

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
April 9, 2026 6:00 pm

A. 6:00 P.M. Call to order & roll call of the regular April meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:02 Present: Dustin Wilkey, Amber MacMahill, Amy Rusby and Ryan Vinciguerra. Absent: Larry Good and Ron Leach, Town Administrator. Also present: Terry Langley, minutes

B. Mayor's Comments

C. Wildfire Prevention and Preparedness, Chief Rob Goodwin – Rob came to talk about the upcoming wildfire season, mitigation work and future plans. He read that the State of Colorado snowpack is the lowest in recorded history, the winter was the warmest in recorded history and the water content is the lowest in recorded history. They are holding regional wildfire preparation and safety messaging meetings and presentations. They are beefing up staffing, sending out regional attack crews with the goal to keep small fires small. They are as prepared as they can be. The various fire districts are working together with mutual aid and Chief Goodman gave several examples of previous fires in which mutual aid was successful. They are currently doing a huge information push and have more than 10 sessions scheduled. There will be a wildfire presentation at the Marble Fire Station on May 1, 6 p.m. Food will be provided. On May 12 the wildfire collaborative will be here. Dr. Hassam Mahmoud, Vanderbilt University, will present his report on the fire modeling he has been working on with his final report to come out shortly thereafter. Dr. Mahmoud is also working on modeling for Snowmass, Basalt, the Carbondale Fire District and Glenwood Springs. This includes structure evaluation, wind patterns, ignition points, needed fire mitigation and more. When comparing modeling results to actual fires, it has proven to be very accurate (upper 80s to 90s%). This will include evacuation data to help with evacuation planning. Dustin asked about some volunteers from the Carbondale Fire Department helping with the mitigation scheduled for April 18. Ryan reported that there will be a hot dog and potluck along with go kit information at 2 p.m. Mariah asked about public outreach for this event and Amber is working on that. Chief Goodwin explained more about the things included in the modeling. These include multiple ignition points, weather data, fire suppression efforts and more.

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

- a. Approval of March 5th, 2026 Minutes
- b. Approval of March 19th, 2026 Minutes
- c. Approval of Current Bills, April 9th, 2026

E. Treasurer Report, Amy

a. Account balances - Amy reported that, as of 4/1/26 we are 25% through the fiscal year. Revenues are at 20% and expenses are at 17.33%. Total in accounts is \$531,955.86. This is up \$75,000 over last year at this time. Revenue is up from last year at this time. Expenses were 2% higher at this time last year, partly due to snow removal. She reported that some of that \$75,000 came from the state and some from interest.

b. Year to date, budget vs actual (see above).

F. Administrator Report

a. Craaybeek variance request, Dylan Craaybeek - Dylan is requesting a setback variance to construct a new garage on his property on Park Street. The limiting factor is the 15% of the lot size for accessory structures. The proposed garage combined with the existing shed exceeds that. They would like to either build the garage and then take down the shed within a year or two OR adjust the garage size and keep the shed. Adjoining properties are owned by the Town of Marble, Charlie Speer and Gary Bascom (across the road). He has chatted informally with the neighbors and no one has expressed any objections. He plans to send formal letters. Dustin asked about the neglected alleyway. It has a 20' right of way. The proposed garage would be within 1' of the property line and removing the shed would clear the alleyway. Ryan asked about the reason for the location of the planned the garage. Dylan explained that this would leave them some yard as well as give some additional privacy and shield from dust. They are trying to follow the codes regarding the distance between structures. Ryan explained that the town tries to avoid variances due to perceived subjective decision making. Amy asked about the septic and Dylan explained that is part of what is determining the location. Dylan has been working with Ron to determine the proper placement of the garage. Ryan stated that removing the shed is one of the only ways that this can work. Ryan commended Dylan on coming before the town with some flexibility. Ryan asked about the size and Dylan explained that they would like to be able to get two cars as well as dirty, wet equipment. Amber asked about moving the garage back and Dylan said that they hope to keep it parallel with the house and that moving it back very far would mean having to move the septic. There will need to be a public hearing requested and scheduled. Because there is not 30 days before the next meeting, it could be scheduled at the May meeting for June.

b. Dark Sky Committee (DSC) update, Ron – Amy reported that Ron had agreed for the town to be the fiscal agent for DSC. Amy Rusby made a motion for the Town to be the fiscal agent for DSC. Amber MacMahill seconded and the motion passed unanimously. There is a DSC event (dinner and a pie auction) scheduled for Friday, April 17, 6 p.m., at the Raspberry Ridge Café.

c. Consider approval Treasure Mountain Ranch (TMR) land exchange letter, Ryan – Rob Anderson expressed some concerns and asked for some clarification about this letter. Amber explained that the majority of last month's presentation focused on a proposed land swap. Rob asked if the letter was a done deal and Ryan explained that they have a draft but nothing is signed yet. Amber explained that the

letter just says that the idea is worth exploring. Ryan read the part of that proposed letter that explained the land swap. Rob said that TMR would be paid for the conservation. Amber explained that TMR said that income would go to nonprofits. Angus felt that they were going to use the funds for the other buildings. Rob spoke to the changing ideas and this is the latest. He asked how it would benefit the town. Ryan said he feels that the conservation aspects were primary. He expressed appreciation for TMR coming to the town with the plans. Rob said that there had been a meeting with the Forest Service and the public previously and that the FS had basically said they could not go with it. He asked that he be informed whenever anything related to the town of Crystal is on the town agenda. Dustin Wilkey made a motion to sign the letter as written. Amy Rusby seconded and the motion passed unanimously.

G. Discussion of mixed-use corridor proposal

a. Use by right vs Use by review discussion, Ryan – Ryan thanked Amber for her work on this. Amber explained that the draft ordinance included maximum business criteria. She suggested taking it down to the same as residential restrictions regarding square footage, etc. She addressed parking requirements (minimum of 5 spaces) and said that there are very few locations that can accommodate that. She spoke to allowing small home occupied business. She suggested that, if under 500', the two residential spaces would be sufficient. From 500-1000, one more space and then staggered up from there, depending on size. She addressed lodging parking requirements and he talked about nonconforming uses, such as a food truck on an empty lot, and possible parking requirements depending on such things as outdoor seating. Guided businesses would need a space for each vehicle to be rented as well as customer parking. She spoke to moving to criteria for use by right/use by review as opposed to a list of types of businesses. Some criteria for use by right might include exiting available parking, all activities taking place inside, no mechanical equipment beyond the property line, minimal outdoor storage, no delivery activity beyond typical residential levels, short term rental units not exceeding one unit. Dustin spoke to the percentage of lot size being capped at 30% of land use to be fair and consistent with existing businesses. He asked about ADA guidelines for parking and bathrooms. Ryan feels that ADA goes beyond town zoning codes and would be addressed with building codes. Amber stated that going to 30% might increase density. Ryan mentioned the Muni Code website which lists municipal and zoning codes for most towns in CO, including lists of use by review and use by right which might be a help to editing Marble zoning. Ryan asked Amber if she wanted to include her ideas in a proposed ordinance or if she would like to wait for the results of the public hearing. She wants public input to be able to make the case to a larger audience in order to hear from the public and to become a more vibrant community with more opportunities. Angus asked about the proposal to put this on a ballot and if it could be distilled into something that can be included on a ballot and voted on. Amber said that a public hearing would allow the board to present the facts and explanations of the proposal and the thoughts behind it. Dustin wants to do a public hearing to avoid misconceptions and hear public opinion. Amy feels that a public hearing would allow the board to hear from the public as long as they attend. She and Amber have been working on an information/fact sheet. Dustin feels it is up to the board to make the final decision after hearing from citizens. Ryan said that technically zoning falls to the

board but that Marble is unique in that traditional paths might not fit. He feels education is important. Discussion of possible changes to current businesses' zoning or grandfathering them in followed. The number of public meetings was discussed and Ryan suggested waiting to see the results of the first one. Publicity ideas such as including a fact sheet on the website, social media, flyers, The Echo and a special mailing were discussed. Angus asked questions around estimated increase to sales tax income as well as financial issues around possible law suits regarding zoning. Terry suggested developing a framework around the public meeting including submitting comments and questions in advance. Amy also suggested setting time limits. This might be utilized at a second public hearing if needed. Dustin Wilkey made a motion to hold a public meeting at the June 4, 2026, regular meeting. Amber MacMahill seconded and the motion passed unanimously.

H. Old Business – Amy asked about the Helm camping permit request. This was first submitted in request. Dustin understood that they want to come up on weekends and that they will take their camper down when the septic needs to be emptied. Due to unanswered questions about differences in the first request and this one, the request was tabled until Mr. Helm can be present.

I. New Business – Amber reported that there is a pancake breakfast scheduled for April 18.

J. Adjourn - Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Terry Langley