

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
October 7th, 2021

A. Call to order & roll call of the Regular Meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 7:04 p.m. Present: Ryan Vinciguerra, Emma Bielski, Larry Good and Josh Vogt. Absent: Tim Hunter. Also present: Ron Leach, Town Administrator and Terry Langley, minutes.

B. Consent Agenda

- a. Approve September 2, 2021 regular meeting minutes
- b. Approve September 16, 2021 work session minutes
- c. Approve Current Bills, October 7, 2021

Larry Good made a motion to approve the consent agenda. Emma Bielski seconded and the motion passed unanimously.

C. Mayor's comments – Ryan welcomed everyone.

D. Committee Reports

a. Parks committee report, Brent – Dave Erickson with Aspen Valley Land Trust (AVLT) said he has been exploring a water source for Thompson Park and that it is possible to run a line down East 2nd and pump from the river until there is a call. He presented a conceptual site plan for the park. The first step is for an easement or license for the water line, tying into the power pole and building a small pump station. Next is some parking, landscaping, signage, baseball diamond improvement and fencing, move the horseshoe pit, build a minimal shade structure and planting native grasses. They have some grant money to help pay for these improvements. Mike Yellico asked about the horseshoe pit and was told the plan is to move it slightly so horseshoes will not hit the jail house. Rob Anderson asked if the budget covered maintenance and there is some funding for long-term maintenance but may require some fund raising. Richard Wells suggested collecting water off of the proposed shade structure. Suggestions and questions can be submitted to Dave. Part of the grant will be used for the jail house restoration project.

Brent Compton said they would like to do a master plan for the Mill Site Park and the park committee members are working on their ideas for that. They are working with the chamber on signage which will include rules, history, old photos and a disc golf map. They discussed a park permit process and are working on that form separate from the special event permit. One item needing research is the legality of using the park for a money-making event. Ryan said he would like money-making events to benefit the town. Brent spoke to a permit fee to help support the work and maintenance on the park. Larry explained that the special event permit was developed in 2015 and those fees may need to be adjusted. Ryan asked if there was a number of participants that would trigger the need for fees and Brent said they felt that more than 25 would need a paid permit and suggested a cap of 250. He also spoke to the need for a deposit. Mike Yellico asked that not every weekend be booked with special events. They are working on a parking plan for the MarbleMarble side of the park as well as the sculpture garden plan. A marble amphitheater across from the stage is an idea from Greg Tonazzi. The quarry is donating the stone and the placement. It will be sited to blend into the natural hill. MarbleFest – they are working with the chamber on a summer schedule for two small events with

vendors and a couple of bands. Richard talked about the ice rink space, capping off the electric lines and setting a date when the New Year's Eve bonfire burn pile could be started and still be able to use the space in the summer.

Emma said that the vision process should be opened to the community. Josh said that the parks survey should be utilized in developing a master plan and he thanked Amber for that survey. Emma asked when the permit system might be ready and Richard said the goal is to have it ready in the Spring. Emma asked about a reasonable number of special events. Amber said the reservations could be added to a calendar on the town website. Monique Villalobos said the chamber could also have a web calendar. In relation to special events, representatives from the Wilderness Workshop explained that they are hosting an event this weekend. This is an event to celebrate the Crystal River and they are working with multiple groups and would hold nature walks, pumpkin carving and other children's events, films, food and drink. Ryan asked them to communicate parking recommendations to the people who are coming. Ron spoke to the number of volunteers who have worked on the park effort and said it has never looked better.

b. Lead King Loop (LKL) working group report – Ron explained who makes up the group. They are going to engage a formal facilitator and have put out an RFP for that position. The county and the forest service are going to split the cost of that. He explained that the Gunnison County Commissioners had sent a letter earlier asking for concrete solutions and the possibility of closing CR 3 to OHV traffic. They have softened their stance on that deadline. He said the FS has employed a Forest Service Protection Officer who has been patrolling the loop. He also spoke to the increased sheriff's presence and their enforcement. He said that the town has staffed a person at the parking area every weekend in a meet and greet session. They spend 1-2 minutes explaining rules, giving directions, etc. He feels they need 2-3 next year. There are 20 spaces available and they are filled by noon. Overflow was parking in the quarry parking but that was stopped by the quarry. They were then parking on the mud slide area but the county asked that that be stopped. Citizens constructed fences and installed signs and that helped keep truck/trailer parking out of the town. Emma spoke to the need for data collection to be able to measure the effectiveness of the program. Ryan said that he feels it has helped with speeding, noise and visitor behavior. Josh agreed. He spoke to the fact that OHV traffic is only one component and that the hikers have increased and their need for parking has increased as well, contributing to the parking problems on Daniel's Hill. Josh asked about the commissioner's softening and spoke to the need to know if they will enforce their sunset date. He asked if there had been any communication from the SBA in relation to the deed restriction at Mill Site Park. He suggested asking the town attorney to write a letter to the State legislators outlining the issues the town faces to see if they can help with movement on the part of the SBA.

E. Land Use Issues

a. Chris Cox presentation of development plans for Crystal - Chris Cox and Stewart Gillespie presented their plans for the Crystal ghost town area. Chris explained that he is a descendent of Emma Gould of the 750-acre Treasure Mountain Ranch (TMR). He grew up going every summer. There are now 6 cousins and four wanted to sell to the highest bidder. Through legal means he forced them to sell out to him. He incurred a large debt that he cannot service. Stewart came to him with a vision and a plan that Chris agreed with. They looked for the least amount of development that will solve the financial problems. There are currently 5 rental cabins and they plan to add 20 cabins and a

lodge/restaurant (not open to the public) on about 15 acres. They will not be visible from the road. They will offer back country ski touring (CAT and cross-country skiing), fly fishing and possibly horseback riding. It will be 100% off the grid. They estimate less than a 5% increase in traffic. 85% (600 acres and 2 miles of river frontage) of the property will be put in a conservation easement. They are looking at donating the mill to the Crystal Mill Foundation for preservation and administration. Cabins will average 750-850 square feet, and they plan to build 4 a year over a 5-year period and will mill as much of the lumber as possible on site. Rental cost will be \$450-800 a night. They plan for employee housing of 8 smaller cabins. They want to put a historic preservation overlay over Crystal. Questions from the public:

1. Who would be running this? They are doing this themselves.
2. What are plans for roads, parking and increased traffic? No plans to improve CR 3. People will either be transported from Marble or will drive up on their own.
3. If transported from Marble, where will the parking be? Chris explained that they have private property on a lot in Marble and at the bottom of Daniel's Hill which will be used for parking.
4. Have they talked to CPW, the county and the Forest Service? They have begun talks with the county and the Forest Service.
5. What opportunities will be available on the conservation easement? There will be no more development on the conversation easement but few other restrictions.
6. How will this impact the wilderness areas that are on either side? They plan to have all electric vehicles but this is not in the wilderness.
7. Who is the Crystal Mills Foundation (CMF)? It is a non-profit 501 3c started by Heather Leigh. It was hoped that fund raising by CMF would take care of the debt, but the time it took to get that set up meant having to find alternate means. Brett Taylor, Boulder CO, is stepping in as President.
8. Did the failure of the Marble Ski area raise any concerns for your project? This is on a much smaller scale and they are giving a lot in terms of the conversation easement.
9. Do you anticipate holding large events such as music festivals? They just held the first annual music festival with about 70 attending on Friday, and 130 on Saturday night. He hopes to have these once or twice a year and they will stay small.
10. Will there be sanitation services for that many people? Yes.
11. How do you plan to mitigate slide situations? They will work with forecasters to determine when the road is safe. There will be no commercial applications until they have permits and mitigation plans.
12. Will they be plowing? They will use a snow cat primarily with some plowing on drifts.
13. Who will provide emergency services? They will work with the town, 911 and Carbondale Fire.
14. Where are the investors from? Stewart said the majority of the investors are friends and family from CO, the rest from Memphis, TN.
14. Have you broken ground? They have begun talking to the County. They began work on clearing deadfall from existing historic roads, considering it maintenance. They had complaints and stopped. They got the go ahead to clean up dangerous trees and debris. They found out they needed a reclamation permit for the old roads and that it will need to be part of the permits for the whole project.
15. Will you be drawing on anything from Crested Butte? There will be no ski lifts or heli-skiings.
16. Can you elaborate on the Forest Service use for skiing and how the public might be involved? Currently they plan to use a snow road but there are not plans for the public to access it as it is on private property but they are exploring future plans that may allow the public.
17. Will locals be able to pay to use it? They would like to offer a lottery and discounted rates to locals but they cannot currently commit to that.
18. What is the difference between TMR and the Crystal Mountain Ranch (CMR) TMR owns the property/assets and CMR LLC, which was formed as part of the family buy-out, runs it but does not own any assets. Stewart clarified that outside investors are less than 20%. The Crystal Mill Foundation will be completely separate.

b. OWTS variance request, Laura Walton/Dave Hamra, Ron – The issue is the system as designed encroaches on one corner into the 10' set back from the property line. There needs to be a public

hearing scheduled for next month. Josh said it is a green field site (undeveloped) and he feels the desired placement and orientation of the house can be adjusted to meet code. He recommends that, before granting a variance, the owners first look at the layout, talk with the architect and engineer to see if they can satisfy the requirements of the code. Ryan said that the request has been made so a hearing needs to be set. Josh asked that his concerns communicated to the owners prior to the hearing. Emma expressed concern about setting a precedence for future variances.

c. Discussion draft OWTS ordinance, Ron – tabled until the November meeting. Josh spoke to a property that is undeveloped with no water or septic but is inhabited full time. An executive session to discuss this will be set with the town attorney.

d. OWTS repair permit application, Chris Lawrence, Ron – tabled until November meeting.

e. Discussion regarding road easements, illegally built structures, Mike reported that there are many structures within right of way easements, including fences, signs and structures. He also reported that there are structures being built that are bigger than 10 x 10 and asked if they need a building permit. He also spoke to the need for bike paths in the easements. He would like to see the FS parcel at the bottom of Daniel's Hill used for truck/trailer parking. Richard said the alleys should be part of the easement discussion. Glenn said that the 20-mph speed limit on Daniel's Hill is too high. Ron said that is a Gunnison County sign and concerns should be addressed to them. Glenn said that parking in the turn outs has increased and is a problem.

F. Administrator Report

a. 2022 Budget discussion, Ron – Ron suggests a special meeting/work session for budget discussions. Discussion of changing the date of the November meeting due to Ron's surgery followed. The regular meeting will be moved to November 11 with a budget work session at 6 p.m. The executive session suggested earlier will be pushed to December.

b. Jail Grant update, Emma – Emma met with Ron. She put in 10 hours of revisions of the grant and feels that barely scratched the surface. She feels the suggestions are contradictory and confusing and that the grant focus does not fit Marble. She recommends not applying for this particular grant and going ahead with the first phase of the project (the foundation) which they already have the funds for. She suggests starting a Marble Historical Preservation fund.

G. Old Business – Emma said that there is an election coming up in March. Ron said that nominations petitions need to be in in January. He will check on whose seats are up and will begin advertising.

H. New Business – Terry reported that the community Thanksgiving Dinner would not be held due to Covid concerns.

I. Adjourn – Larry Good made a motion to adjourn. Josh Vogt seconded and the motion passed unanimously. The meeting was adjourned at 9:55 p.m.

Respectfully submitted,
Terry Langley