

# 20 YEARS AGO today

BY NEL BURKETT

The following stories appeared in this publication 20 years ago this week.

## Towns and county meet to shape affordable housing

by Melissa Ruch

This past Monday night, approximately 20 elected and appointed officials of the Town of Crested Butte, the Town of Mt. Crested Butte and Gunnison County met to begin their joined approach on affordable housing and to learn more about their independent strategies.

Consultant Melanie Rees, who has been hired by each municipality to aid them with their housing codes, led an affordable housing lesson and discussion in the Mt. Crested Butte council chamber room this week.

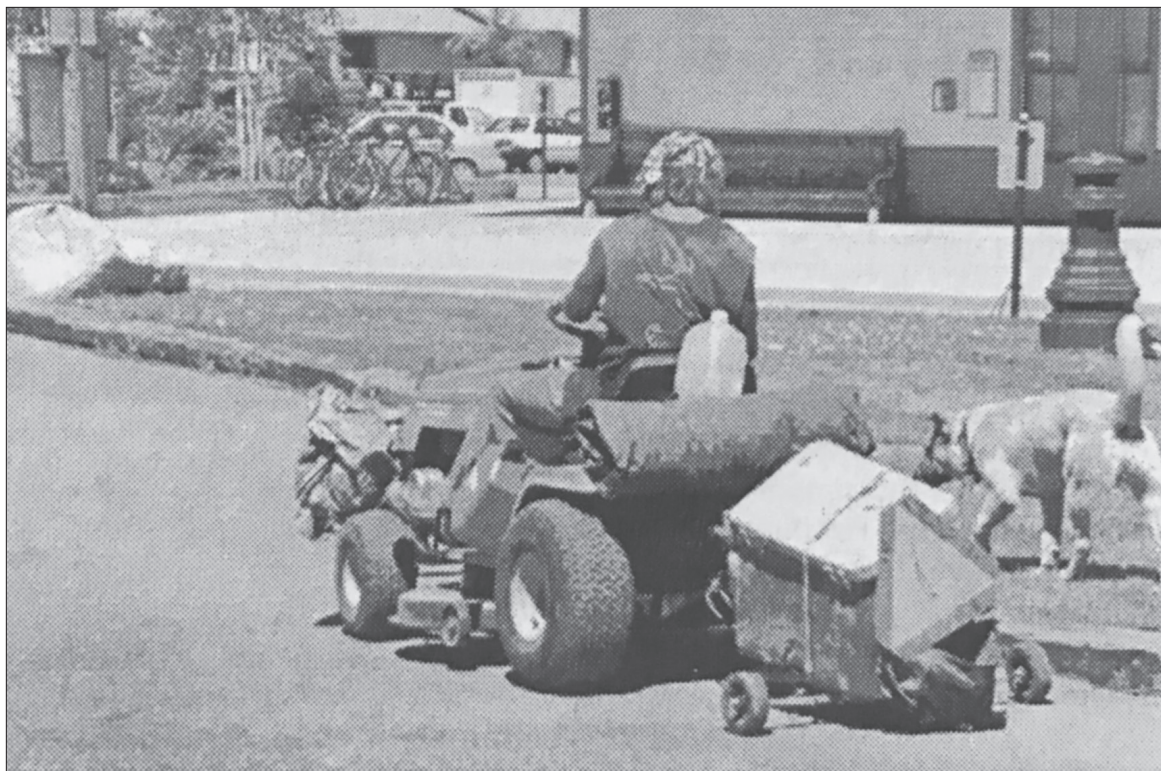
Each municipality has been working separately on revamping their affordable housing codes. And as each entity is different, so are their codes. Thus, Rees urged the

towns and county to work together to create codes that are understandable and similar. In addition, she strongly impressed the importance of including the development and building community in the affordable housing discussions.

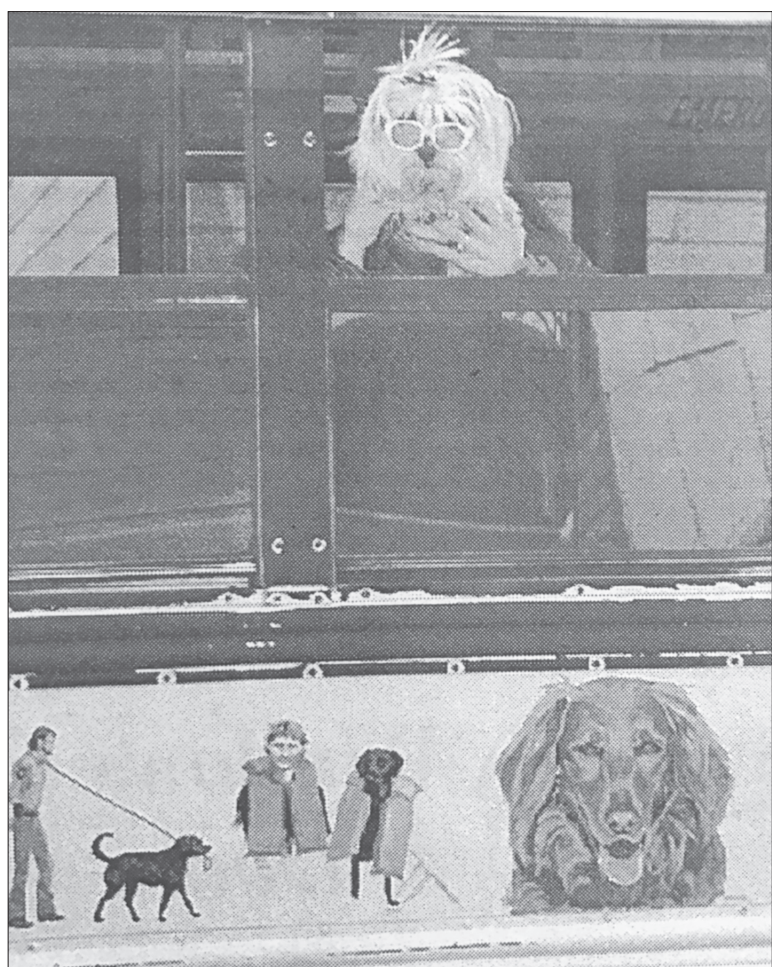
The Town of Crested Butte is currently in the fifth draft of their comprehensive land use plan on housing. The current town regulations state that 25 percent of the units in a subdivision are to be deed restricted for affordable housing. According to Crested Butte town planner John Hess, it has been six years since the town has redefined their affordable housing codes. "We need to use updated numbers, things change," he said.

On July 9, the town council will take a look at the revised numbers.

The Town of Mt. Crested Butte has been working on the restructuring of their affordable housing code since the East Trade Parcel annexa-



Fifteen mph, try 5 mph when you're traveling cross-country by lawnmower. PHOTO BY MELISSA RUCH



Has the traditional bus funding system gone to the dogs? COURTESY PHOTO

tion there took place in April. According to Mt. Crested Butte town manager Chuck Stearns, the Mt. Crested Butte Town Council made it clear during the East Trade Parcel negotiations that there was a need to redefine their regulations.

"The town council said we need to get our ordinance more on line," explained Stearns.

Mt. Crested Butte's current policy states that for every 8,000 square feet of commercial or high density multiple family projects a developer wants to construct, four percent of affordable housing must be provided.

The Mt. Crested Butte Town Council is working with Rees separately now to draft their new code by a goal date of September, to be able to deal with the anticipated North Village and Town Center developments.

As for Gunnison County, a chapter was left open in the Land Use Resolution approved this past January for affordable housing. The administrative board for the housing authority has been drafting the chapter that is now in front of county staff for review.

Rees outlined the goal of Monday night's gathering to define the mechanisms that can be used to pre-

serve and produce housing in the northern end of Gunnison County that is affordable for employees and other residents. She urged the municipalities to work toward a comprehensive approach, one that is multifaceted using a combination of tools and techniques. As an example, Rees explained that solely utilizing incentives is not adequate, since it would not fully address the community's needs. "If you want a program that targets different groups, then you need a multifaceted approach," she said.

Rees told the group of her dislike of using taxes and bonds to produce affordable housing. "Anytime you pass a fee onto someone, it has to pass the nexus test."

Legally, anytime you use a linkage or fee-based programs a nexus must be established between the development being proposed and the affordable housing that is required as a result of the development. Rees explained inclusionary zoning as a new option to the affordable housing puzzle. Inclusionary zoning is a requirement of providing affordable housing for development approval. Usually, municipalities gain units with this approach. Another type of program is residential linkage which is a fee-based program.

Rees also urged the municipalities to look into bringing the banks to the table. She advised leveraging money.

She also recommended that the towns and county look into the acquisition of land for affordable housing and utilize the housing authority in creating new developments. Rees also urged the officials to streamline their deed restrictions, to tier them on a similar if not identical structure.

But before resolutions would be open for discussion, the group voiced the need to bring their codes in progress together for review.

Mt. Crested Butte is dealing with large home and commercial issues as the Town of Crested Butte is experiencing infill issues. Gunnison County is faced with both.

"This was an important step," said Gunnison County manager John DeVore after the meeting. "This is plowing new ground. We have all three government bodies looking at one thing at the same time."

Story edited for space.

Nel Burkett is a fan of history and enjoys when the present is put in the context of the past.

# Legals

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## —AGENDA— TOWN OF CRESTED BUTTE REGULAR TOWN COUNCIL MEETING TUESDAY, JULY 6, 2021

**Meeting Information to Connect Remotely:**  
Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/87482223686>  
Or Telephone: Dial: US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592  
Webinar ID: 874 8222 3686

The times are approximate. The meeting may move faster or slower than expected.

### 6:00 WORK SESSION

1) Water and Wastewater Capital Improvement Plan.

Staff Contact: Public Works Director Shea Earley

### 7:00 REGULAR COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

#### 7:02 APPROVAL OF AGENDA

#### 7:04 CONSENT AGENDA

1) June 21, 2021 Special Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) June 21, 2021 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

3) Award of Professional Services Agreement for Engineering Services of the Wastewater Treatment Plant Improvements.

Staff Contact: Public Works Director Shea Earley  
4) Award of Professional Services Agreement for the Engineering Services of the Lake Irwin Valve and Piping Project.

Staff Contact: Public Works Director Shea Earley

5) Colorado Communities for Climate Action (CC4CA) Policy Statement Ratification.

Staff Contact: Town Planner II Mel Yemma

6) Pyramid Avenue Boat Launch Bid Award.

Staff Contact: Parks, Recreation, Open Space, and Trails Director Janna Hansen

7) Authorizing the Town Manager to Move the Town to Stage 2 Fire Restrictions Concurrent with Gunnison County in 2021.

Staff Contact: Town Manager Dara MacDonald

8) Appointment of a Public Art Commission Member.

Staff Contact: Town Planner II Mel Yemma

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. The Mayor will ask if any citizen or council member wishes to have any specific item discussed. You may request that an item be removed from Consent Agenda at that time, prior to the Council's vote. Items removed from the

Consent Agenda will be considered under New Business.

#### 7:06 PUBLIC COMMENT

Citizens may make comments on item not scheduled on the agenda. Those commenting should state their name and physical address for the record. Comments may be limited to five minutes.

#### 7:15 STAFF UPDATES

#### 7:25 LEGAL MATTERS

#### 7:35 PUBLIC HEARING

1) Ordinance No. 11, Series 2021 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 4 to Increase the Number of Annual Licenses for Food Carts Within the Town of Crested Butte.

Staff Contact: Town Clerk Lynelle Stanford

#### 7:50 NEW BUSINESS

1) Memorandum of Understanding with Gunnison County and Mt. Emmons Mining Company for Withdrawal of Unpatented Mining and Millsite Claims Surrounding Mt. Emmons.

Staff Contact: Town Manager Dara MacDonald

8:20 2) Ordinance No. 12, Series 2021 - An Ordinance of the Crested Butte Town Council Imposing a Moratorium on Accepting Applications For, Reviewing, Approving or Issuing Licenses For Non-Primary Residence Vacation Rentals For

Twelve Months.

Staff Contact: Community Development Director Troy Russ

9:00 3) Discussion on Funding Mechanisms for Affordable Housing.

Staff Contact: Finance Director Rob Zillioux

9:45 4) Discussion on Scope and Composition of Affordable Housing Task Force.

Staff Contact: Town Manager Dara MacDonald

### 10:15 COUNCIL REPORTS AND COMMITTEE UPDATES

### 10:25 OTHER BUSINESS TO COME BEFORE THE COUNCIL

### 10:30 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

• Monday, July 19, 2021 - 6:00PM Work Session - 7:00PM Regular Council

• Tuesday, August 3, 2021 - 6:00PM Work Session - 7:00PM Regular Council

• Monday, August 16, 2021 - 6:00PM Work Session - 7:00PM Regular Council

### 10:35 ADJOURNMENT

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