

## Andie Ruggera

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**From:** Jared Martin <Jcmartin@vailresorts.com>  
**Sent:** Tuesday, October 13, 2020 11:39 AM  
**To:** Andie Ruggera  
**Subject:** ADU Rezoning for South Gunnison

**\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\***

To Whom it May Concern,

I would like my name (Jared Martin) added to the list of supporters of the rezoning initiative for South Gunnison in regards to adding ADUs, as it aligns with the Comprehensive Plan and Strategic growth of our community.

Thanks!

***Jared Martin***

Assistant Property Manager  
Crested Butte Mountain Resort  
Phone: 970-349-4664  
[www.skicb.com](http://www.skicb.com)



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## Andie Ruggera

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**From:** Katya Schloesser <katya.schloesser@gmail.com>  
**Sent:** Tuesday, October 13, 2020 11:28 AM  
**To:** Andie Ruggera  
**Subject:** South Gunnison Zoning

\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\*

Hi Andie,

I hope this email finds you well! I hope Landon's junior year is going well too, what a wild time to be a kid (and more so, a parent!).

Can you please add my name to the list of supporters of the rezoning initiative in south Gunnison (to allow for ADU's)? I believe it aligns with the Comprehensive plan and means smart growth!

Thank you!  
Katya Schloesser

## Andie Ruggera

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**From:** Leia Morrison <morrisonyoga@gmail.com>  
**Sent:** Tuesday, October 13, 2020 7:33 PM  
**To:** Andie Ruggera  
**Subject:** Support for ADU rezoning

\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\*

Andie,

I would like my name to be added to the list of supporters of the rezoning initiative in south Gunnison, as it aligns with the Comprehensive Plan and strategic growth of our community.

Thank you,  
Leia Morrison

Dear Planning and Zoning Commission Members,

We are Laurel and Marshall Fisher and we live at 220 S Iowa St. We would like to formally voice our support of the proposed zoning change in south Gunnison for the following reasons.

Allowing Accessory Dwelling Units (ADUs) in south Gunnison will give property owners opportunity and flexibility to provide accessible, affordable, independent, and efficient housing for family and community members, all while enhancing our neighborhoods' diversity and economic sustainability.

The opposition to this proposal cites fear that ADUs will change the character of the neighborhood. However, considering the prohibitive state of the current real-estate market, the real threat to our neighborhood's character comes from part-time second homeowners, investment rental owners, and real-estate flippers, not local owners looking for flexibility with their property.

As Western alumni, proud Gunnison residents, and first-time homebuyers, this proposed rezoning will give more local families like us the opportunity to become homeowners by providing incentive and economic opportunity. Rezoning gives local property owners the opportunity to provide aging parents with an independent housing option, the ability provide an additional income stream to supplement exorbitant mortgage payments, and insulation from tough times and down turns in the economy, like we are experiencing now. This local, family-centric environment will protect the character that exists, not threaten it.

In addition to proving incentives to local, hard-working families, allowing ADUs in south Gunnison will also help protect the character of our community at large. ADUs provide infill affordable housing, thus reducing sprawl and shoddy development. ADUs support multi-generational living, providing diversity and vibrancy close to city centers, employment, and recreation.

We have no illusions that ADUs will solve the complex affordable housing issues in Gunnison. We also agree that Gunnison's residential neighborhoods have an appeal and character that we don't want to see upended. However, we know from personal experience in another western Colorado mountain town that ADUs can be part of the solution. They enhance diversity and vibrancy, provide prospects to people that live and work in this community, and afford property owners an option to provide family and community members with respectful housing.

It's also important to note, as Mr. Sovik did and Mr. Steinwick acknowledged in the last P&Z meeting, that the City has spent countless hours gathering consultant expertise and public input on the Comprehensive Plan, and that this initiative aligns with the recommendations of that plan. We ask that the Commission consider Gunnison's long term strategic planning and development goals as this proposal moves forward.

Sincerely,

Marshall and Laurel Fisher

## Andie Ruggera

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**From:** Molly Dillon <molly.dillon92@gmail.com>  
**Sent:** Tuesday, October 13, 2020 5:43 AM  
**To:** Andie Ruggera  
**Subject:** ADU Zoning

\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\*

Hi Andie,

Just wanted to reach out in support and to please have our names added to the list of supporters of the rezoning initiative in south Gunnison. We believe this aligns with the Comprehensive Plan and strategic growth of our community. As young homeowners we see the need and desire for fellow homeowners to want to utilize lots to their fullest potential.

Appreciate the time and best of luck moving forward.

Thank you,  
Molly & Bryan Dillon

## Andie Ruggera

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**From:** Patrick Farrell <thepatrickfarrell@gmail.com>  
**Sent:** Tuesday, October 13, 2020 2:03 PM  
**To:** Andie Ruggera  
**Subject:** Re: Zoom meeting

\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\*

Andie, Would you please email me the link to the October 14 zoom meeting . If my schedule allows I would like to listen in to the discussion . Judith and I are in opposition to the proposed rezoning of our neighborhood .

When we were looking to purchase a home in Gunnison one of our primary desires was to find a neighborhood that was zoned R1. The rezoning of our neighborhood would completely change its character, and change the quality of our lives.

Thank you,

Patrick Farrell  
323 South Main  
Gunnison

thepatrickfarrell@gmail.com

970 964 8799. Patrick's cell #

## Andie Ruggera

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**From:** Samuel Degenhard <sam@campfireranch.co>  
**Sent:** Tuesday, October 13, 2020 8:04 AM  
**To:** Andie Ruggera  
**Subject:** Southeast R1 to R1M Rezoning Discussion Comment

\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\*

Hi Andie,

Thank you for the opportunity to share our thoughts and opinions regarding the discussion to allow ADU's in the Southeast corner of Gunnison. As a full-time Gunnison resident and business owner, I am strongly in support of rezoning this section of the City of Gunnison from R1 to R1M.

Transitioning from R1 to R1M increases Gunnison's affordability for renters and homeowners alike. ADU's create needed inventory for renters and support homeowners with added income that is carried back into our local economy. This is a win-win.

Density in Gunnison is not a problem - having lived and traveled all over rural communities in the U.S. during my career, I have experienced plenty of communities that have traded allowing ADU's instead for sprawling development. The City of Gunnison is growing the right way and allowing ADU's in more areas of our community is the right move.

Additionally, ADU's and the resulting increased density reduces our impact on our local environment. ADU's are most resource efficient housing options available, taking less energy, build materials and even reduce our reliance on vehicles with increased walkability for tenants. The construction of these types of dwellings are almost always carried out by local contractors as well, who are members of the community, aware of their impacts, instead of some outside company building structures and taking the income from these sales outside of our local economy.

We can also start addressing housing crisis concerns with allowing ADU's. These dwellings allow for a more diverse tax base to live within City limits, mixed-income communities can increase the live-able space for the workforce of our local businesses, feasible access to schools & childcare, as well as an opportunity for a more diverse community that promotes inclusivity.

I encourage you and your team in the Planning & Development department to move forward with allowing this rezoning and employing this strategy to better the community of Gunnison with our future in mind.

Thanks for your time and hearing me out.

-Sam



**SAM DEGENHARD** / FOUNDER & CEO  
[Sam@CampfireRanch.co](mailto:Sam@CampfireRanch.co) | 310.489.8692  
[@Campfire Ranch](https://www.CampfireRanch.co) | [www.CampfireRanch.co](https://www.CampfireRanch.co)

## Andie Ruggera

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**From:** Zoe Smith <zoe.smith@westernalum.org>  
**Sent:** Tuesday, October 13, 2020 3:56 PM  
**To:** Andie Ruggera  
**Subject:** Rezoning initiative in south Gunnison

**\*\*\* This email originated from outside City of Gunnison - PLEASE USE CAUTION OPENING LINKS, ATTACHMENTS OR REPLYING \*\*\***

I would like my name to be added to the list of supporters of the rezoning initiative in south Gunnison, as it aligns with the Comprehensive Plan and strategic growth of our community.

Kind regards,

Zoe Smith