

Book Review: We don't want to become another Aspen... — A REVIEW OF ASPEN AND THE AMERICAN DREAM BY JENNY STUBER —

[BY GEORGE SIBLEY]

"We don't want to become another Aspen" has been a mantra in mountain towns through the 50-some years I've been in the Upper Gunnison Valley. But most of the things that we didn't like about Aspen were happening here anyway – escalating rents for a diminishing number of rental places; a proliferation of ever-larger second, third, fourth or fifth homes for out-of-state part-timers absent most of the time; ever classier and more expensive restaurants and shops; a "lifestyle" ever more unaffordable for ski bums like I was when I came to Crested Butte in the mid-'60s.

Aspen gets singled out for unwanted attention because these problems hit there first – but Aspen has also been muddling toward solutions longer than anyone else. A new book, *Aspen and the American Dream*, subtitled "How One Town Manages Inequality in the Era of Supergentrification," is the story of one of Aspen's most valiant efforts to answer the fundamental question: "How is it possible for a town to exist where the median household income is \$XX thousand, but the median home price is \$X million?"

The author, Jenny Stuber, is a professor of sociology at the University of North Florida – not immediately a Colorado credential. But she has been coming to Aspen since she was five to spend time with her father, and once got a ride to Aspen in John Denver's private plane; the singer and her woodworker father became friends while the latter was making furniture for the former. So she knows intimately, even passionately, the kind of town the remaining Aspen "locals" want to sustain: a place where the lines between "friendship and economic interdependence" converge despite "stark differences of power and wealth," and a kind of "class egalitarianism" results.

The book is the product of a fortuitous coincidence: her sabbatical year in 2016-17, and an unprecedented and courageous decision by the Aspen City Council to declare a one-year moratorium on all new building while the

Council and its voting public tried to decide more clearly what the town needed to sustain that egalitarian "character" under a tsunami of big money, and how to revise the City's land use code to better address that need.

This created an unusually open, articulate and frank public discourse about "place-making" – the attempt to institutionalize with carrots and sticks the cultural and socioeconomic mores that inhabitants feel are vital to the place. A huge opportunity for a disciplined sociologist in a place she also happened to love and understand to some degree, and the result is a thorough study and an enjoyable read.

Aspen in 2016 already had a strong set of policies in place driven by the philosophy that "development must pay its own way" – and then some. Heavy impact fees are levied on all developers and builders, commercial or residential – \$250,000-500,000 for "trophy" residences, and \$2-5 million for commercial projects. Many communities have gone from giving tax incentives to builders to charging them impact fees, but no one pushes it as far as Aspen has: the Aspen City Council and Pitkin County Commissioners are truly testing how hard developers and wealthy out-of-state homeowners can be squeezed before they decide it just isn't worth it to invest in Aspen, and its natural beauty and cultural charm.

The impact fees, however, along with various taxes like their 1.5% real estate transfer tax, have created a stock of 3,000 affordable housing units in the upper Roaring Fork Valley – not enough by half, but still a huge investment in making it a place where locals can live relatively affordably alongside the excesses of American inequality.

Those fees were already in place, generating more affordable housing, when the City Council declared its moratorium in 2016; the focus at that point was concern about some large new commercial buildings downtown, built on lots previously occupied by small businesses patronized by locals, and the new buildings were renting at \$200 a square foot (due partially to the impact

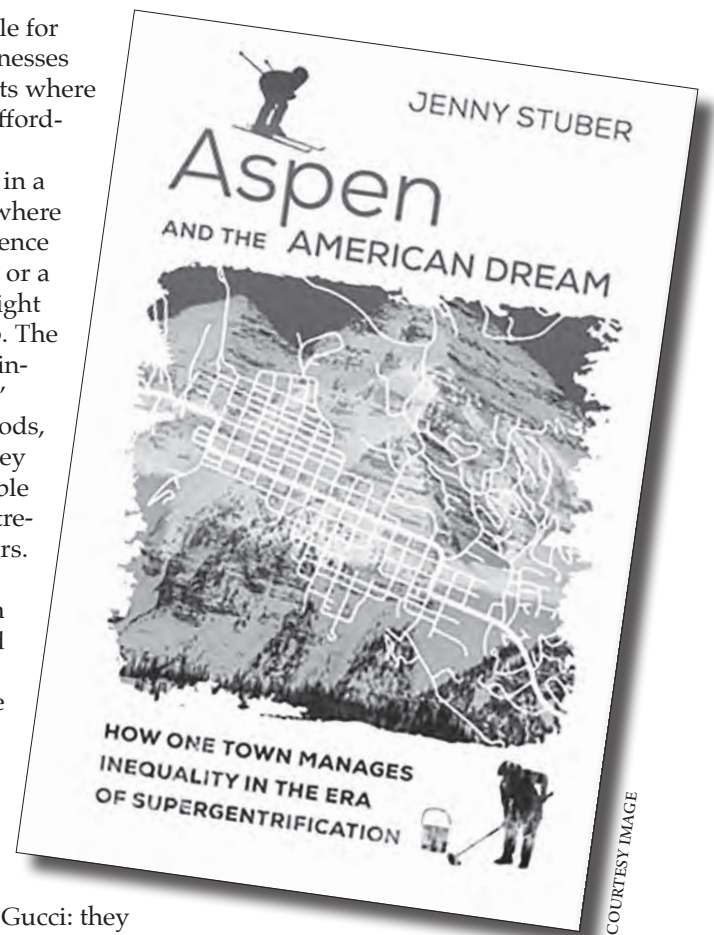
fees), rents only possible for high-end formula businesses like Gucci or restaurants where entrée prices were unaffordable for most locals.

This was resulting in a loss of smaller spaces where a drugstore or convenience grocery might survive, or a guy who likes bikes might start a bike repair shop. The impact fees were sustaining genuine "lights on" residential neighborhoods, but the locals feared they were losing an affordable downtown, both as entrepreneurs and consumers.

This led to a year-long public soul-search for how to identify and then institutionalize some protection for the character the people wanted for the town. The terms they articulated to describe the spirit of Aspen they want to institutionalize were definitely not Gucci: they want to sustain the "funkiness" and "messy vitality" of Aspen.

As the moratorium ran out, the Council finally adopted changes to the Land Use Code that it hopes will encourage a more balanced and diverse commercial mix that provides what visitors of all classes want, but also sustains essential businesses that meet basic community needs (groceries, drugstore, affordable clothing – and funky, messy vitality).

Will it all work? Or are they attempting what might prove to be, in the longer run, an impossible balance between the needs of an unmoneyed local populace hooked on their valley's natural beauty and cultural openness, and the needs of money to make more money? Stuber observes that the locals' lack of financial power is somewhat balanced by the fact that they elect the governing bodies, and most of the "supergentrifiers" cannot vote. As a result, "money talks" as always, but it doesn't



own the discourse, or the local institutions that come out of the discourse. And so far there has been no organized opposition from the wealthy against the obvious effort to make them pay for the sustainability of the local's place – probably because most of them, like the locals, treasure the natural power and beauty of the place too.

This review barely scratches the surface of Stuber's book-length report on her in-depth sociological work, but I think it is a book that all the community leaders who don't want their place to "become another Aspen" will want to read, to learn how Aspen has fought and finagled, with considerable creativity, to *not* be the Aspen it doesn't want to be either. It's not easy in a dollar-driven world, as either Ed Abbey or Hunter Thompson said, to find *and keep* a place where you can have a rich life without needing much money.

I got my copy at Townie Books.

Legals

legals@crestedbuttenews.com • phone: 970.349.0500 ext. 105 • fax: 970.349.9876 • www.crestedbuttenews.com

—AGENDA— TOWN OF CRESTED BUTTE REGULAR TOWN COUNCIL MEETING TOWN COUNCIL CHAMBERS 507 MAROON AVE; CRESTED BUTTE, CO MONDAY, AUGUST 15, 2022

Meeting Information to Connect Remotely:

https://us02web.zoom.
us/j/81476047041

Or Telephone: Dial: US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 564 217 2000 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 386 347 5053
Webinar ID: 814 7604 7041

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov. The times are approximate. The meeting may move faster or slower than expected.

6:00 WORK SESSION

1) Vacation Rental Regulations Update Kickoff.

Staff Contact: Community Development Director Troy Russ

6:25 2) Discussion with Town Attorney Regarding Working Relationship.

Staff Contact: Town Attorney Karl Hanlon

7:00 REGULAR MEETING CALLED TO ORDER BY MAYOR OR MAYOR

PRO-TEM

7:02 APPROVAL OF AGENDA

7:04 CONSENT AGENDA

1) August 2, 2022 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Bridges of the Butte Special Event Application and Special Event Liquor Permit for Sunday, September 11, 2022 Closing 3rd Street from Elk Avenue to the Alley Between Sopris and Elk Avenues, and the Southern Half of Elk Avenue from 3rd Street to 5th Street.

Staff Contact: Town Clerk Lynelle Stanford

3) Award of a Professional Services Agreement for Engineering Services During Construction of the Wastewater Treatment Plant Improvement Project to Carollo Engineering.

Staff Contact: Public Works Director Shea Earley

4) Authorization of the Town Council to Sign onto a Crested Butte News Letter to the Editor Regarding the Draft Community Compass.

Staff Contact: Community Development Director Troy Russ

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.

7:12 STAFF UPDATES

7:18 LEGAL MATTERS

7:23 PUBLIC HEARINGS

1) (Second Reading) Ordinance No. 15, Series 2022 - An Ordinance of the Crested Butte Town Council Extending a Moratorium on Accepting Ap-

plications for Reviewing, Approving, or Issuing Permits for Certain Accessory Buildings for an Additional Six Months.

Staff Contact: Community Development Director Troy Russ

7:35 2) (Second Reading) Ordinance No. 16, Series 2022 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at 308 Third Street to the Crested Butte Fire Protection District.

Staff Contact: Finance Director Kathy Ridgeway

7:40 NEW BUSINESS

1) Resolution No. 22, Series 2022 - A Resolution of the Crested Butte Town Council Authorizing the Town to Enter into a Broadband Facilities License Agreement with Visionary Communications, Inc. for the Installation, Operation and Maintenance of Broadband Facilities in Town Rights of Way.

Staff Contact: Public Works Director Shea Earley

7:55 2) (First Reading) Ordinance No. 17, Series 2022 - An Ordinance of the Crested Butte Town Council Amending

Chapter 16, Article 1 of the Town Code to Amend the Definition of Fabric Structure and Amending Chapter 16, Article 14, Section 180 of the Town Code to Amend the Town's Fabric Structure Allowances.

Staff Contact: Community Development Director Troy Russ

8:10 COUNCIL REPORTS AND COMMITTEE UPDATES

8:15 OTHER BUSINESS TO COME BEFORE THE COUNCIL

8:20 DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

• Tuesday, September 6, 2022

- 6:00PM Work Session - 7:00PM Regular Council

• Monday, September 19, 2022

- 6:00PM Work Session - 7:00PM Regular Council

• Monday, October 3, 2022 -

6:00PM Work Session - 7:00PM Regular Council

8:25 ADJOURNMENT

Published in the Crested Butte News.

Issue of August 12, 2022. #081207

District Court, Gunnison County, Colorado Court Address: Gunnison County Courthouse 200 E. Virginia Avenue Gunnison, CO 81230		▲ COURT USE ONLY ▲ Case Number: 2022CV030031 Division 2 Courtroom	—THE PEOPLE OF THE STATE OF COLORADO— TO THE ABOVE-NAMED DEFENDANTS:	
Plaintiff: Richard C. Burns, Successor Trustee of the August C. Burns Trust Dated March 20, 1989, v.			You are hereby summoned and required to appear and defend against the claims of the Complaint filed with the Court in this action, by filing with the clerk of this Court an answer or other response. You are required to file your answer or other response within thirty-five (35) days after service of this Summons upon you. Service of this Summons will be complete on the day of the last publication. A copy of the Complaint may be obtained from the clerk of the Court. If you fail to file your answer or other response to the Complaint in writing within thirty-five (35) days after the date of the last publication, judgment by default may be rendered against you by the Court for the relief demanded in the Complaint, without any further notice. This is an action to quiet the title of the Plaintiff in and to the real property situated in Gunnison County, Colorado, more particularly described on Exhibit A , attached to and made a part of this Summons by this reference. DATE: July 26, 2022. <i>/s/ David Leinsdorf</i> David Leinsdorf, Registration #2740 THIS SUMMONS IS ISSUED PURSUANT TO RULE 4(g), COLORADO RULES OF CIVIL PROCEDURE. EXHIBIT A Condominium Unit 4, Marcellina Mountain Condominiums, according to the Condominium Map thereof recorded September 30, 1980 under Reception No. 353639 and Condominium Declaration pertaining thereto recorded September 30, 1980 in Book 556 at page 46 of the records of Gunnison County, Town of Crested Butte, County of Gunnison, State of Colorado.	
Defendants: Margaret P. Burns, Richard C. Burns, Brian K. Burns, Jeffrey L. Burns, Marcellina Mountain Condominiums Homeowners Association and all unknown persons who claim any interest in the subject matter of this action.			Published in the <i>Crested Butte News</i> . Issues of July 29, August 5, 12, 19, 26, 2022. #072906	
Attorney: David Leinsdorf, Attorney Registration No. 2740 215 Elk Avenue, P.O. Box 187 Crested Butte, CO 81224-0187 Phone: (970) 349-6111 Email: david81224@gmail.com		SUMMONS BY PUBLICATION		

County Court, Gunnison County, Colorado Court Address: 200 East Virginia Avenue Gunnison, CO 81230		DATE FILED: August 2, 2022
In the Matter of the Petition of: <input type="checkbox"/> Adult: or <input checked="" type="checkbox"/> Parent/Petitioner: RACHEL MEYER for Minor Child: ELIZABETH ROSE BAUER For a Change of Name to: ELIZABETH ROSE MEYER		▲ COURT USE ONLY ▲ Case Number: 2022C41 Division B Courtroom
ORDER FOR PUBLICATION FOR CHANGE OF NAME		

The Court having read and considered the Petition for Change of Name of Minor Child or Adult finds:

That the statements made in the Petition satisfy the statutory requirements.
 That the desired change of name is proper and not detrimental to the interests of any other person.
 That the Petitioner has submitted the documentation required in §13-15-101(1)(b), C.R.S. from the fingerprint based criminal history record check or has provided appropriate certified copies of any dispositions that would constitute a felony conviction in this state or any other state or under federal law.
 That the change of name is in the best interest of the minor child.
 Individuals over the age of fourteen (14) have submitted the documentation required in §13-15-101(1)(b), C.R.S. from the fingerprint-based criminal history record check or has provided appropriate certified copies of any dispositions that would constitute a felony if committed by an adult in this state or any other state or under federal law.

The Court orders the following publication for a change of name:

- Name of Elizabeth Rose Bauer
 First Name Middle Name Last Name
 is requested to be changed to Elizabeth Rose Meyer
 First Name Middle Name Last Name
- Pursuant to statute, public notice of this change of name shall be published three times in a legal newspaper published in this county. This publication is to be made within 21 days of the date of this Order.
- Proper proof of publication shall be filed with the Court upon final publication to receive a Final Decree for a Change of Name.

Date: August 2, 2022

R. Buemata
 Judge Magistrate

Published in the *Crested Butte News*. Issues of August 12, 19 and 26, 2022. #081208

deadline tuesday at noon

County Court, Gunnison County, Colorado Court Address: 200 East Virginia Avenue Gunnison, CO 81230		DATE FILED: August 2, 2022
In the Matter of the Petition of: <input type="checkbox"/> Adult: or <input checked="" type="checkbox"/> Parent/Petitioner: RACHEL MEYER for Minor Child: OLIVER BERNARD BAUER For a Change of Name to: OLIVER BERNARD MEYER		▲ COURT USE ONLY ▲ Case Number: 2022C42 Division B Courtroom
ORDER FOR PUBLICATION FOR CHANGE OF NAME		

The Court having read and considered the Petition for Change of Name of Minor Child or Adult finds:

That the statements made in the Petition satisfy the statutory requirements.
 That the desired change of name is proper and not detrimental to the interests of any other person.
 That the Petitioner has submitted the documentation required in §13-15-101(1)(b), C.R.S. from the fingerprint based criminal history record check or has provided appropriate certified copies of any dispositions that would constitute a felony conviction in this state or any other state or under federal law.
 That the change of name is in the best interest of the minor child.
 Individuals over the age of fourteen (14) have submitted the documentation required in §13-15-101(1)(b), C.R.S. from the fingerprint-based criminal history record check or has provided appropriate certified copies of any dispositions that would constitute a felony if committed by an adult in this state or any other state or under federal law.

The Court orders the following publication for a change of name:

- Name of Oliver Bernard Bauer
 First Name Middle Name Last Name
 is requested to be changed to Oliver Bernard Meyer
 First Name Middle Name Last Name
- Pursuant to statute, public notice of this change of name shall be published three times in a legal newspaper published in this county. This publication is to be made within 21 days of the date of this Order.
- Proper proof of publication shall be filed with the Court upon final publication to receive a Final Decree for a Change of Name.

Date: August 2, 2022

R. Buemata
 Judge Magistrate

Published in the *Crested Butte News*. Issues of August 12, 19 and 26, 2022. #081209

—REQUEST FOR APPLICATIONS FOR DEVELOPED RECREATION GRANT PROGRAM— GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT		
The Gunnison County Metropolitan Recreation District's is accepting applications for its 2022 Developed Recreation Grant Program. This program is designed to catalyze the development of recreation amenities that meet valley-wide recreation needs. For information, grant guidelines and application information, please visit https://gcmctrec.com/developed-recreation-grant-program/ . Grant applications must be submitted by e-mail no later than 5:00 p.m. on September 9th, 2022. Grant awards	will be announced on October 24th, 2022. For information, questions or to submit a grant application, please contact admin@gcmctrec.com .	Published in the <i>Crested Butte News</i> . Issue of August 12, 2022. #081202

—REQUEST FOR QUALIFICATIONS— DESIGN/BUILD SERVICES BIG MINE SKATEPARK RENOVATION PROJECT		
The Town of Crested Butte seeks qualifications from firms/teams for services to design and build an expanded and renovated skatepark in Big Mine Park, located in the southwestern corner of the Town of Crested Butte. The selected firm/team will create a design working with a local stakeholder group, the local skater community, and Town staff. The design will be based upon public and stakeholder input during a robust public planning process. Critical elements of this project include: <ul style="list-style-type: none"> • An inclusive and transparent public design process • Employment of green construction and carbon reduction practices throughout the design, construction, and operational phases • Compliance with applicable building and accessibility codes, laws, and regulations • Integration of cost estimation and construction feasibility with design for construction and operations at high altitude 	environments One (1) single electronic PDF copy of response to this RFQ must be received on or before 5:00 pm MT, Friday, September 2, 2022 . Respondents must allow sufficient delivery time to ensure receipt of materials by the time and date specified. Proposals and inquiries should be addressed to: Janna Hansen, Parks, Recreation, Open Space & Trails Director Town of Crested Butte jhansen@crestedbutte-co.gov (970) 349-5338 x110 Full RFQ and additional information can be found online at www.townofcrestedbutte.com under Bid/Job/RFP.	Published in the <i>Crested Butte News</i> . Issues of August 12 and 19, 2022. #081203

—TOWN COUNCIL REGULAR MEETING— AUGUST 16, 2022 ~ 6:00 P.M. MT. CRESTED BUTTE, COLORADO		
The Town Council of the Town of Mt. Crested Butte will be having a work session with the on August 16, 2022 at 5:00 P.M., regarding the Strategic Plan. The regular meeting will start 6:00 P.M. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting.	This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options. Please go to https://mtcrestedbuttecolorado.civicweb.net/portal/ or contact Mt. Crested Butte Town Hall at	(970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx Published in the <i>Crested Butte News</i> . Issue of August 12, 2022. #081205

—MEETING NOTICE— UPPER GUNNISON RIVER WATER CONSERVANCY DISTRICT BOARD OF DIRECTORS MEETING MONDAY, AUGUST 29, 2022 ~ 5:30 P.M.		
The Board of Directors of the Upper Gunnison River Water Conservancy District (UGRWCD) will conduct a regular board meeting on Monday, August 29, 2022 at 5:30PM at the UGRWCD Conference Room, 210 West Spencer Avenue, Suite B, Gunnison, CO 81230 and via video/teleconferencing. Please contact the UGRWCD at (970)641-6065 for more information on attending via video/teleconferencing. A meeting agenda will be posted at the District Office prior to the meeting.		
Published in the <i>Crested Butte News</i> . Issue of August 12, 2022. #081201		

—MOUNTAIN EXPRESS BOARD OF DIRECTORS MEETING— AGENDA THURSDAY, AUGUST 18, 2022 ~ 9:00 A.M. IN PERSON OR REMOTE ACCESS CRESTED BUTTE TOWN HALL – TOWN COUNCIL CHAMBERS		
I. Roll Call II. Reading and Approval of the Minutes of the July 21st, 2022 Meeting III. Staff Report IV. Unfinished Business V. New Business A. Review RFP submissions for bus art installation B. Board Vote on Resolution 001.2022 Review 5 Year Strategic Plan Budget	VI. Unscheduled Business VII. Schedule Next Board Meeting VIII. Adjournment ZOOM Remote Access August 18, 2022 MX Board Meeting, 9:00AM Topic: August 18, 2022, MX Board Meeting (Remote or in Person) Time: August 18, 2022 09:00 AM Mountain Time (US and Canada) Join Zoom Meeting https://us06web.zoom.us/j/87092156	014?pwd=RTRkc1FCR1Iwc2t1RnpHbGxjQVJoUT09 Meeting ID: 870 9215 6014 Passcode: 300499 Dial by your location +1 720 707 2699 US (Denver) Find your local number: https://us-06web.zoom.us/j/kdxtYPCxrl Published in the <i>Crested Butte News</i> . Issue of August 12, 2022. #081204

—PLANNING COMMISSION REGULAR MEETING— AUGUST 18, 2022 ~ 5:00 P.M. MT. CRESTED BUTTE, COLORADO		
The Planning Commission of the Town of Mt. Crested Butte will be having a Regular Meeting at 5:00 P.M. on August 18, 2022. The agenda and packet will be posted to the Town's website no later than 24 hours prior to the meeting. This meeting will be at the Mt. Crested Butte Town Hall, 911 Gothic Road, Mt. Crested Butte. Please review the meeting agenda on the website for attendance options. Please go to https://mtcrestedbuttecolorado.civicweb.net/portal/ or contact Mt. Crested Butte Town Hall at (970) 349-6632 for the agenda. Subscribe to the Town website to receive notifications when agendas are posted here: https://mtcrestedbuttecolorado.civicweb.net/Portal/Subscribe.aspx		
Published in the <i>Crested Butte News</i> . Issue of August 12, 2022. #081206		