

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
May 5, 2022

A. Call to order & roll call of the Regular Meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 7:09 p.m. Present: Ryan Vinciguerra and Tim Hunter. Attending by phone: Larry Good. Absent: Emma Bielski and Josh Vogt. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Mayor's comments

a. Tim Hunter appreciation for 12 years of service – Ryan commended Tim for his time serving on the board. Tim asked the board members to be selfless rather than self-serving, to listen to the citizens of Marble and for everyone to stand together as a community. Ryan also thanked Josh Vogt for his service, energy and knowledge.

C. Oath of Office for Amber McMahill, Larry Good & Tony Petrocco – Ron administered the oath of office for Amber McMahill. Larry Good was sworn in on May 4, 2022.

D. Consent Agenda – Amber McMahill made a motion to approve the consent agenda. Larry Good seconded. The motion passed unanimously.

- a. Approve April 7, 2022 regular meeting minutes
- b. Approve Current Bills, May 5, 2022
- c. Approval AVL T Easement request, Children's Park, Brent & Dave Erickson

E. Administrator Report

a. Consider establishing Planning & Zoning Commission, Ron – Ron explained that without a P&Z all zoning and planning issues are dealt with by the board. A P&Z would provide another set of eyes and a filter before things come to the board. He suggests an ad soliciting volunteers to serve, starting small with 3 members. He suggests contracting with Mark Chain to help get this started and to begin work on an updated Master Plan. Ryan asked about the process. Ron explained that the P&Z would be appointed by the board. Mike Yellico volunteered to serve.

F. Presentations

a. Lead King Loop (LKL) Public Listening Session Discussion, Amber – Amber told a little about the history of the steering committee. There were seven ideas presented at the most recent listening session. These include parking, reservations, education, noise ordinance, OHV restrictions, enforcement, and road conditions. Amber said that she has been very impressed with the work being done and that she does not get the sense that the group would be ramming anything down the town's throats. Much of the discussion was using natural barriers to help limit parking. She said that the county is agreeable to capping the parking and to banning parking along CR 3. Ryan spoke to taking a season to spread the word considering future changes. Larry would like to pursue a reservation system for parking to be administered by the HUB with a cap of five spaces to begin on Memorial Day. Mike Yellico feels that the limit should be 8-10 spots. Any plan will cost money and he asked about the past plan for paid parking. Amber explained that a paid parking lot would be in violation of the SBA deed

restriction. Ryan explained that there was some difference in the interpretation of the deed restrictions. Negotiations with the SBA came to a halt when it was portrayed to the SBA that the town wanted to turn the park into a parking lot. Alice Knipp spoke to starting this year. Sue Blue felt that going from 20 spaces previously down to five or none would put more pressure on Daniel's Hill. She feels that the town should manage the parking because they make money on tourism. Wayne Siegel asked about using land across from the Mill Site for paid parking. Amber said that they had looked at that site and it would accommodate about 10 trucks/trailers. Larry asked about the turntable there and how parking might affect that. Richard Wells said that the site across from the park is also owned by the SBA and that the campground is owned by CPW. Connie Manus said that the turntable is protected. Tim Hunter said that many of the parts had disappeared. Heidi Treleven asked about signage. Amber spoke to the need for signage that would say whether parking was available as well as a need for on line information. Linda Menard mentioned that the town shut down during Covid and that communication happened. Rob Anderson said that he had spoken to Roland Mason who said that Marble was the key – if they banned ATVs, the county would probably follow suit. Amber said she feels a ban would need to be on a ballot. Charley Speer spoke in favor a reservation system and using that to gather contact and other information. Amber McMahill made a motion to cap truck and trailer parking at 10 and to implement a reservation system. Larry said that he feels there needs to be different motions for each part. There was no second so the motion died. Larry Good made a motion that the town immediately begin to develop a free reservation system in cooperation with the HUB limited to 5-10 spots. That Ron and a county representation work to get a lighted highway sign to be placed on Hwy 133. Direct Ron to alert the press and other groups. Amber McMahill seconded. Amber and Larry voted yes. Ryan voted no. The motion passed 2-1.

b. Colorado Tourism Office (CTO) Proposal Update, Amber – The town was awarded a \$25,000 grant from CTO to manage tourism. Half of the grant is to be used to develop and install signage. The other half is for an education/messaging program so that the same information is being communicated by different groups within the town. Tim asked if this can include speed limit signage. Amber said that falls outside of the grant parameters. Ron explained that the speed limit signs have been ordered and are included in this year's budget. Alice asked about signage regarding fire restrictions. Chris Seidlinger spoke in support of signage that can change and communicate fire restrictions.

c. Stay the Trail Presentation, Ryan Dull – Ryan could not be here so this is tabled.

d. Treasure Mountain Resort (TMR) Traffic & Parking Plan, Chris Cox/Stuart Gillespie – Stuart explained that they had a study done on what this plan would mean for traffic through Marble. Plans call for the addition of seven teen 600 sq ft guest cabins for a total guest capacity of 55 guests vs existing capacity of 24 guests, employee housing 25 staff and a 5,000 sq ft lodge for dining, a 1,500 sq ft spa, and a 3,000 sq ft maintenance barn with a total development below 25,000 sq ft. All development will be out of sight from the historic corridor (Crystal Mill thru the Ghost Town) and USFS 314. It is anticipated that half of the guests would drive. They are considering requiring those guests to park on resort property at the base of Daniel's Hill with guests shuttled to the resort. The other half would be shuttled from nearby airports. TMR hired traffic consultant FEHR & PEERS to examine the impact the lodging expansion will have on USFS 314 (top of Daniel's Hill to Crystal) during the summer months. The traffic study estimates that TMR will increase wheeled traffic on USFS 314 by 5% on summer weekends. This increase is likely closer to 8% during the week. Requiring all guests to carpool would lead to a 3% increase in wheeled traffic on weekends and a 5% increase during the week. All land use changes need to be approved by the county. Shuttles would be with electrical vehicles only. Shane Rogers asked if

they meant guests would be using Marble airstrip. Stuart explained that they meant local airports. Charlie Manus asked about the proposed parking lot and Stuart explained that this would mean 15-20 spots on their property at the base of Daniel's Hill. He also emphasized that no development would happen in the ghost town. Mike Yellico asked if they were using helicopters currently and were there plans to use helicopters and was told no to both questions. Crystal Chambers asked about parking. Stuart explained that the parking would only be on private property and would have to be approved by the county. Roughly half of the guests would be coming in by shuttle. Employees would be 7 days on, 7 days off and they would be shuttled to the resort. A question was asked about needing a FS permit for shuttles. Stuart explained that his understanding is that they do not need permits to transport guests to their private property. Further questions and discussion included a. OHVs using the road in winter due to the packing of the snow cats, b. how the residents of Crystal feel about the project (some support, some do not), c. the problems already occurring with work being done (County put in a stop order due to work that needed a reclamation permit), d. the number of shuttles that would be run in a day (half of the guests would be driving to Marble and they would like to require them to park in their parking lot and be shuttled up. They anticipate requiring minimum stays and that the traffic impact on 314 (the road to Crystal) is predicted to cause, in Summer – 5 percent increase in traffic on weekends. 8 percent during week.) e. cost (\$350- 800 night, off depending on the season, f. emergency response plans (trained people – fire, search & rescue, EMT, telemedicine – on sight), g. how construction workers were going to get to the job site (they will stay on site) and h. how equipment/materials would be brought in.

e. Marble Trails Plan -

1. Survey results, Amber – The results had 91 responses and 53 were from people in Marble, 24 from people living between the CR 3 turn off and town, 14 from second home owners and 1 from a person who lives outside of the valley but works in Marble. The survey included 6 different ideas, rated 1-5. Results were Skills trail for kids – (minus)7, main connecting trail -14, roadside trail -13, alley trails -36, Serpentine trail -11, Daniel's Hill trail – 6. Not everyone was against trails. Overall, the opinion is negative. Sue Blue asked what this means. Ryan explained that two of the biggest concerns of the projected plan were the time line and the size/scope.
2. Petition results MBA, Charley – Charley Speer said the Marble Bike Association started a petition against the MBA plan and that they had more than 85 signatures.
3. Marble Trails Plan Revised Presentation, Mike Pritchard. Roaring Fork Mountain Bike Association (RFMBA) – Mike apologized for the dissention that was created. He thanked Amber for the survey. RFMBA does not expect to go forward with any trail that did not have support. He is disappointed particularly regarding the skills trail. He offered to help the MBA with any plans they might want to work on in the future. Mike Yellico said that they identified places where a skills trail and the disc golf could work together. RFMBA is going to step back. It is up to the town if they would like to do something. Amber spoke to the misperception that this was sprung on the town and that only two citizens attended the board meeting. She asked that people reach out to the board. Izzy Palans said it would be helpful to have the agenda earlier. Alice Knipp said that bikers would be using CR 3 to bike to Marble. Mike Yellico warned that cyclists no longer have to stop at stop signs or red lights. Jen Cox asked about the agenda being posted a week beforehand. Ron said that he

tries to get it on 4-5 days ahead but that 24 hours is the state statute. The MBA expressed their appreciation to the RFMBA for being willing to listen and change.

G. Land use issues

a. Parks & Recreation Committee Report, Brent – Lise Hornbach said that the minutes have been posted. Richard Wells said that the Parks committee did not put out a statement concerning the bike trails as they want to do a master plan.

H. Old Business

a. Historic Preservation Update, Emma – Emma was not present.

b. Discussion Short Term Rental Cap proposal, Ron – Ron said he has spoken to the attorney regarding an ordinance capping the number of STRs. Kendall needs more information. Ron suggests getting him on the phone at the next meeting to discuss variables. Connie Hendrix asked if Marble has to follow state and county regulations or if they can make their own and Ron said the town can make their own. Jen Cox asked if the proposed cap was for the number of properties or the number of nights. Connie asked about the difference between short term and long term and if the number of days could be capped as well. Ryan explained that the town can develop their own regulations. Chris Seidlinger asked about the safety issue and whether the properties are inspected and are up to code and who has the liability. Ryan said that the application was developed with the town attorney and that the owner signs off on safety issues. Alice Knipp spoke to the work being done in Redstone. Heidi Treleven suggested excluding housing for the Marble Symposium from STR requirements.

c. Special Event permits – no update. Ryan explained that the goal is to identify and list special event venues as a category in order to add structure to a property that hosts multiple large-scale events.

I. New Business

a. Communication – Currently most communication happens via Facebook and the town website. The need is growing to the point that a paid communication staff person who could seek out information and produce an email newsletter is needed.

b. Approve business licenses - Ron is in the process of sending out the notices.

J. Adjourn – Amber McMahill made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting adjourned at 9:22 p.m.

Respectfully submitted,
Terry Langley