forest treatment and plans for emergency evacuation. Stewart said that they plan for five years to have the property treatment completed which will reduce wildfire risk, some thinning on the road as well as defensible space with structures being ignition resistant and air exchanger in the main lodge. They are in contact with Carbondale Fire Protection District. Phillip spoke to maintaining the appropriate balance between OHV, tourism demand and travel (road) infrastructure traffic. Angus Barber asked about the road through Crystal and how the amount of traffic can be reduced. Stuart said that not improving the road would help with that. Phillip said that the consolidated ownership status would help with decision making and responsibility. Amber said that Stuart and TMR have been very supportive in the LKL planning and any plans to help alleviate the overuse of the road. Judy Witchey asked about the traffic issues around bringing construction materials in and the fact that much of the road is one lane. Stewart explained that the vehicle they will use is shorter than a truck and can handle 10 tons – 18' long and 8' wide

and can maneuver to let vehicles pass. They will not run it on the weekends. A rock crusher will be on site. Judy asked about the staging area at the base of Daniel's Hill and if that would be considered commercial use and it was explained that the county said it is not commercial use. She spoke to what is on there now (diesel tanks and a dumpster) and what will be there and how will TMR keep the yard from being commercial. She asked about a buffer to keep the property presentable. Stewart explained that that this is the plan. Phillip explained that the county has strict regulations and that the storage of materials fits into the codes around property use. They will comply with any county regulations around the storage of materials. Judy feels that it will be commercial use and was invited to talk to Stewart and Phillip later. In the map that was displayed, the green is existing TMR property and includes 1.75 miles of river frontage up to the Mill and would go to the FS. This would extinguish 10 building sites. The Mill would go to a land trust. Phillip said the FS does not have the capacity to undertake significant historic preservation. TMR has identified a specific non-profit that specializes in back country, historic preservation. Dustin asked if that entity would be responsible for trespassing. The objective is to take the Mill off of TMR/private entity responsibility. The light blue is current FS land that would go to TMR. That land would immediately be put into a conservation easement. That land would only be used in the winter for skiing. They would do minimal thinning and avalanche mitigation. There would be minimal impact with 15 people able to ski. Judy asked about helicopter use. Stewart spoke to the possibility of giving that up as part of the land exchange plan. The dark blue is TMR property that would be put in a conservation easement so no development. It is anticipated that easement proceeds would bring in \$3-5 million that would be donated to local conservation. The appraised value of the property today is \$15,600,000 and includes 30-35 development sites (by right). The value of land that TMR proposes to grant to WRFS is \$6,000,000. The value of land that would be granted by WRNF to TMR is \$550,000. In USFS regulations around land exchanges, the lands being exchanged must be within 10% of the equivalent value of each other. By placing the conversation easement ahead of time, it reduces the difference in value. Amber asked about staging on the property at the bottom of Daniel's Hill for the 3 months of construction and if this plan comes to fruition, what would happen to the property. Stuart said it would be employee housing, some for less than temporary construction parking and TMR owner parking (10-15 cars during construction and 5 after) and they would need to get a land use permit for that. Judy asked about the fuel currently stored on the lot. Dustin said it is in compliance with both state and federal laws. Judy is concerned about the effect on property values. She asked about the water that comes through the ditch and Stewart said it would not be impacted. Phillip offered to speak with Judy privately if she still has concerns after the presentation. Amber asked how skiers would get there in the winter and Stewart said it would be by a side by side with tracks. They have done comprehensive avalanche studies. Stewart said that they would like letters to the Forest Service saying that this proposal is worth pursuing. Phillip said that TMR plans would prevent extensive

development. Dustin said that it looks to him like there would be little or no change in the summer. The major change would be in the winter with access for both TMR owners/guests and the public. They have no plans for doing avalanche mitigation on the road, there would be closures when necessary. They will work with both the county and FS for warnings and communication of road danger. Larry asked if there was any kind of assessment regarding the projected life span of the road. Stuart said they are working with the FS on a maintenance agreement to keep the road in the current condition. Dustin asked if TMR would be keeping their water rights and the answer is yes. Ryan asked if they want a letter from the town or from each board member. They would like to see a letter from the town as well as from community members. Ryan commended TMR on all of the work they have done. Letters should be sent to the FS District Ranger at the Sopris office in Carbondale. They will provide a template but it should be personalized. TMR is happy to meet with individuals or small groups. Dustin Wilkey made a motion for the board to send a letter saying that this idea is worth pursuing. Amber McMahill seconded and the motion passed unanimously.

E. Dark Sky (DS) committee update – Larry Good reported that they had several productive zoom meetings since the last town board meeting and that they have had another Dark Sky event. The time line they set is for two years from when they first gathered (Fall of 2027). Ron has collected codes from several Dark Sky communities. Jessa Young is working in partnership with Dark Sky Colorado, a branch of Dark Sky International to help educate citizens on the importance of DS. She provided five lighting principles for responsible light use: useful, use only as needed, consider how it will impact the area and wildlife (targeted) and low level, controlled and warm colored. She showed good and bad examples of outdoor lighting as well as a picture contrasting the light pollution in the late '50s to that found today. To tell if lighting and is DS friendly, look for an International Dark Sky Approved (IDA) designation. Information of styles and where to find it can be found on line. Excessive artificial light can result in light scatter along roads, circadian rhythm disruption, decreased melatonin production, destruction to critical wildlife habitat including impact on migratory birds, sea turtles, nocturnal animals and bird life cycles, insects and more. Tim Hunter reminded that there was a previous Dark Sky initiative. Larry explained that we did not become a Dark Sky certified community at that time (although many voluntarily changed their lighting) and that this is the next step. Tim spoke to the dark sky here and the game that runs through his property. Larry said one thing the committee has to do is to measure light pollution overall for the town and individual properties. Jessa said that certification involves providing educational opportunities, creating ordinances around lighting with 10 years to enforce voluntary compliance. Dustin asked about the tourism impact and Jessa said it will bring a different kind of tourist. The committee is aiming for two years. Tim asked if there are any federal or tax incentives for the town. Jessa reported that Ap 13-17 is International Dark Sky week.

## G. Administrator Report

a. Discussion regarding proposed Crystal River Intergovernmental Agreement (IGA), Ron – Ron reported that the Wild and Scenic River committee has boiled down to three possibilities for preservation of the Crystal: instream flow regulations, IGA or Wild and Scenic (W/S). The IGA group has drafted an IGA and Liz Smith, Gunnison County Commissioner and chair of the IGA group, has asked the town to look at it, make suggestions/changes and send it on to the attorney. Dustin wants to see rights protected for landowners across the river. Ryan feels we should wait to send the proposed IGA to the attorney until or unless the board and the other involved agencies have changes they want made. After some discussion, Ryan Vinciguerra made a motion to send it to the town attorney for review. Dustin Wilkey seconded and the motion passed unanimously.

b. Discussion of CVEPA letter regarding LKL work status, John Armstrong – Ryan said that he feels the town is doing their part to hold up their end of the bargain with the parking program and staff. Amy asked if the town needs to respond. Ron feels that the three main entities that worked on the issue (FS, county and town) need to meet and review their progress as previously agreed. Larry suggested inviting John Armstrong and a FS representative to the next meeting. Ryan suggested sending a response indicating our willingness to participate.

c. Consider Colorado Wildfire Resiliency Code adoption, Ron - In 2023 the CO legislature created a board – CWRB. They crafted a Wildfire Resiliency code. They made a map that indicates wildfire danger in CO. It is mandatory that jurisdictions in high wildfire danger areas adopt the code and this includes Marble. The code deals with structural hardening and it will be part of building codes, including roofing, siding, eaves, soffits, fascia, decks and rails. New houses are already incorporating most of these. It also deals with site requirements: zeroscaping within 5 feet of structures as well as 30 feet and 100 feet requirements. Adopting a code requires permitting and enforcing. This would be administered by the Town of Marble within town limits and Gunnison County outside of town. There is an adoption deadline of April 1, 2026 and an enforcement deadline of July 1, 2026 so there will need to be a special board meeting prior to the April 1 deadline. Other wildfire work being done includes the work of the Roaring Fork Valley Wildfire Collaborative made up of municipalities (including Marble), fire districts and counties. The Collaborative along with the Carbondale Fire District engaged a person who does computer modeling predicating where wildfire will go and what evacuation options should be. The data has been collected and the modeling should be done this spring. Additionally, Gunnison County is working on an evacuation plan for the Town of Marble and the Crystal Valley. The low snow pack this year will mean low rivers, high fire danger and the probability of a call on the Crystal River water. Tim Hunter spoke to current long-term weather predictions and the need to prepare. Mariah reported that she and Rebecca Loudon are part of Fire Adapted Colorado neighborhood ambassadors with and they are planning monthly

workshops to build awareness around go kits, fire hardening, resources and more, as well as sign up people for the Neighbors Helping Neighbors group. The first one will be education about go kits on March 21 at fire station.

Ryan spoke to the previous budget discussion regarding a mitigation day. He spoke to the need for parameters of what that would look like – town property, some private property, chipping, etc. He suggested possibly helping with mitigation on private property for the first ten people to sign up. There is also need for removing dangerous trees on right of way. Mariah said that Fire Adapted Colorado has resources for communities having these activities. Amber spoke to working alongside the chain saw group. Vickie reported that there is a group that meets the first Saturday to help neighbors with mitigation. The dumpster day will be in June. Ryan recommends the chipper on clearing day and having the dumpster day separate. Possible dates were discussed. Tim asked about using volunteers with chain saw under the town umbrella and said that there are people who are sawyer certified that might like to help. Ryan suggested just going for deadfall at this point. Mariah said she would soon be certified for mitigation. Tim spoke to the fact that choosing an area and clearing right of ways would help the fire department. Ryan said that a goal could be getting material down to the ice rink for future chipping. He would like to have a sign-up sheet including volunteers with trailers. He suggested that a couple of people identify areas for mitigation. A target date of April 18 for gathering deadfall was discussed. Ron emphasized that this would be a one- or two-day effort, educating and setting an example.

#### H. Discussion of mixed-use corridor proposal

a. Use by right vs Use by review discussion, Ryan – Ryan reported that the town has been discussing this for months and there is starting to be community interest. The board is waiting for the attorney to draft an ordinance that can be shared with the town. Dustin explained that 90% of businesses that get high flow traffic (more than 10 trips a day) are along the black top corridor. The proposal is to make the black top area mixed use zoning with existing businesses that don't currently follow under the regulations for commercial property being grandfathered in and allowing property owners to pursue opening a business and running it off of their property. It would mean that owners would still have to come to the board concerning what the business is and have to follow zoning and building codes. Ryan said that he has been a proponent of this because he does not like the town to be the ones to decide based on subjective criteria and to face the possibility of being sued. Larry spoke to making this a ballot issue and letting the townspeople decide. Dustin's desire is for the betterment of the community. Larry feels that this limits people who are not on the blacktop from having a business. Ryan said he is not against a ballot issue but feels that a public hearing and education is also necessary. Tim spoke to the fact that many moved here as a bedroom community and he acknowledged that Marble has been discovered and that change will happen. He feels that the

town needs to be transparent and follow the process, put this on a ballot and let the people decide. He feels that property taxes will increase, current residents will be forced out and developers will possibly move in, want zoning changes and build. Angus Barber said that his concern is the aesthetics of having a mixed-use corridor and the risk of mission creep. He spoke against having parking along the roads and businesses eating into public infrastructure. Ryan spoke to the building codes being self-limiting. Amber spoke to the need for communication and education as well as debate before it goes on a ballot. Ron suggested presenting the draft ordinance at the special meeting and then setting a public hearing. He explained that, to get it on the November ballot, the town has to let the county clerk know by June and have the official wording done by August. Ryan proposed setting the special meeting on March 19 and moving the regular meeting to April 9. Amy Rusby made a motion to move the regular meeting to April 9, 2026. Dustin Wilkey seconded and the motion passed unanimously. Larry Good made a motion to hold a special meeting on March 19, 2026. Dustin Wilkey seconded and the motion passed unanimously.

#### I. Old Business

a. Commissioners meeting – Ron will reach out.

b. Angus asked about town plowing now that Dustin will no longer be doing that. Dustin explained that the town hires their roads plowed and Robert Pettijohn will, once again, come out of retirement if needed. The county is currently interviewing.

#### J. New Business –

a. Amber suggested zooming the town meetings. Amber and Amy volunteered to work with Ron to investigate. Dustin suggested finding out what Gunnison County uses. Ryan said that this will change the way the meeting is conducted. They will try a test run at the next regular meeting.

b. Larry thanked Ryan for following up with the letter to the Marble Water Company.

c. Terry Langley announced the date for the Chocolate Extravaganza – March 14 at the church fellowship hall.

d. Angus Barber reported that the Crystal Valley Echo will no longer be carrying the article about the Town of Marble Board Meeting but that it will be carried by the Sopris Sun.

K. Dustin Wilkey made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting was adjourned at 9 p.m.

Respectfully submitted,  
Terry Langley