The top half of the page features a series of thin, black, overlapping lines that form various geometric shapes, including triangles and polygons, creating an abstract, layered effect.

**MARBLE MASTER
PLAN UPDATE
3/14/24**



WHAT IS MARBLE

MARBLE IN WINTER

Church



Crystal River



WINTER

Bank/The Hub



Cabin



WINTER

Firehouse



Mountains



PEACE AND QUIET

Adult and kid on sled



Fox



MASTER PLAN – WHAT IS IT

- ❑ **A VISION STATEMENT, SET OF POLICIES AND GOALS FOR WHAT A COMMUNITY ASPIRES TO BE IN THE FUTURE AND HOW TO GET THERE.**
- ❑ **WHAT DO YOU WANT TO LOOK LIKE IN FUTURE YEARS**
- ❑ **IN COLORADO, COMPREHENSIVE PLANNING IS GENERALLY UNDERSTOOD TO INCLUDE PLANNING FOR SOCIAL FACTORS BEYOND THE TRADITIONAL LAND USE PLAN. IN FACT, MANY OF THE MORE RECENT MASTER PLANS INCORPORATE QUALITY OF LIFE ISSUES AND THE FUTURE LIVABILITY OF A COMMUNITY AS MUCH IF NOT MORE THAN DESIGNATING THE TYPE AND LOCATION OF VARIOUS LAND USES**

MASTER PLAN – WHAT IS IT 2

- Guide for Future development and Land Use of the territory within a jurisdiction's' boundaries.**
- The Planning Commission is directed to develop a Master Plan for the general purpose of “guiding and accomplishing a coordinated, adjusted and harmonious development of the territory with the municipality which, in accordance with present and future needs will best promote the public health, safety, morals, order, convenience, prosperity and general welfare...”**
- A planning commission is also authorized to plan with respect to areas outside of the boundaries of a municipality that bear relation to the planning of the territory within the Town’s boundaries.**
- State Statutes also require that a municipality approve a “Three Mile Area Plan” to provide the foundation for future annexations**

MASTER PLAN – WHAT IT IS NOT

- **it is not a zoning or land use code**
- **it is not a capital improvements program**
- **it is not a budget**
- **it is not a Chamber of Commerce Economic Development Program**

MASTER PLAN MISSION STATEMENT - 2000

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.



MASTER PLAN COMMITTEE AND PROCESS

Master Plan Committee

13 Members

Almost half outside Town Limits

Meet 1X or 2X a month

Though Feb 2024 – 14 meetings

Provide input and comment on material provided

Trying to create vision for Marble in the Future

Outreach

Community wide survey

5 Sunday Community Get-togethers at Inn at Raspberry Ridge

This Update Meeting

More??

MEET THE COMMITTEE

Pre-Meeting



Sue & Sam



MEET THE COMMITTEE 2

Greg and Richard



Part of the Group – Pre-Meeting



MEET THE COMMITTEE 3

Greg



Fox



THE SURVEY

Sample Questions

1. How satisfied are you with the current level of road maintenance
2. Do you think the Town should own and operate its water service?
3. Should businesses have a designated area to operate, such as along the paved road?

Survey Summary and Snapshot

- 38 total questions – 2 open ended
- Approx 400 surveys sent out
- 164 respondents
- 98 % are property owners
- majority is not concerned with having a paved road extending throughout town
- the majority of residents were satisfied with domestic water situation
- majority of residents also thought that the town should own its own water system.

SURVEY SUMMARY AND SNAPSHOT 2

- A majority thought that short-term rentals should be allowed and in a separate question noted that there **should not be a cap** on the number allowed.
- A majority thought that OHV'S should be allowed in town
- a majority thought that the type of OHV should be restricted.
- A majority (59%) thought that the town **should not annex any additional areas**
- **a slight majority thought that the town would benefit from a civil enforcement program** but would not necessarily benefit from a criminal enforcement program.

DEVELOPMENT INFO – WITHIN MARBLE TOWN LIMITS – DEC 2023

DEVELOPMENT INFORMATION - TOWN OF MARBLE - 2023					
	Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
	Alpine Woods	3	1	4	3
	East Marble	30	2	37	13
	West Marble	50	7	49	8
	Gallo Hill	1	0	1	0
	Joy Subdivision	1	0	0	0
	Marble Institute	0	0	3	3
	Marble Ski Area 1	18	2	29	5
	Marble Ski Area 2	0	0	3	0
	Mason's Addition	6	0	5	0
	Misc.	2	2	5	5
	Totals	111	14	136	37

DEVELOPMENT WITHIN TOWN LIMITS – DEC 2023

111 total lots developed

14 of these are mixed
use/commercial

136 vacant properties

**37 of these are conforming
lots** in terms of size (allow
OWTS)

DEVELOPMENT INFORMATION - TOWN OF MARBLE - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Alpine Woods	3	1	4	3
East Marble	30	2	37	13
West Marble	50	7	49	8
Gallo Hill	1	0	1	0
Joy Subdivision	1	0	0	0
Marble Institute	0	0	3	3
Marble Ski Area 1	18	2	29	5
Marble Ski Area 2	0	0	3	0
Mason's Addition	6	0	5	0
Misc.	2	2	5	5
Totals	111	14	136	37

DEVELOPMENT SUMMARY – OUTSIDE TOWN LIMITS – DEC 2023

159 lots developed

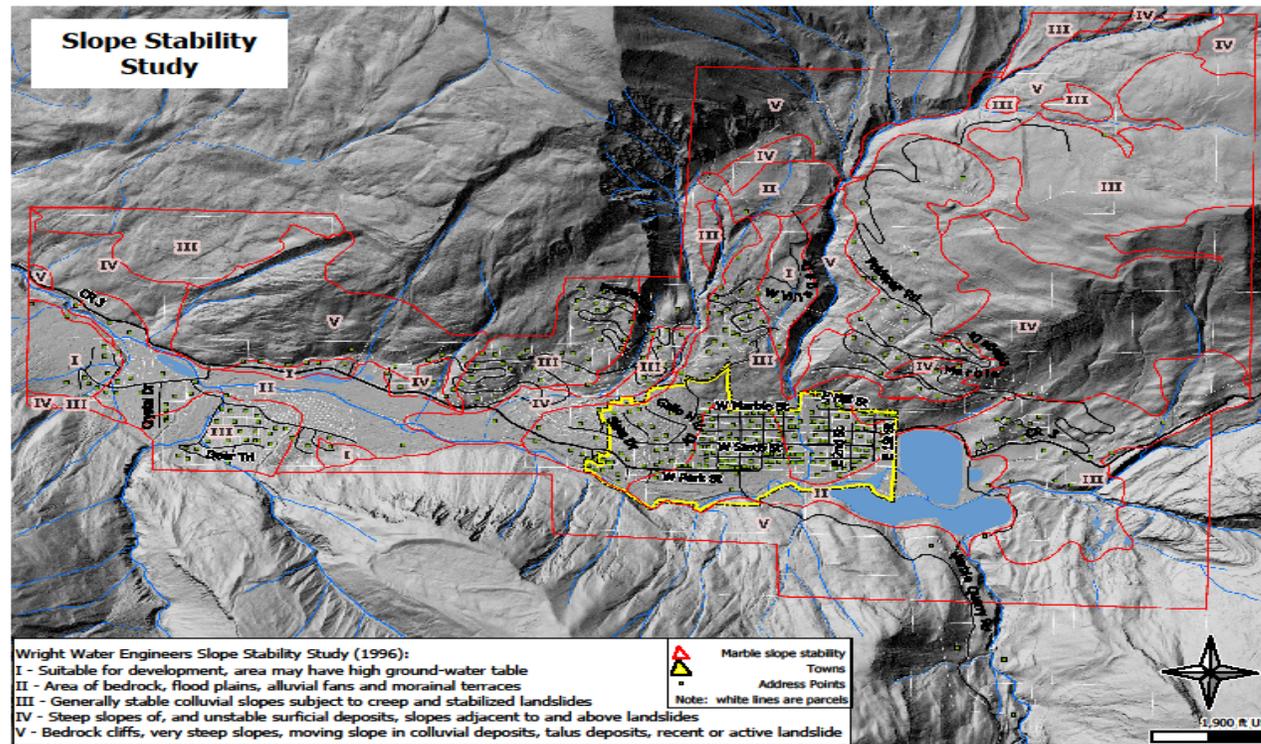
9 of these lots are mixed
use/commercial

271 vacant lots

**73 of these are conforming
lots (OWTS)**

DEVELOPMENT INFORMATION - OUTSIDE TOWN LIMITS - 2023				
Area/subdivision	Total # Lots Developed	# lots - Mixed Use/Comm	Total # Vacant Lots	# of conforming Lots
Crystal Meadows	9		8	2
Crystal River Filing 1	4		60	1 *
Hermits Hideaway	20	1	7	2
Lake View Estates	8		2	2
Marble Ski Area 1	0		1	0 **
Marble Ski Area 2	11	3	38	7
Marble Ski Area 3	23		34	8
Marble Ski Area 4	20	2	29	7
Marble Ski Area 5	15	1	10	4
Marble Ski Area 7	6		17	5
Marble Condo Area 1	18	1	35	33
Mete & Bounds/misc	25	1	30	3
Totals	159	9	271	73
* Crystal River Filing 1 few entities that own multiple lots				
** Lot Owned by County				

HAZARD CONSTRAINT MAP



GENERAL DIRECTION/FINDINGS

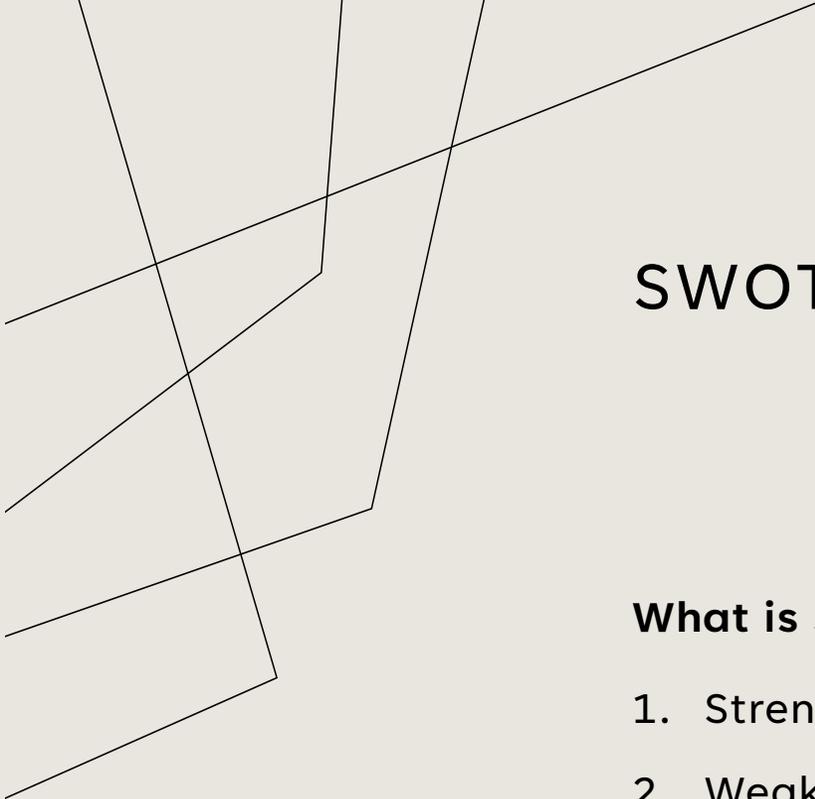
- **growth will continue** as it has in recent years, **organically and steadily**
- **nothing unusual seen on horizon** (e.g. large subdivisions, significant commercial etc.)
- While there are **numerous vacant lots** within the town limits and outside the town limits, **many are nonconforming in terms of size/unbuildable** because of OWTS min. or environmental constraints
- **not much desire for more paved roads**
- **generally, people are content with domestic water situation, but still say to examine acquiring water company**

GENERAL DIRECTION/FINDINGS 2

- **some civil enforcement would be desirable** but not criminal
- **most businesses/commercial foreseen as being local owners and relatively small.**
- **Perhaps business growth on main route through town but otherwise, commercial equivalent to home occupations**

MASTER PLAN NEEDS FOR MARBLE

- **nontraditional master plan.** Many traditional land uses such as **heavy industrial area, Highway commercial areas/shopping centers** not realistic or desired etc.
- **more of a strategic plan for the town and work program for the Board**



SWOT ANALYSIS

What is SWOT

1. Strengths
2. Weaknesses
3. Opportunities
4. Threats

Threats identified

- Debris flows
- Wildfire
- lack of second ingress/egress
- lithium battery fire
- lack of money/funding for town operations, projects and infrastructure
- overuse of Lead King Loop
- Gentrification (changing economics)
- lack of emergency management capabilities
- Relatively large distances to neighboring jurisdictions, Sheriff and safety resources
- Financial Resources
- Year-Round Population Base



IMPLEMENTATION CHARTS/WORK PROGRAM FOR BOARD

Categories

1. Town Finances/Revenue
2. Arts/Culture/Preservation
3. Growth and Land Use
4. Enforcement

Categories

5. Infrastructure
6. Environment/Sustainability
7. Housing

TOWN FINANCES/REVENUES CHART – PAGE 1

IMPLEMENTATION STRATEGIES

	OBJECTIVES	IMPLEMENTATION MEASURES	MECHANISM	RESPONSIBILITY	TIMING
Goal: The Town shall explore additional revenue sources in order to provide services in a responsible manner and provide additional amenities to its citizens	(1) Investigate additional sources of revenue available to the town.	(1) Consider the possibility of increasing the Towns Sales Tax Rate.	Appoint the Planning Committee or a Special Committee to review long-term Sales Tax trends and examine feasibility of adjusting sales tax rate	Planning committee or Special Committee to work in conjunction with town staff and make recommendation to board	1 year. (Make recommendation during budget cycle).
		(2) examine feasibility of implementing a “Use Tax” on building materials for new construction	Consider funding possibilities. Town ‘s staff to adopt an amendment to Town Code as necessary.	Town Administrator or Building Inspector reporting to Board.	1 year
		(3) investigate and recommend an online purchasing/delivering to Marble campaign	Board and Town Staff to advertise an online advertising campaign as well as providing information to full-time and part-time residents where possible	Board working with Town Staff	
		(4) consider hiring a grant writer when a contract basis to pursue funds for specific projects and/or to procure grants	Contract with an appropriate professional on a part time or specific project basis	Board to consider allocating funds during budget approval process. Target for yearly review	

TOWN FINANCES/REVENUES SUMMARY

- 1. Increase sales tax (Include Marble Charter School perhaps)**
- 2. Consider a “use tax”**
- 3. Maximize investment income**
- 4. Consider tourist related tax**

ARTS/CULTURE/PRESERVATION

- 1. help establish arts/council**
- 2. public art display areas**
- 3. art openings**
- 4. examine acceptable ways to increase Mill Site Park usage**
- 5. exercise/walking path in Mill Site Park**
- 6. upgrade use of document house**
- 7. Sister Cities Program**
- 8. Way finding**
- 9. Vendor licensing program**

GROWTH AND LAND USE

- 1. Reformat or update land use code**
- 2. consider establishing a commercial/business zone district (along paved road)**
- 3. Future development should be outside of established hazard areas**
- 4. desire for consistency**
- 5. Signed agreement (IGA) with Gunnison County – review and comment on proposals outside of single-family development in either jurisdiction**

ENFORCEMENT

- 1. seasonal, civil enforcement program (perhaps job share with neighboring jurisdictions)**
- 2. seasonal radar detector/MPH screen**

INFRASTRUCTURE

- 1. Investigate acquiring Marble Water Company (due diligence/study required)**
- 2. continue Water Augmentation Process**
- 3. consider widening streets in core areas**

ENVIRONMENT/SUSTAINABILITY

- 1. examine hydroelectric potential**
- 2. solution to debris flow areas – Slate Creek)**

HOUSING

- 1. Consider purchasing land or partnering with another entity to build a small, multifamily building with deed-restricted units**

Note: Addressing affordable housing is very difficult with limited resources, finite amount of land and high construction costs

MISCELLANEOUS CATEGORY

- 1. help develop leadership qualities in local residents/join in a leadership program**
- 2. improve healthcare access (visiting nurse/PA or provide van services/trips on a bi-monthly basis)**

MISCELLANEOUS ISSUES AND DESIRED DIRECTION FOR TOWN

- 1. Lead King Loop**
- 2. Water augmentation efforts for Town**
- 3. Relationship with Quarry**
- 4. Marble Water Company**
- 5. Marble Charter School**
- 6. Future of Beaver Lake**



WRAP UP FOR MASTER PLAN

More public input ??

Finish putting Package Together

Adopt

Board identify implementation items

Yearly check-in

Determine Time for Update