

Minutes of the Town of Marble  
Special Meeting of the Board of Trustees  
March 19th, 2026 6:00 pm

A. Call to order & roll call of the special March 19th, 2026 meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:05 p.m. Present: Amber McMahill, Dustin Wilkey, Amy Rusby, Larry Good and Ryan Vinciguerra. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Consider approval Ordinance #2026-1 regarding adoption of Colorado Wildfire Resiliency Code – Amy Rusby made a motion to approve Ordinance #2026-1 regarding adoption of Colorado Wildfire Resiliency Code. Amber McMahill seconded and the motion passed unanimously.

C. Discussion of draft Ordinance #2026-2 regarding Mixed Use Zoning – Ryan said he feels the draft ordinance is complicated. Kendal Burgemeister, town attorney, recommended looking at the current zoning codes due to changes that have been made through the years. Larry agreed and said there is a need for discussion because there may be some conflicts between this ordinance and current codes. He would like to see a common vision regarding what this is going to look like including specifying some of the favored business types and disfavored business types. He feels the public is imagining small, locally owned businesses but that once it is opened up with this ordinance, there will be a struggle. The discussion of use by right and use by review is another aspect that is an example of this ordinance being at odds with current zoning. He suggests having a design code. He spoke to the survey results in which only 12% felt the town should be working on establishing new businesses. He feels there is politicking within the ordinance and that survey results, such as the results saying people want new businesses but another saying that they don't want a business zone, have been cherry picked. Ryan emphasized the difference between a business zone and a mixed-use zone. Amber feels that people do want more businesses but want to see them scattered throughout the town. She wants to avoid the appearance of the good old boy system and being unfair. Ryan said that the board has to say yes or no to zoning requests with stipulations and that those stipulations can be subjective. There is no rhyme or reason to the current zoning map. He wants to see this cleaned up. Larry feels there needs to be ideas put on paper and there needs to be some compromising. Ryan said they want to use the existing codes along with designating a mixed-use zoning corridor. He feels that part of what makes Marble special is the different styles and lack of rigid rules and regulations. Amy said that she has read the draft ordinance and is confused. She proposed that the zoning corridor include a use by review and feels that would protect the town more. Dustin said that anything that is not listed as use by right in the codes

would automatically come before the board for use by review. Ryan feels that everyone agrees that use by right and use by review be tightened up but does not want the board to have to deal with every business application. The code has tools that will limit types of business, including square footage and parking codes. If it is not covered in the zoning code, it would require use by review. Dustin likes that the potential mixed-use zoning means existing businesses would be grandfathered in and would not have to make any changes. Ryan feels that this would make everything mixed use and would thus eliminate business/commercial zoning, making them mixed use. Tim Hunter asked where summer or weekend businesses such as a food truck would fall. Ryan explained that they would have to meet health department regulations and therefore register with the state, have a town business license and be parked on private property with an adequate parking plan. Discussion of parking issue followed. Larry spoke to the possibility of being overrun with parking, particularly with overflow parking as well as people parking in front of other's/neighbor's property. Dustin spoke to his previous proposition of creating grass parking between the fire station and the Marble Gallery, particularly for large events. He explained that this was not to benefit his business as he will have on site parking if the Jeep Tours are ever approved for being located at his residence. Ryan said the goal was to get this on paper, discuss it with the public and go from there. Larry suggested simplifying and changing Section F to read the town completed a master plan study that showed there is interest in a mixed-use zoning plan. Ryan said his idea was simply that there are currently businesses at each end of the blacktop (Raspberry Ridge Inn and Café to Thanos' property). He would like people be able to live and work in Marble. Amy suggested they look at specific codes that need to be tightened up with this ordinance, for instance: use by review/use by right, parking, building size and lighting. Ryan addressed next steps: public hearings, getting it on the ballot (deadlines) if valid and legal. Dustin suggested holding three public hearings with a vote whether to go with it. Amber suggested working on the ordinance to get it where they board wants it, presenting it to the town at some public hearings and then voting on it. Larry suggested holding the public hearings in May in order to keep the option to have this on the ballot in time to notify the county. Dustin suggested going ahead with the draft for the first public hearing. Ryan suggested putting this on the agenda for the April meeting to discuss any changes. Amy would like to see a fact sheet to hand out at the public hearing. Amy and Amber will work on having something to present to the board at the April meeting. Dustin asked that it be fact based with no emotion/agenda. It would then be finalized for the May meeting and public hearing. Trustees should submit proposed changes to the ordinance to Ron by April 1 so they can be included in the packet for the April 9 meeting. Discussion of how to send suggestions for the fact sheet to each other followed. Ron said Google Docs will allow everyone to see and comment.

D. Discussion of Wildfire Mitigation Day as discussed at March 5th meeting – The date set is Saturday, April 18, 8-2. Amber asked if dump off will be just April 18 or if it could be a week. Ron discouraged that due to the things that might be dumped. Ryan suggested having at least two trailers working within designated areas. Ron suggested that the town would be setting an example and would stay on town property and clean up the right of ways, picking up stuff that is already down. Ryan would like to have about 20 volunteers putting the materials on the roadside and the trailers coming along and picking it up and taking it to the dump site while volunteers continue to gather downed material. He offered the Slow Groovin’ dumpster for trash. Possible additional locations, including areas around the school and the Mill Site Park, were discussed. It was decided that volunteers would concentrate on town right of ways. Individuals can bring their own materials to the site. There will be someone monitoring the dump site to make sure all material is appropriate. The material will be chipped at another time. \$300 for donuts, coffee, water, Gatorade.

E. Other business

a. Commissioner meeting – Discussion of dates resulted in the decision to offer any days from May 13-21 to the commissioners.

b. Ron asked that a bill for \$4950.00 from Bruce Stabach of CadFish LLC for plan reviews and inspections be approved for payment. Dustin Wilkey made a motion to approve payment to Bruce Stabach. Amy Rusby seconded and the motion passed unanimously.

F. Adjourn – Dustin Wilkey made a motion to adjourn. Amber McMahill seconded and the motion passed unanimously. The meeting was adjourned at 7:30 p.m.

Respectfully submitted,  
Terry Langley