

Patsy Smith  
Dustin Wilkey  
Samantha Smith Wilkey  
575 West Park Street  
Marble, CO 81623

March 6, 2023

Town of Marble Town Council  
c/o Ron Leach, Town Administrator  
Marble, Colorado 81623

RE: *Revised to Fulfill Zoning Regulation Change Request Application Requirements*  
Zoning Change and Public Hearing Request for 575 West Park Street, Marble, CO 81623  
Lots 4 & 5, Block 3, Marble Ski Area, Filing No. 1, County of Gunnison, State of Colorado

Marble Town Council,

At the July 2022 Town of Marble Council meeting, it became abundantly clear we do not qualify as a "Cottage Industry" or "In Home Business". We have been advised by the Town of Marble Town Council and Town Administrator in order for us to run our small seasonal business from our property the zoning must be changed to Business from Residential. Therefore, we are asking for a change of zoning at 575 W. Park Street from **residential to business**. Additionally, we request a clarification be added to the Zoning regulations allowing a residence to be located on a property zoned as Business. Currently there is no verbiage indicating whether or not a residence can be located on a property zoned as Business.

We would like to run the Crystal River Jeep Tours out of our residence, scheduled to be completed by 2025. The tour company is permitted to transport, up to 1700, paid passengers around the Lead King Loop, Punch Bowls and other surrounding areas by the US Forest Service – White River National Forest from May to November. Our off-road charter Public Utility Commission number is 000214. We have been in continuous operation since 1951 and are one of the longest running adventure companies in Colorado. All tour vehicles are meticulously inspected by a mechanic annually, maintained by a mechanic, we have commercial insurance and detailed records are kept. We do not just provide rides to passengers. Our tours are filled with history, local tales and identification of plants, mountains, waterfalls etc... Employees are rigorously trained in trail etiquette as well. We are stewards of the Upper Crystal Valley trail by checking on hikers, assisting with vehicle malfunctions and picking up trash. We answer the phone year round giving trail advise and safety information. Additionally, all CRJT drivers communicate with our office in Marble (via radio) while on the 4x4 trail.

Parking and the limitation of our USFS passenger number was an issue until we restructured in 2021. Upwards of 15 vehicles would be parked at any given time at the tour office and we would come close to exceeding our passenger load limitation most years (2007-2020). Our restructure included limiting the number of passengers per vehicle, raising our rates, offering private tours, purchasing new vehicles and a management changed. Each tour vehicle is now limited to five passengers, instead of seven. Our restructure had a dramatic impact in 2021 and 2022; there was an average of three (3) tour trips per day; an average of four (4) guest vehicles parked from 9:30a-1:00p & four (4) parked from 1:30p-5:00p. We provided a tour to 1100 passengers in 2021 and 1048 passengers in 2022, instead of maxing out at 1700 by September. The majority of tours depart at 10:00a and 2:00p. Our current store location is off the main corridor so we do not get enough non-tour customers to track accurately. Our max capacity (future growth plan) will be five tour guests parked at a time, up to ten tour trips per day and five non-tour customers at a time. With the restructure we have room to grow!

Page 1 of 2

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[Patsy@SmithFamilyColorado.com](mailto:Patsy@SmithFamilyColorado.com) (903) 288-2470 [CrystalRiverJeepTours@gmail.com](mailto:CrystalRiverJeepTours@gmail.com) (970) 963-1991 .

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Current Parking for Crystal River Jeep Tours: We have four parallel parking spaces along Main Street, in front of the tour office. The four spaces have been adequate for the last two seasons.

Tentative Parking Plan for 575 W. Park Street: Tour customers will have five designated parking spaces to the right of the property. Non-tour customers will have five additional spaces to utilize in the front of the property. There will also be an ADA parking space to the right of the property. The expectation of non-tour customers is for them to be parked for a maximum of 10 minutes. Employees will park their personal vehicles behind the residence. Signs will be displayed advising off street parking is not tolerated and where designated parking is located. All tour vehicles will be parked in the existing pole barn or behind the residence, out of sight from Park Street at night and during the off season. During business hours the tour vehicles will be staged on the third tier of the property in a parallel formation. See attached diagram. We utilized the approved OWTS site plan.

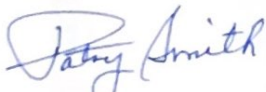
Customer Restrooms: Customers will have access to a porta-potty discreetly located outside the tour office. Customers will not have access to the residence.

Impact: Traffic flow will be the same as it has been for the last two years. Our customers have to drive by 575 W. Park to get to our current office located at 407 W. Main. Business hours are 9:30a to 5:00p. Before 9:30a and after 5:00p there will be little to no activity. Tour customers arrive 30 minutes before departure and normally leave immediately after their trips; tours last three to seven hours. While tours are out, we expect to have a few passersby to stop in for directions, to buy water, a carving or ice cream from time to time. The tour company is only in operation from May to November. The store might remain open during the winter, if needed. The majority of the customers are eager to get their adventure started, so they do not hang around the shop long. Tour vehicles do not play loud music and drivers are required to observe the speed limits in town. We are very aware of the impact on neighbors and will accommodate accordingly. There will be no new or additional impact to the environment.

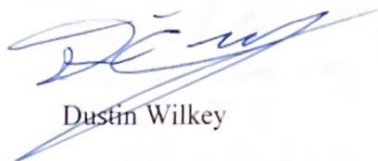
We have our architectural/engineered plans, water tap certificate and approved OWTS permit. We await the Town of Marbles decision to change our zoning from Residential to Business with the addition of being allowed to have a residence on a Business zoned property.

Thank you for your consideration.

Sincerely,



Patsy Smith



Dustin Wilkey



Samantha Smith Wilkey

Jones  
615 West Park St  
Marble, CO

7/2/22

Dear Town of Marble Board Members, and  
other interested parties,

I want to thank you for all your hard  
work in making this community one I am proud  
to live in. I know your work is not easy  
but my deepest thanks to you. You hear much  
from those with grievances and much less  
from the many of us who are appreciative of  
the democratic and fair way that this town  
handles issues.

I am writing in support of my next  
door neighbors and the jeep tour home business  
that they plan to run from their home + property.  
The jeep tours monitor the lead King loop area  
and are helpful to anyone who has problems  
on the trail. They keep strangers from trying to  
take their own vehicles on the trail. They  
monitor safety issues and know the trails well.  
They limit traffic in town as well as on the  
trails because they are situated near the  
edge of town and have their own parking  
areas. The jeep tours have been run out of  
this community for over 20 years and have  
always been of great help to the community.  
I cannot think of any reason to object  
to their plan. I do not feel their business will  
affect my life in any way, nor does it pollute  
across the street.

I would like to see my neighbors succeed.  
They are helpful, honest people who belong in a  
community where we all help each other.

Sincerely,  
Mary Ellen Jones

Colorado.gov



**COLORADO**  
Department of  
Regulatory Agencies  
Public Utilities Commission





### Permit Information

**Owner(s)** Smittys Willys, Inc.  
**Company Name** Crystal River Jeep Tours

**Address** 407 W Main ST  
Marble, CO 81623  
**Phone Number** 970.963.1991  
**Fax Number**

**Permit Number** ORC-00214  
**Permit Type** Off-Road Charter  
**Permit Status** Active  
**Permit Issue Date** 05/30/2012

**NOTE - A carrier whose permit status is indicated as "Show Cause" means either (1) that the carriers insurance coverage may be cancelled in the future, or (2) that the carriers insurance coverage may already have been cancelled. "Show Cause" does not necessarily mean that the carriers authority or registration has been or will be revoked. Questions regarding a specific carrier should be directed to the PUCs Operating Rights unit at 303.894.2000 (select option 4), or toll-free within Colorado at 800.888.0170 (select option 4).**

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