

Town of Marble
Regular Meeting of the Board of Trustees
June 7th, 2023 7:00 P.M.
Marble Community Church, 121 W. State St. Marble, Colorado
Agenda

- A. 7:00 P.M. Call to order & roll call of the regular June meeting of the Board of Trustees
- B. Mayor Comments
- C. Consent Agenda
 - a. Approve May 4, 2023 minutes
 - b. Approve May 18, 2023 minutes
 - c. Approve Current Bills, June 7, 2023
- D. Administrator Report
- E. Land Use Issues
 - a. Consider approval of Jim Gohery Short Term Rental application, Ron
 - b. Consider approval Parker/Collins lot line adjustment
 - c. Consider approval of Ordinance #_____ approving a zoning change for Smith/Wilkey property
 - d. Consider approval of Ordinance #_____ approving residential structures in business zone
- F. Reports
 - a. Parks Committee Report & RFOV weekend
 - b. CTO grant status, Amber
 - c. Lead King Loop working group status & parking control plan, Ron
- G. Old Business
 - a. Update status of Master Plan project, Mark
 - b. Discussion Re: CPW change of use for Beaver Lake, Cyndi Fowler
- H. New Business
- I. Adjourn

Minutes of the Regular Meeting
Town of Marble of the Board of Trustees
May 4, 2023

A. Call to order & roll call of the regular meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 6:09 p.m. Present: Ryan Vinciguerra, Emma Bielski, Amber McMahill and Larry Good. Absent: Tony Petrocco. Also present: Ron Leach, Town Administrator; Alie Wettstein, Administrative Assistant and Terry Langley, minutes. Ryan Vinciguerra made a motion to go into executive session. Amber McMahill seconded and the motion passed unanimously.

B. Executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice regarding rezoning application related to Smith/Wilkey property.

Amber McMahill made a motion to end the executive session and return to the regular meeting. Emma Bielski seconded and the motion passed unanimously. The regular meeting resumed at 7:05 p.m.

C. Mayor Comments – Ryan explained that they would not be able to vote on the request to rezone the Smith Wilkey property because it was not listed on the agenda. Comments are allowed. Each person wishing to speak will have a single opportunity with comments to be made to the board.

Ryan opened the comments to the floor. Angus Barber asked for an explanation of the current zoning situation in Marble. He specifically asked about living and running a business in the same place. Ryan said that mixed use is not currently covered but home occupied business is. There is use by right and use by review and there are categories of business that fit those subcategories. There are a handful of properties in Marble that fit these. Larry explained that there is residential, business and public zoning classifications and that residential/business zoning is generally for cottage industry. Angus asked if it would be helpful to have mixed use zoning (business/residential) and Larry said that is something that the Master Planning (MP) group will be addressing. Emma said they are bound to the year 2000 Master Plan and it does not include mixed use zoning. The town has been asked if they can go ahead and give mixed use zoning but that it needs to be part of the MP. Jen Cox asked if the board couldn't vote to add something to the agenda. Ryan explained that this issue would involve a public hearing and would need to be noticed. Jaime Fiske asked if the goal of rezoning is to allow residents to have a business on the property. Ryan explained that the goal is to have the MP address zoning. Anyone wanting to rezone their property would need proper justification. Larry said this is according to state statute. Requirements include having to be in compliance with current zoning, if use in the surrounding area changes benefits the community or if there is an error in the existing zoning. Changes would need to benefit the community. These conditions are what the MP would be looking at. Jaimie spoke to the lack of places to have a business other than in a home. Ryan said the 2000 zoning was for a bedroom community and he feels it is outdated. Richard asked why the town would not allow the Wilkey's to have a business on their property without a zoning change considering previous precedents. Amber explained that it does not meet the criteria for a home occupied business. Samantha Wilkey said that their property does not show as being in the town. Dustin spoke to the current maps, regulations and requirements. Samantha said the existing MP is not law, it is a guide. Amber explained that this is not a matter of a single business, it is a zoning issue. Once it is rezoned, there is a use by right and that business could be changed. Patsy Smith said that they have paid the county commercial taxes for

what the county considers commercial zoning. Amber explained that the county appraises for taxes based on the use of the property and because of the sheds, it is classified commercial for tax purposes but is not zoned as a business. Dustin said he had talked to realtors and appraisers who did not feel that it would affect neighbor's property value. Amber explained that she had asked if a residential lot located next to a commercial property would decrease property value and affect saleability and was told it would. Dustin asked what would happen if they ran the business without a zoning change. Ryan said their business license would not be renewed. He stated that he supports the change. Amber said she was encouraged with the previous discussion regarding ways to mitigate the neighbors objections. Linda Evans asked if the Wilkey's would have to do something to protect the Evans' privacy. Ryan said they could set some conditions and those could include protecting their privacy. Richard Wells said he looked at spot zoning and he does not consider this spot zoning due to other nearby businesses and he supports conditions to help mitigate concerns. Samantha talked about using porta potties and the fact that many of the businesses have no bathrooms. She spoke to the fact that they have tried to do this the right way and that requests have come in piece meal with responses within 24 hours. Jeff Evans said that people come here to get away from the city hustle and bustle but that there seems to be a push to change the town. Current businesses do not affect the traffic, change geography or are even noticeable. Considerations with changing the town include infrastructure and the ability to support the change. Amber feels that many of these concerns can be addressed through the Master Plan and through any terms and conditions required as part of the rezoning. Jerry Begely spoke in favor of granting the rezoning request. Mike Yellico said that he sees both sides of this issue and that the town council's hands are tied in terms of changing the zoning and that also we should encourage small business. Mike Evans said that this could open the door to developers and that we don't want the valley destroyed. Ryan apologized to the applicants for the failure to post the public hearing. Ron explained that the vote did not have to be part of a public meeting so does not require 30 days. After discussion a special meeting was set for May 18, 2023. Ryan Vinciguerra made a motion to hold a special meeting on May 18, 2023 at 6:00 p.m. Larry Good seconded and the motion passed unanimously.

D. Consent Agenda – Emma Bielski made a motion to pass the consent agenda. Ron added another bill and explained that it is for repairs that had to be made to the park bathrooms due to pump failure that resulted in freezing and other issues. The cost is for \$4200 to Alpine Septic. Emma amended her motion to include the addition. Amber McMahill seconded and the motion passed unanimously.

- a. Approve April 6th, 2023 minutes
- b. Approve April 21st, 2023 minutes
- c. Approve Current Bills, May 4th, 2023

E. Administrator Report

a. Discussion Re: CPW change of use for Beaver Lake, Cyndi Fowler – Ron explained that he learned that CPW is considering some use changes to several areas including Beaver Lake. It will ban any flotation device unless it is being used for fishing with a fishing license. This will have a direct impact on the local SUP business. The town was not notified ahead of time. He suggests that the town should weigh in with CPW asking for more information. Cyndi Fowler asked the town to come up with solutions to present to CPW that would allow town use of the lake. She said opinions can be lodged on the CPW site (engageCPW.org) until May 24. She suggested a formal letter from the town to CPW. Larry suggested asking a CPW representative to come to the special meeting. Cyndi spoke to the historic lack

of enforcement from CPW and their lack of care of the lake. Richard Wells explained that Beaver Lake is a state wildlife area and he does not feel that it should be used by a business whose whole plan is based on use of Beaver Lake. Sue Blue does not want to see these changes result in a migration to McKee pond by SUP. She explained that McKee is a state-stocked, privately-owned lake that has to be open for public fishing. Dustin asked if there was any possibility of Marble taking over management and having a pay-to-play situation. Jen spoke to the fact that this is a multi-faceted problem that needs a multi-faceted solution that takes all users into consideration. Jaimie spoke to the increased popularity of stand-up paddleboards (SUP) which means more rental businesses and private ownership, resulting in more SUPs on the lake. She read statements from two individuals supporting use other than strictly fishing and also spoke to the positive aspects of visitors coming to use the lake. Ryan suggested writing a letter and get involved. Emma asked for clarification with past requirements of needing a fishing license with current proposals. Amber explained the various new rules including no flotation devices unless fishing, no contact with the water (swimming), no dogs unless hunting or being trained for hunting, and more. Emma asked if CPW had included any proposals for enforcement. Discussion of the lack of regulation resulting in the current problems followed. Mike spoke to the number of users who come to Beaver Lake to recreate for reasons other than fishing resulting in the lack of opportunity to fish and the lack of wildlife. He encouraged the town to be clear of what the town wants to see from CPW regarding the lake.

b. Update status of Master Plan project, Ron – Mark Chain, who was hired as the facilitator, reported that the first meeting will be held next week, May 11, 6 p.m. at the fire station and the direction and framework will be formed regarding number of meetings then.

c. Update status of discussions with Marble Water Company (MWC), Ron – Ron reported that representatives of the MWC will be in town the first week in June and are open to a work session with the town board. We are in negotiations with them regarding acquiring MWC. Amber asked if Kate Sawyer from Rural Community Assistance Corp (RCAC) could help with this. Alie explained that Katie has just had a baby but Alie will reach out. Ron will reach out to MWC about a special meeting/work session. Amber suggested asking Katie to help draft a plan B regarding what will happen if our water is contaminated.

F. Reports

a. Parks Committee Report & Earth Day cleanup plan, Marja – Marja was not present. Mike Yellico reported on the Frisbee Golf course. They have their own tools and shed. He suggested having people and businesses sponsor a hole and help with trash and maintenance of their holes.

b. CTO grant status, Amber – Amber reported that we got the extension so we have until June 15 for the signage.

c. Lead King Loop working group status & parking control plan, Ron – Amber said that the county is trying to reconvene to determine what recommendations can be implemented. The town's portion includes parking including signage and natural barriers. Jen spoke to the fact that limiting parking in town results in trucks and trailers parking along CR 3. Larry asked if there had been any response to the fact that the town was not contributing funds to the Forest Service. Ron told them it was a budget issue. Samantha said she was told by Kendra from the FS that because the town was not able to give the 3,000, they will not be at the top of Daniels Hill very much at all this year and that last year they were up here a lot every Saturday and Sunday.

Dustin reported that the FS has posted a No Parking sign at the top of Daniel's. Mike Yellico asked where paid parking stands in regard to the SBA. Ron reported that Ryan has been in touch and now the SBA is in touch with the town attorney.

G. Land Use Issues

a. Consider approval of Jim Gohery Short Term Rental application, Ron – Ron received the application yesterday. The board will consider it at the June meeting.

H. Old Business -

I. New Business

a. Jen Cox has a concern about CR 3 at Slate Creek. There are six culverts that are blocked. She requests that the town work with the county to better maintain those culverts. Dustin Wilkey explained what work is currently being done.

b. Regular meeting in conflict with school graduation. If there is a conflict with graduation, a new date for the June 1 town meeting will be set at the special meeting on May 18.

J. Adjourn – Emma Bielski made a motion to adjourn. Larry Good seconded and the motion passed unanimously. The meeting was adjourned at 9:05 p.m.

Respectfully submitted,
Terry Langley

Note: Invite a representative of CPW to the special meeting

Minutes of the Town of Marble Special Meeting
May 18, 2023

- A. Call to Order and Roll Call of the Special Meeting of the Board of Trustees – Mayor Ryan Vinciguerra called the meeting to order at 6:08 p.m. Present: Tony Petracco, Larry Good, Emma Bielski and Ryan Vinciguerra. Amber McMahill arrived at 6:12 p.m. Also present: Ron Leach, Town Administrator; Alie Wettstein, administrative assistant and Terry Langley, minutes.

Ryan announced some changes in the order of the agenda to allow Amber time to arrive. Although the minutes reflect the order as listed in the agenda, discussion of B. was moved to below E.

- B. Continue public hearing Wilkey/Smith re-zoning – Ryan Vinciguerra made a motion to enter into public hearing. Larry Good seconded and the motion passed unanimously. The public hearing opened at 6:32 p.m. Discussion about the timing of the Master Planning (MP) process and the Wilkey rezoning request followed with several members of the public expressing the opinion that it seems that the long-overdue MP process being used to delay zoning decisions is targeted at the Wilkeys. Tony explained that updating the MP came before the council in 2008 but the council decided not to update at that time. Amber explained that this was the only rezoning request to come before this particular board, and she feels that it is important to go about things the right way as it will be precedent for years to come. Ryan said that there had been no request for rezoning until 3 months ago. He does not feel the MP is a response to the application. Tony explained that the previous master planning is for a quiet, residential community with minimal services and that is how it stands. He explained that zoning promotes the public health, safety and general welfare. It controls the physical character and form of what is being built on land in a particular location. It controls the ways building sites are used in particular locations and regulates the compatibility of new development and uses in existing neighborhoods. He said historically the business has been located in various places prior to zoning. He said that, under Colorado law, rezoning at this point is not proper. Amber said that she has spent a considerable amount of time and lawyer hours on this. She was a solid no before she found out they can impose terms and conditions and now feels they can come to a compromise that allows for the rezoning and also protects the neighbors. However, there is currently no mixed-use zoning so they cannot combine the house and business. Tony said this would be a Planned Unit Development (PUD) and would be permissible now. Larry said that the rules specifically say a zoning change must be made with a comprehensive plan. He said the Jeep Tours are a business that is for the good for the town but that he does not feel that the location is for the good of the community. He spoke to the need to update the land use standards which will be addressed with the MP. He said that MP has been in the works and that the timing with the MP getting started is a coincidence and that it should work to their benefit but he will have to vote to deny based on the current rules and regulations. Emma said that this is the first rezoning application that has come before the board in the five years she has been on the board. The problem is the lack of the mixed-use zoning. She feels that this will be addressed by the MP and feels that the town could go ahead and address this. She agrees with the need for conditions. She also feels that there is a problem with building a home and requesting business zoning. Tony made a motion to continue the public hearing to give them time to explore an application for a Planned Unit Development. He explained that a PUD can be considered by the board for property that does not fit the current

zoning requirements and allows for terms and conditions. This will require the Wilkeys to hire a knowledgeable attorney and a land use planner. Alternatively, the town could vote to eliminate zoning. Emma asked if the board could establish terms and conditions and Tony explained zoning rules can be changed at the next meeting. There being no second, Tony withdrew the motion. Ryan expressed his support for the applicants and the fact that there are nearby businesses currently. He spoke to the fact that the Crystal River Jeep Tours has bounced around looking for a home. He is concerned that conditions be set and that, if approved, the building plans follow business rules and regulations. Amber spoke to having terms and conditions offering protections to the neighbors. Jeff Evans asked about state regulations that require either business or residential zoning. Patsy Smith said that there were no issues when they ran out of the Marble Gallery for the 10 years they operated there. Tony Petrocco made a motion to close the hearing. Amber McMahill seconded and the motion passed unanimously. The public hearing closed at 7:02 p.m. The regular meeting resumed. Tony made a motion to continue the public hearing. The motion died for a lack of a second. Emma Bielski made a motion to approve the zoning change with terms and conditions to be determined at next month's meeting. Ron explained that the board would be voting on directing Ron and Kendall to draft an ordinance approving the change in zoning, including terms and conditions for review at the next meeting. Emma amended her motion to direct Ron and the town attorney to draft an ordinance to approve a zoning change, including terms and conditions, to be voted on at the next meeting. Amber McMahill seconded. She asked that Ron have a conversation regarding terms and conditions with the Evans. Larry does not feel there is a difference in this and waiting to reapply once the MP addresses zoning. Ryan said that the intent of the motion is to get over the rezoning hurdle. The question will then no longer be residential or business zoning but will address terms and conditions that come along with rezoning. Ron said that this vote will be directing the creation of an ordinance that would be approving the change in zoning. Tony listed questions that would come with this expected change, from a property owner's perspective. They include: a. What is the current zoning? b. Does it allow for the planned proposed use and, if not what is the process to change it? c. How much risk, time and resources are involved? d. Where is the property designation in the applicable planning document? e. Is the property currently in compliance with zoning? f. Is the property a current legal non-conforming accessory? g. Is the site located within an overlay district? h. Are there any restrictions specific to zoning? i. What are the adjacent zoning and uses of the property? j. Do adjacent property owners feel that proposed use is incompatible with theirs? k. Are there any special requirements due to the adjacent zoning? Emma and Larry spoke to the help this will give Master Planning. Amber spoke to the advantage of not creating a third zoning designation but amending the business zoning to include residential. Ron said there is currently no allowance for putting a residence on a business lot. There needs to be a second ordinance prepared that allows putting residential structures in business zoning. The motion was called to a vote with 2 (Amber and Emma) voting yay and 2 (Tony and Larry) voting no. Ryan broke the tie with a yay vote. The motion passed. Amber McMahill made a motion to instruct Ron and Kendall to prepare a second ordinance adding residential uses to current business zoning for review at the next meeting. Emma Bielski seconded and the motion passed unanimously.

- C. Approval Slow Groovin' liquor license renewal – Ryan Vinciguerra recused himself. Emma Bielski stepped in as Mayor Pro-Tem. There were no questions or comments from the public or board. Tony Petrocco made a motion to approve the Slow Groovin' liquor license renewal. Larry Good

seconded and the motion passed unanimously with 3 yes votes. (Amber absent). Ryan stepped back in to chair the meeting.

- D. Consider approval Parker/Collins lot line adjustment – tabled due to the absence of the Parkers.
- E. Consider approval Gohery Short Term Rental application – Larry Good asked about the number of current STR licenses. Though there were 7 issued previously, none have been applied for or granted so far this year. Sue had some questions concerning the location (415 W Park Street), the number of nights that constitute STR (less than 30) and whether there is a cap on the number of STR licenses issued (not currently). Larry explained that if they were to cap the numbers, owners would need to be sure to reapply or risk losing out on getting a license. Tony spoke to the disparity between limiting STRs in town when there is no limit outside of town limits. He spoke to problems with STRs, including trash and non-response by owners. Connie Lane asked if STRs are considered a business and Ryan explained that each town is different but that Marble only requires an STR license. Dustin Wilkey asked if anyone checks up on compliance and Ryan explained that, currently, they do not. Tony said that inspection and response would be by complaint. Emma Bielski made a motion to table consideration until next month with a request that the Gohery's be present. Amber McMahill seconded. Larry spoke to the fact that other STR applicants did not need to appear and Ryan agreed. Emma spoke to the need for long term rentals as well as the positive aspects of local ownership. She would like to know the plans for their shed. Larry spoke to the need for broad STR conversations in the future but not holding up the Gohery's application. Tony asked whether the property manager would be close enough to respond within the specified time frame. Ron said that each application is approved separately by the board. Motion passed 3-2 with Ryan Vinciguerra and Larry Good voting no.
- F. Discussion re: CPW proposal for Beaver Lake (BL) – Ron said he and Alie were on a Zoom call with representatives from CPW, West Divide Water Conservancy District and the Colorado Conservancy District. The topic was water augmentation and they are seriously looking at Beaver Lake for that. They need to see if there is enough water to supply the town's needs. The proposed usage changes of BL came up and it was presented in a binary fashion: paddleboards OR fishing. Ron told them that the town of Marble supports its local businesses and any usage changes CPW decides on will result in an impact on local businesses, particularly SUP which might be put out of business if it is a binary choice. They suggested a partnership between Marble, CPW and West Divide to cooperate on ideas for the future of BL. Ron and Alie suggested asking Gunnison County to be part of it. Ron feels they are a long way from a final decision on usage of the lake. Ryan asked about the data regarding the comments solicited on-line by CPW but that was not discussed in the call. Ron said there was a question asked about the town acquiring or managing Beaver Lake. There are deed restrictions on the different parcels, including fishing only and the property not being sold for 99 years. He invited CPW to attend this meeting but did not get a response. He will invite them to the next meeting so that they can explain their plans and hear from the public. The process for getting a fishing permit and the possibility of a reservation was discussed.
- G. Discussion re: Colorado Stone Quarry's request for willow shoots – Ron explained that this request is to harvest some springtime willow shoots on Town of Marble property. It is in relation to the order

for reclamation efforts along Yule Creek. This is the recommendation from Amber McMahon made a motion to allow the Colorado Stone Quarry to harvest some willow shoots. Tony Petrocco seconded and the motion passed unanimously.

- H. Consider changing June 1 regular meeting date due to MCS graduation - Ryan Vinciguerra made a motion to hold the regular June meeting on June 7, 2023 at 7:00 p.m. Amber McMahon seconded and the motion passed unanimously.
- I. Adjourn – Tony Petrocco made a motion to adjourn. Emma Bielski seconded and the motion passed unanimously. The meeting was adjourned at 7:46 p.m.

Respectfully submitted,
Terry Langley.

Notes from the Town of Marble
Master Planning Committee
May 25, 2023

- A. Meeting called to order – 6:25 p.m. Committee members present: Brian Suter, Angus Barber, Amy Rusby, Max Gibbons, Richard Wells, Connie Hendrix, Sam Wilkey, Paul Wahlbrink. Also: Mark Chain, Ron Leach, Terry Langley and Tony Petrocco.

Agreed Upon Rules –

- one speaker at a time
- stay on topic
- no personal attacks – hard on a topic, easy on person
- start on time, let Mark know if you aren't going to be there
- be recognized before speaking
- be brief
- listen actively
- decent notice time,

Open meetings or just those who are on committee? Open to the public, minimal attendance by board to allow free expression. Board members should not try to influence.

- B. Continued overview/discussion of Master Planning Process
C. Committee exercise – identify main issues/topics for inclusion of Master Plan

- Overview
- Break out into subgroups
- Reporting of Results

Group 1 (Angus, Amy, Connie, Brian)

- Infrastructure
- Water and water quality
- Housing
- Enforcement
- funding/economics
- environment
- preserving history.

The group said there were things that would be subtopics, for instance, under infrastructure: zoning, internet, sidewalks

Group 2 (Max, Richard, Sam, Paul)

- taxation
- annexation
- people/community character
- town/community center
- worker housing
- sustainable environment

- tax base
- trails/roads
- tax tourism
- water as public utility
- housing/density/size/tiny homes/building codes/zoning codes (business district)

The entire group discussed:

- bulk water sales,
- fire hydrants in east Marble,
- steps to owning the water company
- neglected property (fines),

Can Marble levy taxes? Statutory town has certain rules regarding taxation. Marble taxes include property and sales tax. User fees/tourism tax were suggested as a way to tax those who use our resources but do not live here. New taxes would require a vote of the people.

D. Tasks for upcoming meetings

- a. Identify community assets
- b. Identify community liabilities
- c. Identify concerns (most already done from the community application form)
- d. Initial look at existing development and future build-out
 - i. Surrounding lots, data, base mapping, subdivision data,

E. Comments from committee members: Last meeting had homework: to come with survey questions. These can be emailed to Mark. One suggestion was about how people feel about widening Park Street to create parking.

The next meetings were set for June 15 and June 29 at 6 p.m.

F. Adjourn – 8 p.m.

Submitted by Terry Langley

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Town of Marble
Notes from Introductory Meeting – Master Plan Committee
May 11th, 2023

A. Welcome – Mark Chain, Master Plan Facilitator -

- Mark's Background/Experience – 40 plus years planning. In the Valley since 1983. 22 years as a planner in Carbondale and 4 in Basalt (worked ½ time for each town. He has written 2 MPs – 1 for Carbondale and 1 for Basalt. He oversaw another for Carbondale and did outreach and financial tracking for the 2015 Carbondale Master Plan. He will facilitate Marble's MP process and will email some sample plans to the committee

B. Quick Overview of Process

- What is a Master Plan and why do it? Mark emphasized that this is Marble's plan. The process may include:
Define and determine future land-use patterns for the community
Develop a 3-mile plan to help guide future annexation
Compiling adequate background info
Identify assets as well as liabilities/deficiencies
Define core values
List goals and aspirations for the future
List steps and implementation measures to reach goals

What it is NOT:

- Not a zoning or land use code
- Not a capital improvements program
- Not a budget
- Not an Economic Development Program

What do you want to see in the next 10 years and beyond?

This may end up as more a strategic plan.

- C. Comments from Members of the Board of Trustees – Larry Good, Emma Bielski, Amber McMahill and Ryan Vinciguerra addressed what the Board of Trustees hopes to see come out of the MP process. Larry hopes this will free up the board to do other work. He hopes the MPC will make recommendations that can then be codified. He would like to hear from more members of the community, zoning recommendations and work on how to develop capital projects. Emma explained the selection process for the capital projects the board has selected. Amber wants to hear what direction residents want to go in regard to growth and development, particularly in regard to housing and the future (rentals, residential/commercial balance and infrastructure). Ryan also wants to hear from residents and hopes the committee will approach the process with creativity and open minds.

D. Introductions/Expectations of Committee Members

Amy Rusby – Jason is a 4th generation Marble resident. She hopes to see consensus within the whole community. She hopes the committee will have ideas on how to put the plan into action & how to sustain it.
Jeremiah Akers* – lives outside of town. As a realtor, he sees a wave of growth coming. He hopes for a plan that includes ideas for sustainable growth and to promote community,

Susan Blue* – Kirk’s family has been in Marble since 1860’s. She has seen many changes since ’74 when she came to Marble. She wants to look at what we’ve got, make some decisions and present them to town as well as address things that have been “floating”

Samantha Smith Wilkey – Her family has been coming to Marble since the 50’s, and she has been coming since the 80’s. Community – 23 things gathered from others. She has been on 3 MP committees. She hopes to get good input from community members and wants to emphasize Marble’s history and roots and to have consistency and communication between the chamber, council and other entities.

Richard Wells – has been in Marble for 20 plus years and has served on the council and town committees. He feels that this is an important time to update the town’s vision.

Angus Barber – Angus has been coming to Marble for 6 years and has lived here full time for 3-4 years. He wants to be part of process that insures we protect beauty and to find ways to grow financially.

Greg Tonazzi* – Has been coming to Marble since 1972 and is a Marble Workshop co-founder. He hopes to look at new ideas such as hydroelectricity and feels his job is to listen to other people.

Max Gibbons – wants to listen to others’ ideas.

Paul Wahlbrink* – His family has been here since the 40’s and he has been here for 54 years.

Chris Palmer - has been here 3 years and wants to be involved in community. He brings the construction perspective on growth and would like to see Marble create sustainability and integrate residential and businesses.

Brian Suter* – Brian has been in the area for 30 years and has experience with county planning. He wants to see community involvement.

Jeff Evans – He has been coming to Marble for 25 years and has been living here for 5 years. He fears overdevelopment and wants to plan for growth in a responsible way.

* live outside town limits.

E. Examples of issue Identification

Demographics and socio economic

Land Use patterns

Defining small-town character/physical attributes

Housing

Recreation, parks and Open Space

Commercial, retail and industrial uses

Historic Preservation

Environment

Infrastructure

Trails, sidewalks and paths

Water and sewer and other infrastructure

Emergency Services

Economic Development

Goals and objectives for categories not specifically listed above.

Plan to look at what to focus on at next meeting

F. Rules & Procedures

One speaker at a time

One topic at a time

Hard on issues, easy on people

& More

Planning/Steering

Stakeholder groups (i.e., CVEPA, quarry folks, landowners, \$, Outreach

General Public – informal conversations, etc
Residents outside Town limits

- Implementation Matrix
- Your thoughts/Recommendations

G. 3 Mile Plan - required

- Cooperation with County within that 3 miles.

H .Input from Committee Members (start tonight and for next Meeting)

- Schedule of Meetings – 2x a month. 2nd & 4th Thursdays
- Identify Stakeholders – determine the process (surveys? – come with one survey question)
- Confirm Target Areas for Inclusion in Master Plan
- How to Engage Community

Adjourn

Submitted by Terry Langley

Notes from the Town of Marble
Master Planning Committee
May 25, 2023

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Group 2 (Max, Richard, Sam, Paul)

- taxation
- annexation
- people/community character
- town/community center
- worker housing
- sustainable environment

- tax base
- trails/roads
- tax tourism
- water as public utility
- housing/density/size/tiny homes/building codes/zoning codes (business district)

The entire group discussed:

- bulk water sales,
- fire hydrants in east Marble,
- steps to owning the water company
- neglected property (fines),

Can Marble levy taxes? Statutory town has certain rules regarding taxation. Marble taxes include property and sales tax. User fees/tourism tax were suggested as a way to tax those who use our resources but do not live here. New taxes would require a vote of the people.

D. Tasks for upcoming meetings

- a. Identify community assets
- b. Identify community liabilities
- c. Identify concerns (most already done from the community application form)
- d. Initial look at existing development and future build-out
 - i. Surrounding lots, data, base mapping, subdivision data,

E. Comments from committee members: Last meeting had homework: to come with survey questions. These can be emailed to Mark. One suggestion was about how people feel about widening Park Street to create parking.

The next meetings were set for June 15 and June 29 at 6 p.m.

F. Adjourn – 8 p.m.

Submitted by Terry Langley

-

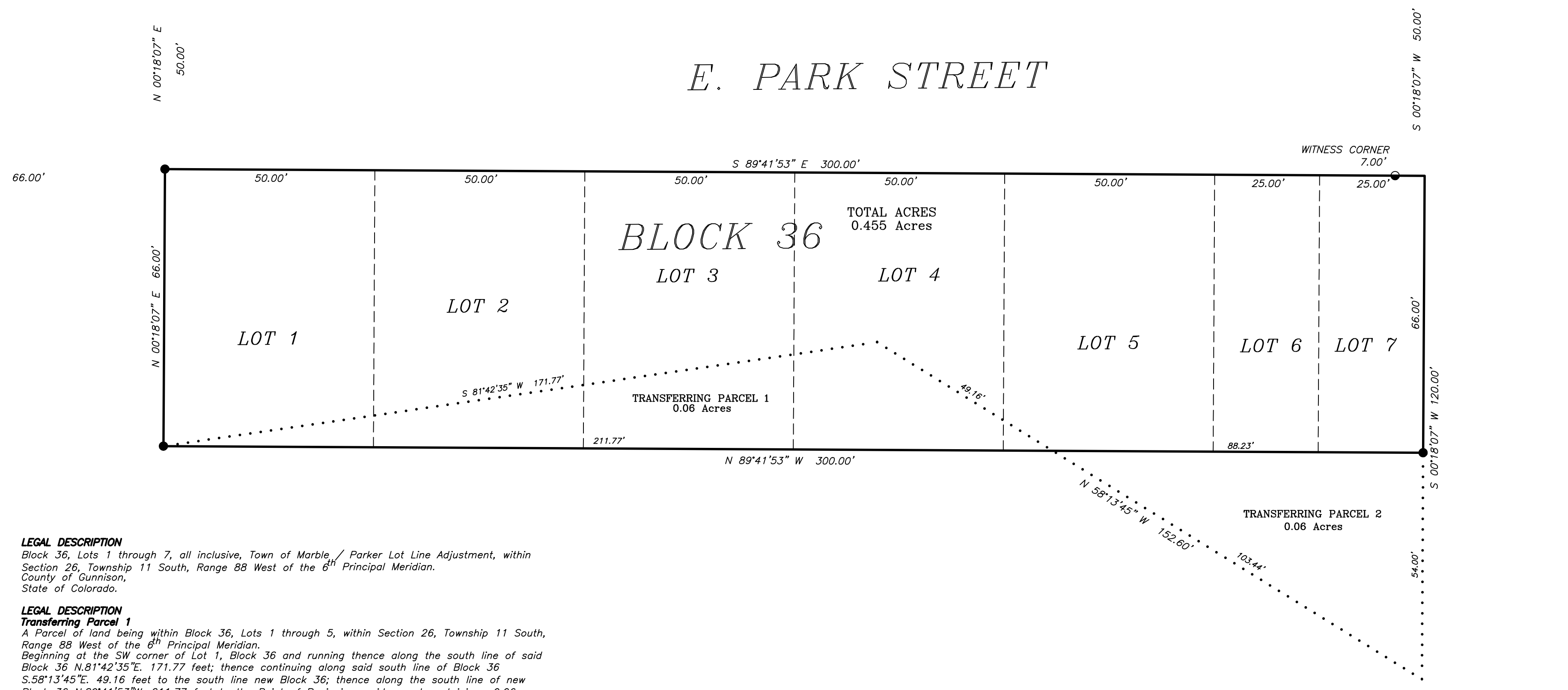
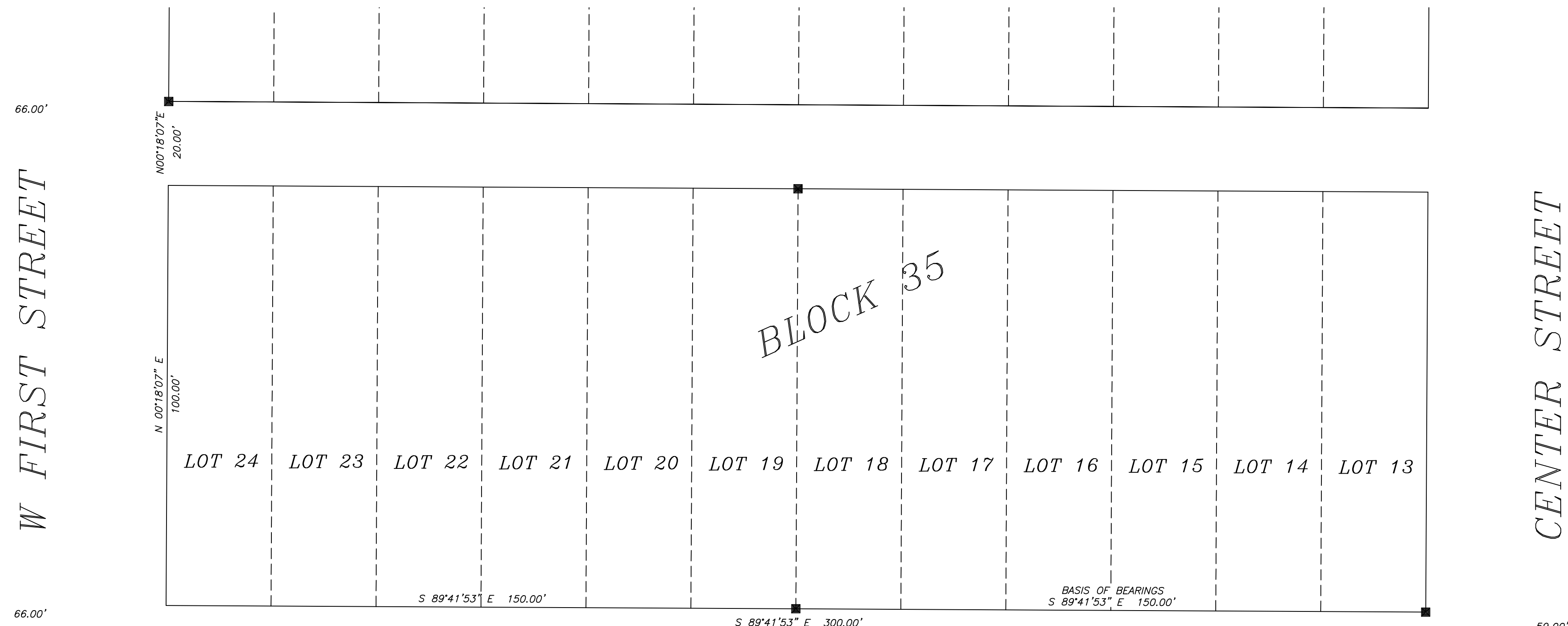
TOWN OF MARBLE / PARKER

LOT LINE ADJUSTMENT

LOTS 1 - 7, BLOCK 36, TOWN OF MARBLE

WITHIN SECTION 26, T.11S., R.88W., 6TH P.M.

GUNNISON COUNTY, COLORADO



DEDICATION

We, Carol L. Parker and Phillip M. Collins, being the owners of the land described as follows:

LEGAL DESCRIPTION
BLOCK 36, LOTS 1 THROUGH 7, ALL INCLUSIVE, TOWN OF MARBLE,
COUNTY OF GUNNISON,
STATE OF COLORADO.

hereby consent to the Lot Line Adjustment shown on plat.

Executed this _____ day of _____, A.D. 20____.

Carol L. Parker

Phillip M. Collins

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, A.D. 20____, by

Phillip M. Collins

Witness my hand and official seal.
My Commission expires: _____

Notary Public

STATE OF ARIZONA)
) ss.
COUNTY OF _____)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, A.D. 20____, by

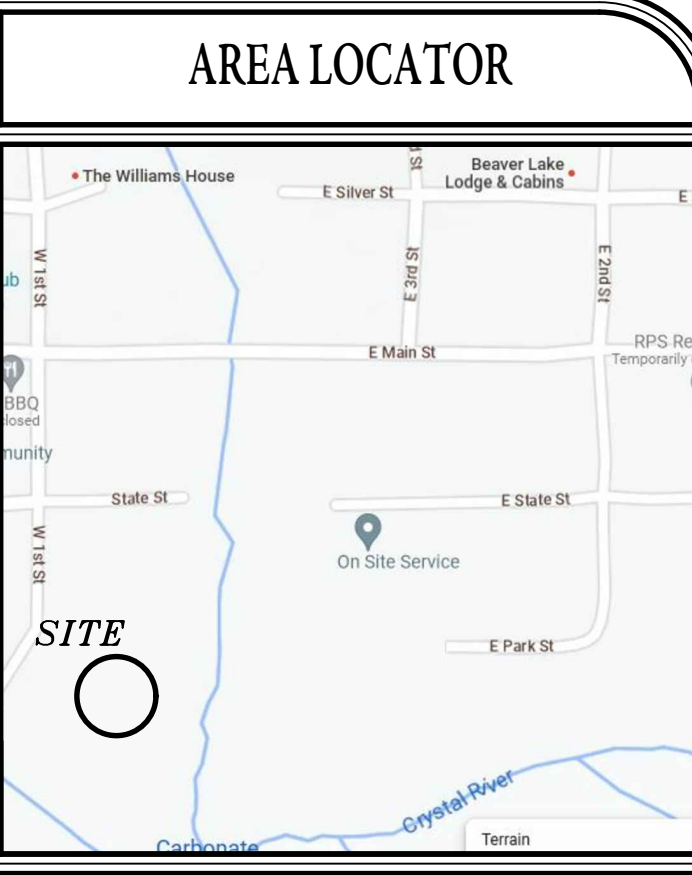
Phillip M. Collins

Witness my hand and official seal.
My Commission expires: _____

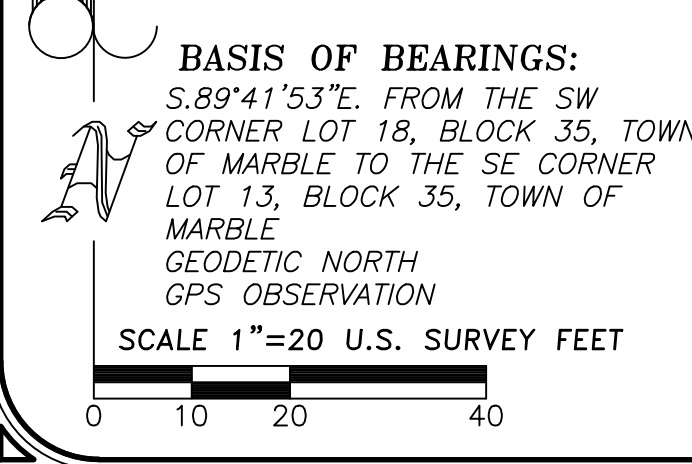
Notary Public

Town Manager's Certificate
APPROVED for recording this _____ day of _____,

A.D. 20____, by _____



- TYPICAL LEGEND**
- Set Mag Nail in Asphalt
 - Set 5/8" rebar 30" long with 2" aluminum cap PLS25972
 - Set 5/8" rebar 30" long with 2" aluminum cap as Witness corner or linepin PLS25972
 - Found 5/8" rebar with 1" plastic cap PLS14111
 - ◆ Found 5/8" rebar with 1" plastic cap PLS19598
-
- x— Fencelines
 - E— Electric (overhead)
 - UE— Electric (underground)
 - W— Water line
 - Easement
 - Previous Parcel Boundary

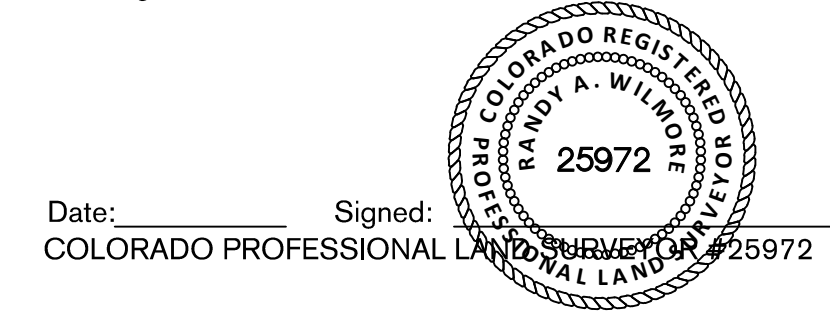


LEGAL DESCRIPTION
Block 36, Lots 1 through 7, all inclusive, Town of Marble, Parker Lot Line Adjustment, within Section 26, Township 11 South, Range 88 West of the 6th Principal Meridian, County of Gunnison, State of Colorado.

LEGAL DESCRIPTION
Transferring Parcel 1
A Parcel of land being within Block 36, Lots 1 through 5, within Section 26, Township 11 South, Range 88 West of the 6th Principal Meridian. Beginning at the SW corner of Lot 1, Block 36 and running thence along the south line of said Block 36 N.81°42'35"E. 171.77 feet; thence continuing along said south line of Block 36 S.58°13'45"E. 49.16 feet to the south line new Block 36; thence along the south line of new Block 36 N.89°41'53"W. 211.77 feet to the Point of Beginning, said parcel containing 0.06 acres, more or less. County of Gunnison, State of Colorado.

LEGAL DESCRIPTION
Transferring Parcel 2
A Parcel of land being within Block 36, Lots 5 through 7, within Section 26, Township 11 South, Range 88 West of the 6th Principal Meridian. Beginning at the SE corner of Lot 7, Block 36 and running along the south line of said Block 36 N.58°13'45"W. 103.44 feet; thence along the south line of new Block 36 S.89°41'53"E. 88.23 feet to the west line of said Block 36; thence along the west line of said Block 36 S.00°18'07"W. 54.00 feet to the Point of Beginning, said parcel containing 0.06 acres, more or less. County of Gunnison, State of Colorado.

SURVEYOR'S CERTIFICATION
I, Randy A. Wilmore, registered land surveyor, do hereby certify that I have prepared this plat, that the location of the outside boundary, roads and other features are accurately and correctly shown hereon, that the same are based on field surveys and that the platted site and the roads conform to those staked on the ground.



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue P.O. Box 1652 Paonia, Colorado 81428

970.527-4200 PHONE 970.260-4130 PHONE

www.wilmorelandsurveying.com

Defining Boundaries EMAIL randy@wilmorelandsurveying.com

FIELD CREW:	RAW
DRAFTER:	RAW
CHECKED BY:	KC

TOWN OF MARBLE / PARKER
LOT LINE ADJUSTMENT
LOTS 1 - 7, BLOCK 36, TOWN OF MARBLE
WITHIN SECTION 26, T.11S., R.88W., 6TH P.M.
GUNNISON COUNTY, COLORADO

J22266 25 APRIL 2023

NOTE: According to Colorado law any legal action based upon a defect in this survey must be commenced within three years after such defect is discovered. In no event may any action based upon any defect in this survey be commenced more than ten years from the date shown on the certification hereon.