

TOWN OF MARBLE

MASTER PLAN

PREPARED FOR:
THE TOWN OF MARBLE &
THE GUNNISON COUNTY
PLANNING DEPARTMENT

MAY, 2000



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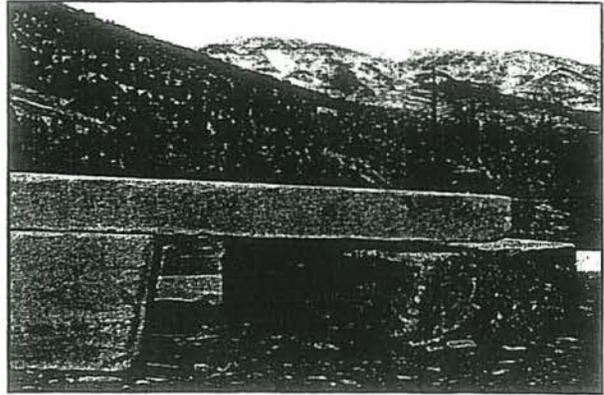
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INTRODUCTION

“WHAT IS IT AND WHAT DOES IT MEAN?”

The Comprehensive Planning Process is the cornerstone for a community to define land use patterns into the future. Although planning statutes use the terms “master plan,” “land use plan” and “comprehensive plan” without distinction, they are not identical products. In Colorado, comprehensive planning is generally understood to include planning for social factors beyond the traditional land use plan. This relative flexibility opened by the existing statutory language allows the community to transcend traditional physical growth policies and broaden the impact of the comprehensive plan to include issues that reach beyond the physical development of the Town.



It is the responsibility of the planning commission to make and adopt a master plan for the physical development of the territory within its municipal boundaries. More specifically, it is directed to develop a master plan for the general purpose of *“guiding and accomplishing a coordinated, adjusted and harmonious development of the territory within the municipality which, in accordance with present and future needs, will best promote the public health, safety, morals, order, convenience, prosperity and general welfare...”* of citizens. In preparing a master plan, a planning commission is directed to take careful and comprehensive surveys and studies of present conditions and future growth in the municipality, with due regard to the city’s relationship to the neighboring territories (*Colorado Revised Statutes, 31-28-207*). This document is intended to serve that purpose.

A planning commission is also authorized to plan with respect to areas outside of the boundaries of the municipality that, in the commission’s judgment, bear relation to the planning of the territory within the Town’s boundaries. Any comprehensive plan that purports to affect territory outside of the boundaries is subject to the approval of the municipal or county government with primary jurisdiction over that territory. The comprehensive plan is subordinate to land use plans adopted by the municipal or county planning body with primary jurisdiction over such territory. In the case of the Town of Marble, the entity with jurisdictional responsibility over the statutory “Three Mile Area” is Gunnison County.

State statutes also require that a municipality approve a “Three Mile Plan” to provide the foundation for future annexations. The Town’s Comprehensive Plan effort also includes planning for the three mile area outside of the Town’s current boundaries (*Colorado Revised Statutes, 31-12-105*).

By statutory definition, the comprehensive plan may include the following information:

- (1) The general location, character and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields and other public ways, grounds and open spaces; and
- (2) The general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power and other sources (*Colorado Revised Statutes, 31-23-206 (1)*).

THE PROCESS

A traditional planning process has been followed to develop the Comprehensive and Three Mile Plan. The process consisted of the following steps:

PUBLIC PARTICIPATION PROCESS

During 1996, the Town of Marble initiated a process intended to formulate the Town's first master plan. Five community meetings were held to create a vision and public strategy for how residents wanted the community to develop in the future. The meeting results were documented in the form of a brief synopsis of goals and objectives and lists of actions the Town should undertake, organized under the following headings : open space and parks, public works, services, infrastructure and facilities, and affordable housing. A summary of the major goals and actions contained in that document is provided on the page that follows.

As part of the work completed in 1996, a brief analysis of the Town's planning and zoning regulations was also presented. This analysis identified a number of deficiencies in the Town's adopted regulations and made recommendations for several new zones that would be created to replace those currently in place. Shortly thereafter, a lengthy draft of proposed zoning and development regulations was prepared, but not adopted.

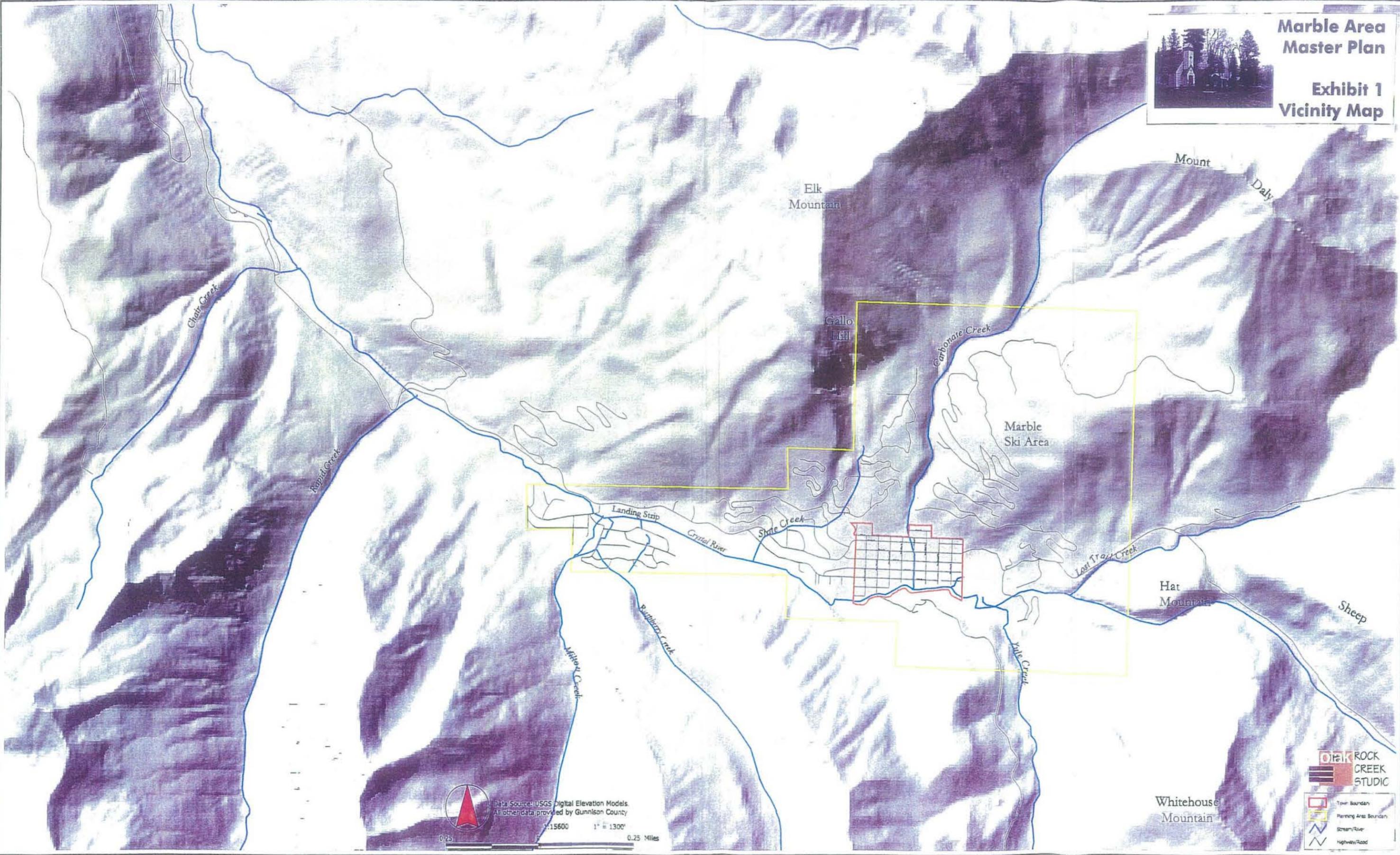
As the Town reviewed the outcome of these efforts, it recognized that many of the issues affecting the Town of Marble arise from forces that extend beyond the Town's boundaries. These forces include:

1. Geologic hazards, that are critical determinants of the appropriate locations for future developments in the Marble area;
2. Water quality in the Crystal River aquifer, which is directly influenced by the cumulative impact of individual sewage disposal systems (ISDS) installed in the Carbonate Creek and Slate Creek basins; and
3. Development potential in the unincorporated areas surrounding the Town limits, which could change the physical character of the Marble area and add many more residents and visitors to the community.



Marble Area Master Plan

Exhibit 1 Vicinity Map



Data Source: USGS Digital Elevation Models
All other data provided by Gunnison County
1:15600 1" = 1300'
0.25 Miles

ORISKANY ROCK CREEK STUDIO

- Town Boundary
- Planning Area Boundary
- Stream/River
- Highway/Road

3. Community Facilities and Services

- 3.1 Determine current and future levels of service for streets, trails, fire protection, sewage disposal and water supply.
- 3.2 Formulate standards for road development and maintenance.
- 3.3 Develop Mill site into a Town park with community center facility.
- 3.4 Establish policies to protect access to public lands and rivers.
- 3.5 Do not vacate unused rights-of-way; retain portions of these areas for off-street pedestrian travel or other public use.

4. Zoning/Subdivision Regulations

- 4.1 Establish development review procedures that implement the Master Plan policies.
- 4.2 Provide greater detail to the schedule of allowed/conditional uses and the dimensional standards for each zone district.
- 4.3 Update current subdivision regulations.

OVERVIEW OF PLANNING PROCESS

The process by which the Town and County have agreed to prepare the Marble Area Master Plan is illustrated in Figure 1. The planning process consists of the following steps:

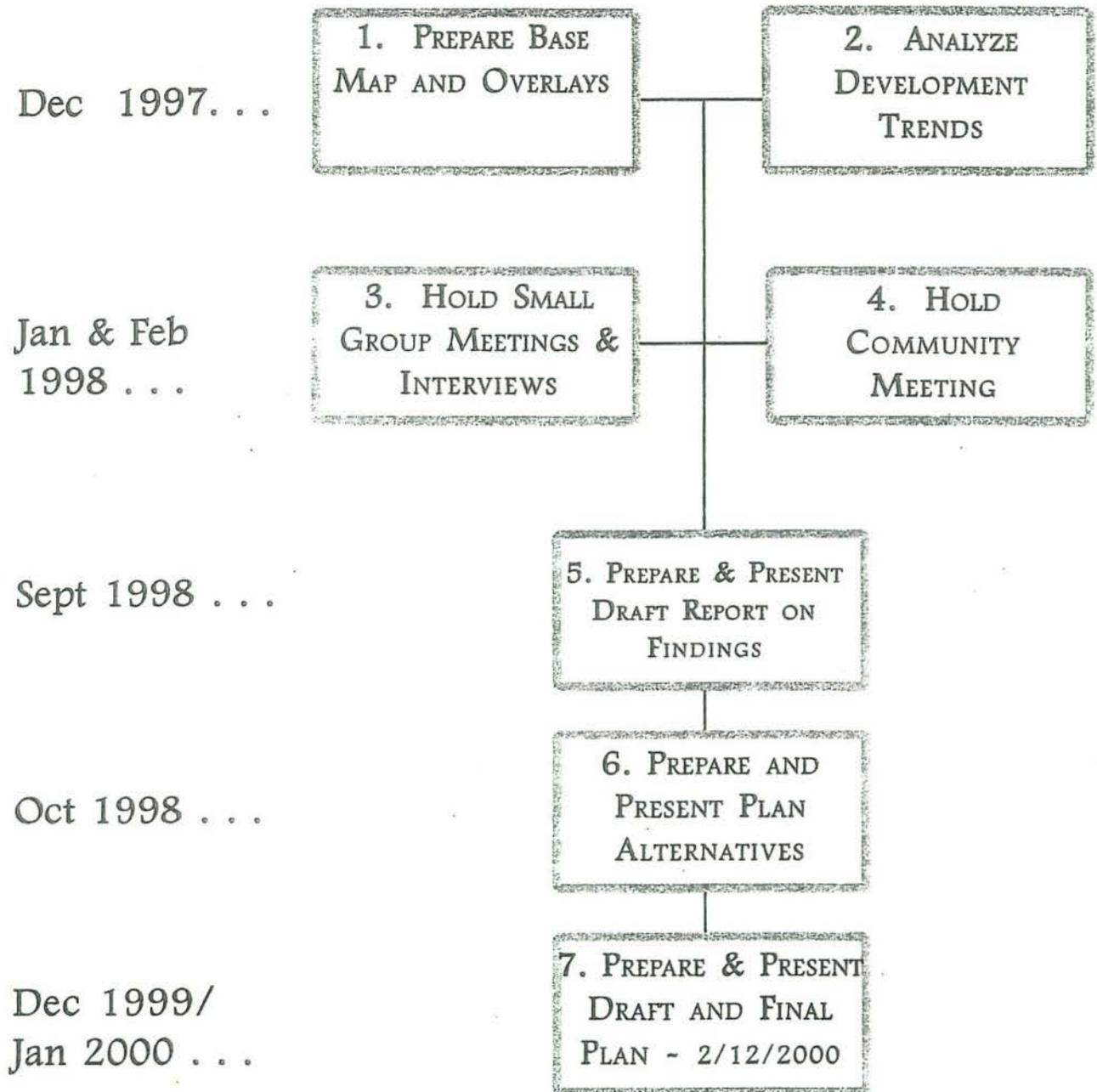
Steps 1 and 2 represent the technical work that has been accomplished to evaluate existing conditions in the area. These steps were the preparation of: (1) maps showing existing land use, geologic hazards and wildlife habitat; and (2) tables analyzing recent development history in the area and the potential for future development.

Steps 3 and 4 represent the beginning of the plan's public input process. First, informal, small group interviews were held to obtain initial impressions of current issues and concerns in the marble area. Then, a publicly noticed community meeting was held which was very well attended. During the meeting, the preliminary work accomplished during steps 1 and 2 was presented. Considering this information, participants were then asked to provide input on a vision for the Marble area and to identify possible actions to achieve their vision.

Step 5 in the process is the preparation of baseline data and its presentation at a second community meeting. The baseline data includes an initial identification of the major issues that could be addressed as part of the master plan and, therefore, establishes the foundation for the work that will be accomplished in the remaining steps in the process.

Step 6 involved the formulation of alternative solutions to those issues the community believes should be addressed. These alternatives may be presented in the form of maps or they might be written proposals, depending upon the type of issues the community decides to address. The alternatives were presented at a third community meeting so that participants could select a preferred alternative, or create their own plan, based on elements of the proposed alternatives. Finally, step 7 will involved documenting the results of the process in the form of a draft and final plan, including a final presentation to the community on February 12, 2000.

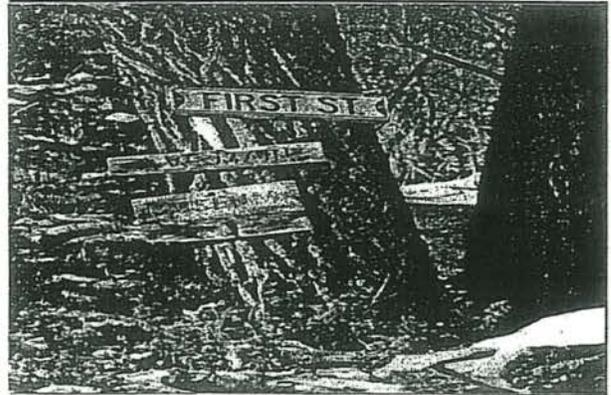
FIGURE 1



Planning Process for Marble Area Plan

BACKGROUND DATA

“IT’S HELPFUL TO KNOW WHERE
WE’VE BEEN TO DECIDE
WHERE WE WANT TO GO
AND HOW TO GET THERE.”



PURPOSE AND INTENT OF BACKGROUND DATA

The purpose of this section of the Master Plan is to assist the community in understanding its past and its present, and to add definition, substance and purpose to the process of determining its future. It is broken down into the following sections:

1. Brief history of the Town of Marble;
2. The Planning Area Addressed by the Plan;
3. Land Use and Growth Patterns;
4. Transportation;
5. Historic Preservation.

The wide range of background data for each section includes an opportunities/constraint component, with the intent of encouraging the exploration of ideas to be more fully articulated in development of goals and objectives for each of the above-cited sections. The discussion regarding opportunities and constraints is based primarily on input from the public participation forums and discussions among the Comprehensive Plan Advisory Committee. The issues identified in the report are not conclusive and will likely evolve and broaden as the Comprehensive Plan process continues.

BRIEF HISTORY OF MARBLE

PHYSICAL LOCATION

Marble is located near the headwaters of the Crystal River in the northeast corner of Gunnison County. The town’s surrounding environment is pristine and alpine. Both the Maroon Bells-Snowmass and Raggeds Wilderness Areas are nearby and consist of numerous peaks over 12,000 feet, unspoiled streams and lakes, majestic wildlife, and diverse alpine vegetation. Despite the unmatched scenery, several geologic hazards exist and the weather can be severe. All of these elements combine to form a uniquely beautiful and harsh environment in which people have continually struggled, thrived, merely survived, or visited for over a century. Marble has a definitive character which is a product of its history, and part of that character is a desire to maintain what has

defined the community. A Vicinity Map indicating the Study Area and important physical features is shown on Exhibit 1.

HUMAN SETTLEMENT

People have been lured to the Crystal Valley by the natural elements from the beginning. The Ute Indians were the first inhabitants to frequent the area. During the summer months, the Ute would come to the abundant valley to replenish their supply of fish and game. The Crystal River valley eluded exploration for most of the 1800's despite the many trappers, prospectors, and explorers searching for their respective wealth in the Colorado high country. In 1873, Sylvester Richardson, a geologist assisting with the construction of a road over Schofield Pass was the first known person to discover the deposit of marble in the Crystal Valley. During this same time, the Ute tribe was relocated, the land opened for settlement and, shortly thereafter, the first settlers arrived in Marble. However, the interest and resources necessary to extract the rock would not be organized for several years.

In 1894, a few small operations had formed and the business listings report 200 people were living in Marble. The population remained in this range until 1909, when it grew to 700. In 1912, the Colorado-Yule Marble Company began operations and the population jumped to an estimated 1400. At this time, 1912-1916, the Colorado-Yule Marble Company was in peak production and the town of Marble was at its peak. The company was in the process of filling the order for the Lincoln Memorial, the largest single contract for marble in the United States. Despite the successes of this period, the marble company found itself in financial trouble and the country found itself at war, decreasing the demand for marble. In July of 1916, the Colorado-Yule Marble Company went into receivership and by April of 1917 the mill was completely shut down. The 1918 business listings for the Town reported 100 residents. The boom in Marble was over.

Marble made a comeback in 1922 and the population was back to 600 by 1928, as the prosperity and optimism of the roaring twenties made an appearance in the Crystal Valley. Marble followed this boom with the inevitable bust. The end of the decade brought the great stock market crash and the Great Depression. With a weak economy and no demand for marble, the population fell to 200-250 during the 30's. In 1941, war threatened again and the marble quarry was shut down. By 1943 the Colorado State Business Directory reported no population for the Town of Marble.

For the next fifty years, speculation was the only activity going on in Marble. Attempts to revive marble production in the Crystal Valley failed. The increased prosperity and mobility of America brought people to Marble for different reasons than they had come for in the past. Seasonal homes were being built, allowing people to enjoy the natural beauty of the valley. Large areas of land, intended for recreational and real estate development, were being sold to companies from outside the area. During the late 60's the popular prediction for the area was that winter sports would fuel the economy. There was even an ambitious plan to create a mega-resort which would link Aspen, Snowmass, Crested Butte, and Marble. In the early 70's the possibility of a ski area, expensive real estate, and increased population became very real. The Marble Ski Area Inc. intended to turn Marble into a year-round resort and predicted a population of 20,000 - 28,000. Local inhabitants who were aware of the geologic hazards and environmental sensitivity of the area organized opposi-

tion to the development. In 1975, the Forest Service denied the application to operate the ski area, and the growth which threatened to overwhelm Marble was temporarily averted. A historic population graph is shown on Figure 2.

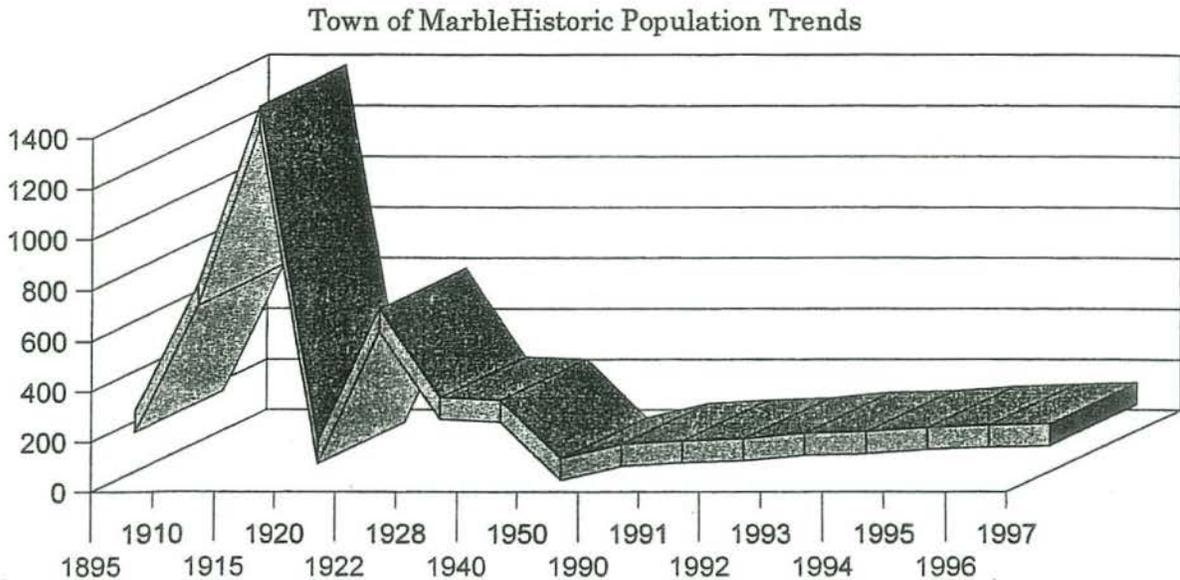


Figure 2 - Historic Population Trends

PLANNING AREA VS. EXISTING TOWN BOUNDARIES

Two separate areas need to be distinguished. The city limits for the town of Marble make up an area of 145 acres. This is the original site of the town, and where all historic growth took place. The larger Marble Planning Area (Town grid) consists of 2,965 acres. The planning area includes a majority of the subdivision lots in the Marble Area in addition to the town. The subdivisions in the planning area have absorbed much of the growth during the 90's and provide most of the lots for future growth. Both the existing City limits and the Extended Study Areas are shown on Exhibit 1.

Exhibit 2 illustrates lands within the planning area that are in public and private ownership. The vast majority of private lands are within the White River National Forest, and all land use decisions within the boundary are administered by the United States Forest Service. Table 1 provides a summary of the land ownership pattern within the planning area, and a graphic representation is shown on Figure 3.

TABLE 1- LAND OWNERSHIP PATTERNS WITHIN PLANNING AREA

Public lands	57,470 acres (85%)
Private lands	10,600 acres (15%)
Total Planning Area:	68,070 acres (100%)

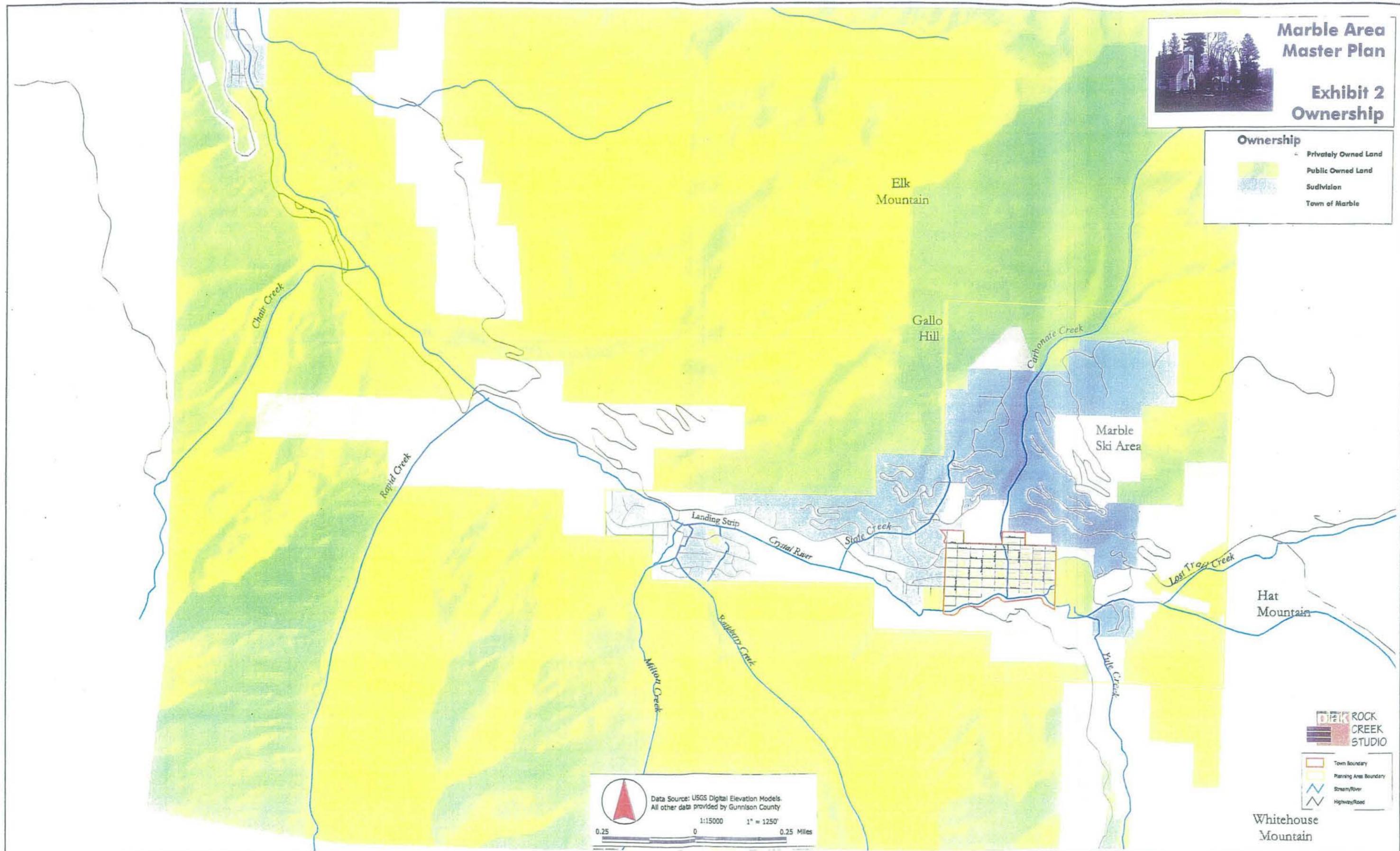


Marble Area Master Plan

Exhibit 2 Ownership

Ownership

- Privately Owned Land
- Public Owned Land
- Subdivision
- Town of Marble



Data Source: USGS Digital Elevation Models
All other data provided by Gunnison County

1:15000 1" = 1250'

0.25 0 0.25 Miles



Town Boundary
Planning Area Boundary
Stream/River
Highway/Road

Whitehouse Mountain

Marble Master Plan Ownership Breakdown

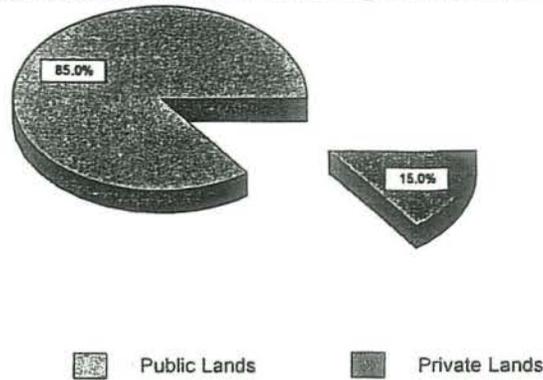


Figure 3 - Ownership Breakdown

It is important to note that the County does not maintain an adopted plan, either for the entire County or for that portion of the County in which Marble is located. However, the County has recently been cooperating with municipalities to encourage the formation of master plans to address the areas within and surrounding their incorporated boundaries. The formulation of a plan for the Marble area represents a continuation of that cooperative, locally-based approach to planning in Gunnison County.

LAND USE AND GROWTH

Marble entered the 90's with little momentum; the population was between 60 and 70 people. The remainder of the decade, however, saw a marked change in the type of growth in Marble. People who moved to Marble in the 90's came for the quality of life. They came to live in the Crystal Valley, not necessarily to live and work there. When looking at the 90's growth, the distinction between what was built in Town and what was built in the subdivisions outside of the Town Boundary is very significant.

TOWN

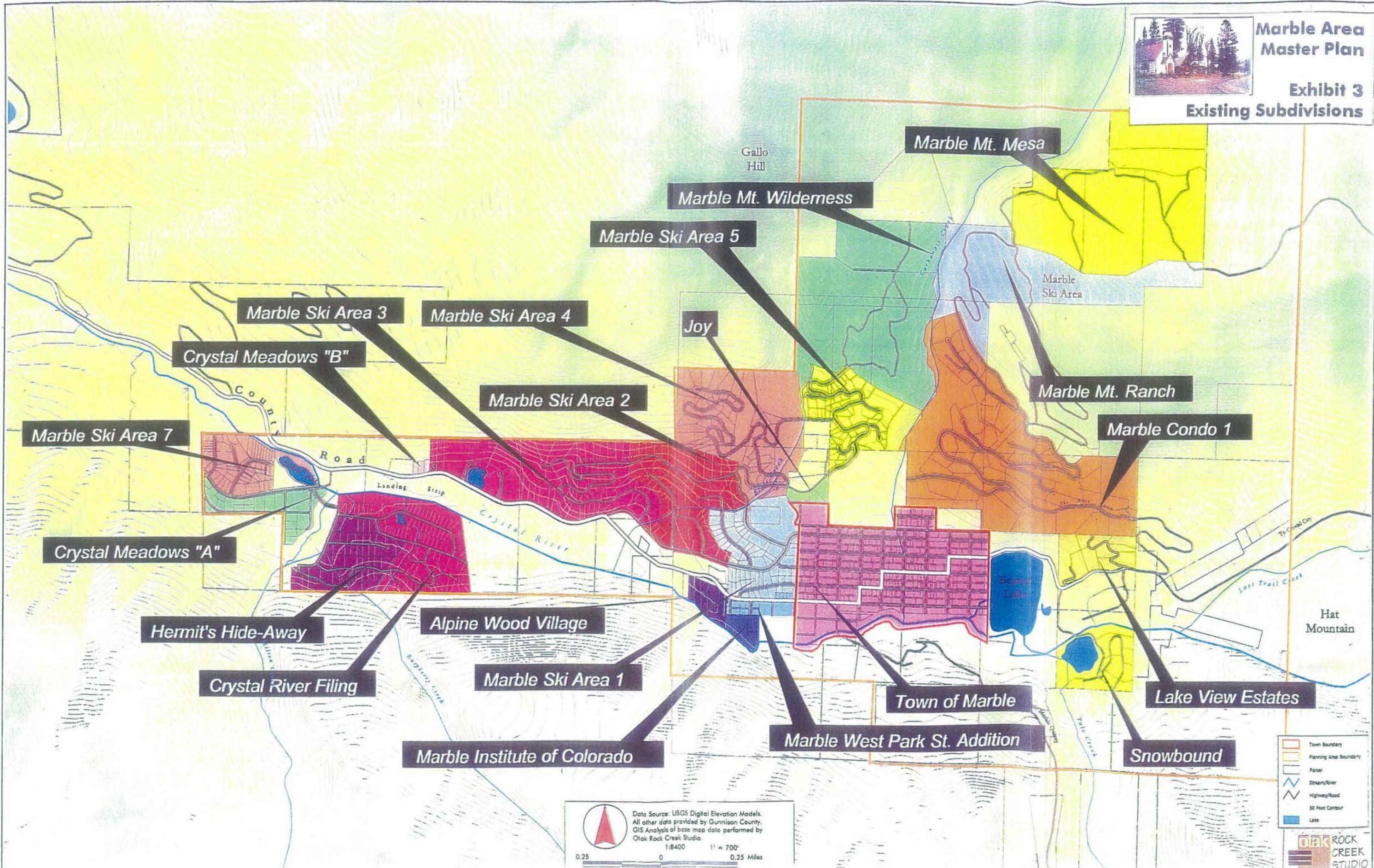
We can achieve a good understanding of the growth in Marble by looking at the number of developed lots. In 1990, the Town of Marble had 39 developed lots. Over the next seven years, 34 building permits were issued to build dwelling units in the town of Marble, bringing the number of developed lots to 73. That is an increase of 87% in an eight-year span, or an average of 8.24% per year. The 34 dwelling units added between 1990 and 1997 represent 41% of all growth for the Marble Planning Area. All additional dwelling units were built in the subdivisions outside of town. According to a land use inventory conducted by Otak Rock Creek Studio on 1/6/00, there were 109 developed lots. Table 2 and Figure 4 analyze the subdivided lot areas and vacant lot space available in the Marble area.

Table 2 - Lots and Dwelling Units by Subdivision in the Marble Planning Area				
Subdivision	Total # of Lots as of 1/1/98a	# Dwelling Units Built from 1990-1997	Total # Developed Lots as of 1/1/98	Total # Vacant Lots Remaining as of 1/1/98
Town of Marble	not available	34	73	not available
Alpine Woods Village	11	3	6	5
Chair Mountain	43	3	28	15
Ranch Filings				
Crystal Meadows	32	0	7	25
Crystal River	121	0	0	121
Hermit's Hideaway	44	4	15	29
Lake View Estates	10	3	4	6
Marble Ski Area	58	4	4	54c
Condominiums				
Marble Ski Area	408	32	37	371c
Filings				
Township 11S.,	n/a	0	13	n/a
Range 88 West				
Total	727	83	187b	626
Notes:				
a. The number of lots includes any re-filings or lot combinations that have been recorded since the subdivision was originally approved.				
b. 184 lots contain single-family dwellings while 3 lots are developed with lodges.				
c. Although this number of lots are vacant, the likely unit buildout will be much less, considering the County's individual sewage disposal system regulations and the constraints of mud flows, landslides and unstable slopes in the Marble area.				



Marble Area Master Plan

Exhibit 3 Existing Subdivisions

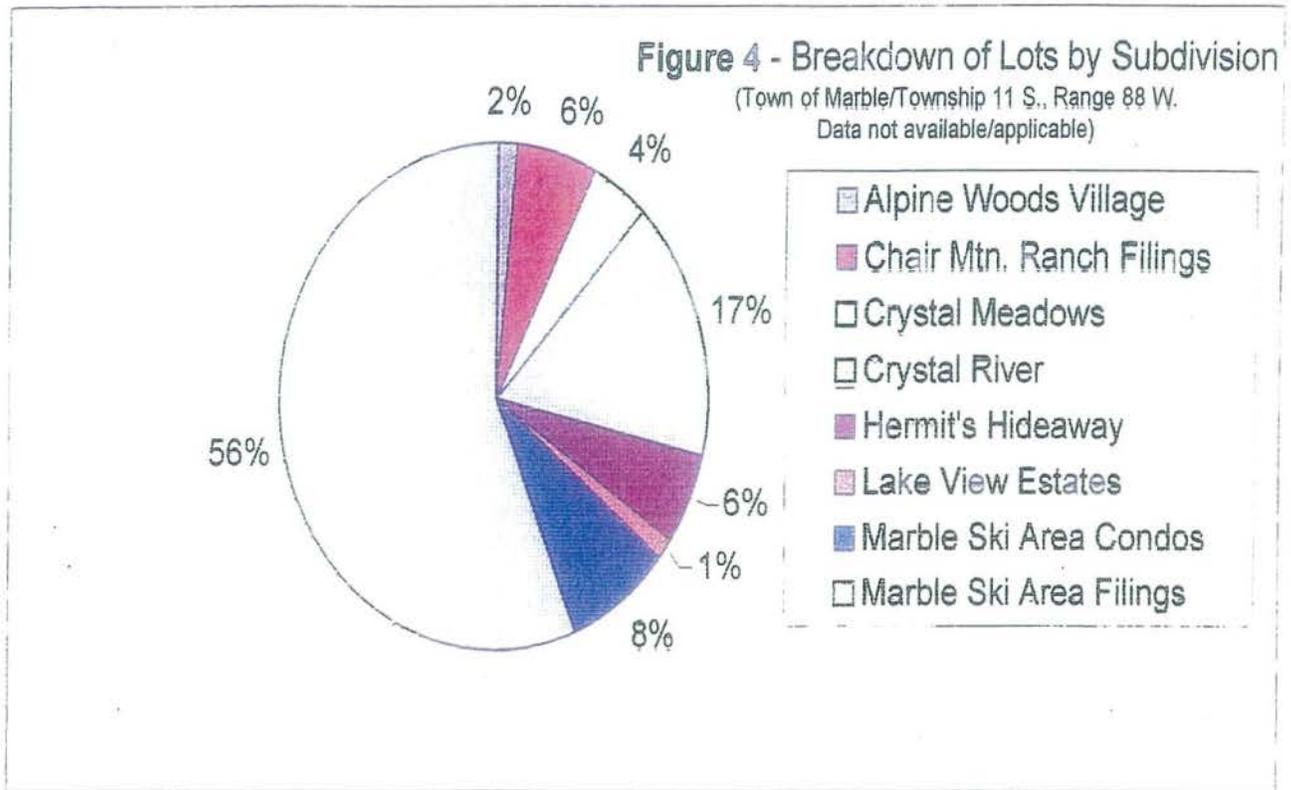


Data Source: USGS Digital Elevation Models.
 All other data provided by Gunnison County.
 GIS Analysis of base map data performed by
 Otak Rock Creek Studio.
 1:8400 1" = 700'
 0.25 0 0.25 Miles

Legend:

- Town Boundary
- Planning Area Boundary
- Parcel
- Stream/River
- Highway/Road
- 50 Foot Contour
- Lake

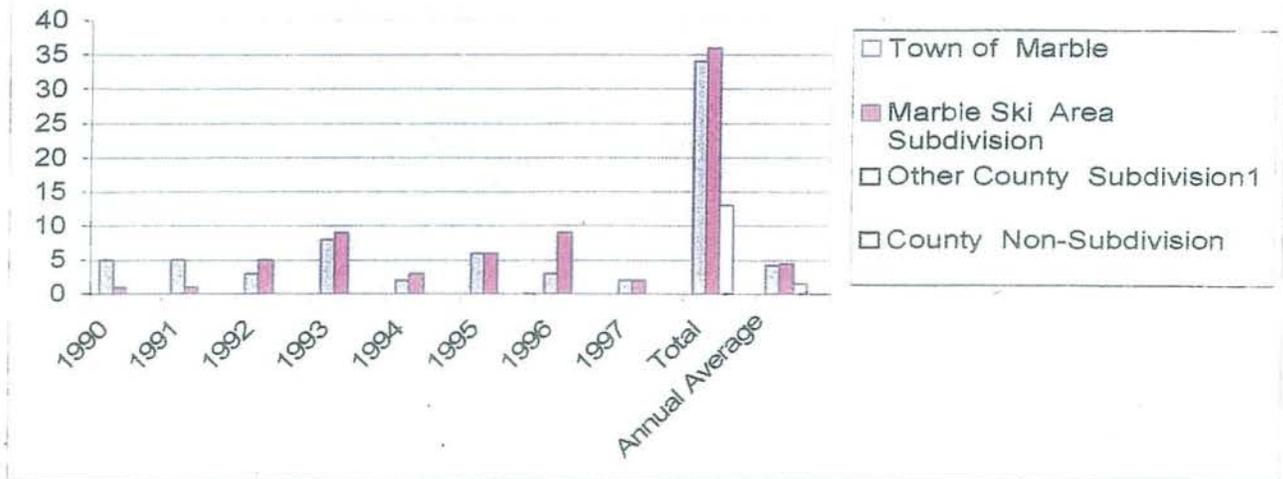
Otak ROCK CREEK STUDIO



PLANNING AREA

In 1990 there were 65 developed lots in the subdivisions outside of the Town Boundary. Between 1990 and 1997, 49 building permits for dwelling units were issued. The growth rate of developed lots for the eight year period is 75%, or an average of 7.5% per year. The 49 dwelling units added between 1990 - 1997 represent 59% of all growth for this period of time. Table 3 and Figure 5 represent these rates of growth throughout the 1990's. Exhibit 3 shows the subdivisions of the Marble Planning Area.

Figure 5 - Building Permits Issued for New Dwelling Units Marble Area, 1990-1997



The growth that occurred in Marble during the 1990's is awesome: an increase in development by 87% in town and 75% in the planning area for an eight-year span; 59% of all growth occurred in the subdivisions while 41% developed within the town limits. Is it possible for this rate of growth to continue in to the future? We must consider three different factors: how many of the existing platted subdivided lots are appropriate for development, which lots in town are appropriate for in-fill development, and what unsubdivided piece(s) of land can be utilized to accommodate growth?

Due to environmental constraints (geologic, flood plain, avalanche and slope), many of the subdivided lots are not suitable for development. The impacts of these constraints on land use in the Marble Area will be discussed in greater detail in the Environmental Constraints section. With few existing lots in the planning area capable of absorbing future growth, identifying appropriate growth areas that avoid significant environmental constraints is critical to avoid the property loss that has marked Marble's past.

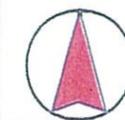
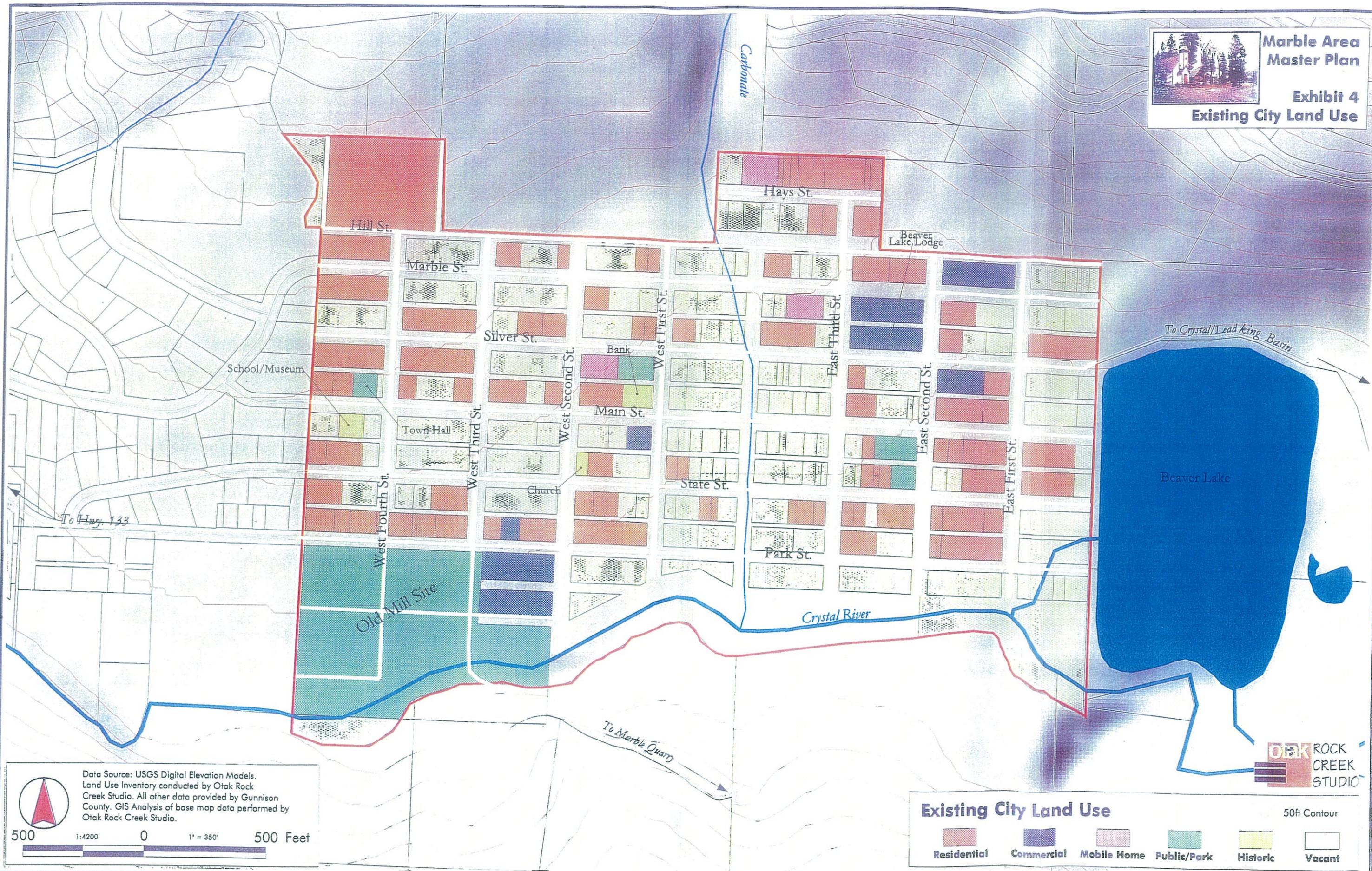
LAND USE PATTERNS

There are 256 parcels within the town limits, 147 (57%) of which are vacant. Portions of the planning area that contain large areas of vacant land include: the area along County Road 3, from the Genter Mine to the Marble Cemetery; lands along the Crystal River between the Crystal River Subdivision and Alpine Woods; lands in the vicinity of Lily Lake; and land leading up Yule Creek. These areas of vacant land represent a small number of acres relative to the size of the planning area, but a very large amount of the privately owned, undeveloped land in the Marble Area. Any development in these areas should be expected to have a profound impact on the character of the Marble area.



Marble Area Master Plan

Exhibit 4 Existing City Land Use



Data Source: USGS Digital Elevation Models. Land Use Inventory conducted by Otak Rock Creek Studio. All other data provided by Gunnison County. GIS Analysis of base map data performed by Otak Rock Creek Studio.



Existing City Land Use

					
Residential	Commercial	Mobile Home	Public/Park	Historic	Vacant

50ft Contour



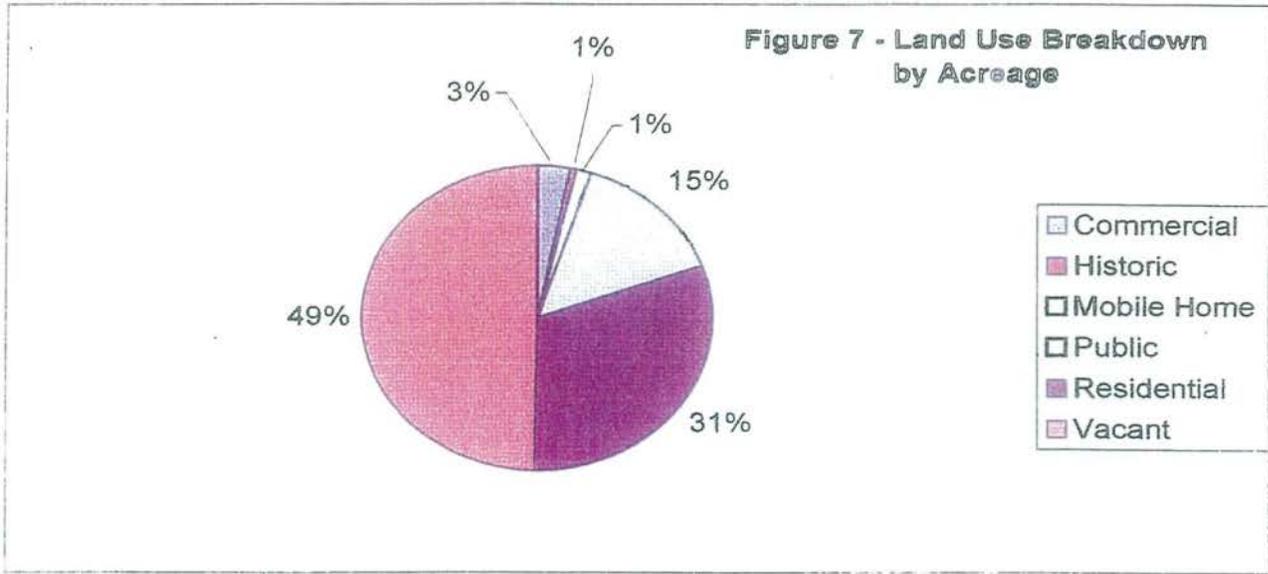
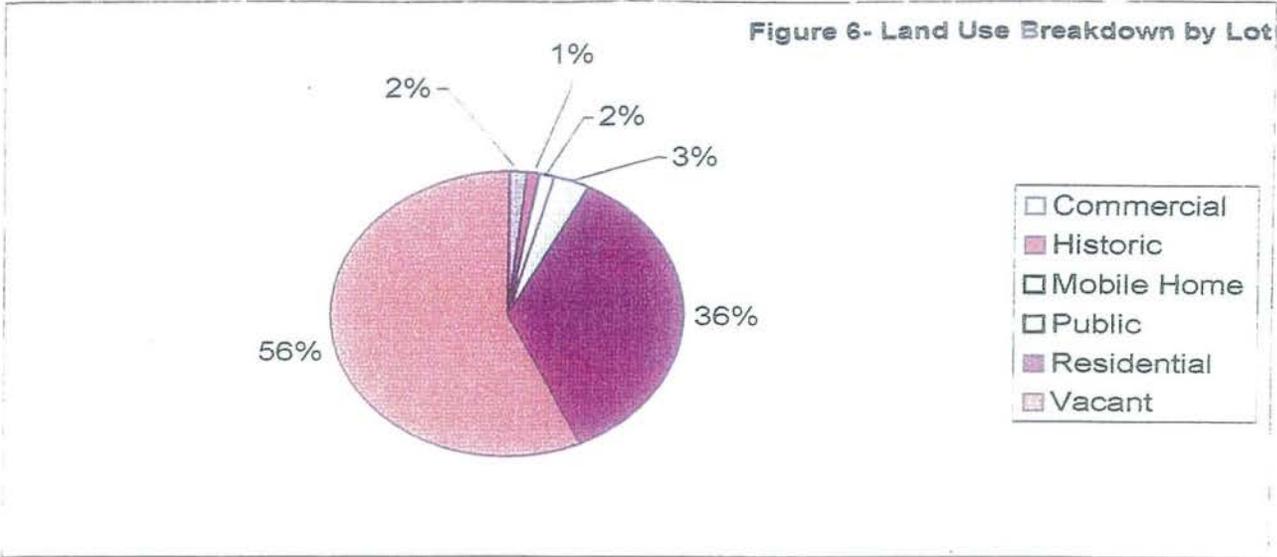
Between 1990 and 1997, 34 building permits were issued for dwelling units in the Town. This represents 41% of all growth for this period of time.

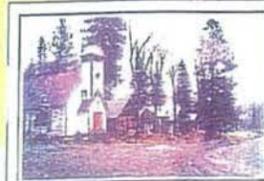
There are 727 subdivided lots in the planning area and 114 are developed, leaving 84% vacant. Between 1990 and 1997, the number of developed lots within the subdivisions of the Marble area grew from 65 to 114 lots. That is an increase of 75%.

Despite the extensive growth in the nineties, there is a large amount of vacant land. Which of these empty lots may be developed is dependent on constraints of slope and geology.

A majority of the parcels in the blocks on both sides of Carbonate Creek and the land adjacent to the Crystal River are vacant, reflecting the impact of the flood hazard associated with these drainages. The remaining vacant parcels reveal no pattern and are scattered throughout the town. There may be a connection between the abandoned rights of way and vacant lots, but it is impossible to say which condition begot the other. A majority of the land in the Marble Planning Area is used for single family residential purposes, and almost no land is used for commercial purposes. There are four (4) commercial lots in the Town: the General Store, the RV/camping site, the Beaver Lake Lodge, and the Piffer building. The breakdown of land uses by number of lots and total acreage is shown on Table 4, Figures 6 and 7, and Exhibit 4, Existing Land Use.

Table 4 - Parcels and Land Use			
Parcels in the Planning Area Subject to Site Specific Review by Colorado Geologic Survey:			
Private Parcels in the Planning Area		1150	
Private Parcels Affected by Slope		757	
Private Parcels Affected by Geologic Hazards		383	
Private Parcels Affected by Slope & Geologic Hazards		228	
Land Use in the Town Boundary:			
	Acres		Lots
Commercial	3.1	Commercial	4
Historic	0.54	Historic	3
Mobile Home	1.2	Mobile Home	4
Public	14.16	Public	8
Residential	29.72	Residential	91
Vacant	48.4	Vacant	146
Total	97.1	Total	256

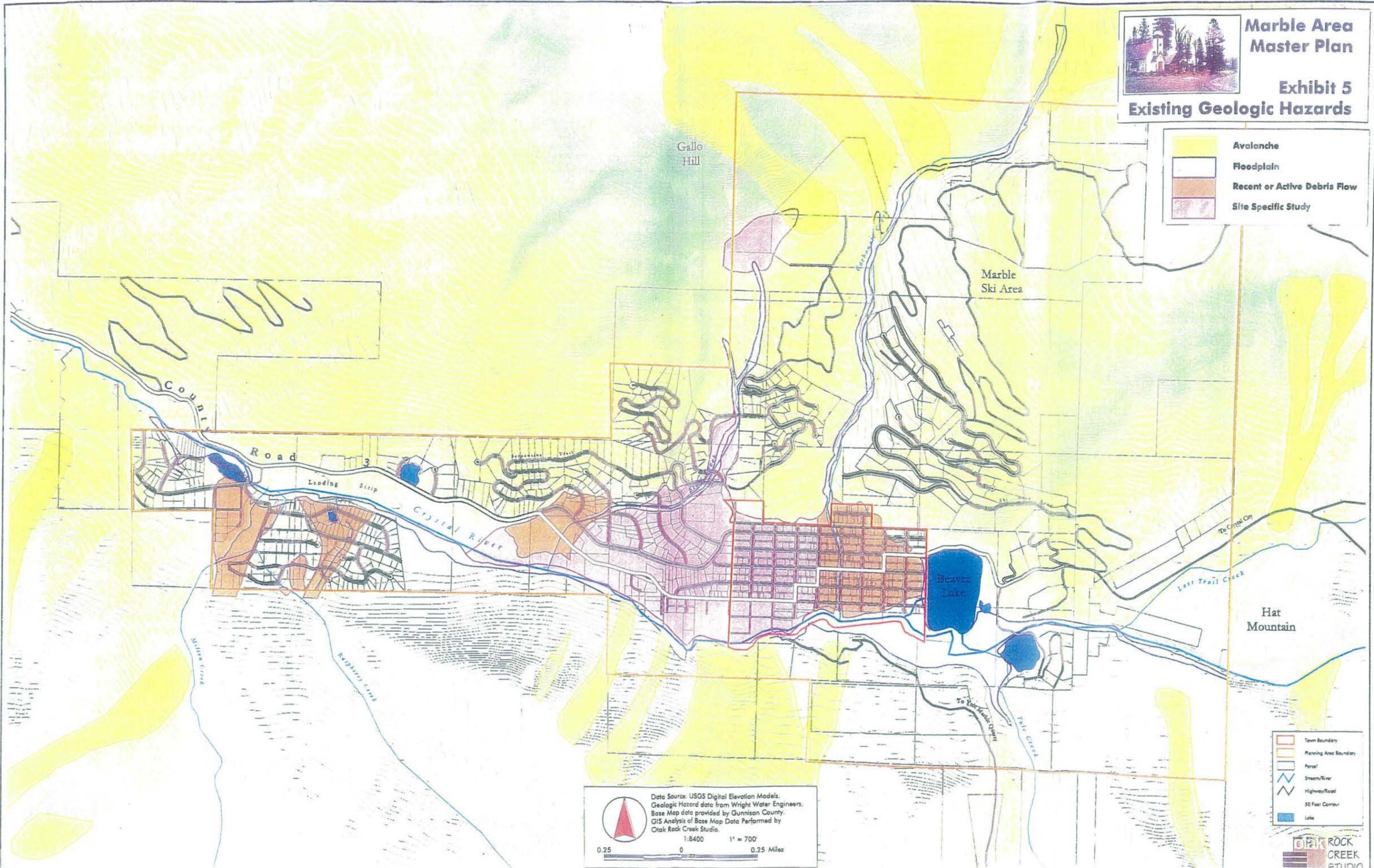




Marble Area Master Plan

Exhibit 5 Existing Geologic Hazards

	Avalanche
	Floodplain
	Recent or Active Debris Flow
	Site Specific Study



Data Source: USGS Digital Elevation Models.
 Geologic Hazard data from Wright Water Engineers.
 Base Map data provided by Gunnison County.
 GIS Analysis of Base Map Data Performed by
 Otak Rock Creek Studio.

1:8400 1" = 700'

0.25 0 0.25 Miles

	Town Boundary
	Planning Area Boundary
	Parcel
	Stream/River
	Highway/Road
	50 Foot Contour
	Lake



HISTORIC PRESERVATION

There are several historically significant structures in Town, but no comprehensive historic survey has been conducted consistent with State and national historic preservation methodologies. The three most prominent historic buildings in town are the bank, the church, and the school/museum. The school/museum is the most utilized building. The Marble Charter School holds classes there and a portion of the building is reserved for a historic museum. There are several residences which sit on historic foundations. The Town has taken steps in the recent past to embrace its historic resources, namely the renovation of the bank and the schoolhouse. These steps should be encouraged in the future, including continued pursuit of local, state and federal grants to assist in renovations. Historic parcels are shown on Exhibit 4.

PARKS AND RECREATION

There are three parks in Town that are open to the public. Thompson Park, on the corner of East Second and Main, is on privately owned land leased to the Town. It has a softball diamond and some horse-shoe pits. The town owns approximately 40 acres around and including the old Marble Mill Site Park. Part of the area north of the Mill Site is partially developed with recreational facilities for community members which include a basketball court and picnic tables. This area presents many opportunities for improvement which would benefit both citizens and tourists. Priority should be given to improving safety by moving loose blocks of marble capable of falling and by filling in dangerous holes and clearing brush. Smith Park was purchased by the Town of Marble through a Go!Colorado grant. This park, located three platted lots east of the school, is designated to remain in its natural state and provides a space for schoolkids to observe monarch butterflies and native vegetation. Park sites are shown on Exhibit 4. Community members have offered to add signs to direct tourists to parking, restroom and picnic facilities. The recreational facilities could also be improved; additional tables, picnic facilities, an amphitheater, an ice hockey rink and renovation of the old jail building for a visitor center are possibilities.

Citizens have expressed interest in developing an interpretive plan for the Mill Site that informs the visitor about the historic marble operations and includes historical pictures. The interpretive displays shall be informative and non-intrusive.. The community does not want to host more visitors by promoting, exploiting or otherwise marketing the Mill Site as an attraction. The historic site itself should be left in its existing state.

The Planning Area is almost completely surrounded by Forest Service land. The U.S. Forest Service is in the review and approval phase of a new management plan for the White River National Forest.. The plan will address issues such as bio-diversity (wildlife, timber harvesting and grazing), travel management (roads and trails), recreation management (ski areas and campgrounds - with no changes anticipated at Bogan Flats Campground), and special areas (such as designation of wild and scenic rivers, a designation for which the Crystal River is eligible). The final Forest Service Management Plan will be integrated in the Marble Area Plan where applicable.

TRANSPORTATION

The Town was originally laid out in a traditional gridded street pattern, which will assist in focusing development in a relatively tight urban fashion in the future. The roads within

the Town boundary are dirt and partially eroded. A few of the historic rights of way are either vacated or unmaintained. Issues pertaining to maintenance of roads within Town have been debated frequently over the years. There are many opportunities for road improvement.

The following is a list of opportunities for road improvements which were expressed by citizens during the planning process:

- A regular grading schedule needs to be established to maintain road quality. Specifically, roads affected by spring run-off should be re-graded.
- A dust treatment program for the entrance to and the route through town should be established with the County Manager.
- Site blocking vegetation and snow banks at intersections and blind curves need to be cleared.
- Identify heavily traveled roads and institute necessary improvements.
- Explore the possibility of paving the entrance route to town. The estimated cost of paving is \$100,000.
- Identify roads in need of improved drainage; install ditches and culverts.
- Improve the snow plowing plan so roads are ready to travel by 4:30am, allowing commuters and workers to get to work on time.

During the planning process citizens expressed interest in utilizing the unmaintained rights of ways to use for off-street pedestrian travel. The right of ways represent areas which are under-used and could be enhanced as open space or public parks.

ENVIRONMENTAL CONSTRAINTS

Nothing has influenced the past in Marble like the physical environment. It was the recurring dilemma of Marble's remote location which contributed to the struggles of the marble industry: frequent avalanches destroyed portions of town and the mill, closed the road and the railroad tracks; numerous mud slides and floods also destroyed parts of town and frustrated development attempts. So, it is appropriate that environmental constraints continue to influence Marble and will do so in the future.

Wright Water Engineers collected data and produced a report and a series of GIS maps in 1996 titled, Geological and Hydrologic Factors Governing Impacts of Development of The Crystal River Near Marble, CO, Gunnison County. This document assists in understanding and defining how the Marble Area should grow.

The purpose of the Wright Water Engineers study was "to establish a topographic, geotechnical/water quality database that can be used to aid the County in creating appropriate land use and environmental policies and regulations for development, and including

the reasonable use of individual sewage disposal systems." The primary conclusions of the study are as follows:

Geologic

1. The geologic constraints of mud flows, landslides and unstable slopes will prevent or seriously constrain construction on many of the platted lots and other tracts in the Marble area.
2. While landowners may consider the apparent channel of the Slate Creek and Carbondate Creek mud flows as permanent features, the history of these and other fans indicates that these channels will migrate across the entire fan surface over time, making the entire surface area a geologic hazard to be avoided.
3. Applicants proposing development on lands within the designated areas of slope instability floodplain areas, avalanche hazard areas and other geologic hazard areas, as depicted on the maps accompanying the study, should be required to conduct a site specific study that would be reviewed by the Colorado Geologic Survey prior to obtaining a building permit.
4. Considering the soils and geologic conditions, significant portions of the study area are infeasible for septic and leach field construction. Moreover, geotechnical constraints due to landslides make placement of utility pipelines impractical, due to potential settlement and fracturing.

Hydrologic

1. The groundwater resources of the Marble Ski Area are limited and may not support the development of the subject filings. On the other hand, the alluvial aquifer of the Crystal River is prolific, good quality water supply.
2. There is significant potential for contamination of the limited water resources under the Marble Ski Area filings from ISDS, necessitating proper regulations to protect these limited resources.
3. The surface waters of the Crystal River are of near pristine quality. Although ISDS at the Marble Ski Area are not expected to adversely impact surface water quality, the installation of a large number of such systems would adversely affect the groundwater quality of the Crystal River aquifer.
4. Given these geologic and hydrologic conditions, the study recommended that a minimum parcel size of one (1) acre for leach fields and the strict application of Gunnison County's ISDS regulations in the area.

These conclusions have profound impacts for the Marble Area Master Plan; these are summarized as follows:

1. The Geologic Hazards Maps should be used as a primary determinant of the location of proposed development in the Marble Area. This means that when a future land use map is prepared, areas subject to severe geologic constraints should be designated for very low

residential development, while denser development should be directed to areas that are free of such hazards. The map should also make it clear that any development within geologic hazard areas will only be permitted after a site specific study of the hazards is conducted and appropriate hazard avoidance and mitigation measures are approved.

2. The type, density and amount of development that will occur in the Marble Area will be dictated by the constraints of sewage disposal. Since it will be impractical to install community sewage disposal systems in large portions of the planning area, density in the area will remain relatively low and uses that are heavily dependent on water use may not be feasible in all locations. Geotechnical Hazards and Slope Hazards are shown on Exhibits 5 and 6. Exhibit 7 is a composite map which identifies areas where Geo-Hazards and Slope Hazards overlap.

Wildlife Constraints

When attempting to analyze the data or graphic depictions regarding wildlife habitat, according to the Colorado Department of Wildlife, it is important to remember, "The activity areas portrayed here are graphic representations of phenomena that are difficult to reduce to two dimensions. Animal distribution is fluid, animal populations are dynamic, and either may vary considerably from what is shown (on a map)."

According to the WRIS (Wildlife Resource Information System) data obtained by Otak Rock Creek Studio from the Colorado Department of Wildlife, bighorn sheep and mountain goat are the only species with critical habitat in the vicinity of the Marble Planning Area. Exhibit 8 shows this habitat and its proximity to existing platted lots. The map reveals that virtually none of the subdivisions overlap with wildlife habitat, but they do border habitat areas. Wildlife should be considered a significant factor when deciding which portions of land may subdivide in the future.

EXISTING LAND USE CODE

Marble citizens are not satisfied with the existing Subdivision and Zoning Code which governs land use in their town. The Marble Zoning Code does not support the kind of development the participants in the planning process have expressed they want to see. The existing code does not give the community the necessary ability to control undesirable development.

For example, the height restriction for buildings in the Business District is too high to be reached by the available fire protection and would also put any adjacent buildings in shade for much of the time. Another incongruent provision exists in the subdivision regulations: new subdivisions are required to install sanitary sewers, water lines, storm sewers, sidewalks, street paving and fire hydrants. This degree of improvement makes sense for subdivisions in typical suburban locations, but they are far beyond what is desired or considered necessary in the Marble Area. When considering the recent amendment to ISDS regulations requiring a lot size greater than .9 acres, elements of the code are obsolete and need updating.

Finally, certain zone districts have never been applied for and are inappropriate for Marble. The Industrial Zone allows a dry cleaning plant, printing plant, trucking terminal,



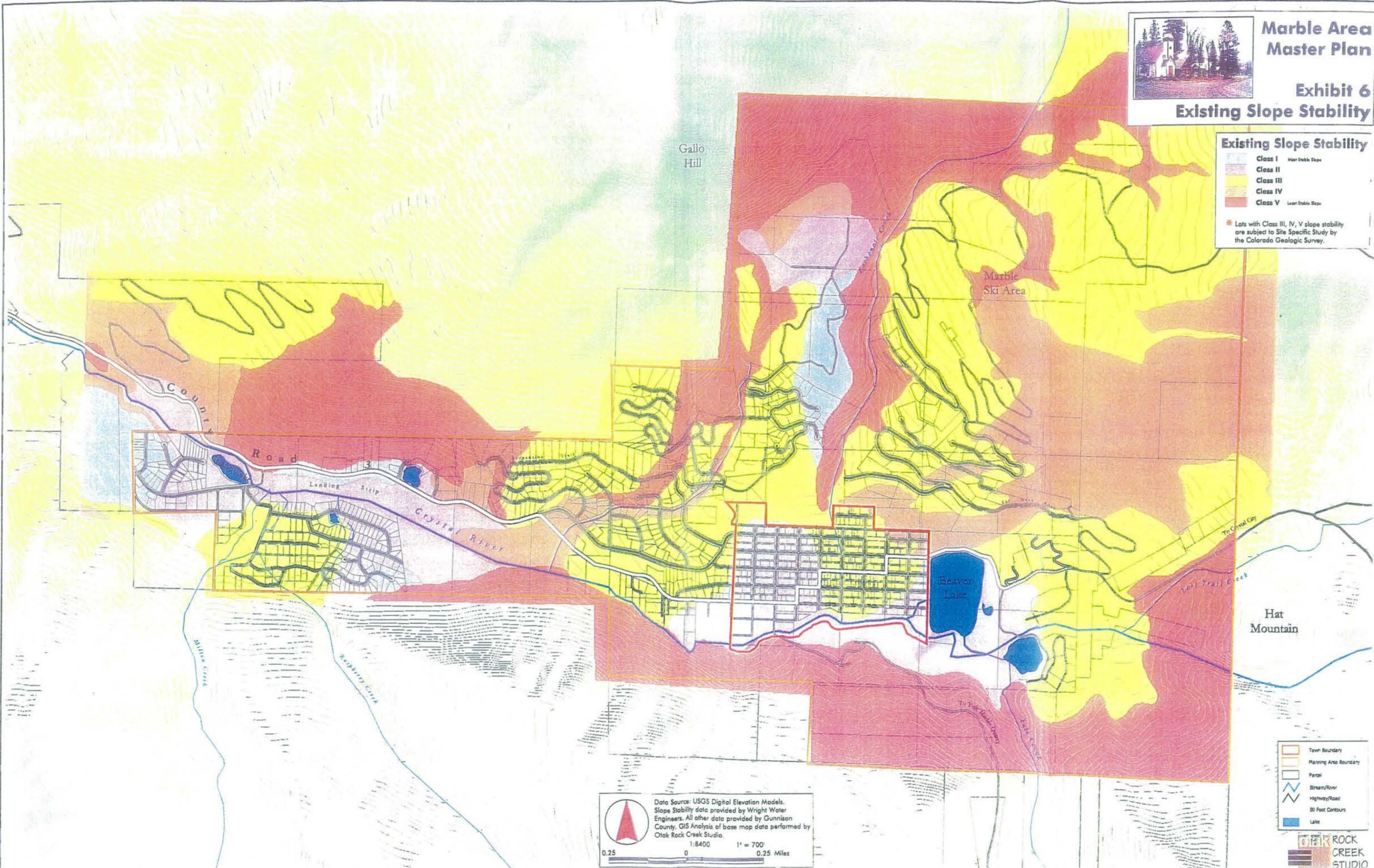
Marble Area Master Plan

Exhibit 6 Existing Slope Stability

Existing Slope Stability

- Class I Most Stable Slope
- Class II
- Class III
- Class IV
- Class V Least Stable Slope

* Lots with Class III, IV, V slope stability are subject to Site Specific Study by the Colorado Geologic Survey.



Data Source: USGS Digital Elevation Models. Slope Stability data provided by Wright Water Engineers. All other data provided by Gunnison County. GIS Analysis of base map data performed by Otak Rock Creek Studio.

1" = 700'

0.25 0 0.25 Miles

- Town Boundary
- Planning Area Boundary
- Parcel
- Stream/River
- Highway/Road
- 50 Foot Contours
- Lake

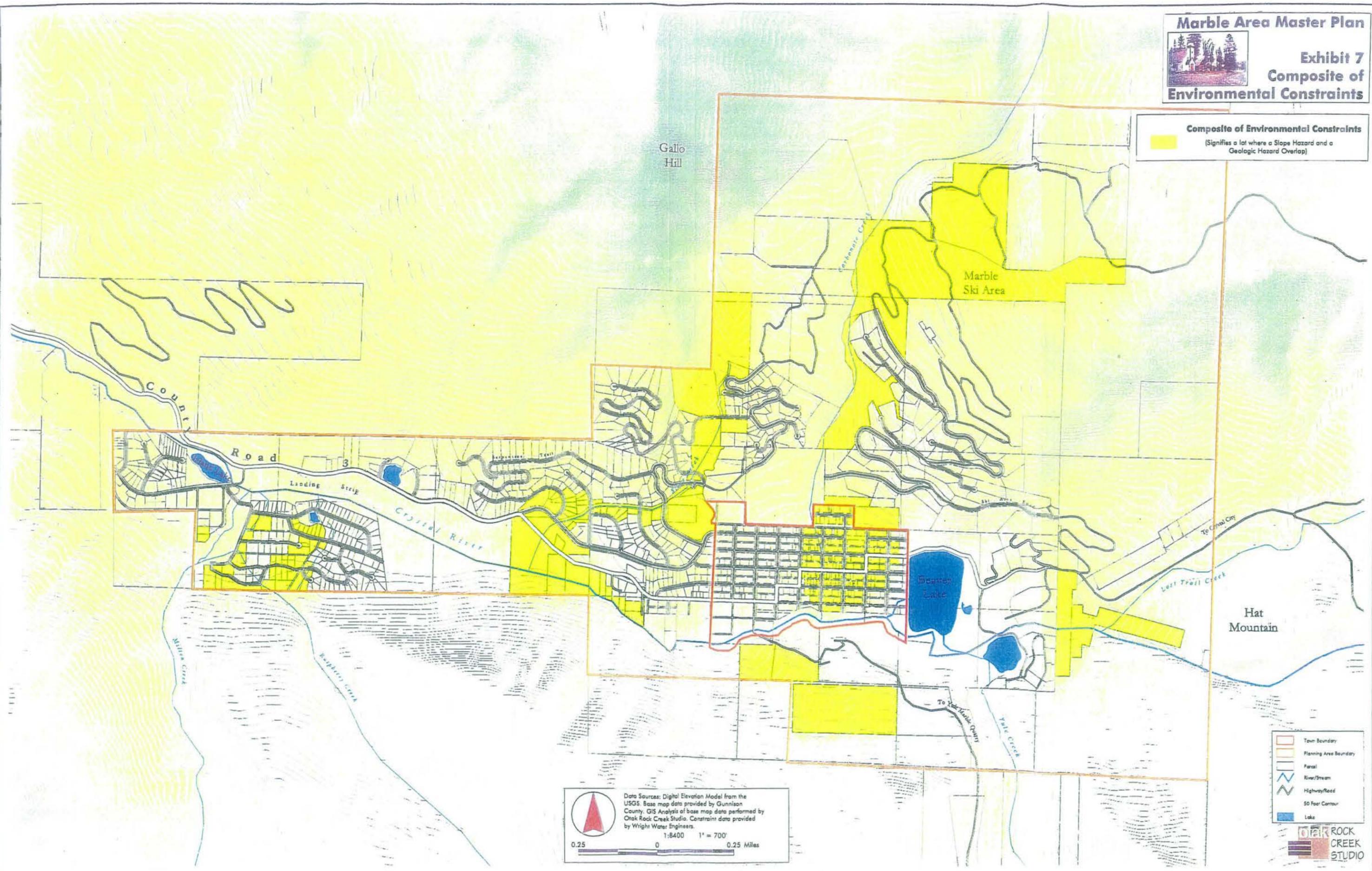


Marble Area Master Plan

Exhibit 7
Composite of Environmental Constraints



Composite of Environmental Constraints
(Signifies a lot where a Slope Hazard and a Geologic Hazard Overlap)



Data Sources: Digital Elevation Model from the USGS. Base map data provided by Gunnison County. GIS Analysis of base map data performed by Orak Rock Creek Studio. Constraint data provided by Wright Water Engineers.

1:8400 1" = 700'

0.25 0 0.25 Miles

	Town Boundary
	Planning Area Boundary
	Parcel
	River/Stream
	Highway/Road
	50 Foot Contour
	Lake

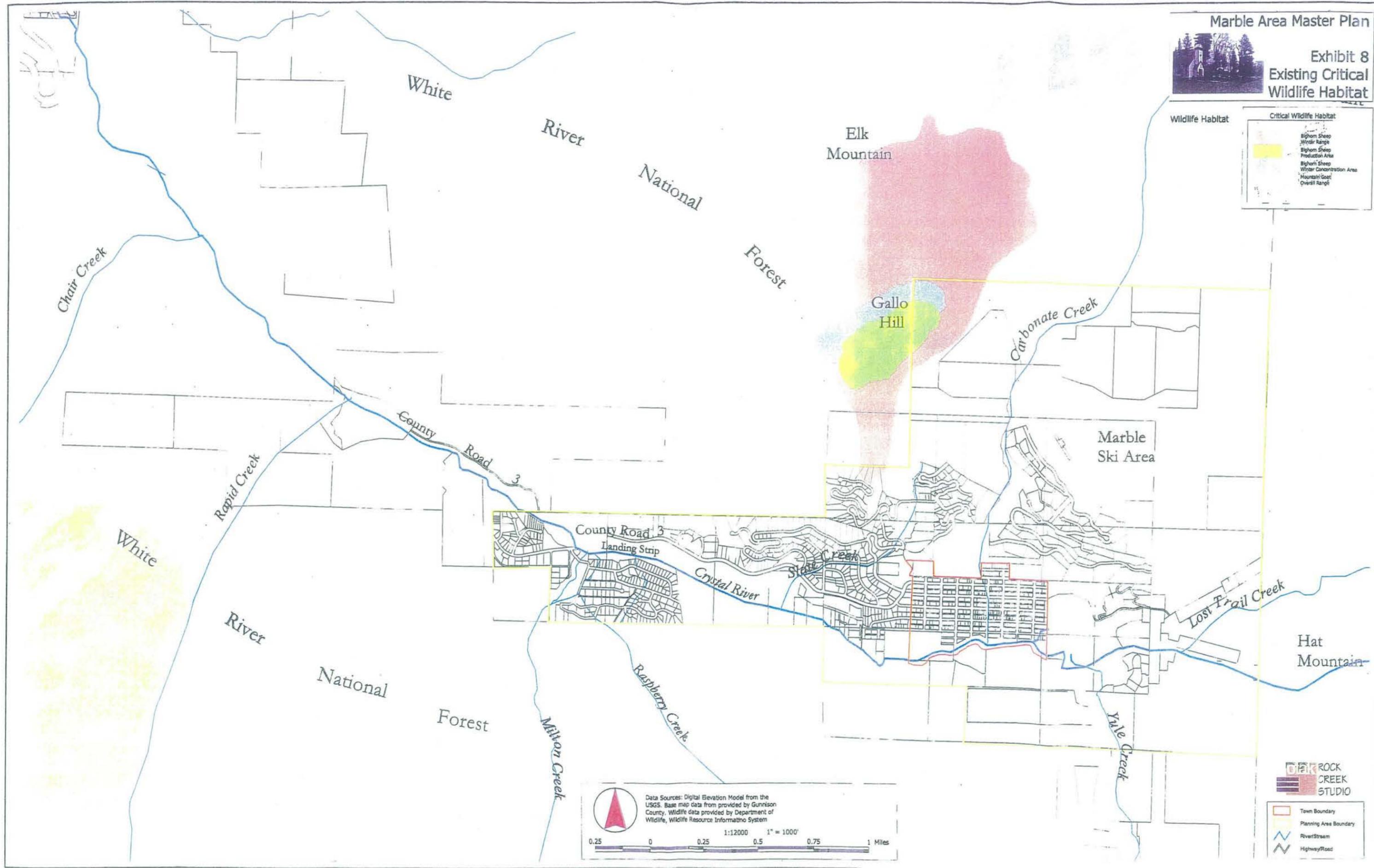
ORAK ROCK CREEK STUDIO



Wildlife Habitat

Critical Wildlife Habitat

- Bighorn Sheep Winter Range
- Bighorn Sheep Production Area
- Bighorn Sheep Winter Concentration Area
- Mountain Goat Overall Range



Data Sources: Digital Elevation Model from the USGS. Base map data from provided by Gunnison County. Wildlife data provided by Department of Wildlife, Wildlife Resource Information System

1:12000 1" = 1000'

0.25 0 0.25 0.5 0.75 1 Miles

DEK ROCK CREEK STUDIO

- Town Boundary
- Planning Area Boundary
- River/Stream
- Highway/Road

and similar uses presenting even greater damaging impacts to the environment . None of these uses are ever likely to ever be proposed and are unnecessary.

The Town recognizes that its regulations need revision. Any revised code adopted by the Town must recognize its staff limitations. A self-administering system would suit Marble best. Code changes must also reflect the future vision of Marble's citizens. Does Marble want a code which imposes "urban-like" standards for sidewalks and roads, or is it more important to maintain the rustic character Marble embodies? Any land use/zoning system must encompass these issues.

Following is a summary of the important questions and considerations raised in relation to land use:

Uses - What kind of land use should be allowed within Town? Should Marble be composed primarily of residential areas and a limited number of commercial sites, or should commercial uses be promoted along the town entrance? What is the appropriate mix between residential and tourist related services?

Density - How does Marble balance the density of development and environmental constraints?

Growth - Where are the appropriate areas for Marble to expand and what form should the growth take (suburban, rural, or grid)?

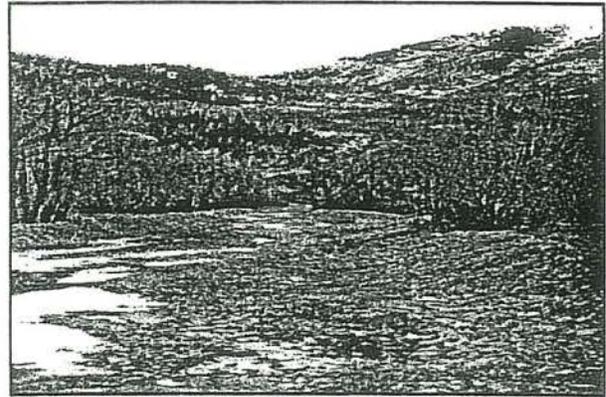
Character - What is the desired character of the Town? How can Marble balance the need for improved services with the desire to preserve its rustic feel?

Sensitive Lands - How does the Town protect fragile/valuable spaces?

Design - Is community review of building design still a desirable and productive practice? What additional design controls/historic preservation is appropriate?

The Gunnison County Land Use Resolution controls the development proposed in the unincorporated areas of Gunnison County. Members of the planning process have expressed that they prefer the Gunnison County approach to the Marble code because the uses allowed are more consistent with a rural mountain area. For example, proposed development is reviewed for the impact it creates on the surrounding area and is required to mitigate for its impacts. Additionally, geologic hazards and wildlife impacts are specifically addressed. The use of a local and regional county planning commission may be appropriate.

ISSUES, GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES



This section of the Master Plan represents the culmination of the entire process into a clear policy direction for the Town of Marble. It includes a refinement of the early work associated with mission statement development, issue identification, and a series of goals, objectives and implementation measures to accomplish the policies set forth throughout the Master Planning Process.

GUIDING PRINCIPLES

The Master Plan process began back in 1996 with a series of five (5) community meetings that assisted the community in defining a vision for the future of Marble. A fundamental step in the process was the development a set of guiding principles, which are summarized below:

MARBLE SHOULD BE A PLACE WHERE:

- ⇒ *People care about and support each other;*
- ⇒ *Individuality is valued, accepted and nurtured;*
- ⇒ *Families grow and thrive;*
- ⇒ *Quiet places are retained and appreciated;*
- ⇒ *Kids are cared for by the entire community;*
- ⇒ *Kids are safe and can play in the natural environment;*
- ⇒ *The sense of history is protected;*
- ⇒ *People are committed to each other, and have a permanent commitment to the community;*
- ⇒ *We can be free to pursue our own lifestyle, where there can be a diversity of choices and where we can be independent.*

MISSION STATEMENT

An overall Community Mission Statement based on the aforementioned phrases, is summarized below:

“The Town of Marble will endeavor to keep the Town a Community where the citizens are free to pursue their own lifestyle, where there can be a diversity of choices, where citizens can remain independent and respect the natural environment. Marble must be a place where neighbors are tolerant and respectful of other’s choices and where there is a minimum of governmental interference.”

IDENTIFICATION OF ISSUES

Prior work also developed a concise identification of major issues. These issues were in part based on technical work associated with the collection of background data and were gleaned from the public meeting held in 1996. These issues are summarized below, and are addressed within the Goals and Objectives :

Issue #1 - The Town’s Regulations Should Reflect the Unique Aspects of Marble

Based on a review of the Town’s current code, certain provisions are completely out of context for the Town of Marble. For example, the height limit in the B-Business Zone district is 50 feet, which is completely out of character for a small town in an alpine setting.

An additional provision of the existing zone district text deals with allowable uses within the I-Industrial Zone District. Uses currently contained within the Code are far beyond uses that would, or should occur in Marble. Specific issues that should be addressed by future code re-writes include the following:

Uses: It appears appropriate that the Town should adopt zone districts that are based on encouraging a range of uses, as opposed to a more urban land use pattern which creates strong boundaries between residential and commercial land uses. A more “mixed use” approach appears to fit the landscape of Marble in a more consistent fashion than traditional zoning approaches.

Density: Recent studies regarding water quality and geotechnical issues have indicated that large areas in and around Marble are not likely to develop at the densities previously approved in association with subdivision approvals. This reality may suggest that densities should be increased in the Town core to channel future development in areas with the least environmental constraints.

Character: The future character of Marble will in part be driven by the Master Plan and any future policies approved by the Planning Commission and Board of Trustees. Past work associated with the Master Plan process has indicated that the residents of Marble desire to maintain the rustic feel of Town to the maximum extent possible. This desire would imply that future policies must be tailored to retain the “messy vitality” that the residents find desirable.

Sensitive Lands: The desire to avoid development impacts on sensitive lands (wildlife habitat, wetlands/riparian areas, geologic hazards, avalanche chutes) has been a theme that emerged early in the Master Plan process. These areas must be clearly indicated in the future land use map and subsequent code amendments.

Issue #2 - Significant Growth Potential Outside of the Existing Town Boundaries

As presented in the Baseline Data section of this Plan, there are more than 600 vacant lots that have been subdivided in the Marble area. It is important to note that this does not mean that all these lots will be developed, since many of these lots contain less than one (1) acre minimum required to obtain an ISDS permit, while others are located in areas that have insurmountable geologic constraints. However, it is also apparent that recent growth pressures make it likely that lots with minimum environmental constraints will be developed in the future. This reality will have two significant impacts:

1. As noted in the 1996 Wright Water Engineers study, the proliferation of a large number of additional ISDS systems will have adverse impacts on the limited water resources under the Marble Ski Area and on the groundwater quality of the Crystal River aquifer.
2. Continued development on the north side of the valley will have significant impacts on the critical wildlife habitat in the area, due to the direct impacts of additional human activity, coupled with the indirect impacts associated with development, such as dogs and the increase in motorized recreational uses during critical seasons of the year.

Although it may not be possible to avoid all of the negative impacts associated with previously subdivided lots, this planning process provides the opportunity to avoid exacerbating these problems when future subdivisions are considered. In the meetings that have been held to discuss the Master Plan, there has been virtually universal agreement that environmental protection and preservation of the physical beauty of the upper Crystal River drainage are vital to the community. As future policies are developed, it will be important to ensure that environmental limitations are a key factor used to designate those portions of the planning area that are most appropriate and least appropriate for future development, and that these constraints influence the relative densities and uses that are developed consistent with the Master Plan.

Issue #3 - Year-Round Services in the Marble Area

An issue that came up repeatedly during the public meetings is the desire of some residents to see more services be available year-round. This desire has been expressed with regard to both public and private services.

Private Services

The most frequently mentioned was a small local store that would sell gasoline and other products residents need on a daily basis. Many feel that the population of the area is too

small to support such a business, particularly since so many residents commute out of the area during the work week, passing through Redstone and Carbondale where such goods are available at more competitive prices than a business in Marble would likely be able to offer.

Most feel that the Town should at least allow such a business to be established if market forces indicate a need, and a property owner wanted to operate it. While this would certainly seem appropriate as a minimum approach, a more aggressive approach would be for those interested in the service to join together into a cooperative that would operate the business and share the economic risk among a larger group.

An additional issue mentioned in the public meetings was the notion that Marble is doing very little to capture the tourist dollars that are passing through the area. There is currently very little commercial activity available to those who visit the valley. While few in Marble want the community to transition into a major tourist community, some would like to encourage more small business activity and low-impact tourism.

Public Services

With respect to public services, some have expressed the desire to create a community building with a library and a meeting room. The recent rehabilitation of the school building has provided a superb example of what can be done to create an attractive, useful public building. As part of the implementation of the Master Plan the Town should seek additional opportunities to accomplish a similar project that would instill a sense of civic pride and provide multi-use opportunities.

GOALS, OBJECTIVES AND IMPLEMENTATION MEASURES

The following section addresses goals, objectives and implementation measures to bring the Master Plan process to fruition. Each section includes a broad goal statement. A "goal" is a statement of values desired by residents of Marble. Since it is expressed as an ideal, it is difficult to obtain. For example, a goal might be "to provide adequate housing for all residents." This wording is sufficiently broad to encompass all subcategories although it does not provide for the methods to accomplish the goal. Therefore, all goals provide the basis for subsequent objectives and implementation measures. The order in which goals are stated does not suggest any rank or priority.

An "objective" is a realistic and achievable statement of intention. It sets out what is proposed to be accomplished and relates to a particular issue within the goal statement. An objective of the previously stated housing goal might be "to provide the means to encourage housing that is more responsive to the needs of residents." These statements indicate second order steps needed to carry out the housing goal without going as far as to specify the actions to be taken.

An "implementation measure" is a precise statement of an action or guideline to be followed in carrying out the goal or objective. For example, the policy of eliminating practices that restrict housing production might be fulfilled by "providing a greater range of zoning districts and lot sizes affordable by families of all income levels."

I. FUTURE LAND USE

GOAL:

MANAGE FUTURE LAND USE IN A WAY WHICH RESPECTS MARBLE'S UNIQUE PHYSICAL SETTING, GEOLOGIC LIMITATIONS AND INFLUENTIAL PAST IN ORDER TO PRESERVE COMMUNITY CHARACTER.

Objective 1:

The Town of Marble should establish a cooperative review process with Gunnison County for those areas outside the Town Boundary. (Exhibit 9: Proposed Future Land Use Map).

Implementation Measure:

Establish an Intergovernmental Agreement (IGA) with Gunnison County for all lands within the statutory Three Mile Boundary which integrates the desires of the Town for future development proposals. The IGA should ensure that the Town will have an opportunity to comment on all land uses proposed within the Marble Planning Area, as well as all projects located within three miles of the existing Town Boundary.

Objective 2:

Manage future growth in Town and the Unincorporated Area.

Implementation Measure:

Define Specific Categories of Future Growth Areas within the Town and the Unincorporated Area created to balance a mix of Residential, Commercial, and Community uses. Include mechanism in the Zoning Code that will allow rezonings based on changes over time.

Objective 3:

Preserve and protect the character created by Marble's important history.

Implementation Measure:

Conduct a Historic Inventory of the buildings in Town assessing date of construction, architectural significance, and historical use in order to create an understanding of the importance of these structures. Continue to pursue grant opportunities for the renovation of important historical resources.

Objective 4:

Acquire and improve open space in Town and the Unincorporated area.

Implementation Measures:

- ◆ Define potential park locations within Town and encourage future development to integrate these sites into future development proposals.
- ◆ Develop a long-term effort to improve the Mill Site into a Town Park, including

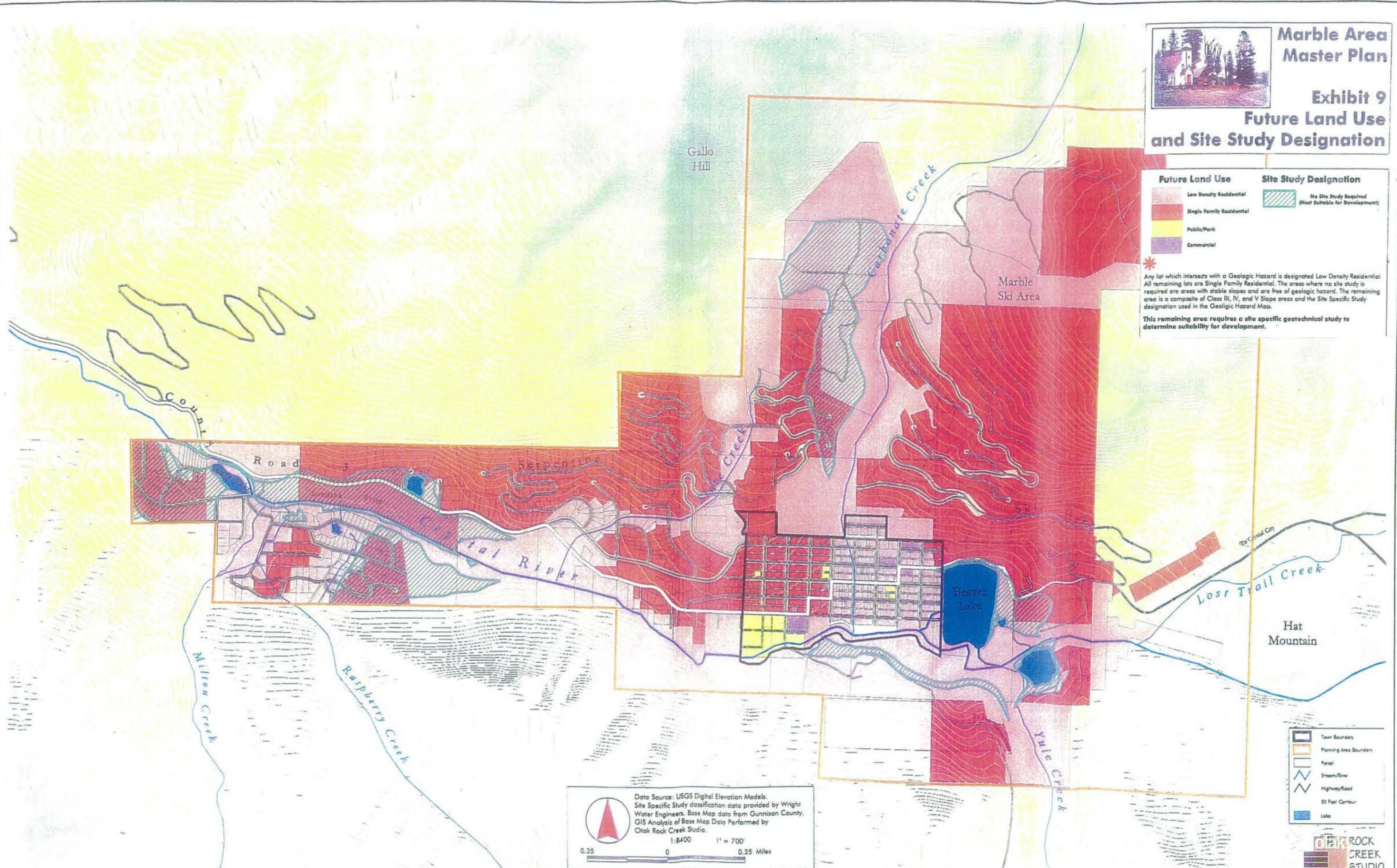


Marble Area Master Plan

Exhibit 9 Future Land Use and Site Study Designation

Future Land Use	Site Study Designation
Low Density Residential	No Site Study Required (Most Suitable for Development)
Single Family Residential	
Public/Port	
Commercial	

* Any lot which intersects with a Geologic Hazard is designated Low Density Residential. All remaining lots are Single Family Residential. The areas where no site study is required are areas with stable slopes and are free of geologic hazard. The remaining area is a composite of Class III, IV, and V Slope areas and the Site Specific Study designation used in the Geologic Hazard Map. This remaining area requires a site specific geotechnical study to determine suitability for development.



Data Source: USGS Digital Elevation Models.
 Site Specific Study classification data provided by Wright
 Water Engineers. Base Map data from Gunnison County.
 GIS Analysis of Base Map Data Performed by
 Otak Rock Creek Studio.

1:8400 1" = 700'

0.25 0 0.25 Miles

- Town Boundary
- Planning Area Boundary
- Parcel
- Stream/Creek
- Highway/Road
- 50 Foot Contour
- Lake



maintenance, recreational opportunities, interpretive plans, and public facilities (restrooms, picnic areas, etc.).

◆ Evaluate Gunnison County Assessor's Records to identify parcels in and around the Town that may have been acquired by the County. Consider acquiring for parks and open space buffers.

◆ Consider using unmaintained public right-of-ways as trail connections from the north side of Town to the Crystal River as well as east-west offroad pedestrian corridors.

II. ENVIRONMENT

GOAL:

THE TOWN SHALL ENSURE THAT FUTURE DEVELOPMENT IS SENSITIVE TO THE UNIQUE LANDSCAPE AND PHYSICAL FEATURES THAT DEFINE MARBLE AND THE CRYSTAL RIVER DRAINAGE, AND PROMOTE AN ENVIRONMENTAL ETHIC CONSISTENT WITH THE TOWN'S MISSION STATEMENT.

Objectives 1-3:

◆ Identify land in the Marble Master Plan Area which satisfies Gunnison County's Individual Sewage Disposal System Regulations.

◆ Identify areas of geologic, avalanche, and flood hazards to influence the adoption of standards and procedures for development in those areas.

◆ Identify wetlands, wildlife habitat/migration corridors, and riparian corridors to influence the adoption of standards and procedures for development in those areas.

Implementation Measure:

Include a series of mapping within the Master Plan that defines areas of particular sensitivity. The Town should also develop conceptual regulations following adoption of the Plan to formalize policies regarding environmental issues. These policies should be based on avoidance, where feasible, of all areas within lots encumbered by natural hazards or environmentally sensitive areas.

III. COMMUNITY FACILITIES AND SERVICES

GOAL:

PROMOTE THE MAINTENANCE, PROTECTION AND DEVELOPMENT OF EXISTING COMMUNITY FACILITIES AND SERVICES .

Objectives 1-2:

◆ Determine present levels of service for streets, trails, fire protection, sewage disposal, and water supply in order to provide adequate service in the future.

◆ Adopt standards for road development and maintenance based on constrained financial

resources and the desire to retain the rural nature of Marble.

Implementation Measure:

Conduct an assessment regarding public services and insure that future development mitigates impacts on these facilities.

Objective 3:

Develop the Mill site into a Town park.

Implementation Measure:

Explore available grants and funding sources from the State of Colorado to develop the Mill Site into a public park. A Design meeting, driven by the community, should be used to provide conceptual designs in anticipation of a grant application.

Objective 4:

Protect access to public land and rivers.

Implementation Measure:

Explore options with existing land owners to pursue Conservation Easements and Access Easements where appropriate to ensure public access to trailheads and river corridors.

Objective 5:

Promote off-street pedestrian travel on unused rights of way.

Implementation Measure:

Identify appropriate rights-of-way that have been unmaintained and formally identify pedestrian routes on a future trails map. (Exhibit 10: Right of Way Inventory).

IV. ZONING LAND USE REGULATIONS

GOAL:

PROMOTE NEW LAND USE REGULATIONS WHICH ADHERE TO THE IDEALS AND PHILOSOPHIES EXPRESSED IN THE MARBLE MASTER PLAN.

Objectives 1-3:

- ◆ Establish development review procedures which incorporate those issues presented in the Marble Master Plan which have potential to limit land appropriate for development.
- ◆ Provide clarity in the schedule of allowed uses for zone districts and the standards for each district.
- ◆ Update subdivision regulations so they reflect the development limiting concerns established in the Marble Area Master Plan.

**Marble Area
Master Plan
Exhibit 10
Right of Way Inventory**



**Right of Way
Status**

- Maintained
- Not Maintained
- Abandoned
- Private

Existing City Land Use

- Residential
- Commercial
- Mobile Home
- Public/Park
- Historic
- Vacant

50ft Contour



500 Feet

1" = 4200'
0
1" = 350'

500 Feet

data provided by Gunnison County.
Land Use Inventory and Right of Way Inventory
conducted by Oak Rock Creek Studio. All other
Data Source: USGS Digital Elevation Models.

Implementation Measure:

Following approval of the Marble Plan, the town should explore the option of acquiring assistance from planning interns to draft a concise and easily implementable Zoning and Subdivision Code for use by the Planning Commission and the Board of Trustees. The Code should be a self-implementing document that does not require professional planning staff. (Proposed Zone Districts are shown on Exhibit 9).

V. ENVIRONMENTAL PROTECTION

GOAL:

ENSURE THAT FUTURE LAND USE DECISIONS ARE BASED ON PROTECTING AND ENHANCING THE INTEGRITY AND NATURAL BEAUTY OF THE THE UPPER CRYSTAL RIVER WATERSHED.

Objective 1:

- ◆ Take proactive steps to enhance and protect the water quality of the Crystal River and Beaver Lake.

Implementation Measure:

The Town should consider pursuing EPA Water Quality Grant Program funds to enhance wetlands and ensure that impacts of recreational uses do not compromise the water quality of Beaver Lake.

Objective 2:

- ◆ Where practical, channel development outside of the 100 Year Flood Plain and existing wetlands.

Implementation Measure:

The Town should develop a Riparian Overlay Zone that would ensure that building envelopes and other physical modifications associated with development avoid sensitive environmental areas.