

RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING
COMMISSION
ADOPTING THE EMMA CAUCUS MASTER PLAN

Resolution No. PZ 2016-5

RECITALS

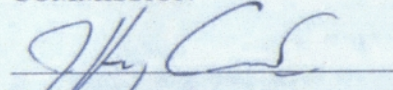
1. By State statute, the Pitkin County Planning and Zoning Commission (P&Z) has the responsibility and the authority to adopt master plans for Pitkin County.
2. Adopted plans are used by the public, appointed and elected officials as a guide in consideration of County-wide land use related policies, as well as future land use designations, planning issues and development proposals within the Plan area boundaries.
3. The Pitkin County Land Use Code specifically requires consideration of master plans as a criterion of approval for certain types of land use reviews (including, but not limited to special review, location and extent review, code amendments, rezoning, activities of local and state interest, and growth management exemptions).
4. Recommendations made within all of the respective Caucus/Neighborhood master plans will be considered by appointed and elected officials in the context of consistency with overarching County land use policies and programs, and broader community goals, including but not limited to infrastructure and essential community facility needs. If a determination is made by the elected and/or appointed officials that a plan recommendation is inconsistent with broader community goals and does not benefit the community as a whole, such recommendation may be considered, but not implemented.
5. All of the respective Pitkin County Caucus/neighborhood plan updates will be adopted by the Planning & Zoning Commission separately. At such time as all of the plans have been adopted, they will be reviewed as a whole to ensure that there are no inherent conflicts that will impair the County's ability to achieve overarching community goals, land use policies and functional needs. Subsequently, the P&Z will identify and consolidate common plan themes in an update to the *2003 Overview of the Pitkin County Comprehensive Plan*. The Comprehensive Plan will provide the overall framework and approach for planning in rural Pitkin County, and the neighborhood plans will provide detail for specific areas.
6. The Emma Caucus Land Use Master Plan was prepared by the Emma Caucus Master Plan Committee with assistance from the Pitkin County Community Development Department and input from interested members of the public who reside in the Emma Caucus area, as depicted on the attached map (Exhibit B.)
7. The Pitkin County Planning and Zoning Commission reviewed the plan at a worksession, which was a public meeting on February 2, 2016, and at a duly noticed public hearing on November 1, 2016, at which time public comment was heard with respect to the Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Pitkin County Planning Commission that it does hereby adopt the Emma Caucus Land Use Master Plan, attached as Exhibit "A."

29th day of Sept 2016. NOTICE OF PUBLIC HEARING PUBLISHED in The Aspen Times Weekly on the

APPROVED AND ADOPTED on the 1st day of November, 2016.

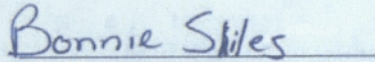
PITKIN COUNTY PLANNING AND ZONING
COMMISSION



By Jeffrey Conklin, Chair

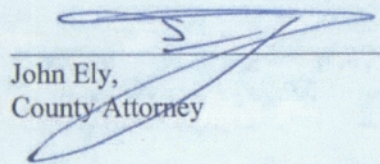
Date 11/24/2017

ATTEST:



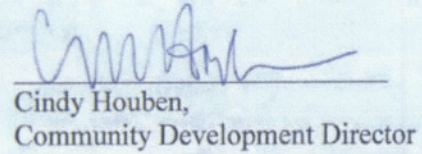
Bonnie Shiles,
Administrative Assistant

APPROVED AS TO FORM:



John Ely,
County Attorney

APPROVED AS TO CONTENT:



Cindy Houben,
Community Development Director

Exhibit A
Emma Area ♦ 2016 Master Plan

*Updated Plan Adopted on November 1, 2016, by the Pitkin County Planning &
Zoning Commission (P&Z)*
Originally Adopted January 13, 2009 by the Pitkin County P&Z

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Bob Grueter, Vice Moderator
Liz Newman, Secretary
Stacy Keating, Treasurer
Jim Albert
Dick Bird
Norm Clasen
Marguerite Dykann
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Emma Area 2016 Master Plan

◆ Introduction ◆

Emma is a historically agricultural area lying south of the Roaring Fork River corridor approximately 2 miles west of downtown Basalt and 19 miles from Aspen. Longtime family-owned ranches, many with permanent conservation easements on them, provide expansive views across irrigated fields and pastures. Cattle ranching, hay production, horse ranching and food production are the dominant land uses, and residential densities are very low. The Emma area also extends up East and West Sopris Creek Roads, where the contour of the land is affected by the slopes of Mt. Sopris and its drainages. Two-lane country roads are shared by cars, pedestrians, equestrians, bicyclists, and wildlife as well as farming and ranching machinery. Surrounding hillsides are covered in native scrub oak, juniper and pinyon pines, typical of the arid mountain west. Higher elevations see alpine conditions, more common near the base of Mount Sopris.

Properties are served by individual wells and septic systems; irrigation water is governed by deeded water rights out of the local streams and rivers. Access is primarily via Pitkin County Roads; some in subdivisions are privately maintained. The nearest public transportation is available approximately ½ mile from the Highway 82 entrance to Emma. The Rio Grande trail is a main recreational and commuter amenity for cyclists, joggers, equestrians, and cross-country skiers. Crown Mountain lies between Mt. Sopris and the Roaring Fork River and has extensive horseback, hiking and mountain biking trails for public use. Herds of deer and elk graze many of the pastures, and black bears are common in the area. Many species of birds, including meadowlarks, bluebirds, herons, hawks, and osprey nest in the Emma area. Coyotes, foxes, skunks, rabbits and the occasional mountain lion frequent the fields and hillsides.

◆ *Vision Statement* ◆

The Emma area will continue to be a low density residential area with on-going traditional farming and ranching operations prevalent. Agricultural lands will continue to be used as such, or preserved by the use of conservation easements or other preservation options, and will not be further subdivided; and water rights will be protected. Fields and pastures will be the predominant views, wildlife will continue to be a strong presence due to the preservation of riparian corridors and other habitats, and the night sky will continue to be visible without light or air pollution. Residents and guests will enjoy public trails and lands; a neighborhood feeling of common goals will exist, and residents will have a sense of community.

DOCUMENT FORMAT

The Emma Master Plan is divided into two parts; *Part One – Goals and Objectives and Future Land Use* and *Part Two – Land Use Existing Conditions Report (ECR)*. The Goals and Objectives and Future Land Use chapters are the heart of the Emma Area Master Plan. This is the document that most people will want to review as it summarizes the vision for the future of the Emma Area as expressed by residents and property owners beginning with the 2007 community input survey and the entire planning process that led to the creation of the 2008 Emma Area Master Plan. The Existing Conditions Report contains updated information regarding the physical characteristics, demographics, build-out estimate and regulatory environment for the area within the Emma Caucus boundary. This document should be reviewed by people who want to gain a more comprehensive understanding of the Emma Area.

Due to its size and the inclusion of numerous fold-out maps, the ECR is formatted as a separate document. It includes a photographic inventory of key locations, an inventory of historic structures located within the Emma Caucus Area and the results of the 2007 community input survey, which was conducted in association with the original master plan process. The ECR contains a series of maps, prepared by the Aspen/Pitkin County GIS Department. These maps provide a valuable snapshot of current conditions within the Emma Area on topics including property ownership; wildlife habitat; scenic resources; wildfire hazards; existing land use; zoning; recent building permits; historic sites; affordable housing; roads and taxing districts. The 2007 Existing Conditions Report may be found on the Emma Caucus web page on the Pitkin County website.

THE ROLE OF THE EMMA AREA MASTER PLAN

The Emma Master Plan provides guidance for decisions regarding future development and infrastructure improvements and is used in the review of land use applications by the Pitkin County Staff and elected and appointed officials as well as by the Emma Caucus in its role as a referral agency in the development review process. The Goals and Objectives chapter provides policy guidelines on a range of issues including land use, environment; growth; infrastructure and essential community facilities; transportation; recreation and tourism; mineral exploration and extraction; and historic preservation. The Caucus recognizes its role is advisory to the County and all of the content contained herein constitute recommendations.

The Emma Area Master Plan is part of a series of documents that will be used to guide development and infrastructure improvements in the Emma Caucus Area. Other Pitkin County documents that should be reviewed when contemplating development within the Emma Caucus Area include the *Pitkin County Land Use Code*, the *Pitkin County Road Maintenance and Management Plan*, and the *Pitkin County Land Use Application Manual*. The 2016 Emma Area Master Plan supersedes both the 2008 Emma Area Master Plan and the *Pitkin County Downvalley Comprehensive Plan* for the area within the Emma Caucus Area boundary.

EMMA AREA MASTER PLAN PROCESS

In the spring of 2006, the Emma Caucus completed the Emma Sub-Area Plan, the purpose of which was to study the most appropriate land use and roadway pattern in the area surrounding the Highway 82/Emma Road intersection. The Emma Sub-Area Plan was undertaken for several reasons including addressing awkward conditions created as a result of the relocation of Highway 82 through the area. The local road system that resulted from the highway relocation created significant access and safety issues for several properties. Other factors examined during the Emma Sub-Area Plan process include topography, wildlife habitat, and the historic use of some of the parcels in the area. While the Emma Sub-Area Plan was never adopted by the County, its contents and recommendations were considered during the original master planning process and those recommendations that were deemed pertinent are incorporated into the Emma Area Master Plan.

The 2008 Emma Area Master Plan was developed over a period of 22 months beginning in December of 2007. The process was divided into five phases that covered existing conditions analysis; community input gathering; goals and objectives; future land use; and document preparation. During the course of the planning process a series of 16 meetings were conducted with representatives of the Emma Caucus, all of which were open to the public. In addition, there were two caucus-wide public input meetings. A community input survey was conducted during July and August of 2007 and the survey was made available both on-line and via paper copies. The results of this survey were referenced frequently throughout the remainder of the master planning process. Some key survey results are summarized under the heading of "Community Survey Input Highlights," located in Part 2, the Existing Conditions Report (ERC), of this Plan. The Pitkin County Planning and Zoning Commission reviewed the original Emma Area Master Plan during noticed public hearings on November 11 and December 3, 2008, and on January 13, 2009, at which time the Planning Commission adopted the original Emma Area Master Plan.

In 2014 a committee of caucus members began meeting to review the 2008 Master Plan in detail. The process began with a summation of those Goals and Objectives in the 2008 plan that had been achieved. The committee reviewed not only draft changes proposed by Pitkin County Community Development Department, but also evaluated the plan in light of new issues and changes within the Caucus area in the 8 years since the adoption of the original Master Plan.

The committee presented the proposed changes to the Plan to the members of the Emma Caucus. Revisions were made based upon input by the other Caucus members and a revised draft was presented and approved by the Caucus Executive Committee on October 10, 2015. Following approval of the proposed changes, the updated 2015 Emma Area Master Plan was reviewed by the Pitkin County Planning and Zoning Commission in an informal work session on February 2, 2016, and at a noticed public hearing on November 1, 2016, at which time the Planning Commission adopted the updated 2016 Plan.



Emma Area Master Plan

◆ *Goals & Objectives* ◆

“A goal statement is a declaration of an intentional result or outcome...it doesn't tell you how to get there but merely where you want to end up. Goals are reached in stages; piece-by-piece, bit-by-bit. Each step can be thought of as an objective along the way. Simply, you can think of objectives as the work determined as important to reach the goal. Objectives outline the path to your goals. For a more conscious trip, clear and measurable objectives are a necessity.”¹

INTRODUCTION

Although the history of settlement of the Emma area is interesting and valuable to the Roaring Fork Valley as a whole, this document deals with issues arising from more recent events, including the rise of Aspen and Snowmass Village as international ski destinations beginning in the 1960's and the pressures of resort area development that followed. The original Emma Master Plan noted that up until 1960, Pitkin County was sparsely populated, with just over 2,300 people and over 104,000 acres of agricultural land in private ownership. Even with growth control measures in place, by the year 2003, the population had grown by nearly six times, while agricultural land had decreased to one quarter of its 1960 acreage.²

Since 1960, developments in the Roaring Fork Valley had seriously depleted the rural and agricultural assets of the Valley as a whole, and had degraded the visual appeal, culture, animal habitats, and quality of life. All of these factors made it apparent that adherence to a comprehensive master plan is critical to protecting the uniqueness, beauty and environmental richness of the Emma Area. This statement explained the urgency felt by many of the residents of the Emma area, which is among the most pristine and well-preserved areas in Pitkin County. In 2005, the Emma Caucus was formed, recognizing the need to plan for the future of the Emma area in order to maintain the unspoiled character and rural way of life of this “hidden gem” of the middle Roaring Fork Valley.

The Goals, Objectives and Implementation Measures that follow represent the heart of this Master Plan and should be used in conjunction with the Future Land Use Map to evaluate development proposals in the Emma Caucus area. In addition, the County is encouraged to use the Plan as valuable guidance for infrastructure improvements and maintenance within the Caucus Area.

¹ *The Universal Traveler, A soft systems guide to creativity, problem solving and the process of reaching goals*, Don Koberg and Jim Bagnall, Copyright William Kaufmann, Inc. (1976)

² *Incorporating Ecology into Land Use Planning, The songbird's case for clustered development*, Eric A. Odell, David M. Theobald, and Richard L. Knight, APA Journal, Winter 2003, Volume 69, No. 1

SECTION 1: LAND USE

1.1 - RURAL AND AGRICULTURAL HERITAGE GOAL

It is the principal goal of this master plan, endorsed by the overwhelming majority of Caucus members, that the dominant agricultural, open space and rural residential character of the Emma Caucus Area be preserved and enhanced. The Emma Caucus encourages traditional agriculture as a means to preserve out historic culture and maintain the open and rural character of the Emma area. Traditional ranching and farming as practiced in Emma are low-impact land uses that merge seamlessly with private residential and public areas. We wish to maintain these agricultural practices as a way to care for and maintain open spaces and to preserve and protect important historic water rights.

Traditional agriculture leaves the condition of the land substantially the same at the end of the season as it was at the start, with little trace of the activities completed each season, with minimal impacts on views, adjacent properties, odors, roads and existing utilities. Agricultural activities that require substantial enduring infrastructure become “agribusiness” and permanently alter the landscape in a way that persists whether or not the original activity is continued. Water rights must be proven adequate to fully serve the requirements of ranch or farm operations without negatively impacting domestic wells in the area.

OBJECTIVES AND IMPLEMENTATION MEASURES:

Ensure that zoning and land use designations promote and protect the traditional agricultural and rural residential character of the area, providing incentives for the preservation of open, agricultural and other natural resource lands. The Caucus recommends the following:

- 1.1.1 That the County ensure zoning promotes and protects the agricultural and rural residential character of the area, providing incentives for the preservation of open, agricultural and other natural resource lands and allowing for very low-density development of sensitively sited single family homes, disallowing additional multi-family homes, townhouses, apartments or condominiums.
- 1.1.2 That the County ensure protection of maintenance access to and setbacks from, irrigation ditches as a means of preserving water relating to agricultural uses.
- 1.1.3 That agricultural lands be preserved consistent with the Future Land Use Map through the use of a palette of methods including, but not limited to, conservation easements, conservation tax credits, open space acquisition, limited development regulations, and transferable development rights (TDR's).

- 1.1.4 That the County encourage landowners of parcels 70 acres or larger to meet with the Pitkin County Open Space Board or Director, at no cost to the land owner, to ensure that such landowners are informed about all voluntary options, programs, and resources available for conserving land. The Caucus recommends that such landowners contact appropriate land trusts and preservation consultants for the same educational purposes, and the Caucus recommends that the County Community Development Department assist large tract landowners with questions and other planning process assistance on a by-appointment basis.
- 1.1.5 That the County work with, and/or fund, either existing entities or new entities that might be formed to provide legal and technical assistance to agricultural landowners including information and assistance in the areas of land planning, appraisal, water and real estate law, tax consulting, and other matters related to land preservation and estate planning.
- 1.1.6. That the County consider legislation to enable landowners to voluntarily enter into a renewable non-development agreement with the County for preservation of the regulatory status quo. Such legislation should be crafted to encourage and facilitate continued preservation of open lands; careful and unhurried exploration of the techniques, strategies and resources for the preservation of and/or conservation planning for such lands.
- 1.1.7 The Caucus recommends that all public agencies including neighboring Counties that review development proposals within or adjacent to the Caucus area request input from the Emma Caucus.
- 1.1.8 The Caucus supports allowed accessory buildings such as barns, greenhouses and equestrian facilities, including trails, trail accesses and horse trailer parking.
- 1.1.9 The Emma Caucus voted to prohibit commercial Marijuana grow operations and retail sales within the caucus area for one year and that prohibition was reinstated until February, 2018. The Caucus recommends that the County adopt a permanent plan to prohibit the cultivation, manufacturing or testing of Marijuana and other controlled substances in the Emma Caucus area, and recommends that Pitkin County coordinate these efforts with Eagle County where the county borders are in proximity. The Caucus will continue to provide input on this matter as the industry evolves.
- 1.1.10 The Caucus supports the concept of traditional, sustainable, local food production.

1.2 - RESIDENTIAL DEVELOPMENT GOAL

It is the goal of this master plan, in keeping with the Caucus opinion survey, that all future residential development in the Emma Caucus Area be consistent with and complimentary to the rural character of the area. The natural environment should dominate a person's experience of the area. To achieve this and sustain the viability of our year-round resident occupied community, we strongly recommend extremely low density, single-family residential housing of moderate size and bulk.

OBJECTIVES AND IMPLEMENTATION MEASURES:

It is recommended that zoning allow for very low-density development of sensitively sited single-family homes and disallow multi-family structures, townhouses, apartments and/or condominiums. The Caucus supports deed restricted affordable housing under circumstances where it is found by the County to be consistent with the surrounding rural character of the area relative to historic context (where applicable,) and land use patterns including density, scale, mass and size.

- 1.2.1 The Caucus strongly supports the existing house size (floor area) limitation of 5,750 square feet (as “floor area” is defined in the Land Use Code). Under exceptional circumstances, floor area in the Caucus area may be increased to a maximum of 8,250 square feet through the use of one TDR or through growth management competition. The determination of whether “exceptional circumstances” exist should include substantial compliance with the goals and objectives of this Master Plan, especially compliance with Objective 1.1.3 of this Master Plan. The Special Review standards within the Pitkin County Land Use Code require a demonstration of consistency with the Master Plan. Additional floor area (above 8,250 square feet) may be allowed on a property that contains at least 320 acres that has been encumbered with conservation easement(s) subject to CD-PUD or similar restrictive zoning, upon review by the Caucus and approval by the BOCC.
- 1.2.2 There should be no new multi-family, townhouse, condominium, or apartments allowed except for on-site deed-restricted employee housing consistent with zoning and approved by Special Review. The Caucus supports deed restricted affordable housing under circumstances where it is found by the County to be consistent with the surrounding rural residential character of the area relative to historic context (where applicable), and land use patterns including density, scale, mass and size.
- 1.2.3 The Caucus recommends development of methods for reducing the impacts of larger houses including visual impacts, energy consumption, materials consumption, light pollution, and traffic. It is also recommended that the County continue to explore techniques that encourage people in the Caucus area to build homes under the current 5,750 square foot limitation. The Caucus would strongly oppose any proposed amendment to increase the current house size limitation or to liberalize the Pitkin County Land Use Code provisions regulating house size and/or the use of TDR’s for increasing house size.
- 1.2.4 The Caucus recommends study of the impacts of large homes (greater than 5,000 square feet) as part of an effort to establish a set of controls and performance standards for reducing negative impacts in rural residential areas. This study should include analysis of local conditions as well as the results of research done elsewhere in the Country. Issues to examine in the study include, but should not be limited to, traffic generation and road impacts, material and resource consumption, visual impacts, loss of year-round residents, job creation and other economic forces, water

availability and use, wastewater treatment, energy consumption, fire protection, and wildlife migration patterns.

1.3 - COMMERCIAL/INSTITUTIONAL GOAL

New commercial, institutional and other intense, high-traffic-generating uses are considered incompatible with the rural residential character and the basic infrastructure of the Caucus Area and should not be allowed.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 1.3.1 The Caucus supports minor activities fully consistent with the rural residential character of the Emma Caucus Area. Appropriate uses should not create inappropriate community impacts (traffic, energy, lights, and noise). The Emma Caucus considers the cultivation or manufacture of marijuana or other controlled substances to be a commercial venture that is incompatible with the area's rural residential character. The County should specifically prohibit the commercial cultivation, processing or distribution of marijuana or other controlled substances, as well as hog-farming, feed lots, aquaculture, meat and poultry processing facilities in the Emma Caucus area.
- 1.3.2 The Caucus supports home occupations provided the County shall have the ability to review such uses upon complaints. As used here, "home occupation" means a business, occupation or trade conducted entirely within a residential building or accessory structure for gain or support by a resident or residents of the dwelling, and no other, that (1) is clearly incidental and secondary to the residential use of the building; and (2) does not change the essential residential character of the land use.
- Notwithstanding the foregoing, none of the following uses shall constitute a home occupation: antique shop, barber shop, beauty parlor, health or medical clinic, mortuary, nursing home, restaurant, veterinarian's clinic, building materials supply or installation, landscaping materials supply or installation, or dance studio.
- 1.3.3 Existing anomalous uses within the Emma Caucus Area, which are found to have been legally established, should be permitted to continue until such time as such uses are abandoned or otherwise terminated and the properties as to which such anomalous uses have been made should then be returned to uses allowed under the applicable zoning in place at that time. The term "anomalous uses" refers to the Emma Schoolhouse; the Grace Church Property; Divide Corporation; Larson Trucking; and Vintage vehicle storage (Wooley Property). Use of the Grace Church Property is subject to Resolution #005-2008 of the Pitkin County Board of County Commissioners, and upon termination, revocation, expiration, rescission or a final adjudication of invalidity or breach by either party of the terms of the Resolution, use of the Grace Church property shall be returned to uses allowed under the applicable zoning in place at that time.

- 1.3.4 The Emma Schoolhouse is considered an historic community asset and has therefore been placed on the Pitkin County Historic Inventory of 2004. Use of the facility should not be expanded beyond its current historic use as a small-scale neighborhood meeting hall. Efforts should also be made to include the Emma Schoolhouse on the Colorado State Register of Historic Properties.
- 1.3.5 Future zoning in the Emma Caucus area should prohibit commercial development except for appropriate alternative small-scale commercial uses which are accessory to a primary agricultural use and are fully compatible with the surrounding rural residential land uses and the goals and objectives of this Master Plan. The County should specifically prohibit the commercial cultivation, manufacture or testing of Marijuana or other controlled substances, as well as hog farming, feed lots, or meat and poultry processing facilities in the Emma Caucus area.

SECTION 2: ENVIRONMENT

2.1 - GENERAL GOAL

Because of the unique natural resources of the Emma Caucus Area (e.g. wildlife habitat, riparian corridors, air quality, peace and quiet, large open space areas and ground water availability and quality), this Master Plan recommends preserving these characteristics and the natural environment within the Emma Caucus Area to the maximum extent possible.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus supports the following:

- 2.1.1 Development that promotes and protects, rather than denigrates existing air quality, scenic values, quietude, land and natural resources, and topsoil integrity.
- 2.1.2 Land preservation efforts of the Pitkin County Open Space and Trails Program and the land preservation programs and activities of other conservation groups in order to foster, encourage and facilitate the continued acquisition of conservation easements and similar techniques promoting land conservation and agricultural uses.
- 2.1.3 Continued funding of the Open Space and Trails Program and the land preservation programs and activities of other conservation groups in order to foster, encourage and facilitate the continued purchase of conservation easements and similar techniques promoting land conservation and agricultural uses within the Caucus area.
- 2.1.4 Efforts to educate citizens about: tolerance of traditional agricultural practices; protecting wildlife through habitat preservation; the benefits of restrictions on domestic animals and livestock, noise and lighting; protecting the night skies through lighting regulations; and protecting superior water quality through stream setbacks and other requirements that minimize degradation and sedimentation.
- 2.1.5 Control of noxious weeds within the Caucus Area through existing County policies and programs related to weed management and control, and through the County's role as the administrator of the Colorado Noxious Weed Control Act at the local level. It is recommended that education on noxious weed management be extended by the County to all residents.

2.2 - SCENIC QUALITY GOAL

The natural environment and scenic character are among the greatest assets of the Emma Caucus Area and are among the reasons many people choose to make this area their home. Therefore, it is the goal of this plan to preserve the natural beauty and unspoiled

scenic character of the landscape within the Caucus Area, particularly the spectacular views of the mountains and ridgelines across open meadow foregrounds, but also the more intimate views of the many streams with their riparian corridors, historic agricultural buildings and uses and other historic structures. It is also important to preserve the dramatic views of the night skies. The predominant visual character of the area should remain one where rural undeveloped open space dominates, with pockets of residential development remaining subordinate to the natural surroundings.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 2.2.1 Viewplanes of particular importance, including views from public roads, whether inside or outside Pitkin County, as well as views from open space lands and recreation areas should be preserved. The Caucus recommends amendment of the official Scenic View Protection mapping to more specifically define and delineate scenic areas, including but not limited to views of the mountains and ridgelines across open meadow foregrounds, intimate views of streams and their riparian areas and historic agricultural buildings and uses. The ultimate goal of the mapping should be to preserve the predominant visual character of the area where the rural open space feel dominates, with pockets of development remaining subordinate to the natural surroundings.
- 2.2.2 Development proposals should be monitored to ensure that the County's Scenic View Protection regulation is consistently enforced. Pitkin County should prohibit construction of any building that breaks the ridgeline of a mountain or knoll, creating a silhouette against the sky as viewed from any public road, whether inside or outside Pitkin County.
- 2.2.3 The Caucus supports underground installation of all utility extensions associated with new development or redevelopment within the Caucus Area.
- 2.2.4 The Emma Caucus will work with the County to study modifications to the Land Use Code for limiting fencing that adversely affects wildlife migration corridors, and/or the rural character of the Emma Caucus Area. Aspects to consider include, but should not be limited to, fence height, material and wildlife-friendly design.
- 2.2.5 Views of the night skies should be protected by reducing the amount of exterior lighting through zoning regulations, policies and education.
 - a. The Caucus supports County policies addressing the issue of exterior lighting and light pollution including the following:

"The right to see the night sky without the interference of unnecessary artificial light from growth, urbanization and highway development."
 - b. The Caucus supports establishment of the strongest possible lighting regulations in order to enhance and preserve the sanctity of night skies, including regular

amendments to the Lighting Regulations to further minimize the impacts of outdoor lighting as new information and technology is made available.

- c. The Caucus strongly encourages establishment of a budget and procedure for consistent County enforcement of its existing Lighting Standards (Section 7-20-140 of the County Code) within the Caucus Area.

2.2.6 The County should minimize public signs and prohibit all advertising, security and real estate signs within public rights of way within the Caucus Area.

2.3 - WATER USE, QUANTITY AND QUALITY GOAL

Strict protection of all creeks, tributaries, irrigation ditches and of all adjacent wetlands and riparian areas and the preservation and enhancement of fish and other aquatic habitat, shoreline integrity and vegetation is an absolute priority against which any development activity and every development application shall be measured. Preservation of water quantity, including the establishment of minimum in-stream flows, and protection of water quality are equally high priorities. The protection of groundwater and existing groundwater users from the impacts of development is also of critical importance to the Emma Caucus community.

- Regional watershed planning and collaboration is fundamental to maintaining vibrant, healthy rivers and outstanding water quality in the Colorado River Basin.
- Land uses within the region should be designed to preserve and protect present water resources and to avoid significant adverse effects on the quantity, quality, or dependability of water resources in the County; Land uses should protect against significant increased salinization of water, loss of minimum instream flows, and the need for future major public expenditures to reacquire or redistribute water resources.
- Where necessary to protect water resources and/or riparian habitat, development in areas adjacent to water bodies, functional irrigation ditches and natural watercourse areas should maintain adequate setbacks.
- Development should not disturb the integrity of existing and natural drainage patterns. Land use and development activities that subject areas to increased potential for damage by flood, erosion or sedimentation, or increase the potential for water pollution are discouraged.
- Development should not contribute to the erosion of soil and rock, and natural vegetative cover should be maintained, and areas disturbed by land use or development activities should be revegetated.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 2.3.1 The Caucus emphatically supports County protection of streams, riparian areas, ponds, lakes, irrigation ditches, wetlands and other surface water bodies through diligent administration of the current County policies and provisions of the Pitkin County Land Use Code regarding surface water resources.
- a. The Caucus supports and the County should enforce all County policies addressing the protection of surface and ground water resources including, and most especially the Water Resources and Aquatic/Riparian/Wetland Areas policy found in the General Land Use Policies section of the Pitkin County Land Use Code, which reads as follows:

**“1-60-280: WATER RESOURCES AND AQUATIC/RIPARIAN/
WETLAND AREAS**

(1) It is the policy of the County to preserve and protect its present water resources, recognizing the county’s semi-arid character and that significant transmountain and transbasin diversions and the vested rights of senior appropriators have materially curtailed the availability of water resources. Furthermore, wetlands and riparian ecosystems, which are important to maintaining the overall balance of ecological systems; and are important plant communities, wildlife habitat and movement corridors, should be conserved, protected and restored. The County seeks to protect citizens’ rights to permanently protected minimum stream flows in rivers and creeks, and to the preservation of remaining natural riparian areas and wetlands.

(2) Land uses within the region should be designed to preserve and protect present water resources, including surface and groundwater, and to avoid significant adverse effects on the quantity, quality, or dependability of water resources in the County. Land uses should protect against significant increased salinization of water, loss of minimum instream flows, and the need for future major public expenditures to reacquire or redistribute water resources.

(3) To protect water resources and/or riparian habitat, development in areas adjacent to water bodies, functional irrigation ditches and natural watercourse areas should maintain adequate setbacks where necessary.”

- 2.3.2 To protect East Sopris Creek, West Sopris Creek, Sopris Creek and other streams within the Caucus Area, the Caucus encourages consistent enforcement of the *Water Courses and Drainage*, and *River and Stream Corridors and Wetlands* regulations contained in the County Land Use Code.
- 2.3.3 The Caucus supports appropriate fencing and other measures to protect stream banks, riparian areas and water quality from impacts related to livestock.

- 2.3.4 The County should establish and enforce regulations against the spread of harmful chemicals on agricultural properties and in road maintenance, pest management and weed management.
- 2.3.5 The County and the Caucus should encourage agricultural property owners to work with water conservation agencies and organizations to improve irrigation efficiencies on fields and pastures, including minimizing impacts to water quality from irrigation return flows.
- 2.3.6 The County should establish a system for analyzing the adequacy of a proposed water supply for all purposes associated with a development proposal including all domestic or other associated uses, such as accessory dwelling units, landscaping and firefighting.
- 2.3.7 The Caucus recommends the County establish an incentives program for the application of best technologies for water efficient fixtures in buildings and encourage the retrofitting of existing homes with water efficient fixtures as opportunities arise.
- 2.3.8 The Caucus encourages development of Source Water Protection Plans with assistance from the Colorado Dept of Public Health and Environment, and implementation of applicable best management strategies to protect the quality and quantity of ground aquifers. The Caucus supports efforts to increase awareness of domestic water source protection issues.
- 2.3.9 The Caucus recommends that the County work to ensure the protection of ground water quality, particularly domestic wells, from potential pollution by poorly designed, inadequate or failing septic systems by taking the following actions, at a minimum:
- a. Consistent County Environmental Health Department enforcement of the existing On-Site Wastewater Treatment System (OWTS) regulations on all new development and redevelopment within the Caucus Area.
 - b. Research of progressive new technologies for wastewater treatment and modification of existing OWTS regulations and other administrative policies and procedures and other applicable Code provisions to accommodate new technology where it can be shown to provide comparable or greater protection for ground and surface water.
 - c. Prohibition of any construction or maintenance activities that allow stormwater runoff directly into streams without proper treatment.
- 2.3.10 The Caucus supports prohibitions against building in floodplains, wetlands, washes and riparian areas and encourages enforcement of floodplain regulations and stream setbacks contained in the Pitkin County Land Use Code.

2.3.11 The Caucus recommends the County provide incentives for the re-use of gray water for domestic irrigation, and establish effective and workable regulations governing gray water re-use in order to eliminate environmental impacts and health, safety concerns related to such re-use within the Emma Caucus Area.

2.3.12 It is recommended that the County install monitoring stations to monitor water quality and quantity in East and West Sopris Creeks and Sopris Creek.

2.4 - AIR QUALITY GOAL

Strict protection of air quality is an absolute priority against which any development activity and every development application shall be measured. Excellent air is of critical important to the Emma Caucus community.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus recommends the following on the part of the County:

2.4.1 Ensure that current regulations governing air pollution at the local, state and Federal level are enforced within the Roaring Fork Valley.

- a. Continue efforts to control air pollution through its current policies and regulations including the Air Pollution Control and Solid Fuel Burning Devices provisions of the County Code.
- b. In light of deferred road maintenance, ongoing development pressure and demands for increased density, the County should work with appropriate agencies to develop an air quality testing program to establish baseline air quality.
- c. Strengthen regulations, policies and procedures to better address the impacts of Highway 82 traffic and construction activity within the Caucus Area on air quality.

2.4.2 Encourage alternative modes of transportation to cut down on air pollution.

- a. Encourage shared mobility and the use of alternative energy vehicles
- b. Encourage the use of existing park and ride and other existing transit services and facilities, and the addition of a RFTA circulator bus in the Caucus area.

2.4.3 Incentivize alternative energy systems, designed to operate in a manner consistent with the intent of preserving the air and scenic qualities of the area.

- a. Support programs to retrofit existing appliances.

- 2.4.4 Prohibit disturbances and agricultural practices that expose soils to the wind for extended periods of time.
- 2.4.5 Prohibit asphalt and concrete production and gravel mining operations in the Emma area to preserve air quality.
- 2.4.6 Prohibit marijuana and hemp growing facilities, feed lots or other commercial/industrial uses that create undesirable odors.

2.5 - NOISE GOAL

Preserve peace and quiet consistent with Emma's rural residential and open space character pursuant to the policies and regulations contained in the Pitkin County Code, specifically the policy related to noise in the General Land Use Policies section of Land Use Code and the Noise Abatement section of the Health and Safety Code.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus offers the following recommendations:

- 2.5.1 Preserve quietude by working to minimize excessive noise, including but not limited to that created by motorized vehicles, aircraft, construction, or other uses, both interior and exterior.
 - a. The County noise ordinance be enforced during all permitted special events.
 - b. The County work with the Bureau of Land Management (BLM) on Resource Management Plan updates for its lands within the Emma Caucus Area to ensure that the allowed uses in the RMP reflect the existing rural residential uses and quietude within the Caucus Area.
 - c. The County and the State enforce speed limits and adopt measures to minimize traffic noise from the use of Jake Brakes. The State time the lights on 82 to minimize deceleration/acceleration noises.
 - d. The Federal Aviation Administration continue to prohibit the flying of aircraft, below 500 feet over the Caucus area, and modify the prohibition to include drones. The County is also encouraged to explore options for limiting drone operations to minimize noise, to the extent possible.

2.6 - WILDLIFE PRESERVATION GOAL

It is of great importance to area residents to preserve and protect wildlife habitat in the Emma Caucus Area, and to ensure that large contiguous parcels remain available for wildlife use and movement. Particular care should be taken to protect migration routes, and nesting sites, in the Area and the important deer and elk winter habitats located on Light Hill, the Crown Area and along the south edge of the Caucus Area near Dinkle Lake.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus recommends the following:

2.6.1 The County require all proposed developments strictly adhere to the policies and regulations of the Pitkin County Land Use Code concerning wildlife including the following policy statement contained in the County's General Land Use Policies:

"It is the policy of the County that proposed land uses (including structures) are compatible with the ecosystem of wildlife habitats and do not pose immediate, long-term or potential detrimental impacts to such habitats. The County seeks to preserve, restore and perpetuate native wildlife and plant diversity by maintaining sufficient habitat."

- a. The County administer and enforce the existing wildlife regulations contained in the Land Use Code for new development and redevelopment through the land use application referral process by closely reviewing the site-specific impact of each development proposal upon wildlife and wildlife habitat, striving to preserve the open space, plant species, cover and corridors for the healthy protection, reproduction, movement and migration of all native wildlife species.
 - b. Pitkin County and Colorado Parks and Wildlife (CPW) establish the best method for determining critical or significant wildlife impacts associated with proposed developments.
- 2.6.2 The County adopt land use regulations that consider a broader perspective in terms of wildlife habitat including the concept of "biodiversity," which places greater importance on preserving a broad spectrum of plant and animal species as opposed to a few "indicator" species.
- 2.6.3 The County protect areas of significant sage and mountain shrubland habitats especially where this habitat is found to support endangered or threatened animals, and amend the growth management scoring process to allow more points for projects that avoid important sage and mountain shrubland habitats.
- 2.6.4 The County ensure that existing and proposed development provides adequate restraint for dogs to protect wildlife, and that the County enforces such regulations.
- 2.6.5 The County encourage property owners to apply the principles of Integrated Pest Management (mechanical, cultural, chemical) at all times to protect, wildlife, water quality,

2.7 - WILDFIRE PREPAREDNESS GOAL

Minimize the danger and destruction associated with wildfires within the Caucus Area.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 2.7.1 The Caucus encourages cooperation among and between neighboring County Sheriffs Departments and the Basalt Rural Fire Protection District to establish and administer wildfire policies and programs.

- 2.7.2 The County should improve and maintain the “Pitkin Alert” emergency alert system and the pitkinemergency.org site to provide residents of the Emma Caucus Area prompt and accurate information regarding road closures and other emergencies affecting the area as necessary during emergency situations. Special attention should be paid to situations where power outages can and do occur to assure no interruption in communication for emergency purposes.
- 2.7.3 An evacuation plan should be developed for the Emma Caucus area including help identifying vulnerable populations such as seniors. (remove this underlining) Any evacuation plan should stress the importance of personal responsibility to take action for ones own safety
- 2.7.4 With assistance from the County, the Caucus should develop an evacuation and shelter plan for livestock.
- 2.7.5 Caucus (residents) should work with the Basalt Fire Protection District and the County to become informed regarding the protocol for ditch burning and other controlled burns, as well as storage of combustible materials, firewood and fuels.
- 2.7.6 The County, the Caucus, Homeowners Associations and/or other neighborhood organizations respectively, should emphasize the need to take personal responsibility for the safety of individuals, neighbors and the surrounding environment by:
- a. Taking measures to improve residents’ compliance with wildfire mitigation measures through improved communication and appropriate regulation.
 - b. Establishing and enforcing policies to prevent the concentrated storage of large amounts of wood, newspaper and other fuels;
 - c. Establishing and enforcing policies to prevent the concentrated storage of large amounts of gasoline, diesel or other accelerants;
 - d. Enforcing maintenance of irrigation ditches to remove build-up of debris or dead grasses;
 - e. Encouraging all existing property owners, homeowners associations and subdivisions to seek wildfire risk assessments from the responsible and qualified agencies, and to implement and maintain home ignition zone landscaping and structure/site maintenance recommendations; Pitkinwildfire.com is one resource for an Action Guide and Planning Measures. Basalt Fire District’s Wildfire Outreach Team promotes mitigation and education.
- 2.7.7 It is recommended that the County encourage the Basalt and Rural Fire District to complete planning and construction of a rural fire station within the Emma Caucus Area.

SECTION 3: GROWTH

GOAL

Ensure that future growth reflects a sensitivity to the natural environment, maintains balance among the land uses and occurs at a slow rate consistent with the concept of economic and community sustainability and is consistent with the other goals and objectives contained in this Master Plan, particularly those related to land use, and environment.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 3.1.1 The County should support only development that reflects and enhances the rural residential character of the Caucus area and prohibit development that compromises rural character, significantly increases impact to roads, reduces agricultural productivity or impairs the water, air, wildlife and other natural resources and values of the area.
- a. The allowable square footage permitted annually within the Emma Caucus Planning Area should be reduced by assigning a specific and modest total annual residential allotment ceiling specifically for the Emma Caucus Area in order to ensure that future growth and construction of improvements is paced slowly and to encourage the preservation of resident occupied homes and neighborhoods. To accomplish this, the Emma Caucus should work with the Community Development Department staff to develop a logical growth rate limitation.
 - b. The Caucus will work with the Community Development Department to establish an effective set of incentives to encourage smaller homes where new homes and redevelopment of existing homes are proposed within the Caucus Area.
- 3.1.2 The Caucus supports continued preservation of agricultural lands and the associated open space within the Caucus Area through methods including conservation easements, conservation tax credits, open space acquisition, limited development regulations, and the ability to sell transferable development rights (TDR's). The Caucus supports consideration of the following concepts regarding the use of TDR's as part of the review process for development applications within the Caucus Area:
- A TDR should be used to transfer density from rural areas to urban areas (within or close to the Urban Growth Boundaries identified in the Pitkin County Land Use Code);
 - The use of a TDR to increase the FAR on any property within the Emma Caucus Area should continue to be referred to the Emma Caucus for review.

- Transfers should be limited to one additional TDR per lot or parcel when the development right is being used to add floor area and where the subject property meets the criteria described in this Master Plan for receiver sites.
- Where a TDR is to be used on a receiver site within the Caucus Area, it is the Caucus's preference that the TDR comes from another property within the Caucus Area. In the event that the transfer of a TDR to a receiver site within the Caucus Area occurs, such transfer should be allowed only where it can be demonstrated that the proposed development will have minimal impacts on the surrounding area, where the existing rural residential character will not be altered and where the proposed development is consistent with the Goals and Objectives of the Emma Master Plan.
- Criteria to consider in the evaluation of receiver sites within the Caucus Area should include, but need not be limited to the following: availability of adequate (quantity and quality) domestic water supply; documentation of the legal right to the water supply; the potential for impacting the water supply of adjacent properties and ground water generally; visual impacts; impacts on surrounding land uses and rural character; potential for light, air and water pollution; traffic impacts; fire protection considerations ; animal migration patterns; and the potential for undermining year-round resident occupancy and the preservation of vital neighborhoods that foster community.

The review process should be based on a hierarchical system of applying the criteria. The first step in the review of a TDR receiver site should be whether the characteristics of the proposed site can accommodate the proposed structure with minimal impacts, especially visual impacts from public roads and adjacent properties. If the objective of minimizing visual and other impacts cannot be accomplished through siting, then the property should be considered inappropriate for receiving a TDR, except where an applicant is willing to limit the use of the TDR for below grade space only and this can be shown to mitigate the visual impacts of a proposed structure. Native landscaping should be considered as a way to further minimize visual impacts but screening should not be the primary solution.

- 3.1.3 It is recommended that the County establish a "no net value loss" standard with respect to public lands.
- 3.1.4 It is recommended that the County develop and maintain intergovernmental agreements (IGA) or memoranda of understanding (MOU) with other surrounding governmental agencies and Counties to promote consistency of land use in the Emma Caucus Area.

SECTION 4: INFRASTRUCTURE, ENERGY DEVELOPMENT, AND ESSENTIAL COMMUNITY FACILITIES

4.1 - INFRASTRUCTURE GOAL

Infrastructure, energy development, and essential community facilities should serve the character, land use and environmental goals of the Caucus Area.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 4.1.1 The Caucus supports encouraging development of Community renewable energy sources within the Caucus area on appropriate sites and individual use of renewable energy for private use.
- 4.1.2 Where infrastructure and essential community service improvements are necessary, the Caucus supports design of such improvements based on technologies and solutions that balance environmental sensitivity, functional efficiency and economic practicality. Where appropriate, the cost of these improvements should be borne by future developments.
- 4.1.3 Should the County choose to consider constructing a fueling facility within the Caucus area, revisions to the Master Plan and the Future Land Use Map will be required. Any site should be selected for its ability to accommodate the facility with minimal impacts, particularly visual impacts, odors and noise, on adjacent properties and the surrounding neighborhood. Any site should also be landscaped to further minimize visual impacts associated with the facility. It is recommended that an environmental analysis be conducted by the County to ensure that the facility results in minimal or no impact to surface water or riparian habitat.
- 4.1.4 The Caucus recommends that the County continue to ensure the highest quality High-Speed Internet Services (Advanced Service,) Telecommunication Services and/or Cable Television Services in the Emma Caucus Area, while minimizing scenic and other impacts associated with these facilities.
- 4.1.5 The Caucus recommends the County explore and address the issue of keeping energy sustainable, especially in rural areas. The County should engage in discussion with rural energy providers regarding the technology and infrastructure needed to sustain the availability and delivery of renewable and non-renewable energy to County residents and on a regional basis.
- 4.1.6 While the Caucus encourages the use of renewable energy, all impacts of commercial enterprises should be considered, including but not limited to community solar farms and wind powered electric generators.
- 4.1.7 The caucus recommends that a residential waste management plan be explored by Pitkin County to facilitate the reduction and reuse of waste.

SECTION 5: TRANSPORTATION

5.1 - ROADS GOAL

It is the goal of this Master Plan to keep the rural character of the Caucus Area intact by maintaining the County roads to current standards described in the category for which the roads are currently designated in the Pitkin County Road Maintenance and Management Plan except as specifically described in Objective 5.1.1 regarding West Sopris Creek Road.

OBJECTIVES AND IMPLEMENTATION MEASURES:

5.1.1 West Sopris Creek Road is a Caucus priority for rebuilding to specifications that would support a permanent chip and seal or asphalt surface.

5.1.2 The Caucus supports Pitkin County Policy with respect to County roads, which reads as follows:

“Where practical, as a means of retaining rural character, the County seeks to retain existing unpaved roads and to preclude the extension of winter maintenance on rural roads.”

- a. The Caucus supports County enforcement of its policy of precluding the extension of winter snowplowing of County roads beyond the current locations except as necessary for ranch operators to allow access to fields for winter cattle feeding.
 - b. The Caucus supports County establishment of a process by which extensions of winter maintenance of roads within the Emma Caucus Area are reviewed, including public hearing(s) and referral to the Caucus for review.
 - c. The Caucus supports County adoption of a policy to prevent changes to the category of roads, as designated in the Pitkin County Road Maintenance and Management Plan at the time this Master Plan was adopted, without prior review and comment from the appropriate Caucus Area(s). It is recommended that any proposed modifications to County road service levels or maintenance be referred to the Planning and Zoning Commission for review as a recommending body to the Board of County Commissioners.
 - d. The Caucus recommends the County explore development of an IGA or MOU with Eagle and Garfield Counties to develop a consistent approach to road maintenance.
- 5.1.3 It is recommended that the County regularly review the road classifications and maintenance procedures for all roads to ensure that roads of similar classifications receive similar maintenance.
- 5.1.4 The Caucus requests that the County maintain public roads within the Caucus Area in accordance with standards prescribed in the Pitkin County Road Maintenance and Management Plan for the road category for which each road is designated. Regular maintenance regimens should be adhered to in order to eliminate washboards and

other safety hazards but without further widening, straightening, or changing the type of road surface (except where safety is an issue as specified in Objective 5.1.12, and as specified for West Sopris Creek Road – Objective 5.1.1).

- 5.1.5 The Caucus supports the limited use of magnesium chloride on all roads within the Caucus Area for summer dust suppression while encouraging the County to seek environmentally less harmful solutions. The Caucus recommends that the County use sand for winter traction control on all roads within the Emma Caucus Area unless and until such use has been shown to result in degradation in air quality or until the County discovers an environmentally superior alternative. The County should continuously seek more environmentally sensitive solutions.
- 5.1.6 The Caucus recommends that the County continue maintenance procedures to create road crowning, drainage ditches and adequate vegetation management. The County should reevaluate its current methods for roadside vegetation management and either eliminate or minimize the use of equipment with blunt cutting edges that tear the vegetation instead of creating a clean cut.
- 5.1.7 The Caucus recommends that the County minimize public signs and enforce the prohibition of all advertising, security and real estate signs within public rights of way.
- 5.1.8 The Caucus recommends against the designation of any roads within the Caucus Area as “Scenic Roads and Byways,” as defined by the State of Colorado, Federal Highway Administration and/or Pitkin County.
- 5.1.9 The Caucus supports enforcement of the speed limits on all roads within the Caucus Area. In the event there is a significant increase in traffic volume on any of the public roads within the Emma Caucus area, it is recommended that the County implement other speed and traffic control measures as appropriate for the situation.
- 5.1.10 Construction management plans should be enforced to reduce construction traffic impacts within the Caucus Area.
- 5.1.11 Methods other than signalization should be identified, with input from CDOT and Open Space and Trails, to improve the safety and functionality of the Emma Road/Highway 82/Rio Grande Bike Trail intersection. The Caucus recommends roadside intersection reflectors be installed at the intersection to improve the safety of nighttime turning movements. The Caucus opposes the installation of overhead streetlights (see the section dealing with light pollution).
- 5.1.12 Roadside safety should be improved, recognizing the increasing use by pedestrians, equestrians and bicyclists.

5.2 - MASS TRANSIT GOAL

The Caucus supports the current mass transit system in the Roaring Fork Valley and its ability to provide continued, convenient service.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 5.2.1 The Caucus supports maintaining safe access to the current park-n-ride facility at the intersection of Two Rivers Road and Highway 82, including petitioning CDOT re: the condition of the underpass connecting Emma Road with Emma Spur, and Eagle County re: the bike and pedestrian bridge.

5.3 - TRAILS AND OPEN SPACE GOAL

Provide safe, convenient, non-motorized routes for bicyclists, pedestrians, Nordic skiers and equestrians between residential neighborhoods and other significant locations within the Caucus Area and to the broader region. Trails on public lands should be restricted to uses consistent with wilderness and open space preservation. Open space management should be consistent with wildlife and habitat preservation. Balance recreational trails and the presence of wildlife winter range habitat.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 5.3.1 Preserve the use of the existing roads within the Caucus Area as an integral part of the recreational trail system by maintaining their rural character and relatively low traffic levels
- 5.3.2 Trails should avoid environmentally sensitive areas.
- 5.3.3 Where development or redevelopment is proposed on private property when historic access to adjacent public lands exists, the Caucus recommends analyzing, on a case-by-case basis, whether to require permanent trail access consistent with the use of the public lands as part of any approval process. This analysis should consider intended user groups for the trail in question.
- 5.3.4 The Caucus recommends improvements including wider shoulders or bike paths on heavily traveled roads in the Emma Caucus area to prevent automobile /bicycle/pedestrian/equestrian conflicts.
- 5.3.5 The Caucus supports a comprehensive management plan by the BLM for the use/management of the Crown. Regulations should be established limiting the use of motorized vehicles on public lands located within, and adjacent to, the Emma Caucus Area and to ensure that existing and future regulations regarding the use of motorized vehicles on public lands are vigorously enforced.
- 5.3.6 The Caucus recommends closing to vehicular traffic the road to Dinkle Lake from its intersections (Note: there is more than one intersection-take this note out of the final

master plan) with West Sopris Creek Road and Prince Creek Road during winter months to protect wildlife habitat and limit road damage.

- 5.3.7 It is recommended that the County and the Town of Basalt continue to work with the Colorado Department of Transportation to maintain directional signing, lighting and safety aspects of the pedestrian underpass beneath Highway 82 at Sopris Creek. The underpass should remain a desirable and safe means of access to the Emma Trail and the open space and historic properties that are otherwise separated from the bulk of the Emma Caucus area by Highway 82.

SECTION 6: RECREATION AND TOURISM

6.1 - RECREATION/TOURISM GOAL

Preserve existing recreational opportunities within the Caucus Area, but discourage expansion of recreational uses that adversely affect wildlife.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus recommends the County:

- 6.1.1 Maintain the current trail system and legal access to all public lands through private lands, where it currently exists. Discourage the creation of any new access points to public lands within the Emma Caucus Area without a thorough review by the Emma Caucus.
- 6.1.2 Maintain current parking facilities at trailheads in good condition with specific areas designated for horse trailers. Discourage the creation of additional public parking areas or the expansion of existing public parking areas without thorough review by the Emma Caucus.
- 6.1.3 Strictly enforce parking restrictions on County roads to prevent overflow parking at trailheads.
- 6.1.4 Work with USFS, BLM and backcountry user groups to monitor use levels and manage impacts on public lands and existing backcountry roads and trails.
- 6.1.5 Work with the United States Forest Service and BLM, as appropriate, to ensure that existing outfitting businesses are operating within all applicable Federal, State and local regulations.
- a. Enforce existing land use regulations relating to outdoor recreation uses including the establishment and enforcement of penalties for violations of these regulations, including excessive littering and noise. The County should also work with

Federal and State agencies to encourage them to enforce state and federal regulations relating to outdoor recreation uses.

- b. To ensure that County and Caucus interests are accurately represented, develop and maintain intergovernmental agreements (IGA) or memoranda of understanding (MOU) with neighboring County, State and Federal land agencies regarding public land management specifically within the Emma Caucus Area.
- c. Maintain a relationship with the USFS and BLM and pursue direct discussions with these agencies regarding limitations on the establishment of any new campgrounds within the Caucus Area and keeping roadless areas roadless by establishing more restrictive policies regarding the establishment of new roads, and controlling the use of motorized vehicles on public lands within the Caucus Area.
- d. Work with the BLM on an amendment to the 2015 Colorado River Valley Field Office Resource Management Plan to create a Sub-Area Management Plan for the Emma Caucus area (including the Crown and Light Hill areas, specifically). The Caucus continues to support viable agricultural operations in the valley, and a healthy balance between agriculture, recreation and wildlife preservation, with an emphasis placed on preservation of wildlife, solitude and scenic aspects on the southeast portion of the Crown. Competing uses in this area should be managed to ensure that seasonal needs of ranchers holding grazing permits are met.

The Caucus supports management of Light Hill in a manner that emphasizes undeveloped solitude, natural character and wildlife habitat, with an emphasis on non-motorized use.

- 6.1.6 The Caucus supports and promotes the policies of Pitkin County with respect to the management of public lands including the following:

"Pitkin County supports protection of designated Wilderness areas within and surrounding Pitkin County, as these areas provide residents and visitors with incredible vistas and opportunities for experiencing the natural environment while renewing their "mind body and spirit." The County encourages management of adjacent and neighboring land to preserve the integrity of the wilderness area."

"The County seeks to preserve and protect public lands from the impacts of incompatible development by promoting land uses within the nearby public lands which are compatible with public use of those lands, and with preservation of the natural environment."

SECTION 7: MINERAL EXPLORATION/EXTRACTION

7.1 - MINERAL EXPLORATION/EXTRACTION GOAL

Protect lands within the Caucus area from the environmental impacts of mining, mineral exploration, commercial or large scale geothermal mining or exploration, oil and gas drilling and exploration, oil and gas pipe lines, sand and gravel pits, rock crushers (except for short-term use for residential driveway construction and to demolish existing

structures as required by the County's Green Building Code), concrete batch plants, and other extractive operations.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 7.1.1 It is recommended that the County seek to improve the existing regulations governing mining, mineral exploration and other extractive operations in the Pitkin County Land Use Code to prevent such activities from occurring on private lands within the Caucus Area and, to the extent possible, discourage such activities on public lands.
- a. The Caucus recommends the County include a definition for "extractive operations" in the Land Use Code and incorporate geothermal and oil and gas exploration and drilling in this definition. Also (to the extent feasible,) modify land use tables to include "extractive operations" as a prohibited use in R-30, RS-30, RS-160, AR-10, AR-2 and all other residential districts. In addition, consider establishing a separate, more stringent set of review criteria for special use permits for extractive operations.
 - b. The Caucus recommends the County add "extractive operations" (as defined in Implementation Measure "a" above) to its list of uses regulated in the Pitkin County Land Use Code, along with the currently regulated uses such as mineral exploration and mining.
- 7.1.2 The Caucus supports strict enforcement of all existing local, state and federal regulations governing mining, mineral exploration, oil and gas exploration and drilling, sand and gravel pits and all other extractive operations when such operations are proposed within the Caucus Area.
- 7.1.3 Greater influence over issues related to the management of federally-owned public lands is needed within the Caucus Area.
- a. The Caucus recommends that Board of County Commissioners pursue intergovernmental agreements (IGA) or memoranda of understanding (MOU) with Eagle County, Garfield County, the United States Forest Service and the Bureau of Land Management to allow more aggressive limitations on mining, mineral exploration and other extractive operations on any federally-owned public lands in Pitkin County.
 - b. The Caucus strongly supports the County encouraging local government agencies, local and state politicians to seek amendments to antiquated federal regulations governing mining and mineral exploration on public lands nationwide.
 - c. The Caucus supports County collaboration with the BLM to implement the 2015 Resource Management Plan (RMP) for the Colorado River Valley Field Office, and participate with the BLM in the process of any future updates to the RMP.

SECTION 8 – HISTORIC PRESERVATION

8.1 - HISTORIC PRESERVATION GOAL

Preserve the unique rural/agricultural heritage of the Emma Caucus area as expressed by the existing historic structures that embody the historic ranching and farming community.

As of the date of this Plan adoption, the following improvements have been made to support the main historic structure: 1. Preservation of the exterior has been completed; 2. An internal support system has been created to attach the historic brick exterior walls to a new roof that has been installed in order to maintain the historic integrity of the exterior.

OBJECTIVES AND IMPLEMENTATION MEASURES:

- 8.1.1 The Caucus supports the administration and enforcement of existing historic preservation regulations contained in the Pitkin County Land Use Code;
- 8.1.2 Property owners should be encouraged to list existing, qualifying historic structures on the Pitkin County Historic Register and the Colorado State Register of Historic Properties;
- 8.1.3 The County should work with property owners to find solutions and incentives for the preservation and possible adaptive re-use of existing historic structures;
- 8.1.4 A list of structures within the Caucus Area that qualify for voluntary listing on the Pitkin County Historic Register should be compiled.
- 8.1.5 The Caucus supports preserving the historic Emma Townsite.
 - a. Should the funds become available it is recommended that the County continue its efforts to preserve the historical integrity of the buildings. b. It is recommended that any future use of the property be compatible with preservation and the goals and objectives of this Master Plan.

SECTION 9 –RESPONSE TO CLIMATE CHANGE

9.1 - RESPONSE TO CLIMATE CHANGE GOAL

Actively address the threats presented by climate change in order to protect the environment, the wildlife and the inhabitants of the Caucus area. Inaction with respect to climate change is potentially catastrophic for the natural environment and current and future generations in communities. The Emma Caucus endeavors to address energy consumption at the local level and resiliency relating to local land use and natural resource management.

OBJECTIVES AND IMPLEMENTATION MEASURES:

In addition to becoming informed and able to respond to threats as individuals, the Caucus supports coordinated and collaborative efforts between local, state and federal agencies to design and implement strategies to address the following issues:

- 9.1.1 Wildfire: Work with the County to develop and use forest management strategies to address the potential for wildfire, particularly at the wild land/urban interface, and to respond to a wildfire event.
- 9.1.2 Flood: Assist in developing and using natural resource management strategies to address flood hazard and to respond to a flood event.
- 9.1.3 Water Supply:
 - a. Ground Water: The Caucus area has experienced water shortages in the past, and has sub-areas known to have insufficient water supplies at all times. The Caucus supports a County-wide water conservation plan that includes the Caucus area to protect the Caucus area from unreasonable depletion of underground water supplies, particularly for domestic use. To the extent feasible, the County should protect the quality and quantity of ground aquifers, encourage the development of Source Water Protection Plans with assistance from the Colorado Department of Public Health and Environment, and implement applicable best management strategies. The County should support efforts to increase awareness of domestic source water protection issues, ensure application of best technologies for water efficient fixtures in buildings, encourage the retrofitting of existing homes with water efficient fixtures as opportunities allow. The County should provide incentives for the re-use of gray water for domestic irrigation and establish effective and workable regulations governing gray water re-use in order to eliminate environmental impacts and health and safety concerns related to such re-use within the Emma Caucus Area.
 - b. Surface Water: It is recommended that the County not only develop natural resource and water use management strategies to maintain healthy streams, but also develop strategies in the event of drought to address potable water supply, wildfire potential, forest health, the local/regional recreation/tourist economy, fisheries and agriculture. The County should encourage the use of best management practices in the application of agricultural irrigation water.
- 9.1.4 Biodiversity: The Caucus recommends developing forest management strategies to maintain biodiversity as a means to limit impacts of changing climate.
- 9.1.5 Resilient Infrastructure: It is recommended that the County adopt regulations for the design and location of buildings, roads, bridges and other structures to withstand adverse conditions related to changing climate.
- 9.1.6 Economic Resiliency: Strategies should be developed to encourage a diverse economy to respond to changing snow pack and other climate related factors as they may impact tourism. It is recommended that County regulations be developed and

adopted to address rebuilding in the aftermath of a natural disaster (wildfire, flood) to promote a rapid return to economic sustainability.

- 9.1.7 Food Security: The Caucus recommends exploring regulations for the encouragement of local food growers and markets, where feasible, in order to rely less on outside sources.

SECTION 10 – NEEDS OF SENIOR POPULATION

10.1 - NEEDS OF SENIORS GOAL

Encourage resident owners to age in place by providing necessary services and support.

OBJECTIVES AND IMPLEMENTATION MEASURES:

The Caucus supports efforts on behalf of Pitkin County with the help of other local, state and federal agencies to design and implement strategies to address the following issues:

- 10.1.1 Provide access to health care and health support services for our senior population living outside Aspen City limits, including incentives for health care providers to encourage acceptance of Medicare, Medicaid and other insurance.
- 10.1.2 Encourage additional transportation options, increased availability of in-home care for day-to-day living, and allow adaptability of physical spaces as needed by this population.
- 10.1.3 Emphasize safe walkways, increased lighting, and safe pedestrian crossways. Adequate internet service and connectivity to allow for electronic networking to match what is needed with what is available should be explored. In sum, the County needs a collaborative effort that results in a comprehensive and integrated plan to address agreed-upon goals of our senior population.



Emma Area Master Plan

◆ *Future Land Use* ◆

NOTE: The Future Land Use Map & description of future land use categories from the 2009 Emma Caucus Plan are being carried forward and will remain in effect, until such time as a comprehensive future land use map for all caucus/planning areas in the County is developed and adopted by the Pitkin County Planning & Zoning Commission.

DESCRIPTION OF FUTURE LAND USE MAP

Residents of the Caucus Area expressed, through their responses to an opinion survey that was conducted as part of this Master Plan process, that they supported the idea of keeping the land use pattern and densities within the Caucus Area substantially unchanged. The survey results show that there is strong support among residents of the Caucus Area for the preservation of rural character, open lands, agriculture uses and agricultural lands, and for protection of the environment especially streams, ground water, riparian/floodplain areas, wildlife habitat and historic sites and structures. The survey also showed strong opposition to allowing multi-family housing or commercial uses in the area other than small scale, compatible cottage or home- occupation type commercial uses that could augment ranch incomes. It is also important to note that residents of the Emma Caucus Area generally support the existing zoning and house size limitations contained in the Pitkin County Land Use Code. The outcome of the opinion survey and the resulting policies established in the Goals and Objectives section of this Master Plan form the basis of the Future Land Use Map and other future land use related recommendations contained in this section of the Master Plan.

The Future Land Use Map (FLUM) contained in this Plan was designed to preserve the existing rural residential and agricultural character within the Caucus Area. The recommended future land use categories, described in this section and depicted on the Future Land Use Map, are generalized and mirror the existing zoning designations in the area. *The existing zoning within the Caucus area is believed to be appropriate and this Master Plan makes no recommendation for rezoning of any privately-owned land.* However, rezoning of large parcels to Rural/Remote or other 35+ acre conservation-oriented zone districts, *at the request of the property owner*, is supported by the Caucus provided the property meets the criteria for Rural/Remote or similar conservation-oriented zoning contained in the Pitkin County Land Use Code. Examples of undeveloped properties that may qualify for the use of County resources for conservation are designated RRA on the Future Land Use Map.

Where the existing land use pattern is more dense than what is shown on the Future Land Use Map, the Emma Caucus acknowledges that the existing non-conforming residential lots are part of the existing condition and supports their continued presence. However, no new subdivision(s) or other development that would result in greater density (lots or units) than what is shown on the Future Land Use Map should be permitted.

The FLUM is a component of the overall Master Plan. Compatibility with this Master Plan cannot be determined by a review of the Future Land Use Map alone! Rather, the FLUM must be used in conjunction with the Goals, Objectives and Implementation Measures included in the text of this Master Plan. In situations where a conflict exists between the FLUM and the text contained in the Master Plan, the text shall prevail. Sensitive natural conditions, including wildlife and wildfire, are depicted on other maps in the Master Plan and are described in the text, e.g. setbacks from streams. These factors must also be taken into consideration when reviewing the suitability of land for future development.

DESCRIPTION OF FUTURE LAND USE CATEGORIES

The following are descriptions of the future land use designations depicted on the Future Land Use Map.

Affordable Housing (AH): This category applies to land currently zoned AH (affordable housing) as depicted on the County Zoning Map as of the date this Master Plan was adopted.

Low Density Residential (LDR): Residential use with density ranging from **10 acres/du to ≤ 30 acres/du**. Other intended uses include “caretaker” dwelling units, and home occupations, both as regulated under the applicable provisions of Pitkin County Land Use Code and small-scale agricultural and equestrian uses. This category also includes areas along either side of Sopris Creek Road and the Orchard Estates and Double K Ranches subdivisions along Emma Road, created prior to current zoning and considered “grandfathered”.

Very Low Density Residential (VLDR): Residential use with density ranging from **> 30 acres/du to ≤ 70 acres/du**. Other intended uses include “caretaker” dwelling units, and home occupations, both as regulated under the applicable provisions of Pitkin County Land Use Code, as well as agriculture and equestrian uses. This category constitutes a majority of the privately-owned land within the Emma Caucus Area. Development proposals for lands located within this category should be designed utilizing cluster concepts and should incorporate useable common open space and buffer areas.

Rural Residential/Agriculture (RRA): Residential use with density ranging from **> 70 acres/du and above**. Other appropriate uses in this category include agriculture, equestrian operations, grazing and other related uses, “employee” and “caretaker” dwelling units and home occupations (both as regulated under the applicable provisions of Pitkin County Land Use Code). Additional uses include other small-scale, complimentary home occupation uses as defined in this Master Plan. Development projects proposed on lands designated in

this category should incorporate strategies for preserving open space, agricultural use and minimizing visibility of development from public roads and adjacent properties.

Agriculture/Conservation (AG/CON): This use category is intended for land the future use of which is governed by existing conservation easements or other restrictions currently in place that limit the use of the property to agriculture, open space preservation, and/or wildlife habitat preservation and restoration.

Open Space/Public Lands (OS): This is a catch-all category for all publicly-owned lands including County, USFS and BLM lands. Use of the land within this category will include recreation (as existing and permitted in the applicable Forest Plan for USFS lands or the Management Plan for BLM lands), open space preservation, wildlife habitat protection and other uses allowed by the USFS or the BLM not including mining or mineral exploration (see discussion in the Goals and Objectives of this Master Plan regarding mining and mineral exploration). Also allowed in this category are historic preservation and administrative support for Open Space and Trails entities (excluding equipment storage and other more intense roads and facilities maintenance activities).

Public (PUB): This category is intended for essential community facilities and services such as fire stations, and post offices. This category includes the Emma Schoolhouse, public parking on the Schoolhouse property, and the potential future fire station identified on the Future Land Use Map along West Sopris Creek Road.

OTHER FUTURE LAND USE RECOMMENDATIONS

In addition to the future-land-use-oriented recommendations found in the Goals and Objectives section of this Master Plan, the Emma Caucus makes the following specific recommendations:

BLM Lands

The Emma Caucus Area includes large land areas owned by the Federal Government (Bureau of Land Management - BLM), as well as other public lands owned by Pitkin County and the United States Department of Agriculture. Most of these public lands are currently zoned RS-30, which allows residential uses with lots as small as 30 acres. The Emma Caucus is very concerned that existing Federally-owned lands within the Caucus area boundaries are vulnerable to land exchange deals that could result in inappropriate residential development. Objective 3.3 of this Master Plan recommends *“the establishment of policies, programs and relationships with the appropriate government agencies that would minimize the potential for the exchange of public lands within the Caucus Area and set a “no net loss” standard with respect to public lands.”* Therefore, it is the recommendation of this Master Plan that all land designated as OS (Open Space/Public Lands) on the Emma Caucus Future Land Use Map be rezoned to the RS-G (Resource – Government) zone district or some other as-yet-to-be-adopted zone district, the intent of which is to preserve publicly-owned lands for non-development, open space oriented uses. This recommendation is supported by the results of the opinion survey, administered as part of this master plan process. The opinion survey

reflects strong support for preserving open lands and managing growth and development generally, and specifically, for rezoning public lands to districts intended for open space uses.

Scenic Viewplane

The Future Land Use Map shows a Scenic Viewplane near the intersection of Emma Road and Highway 82. This viewplane frames a view of the summits of Mount Daly and Capitol Peak as seen from Highway 82, from a portion of the Emma Open Space and from Sopris Creek Road. This viewplane represents the view at the entry into the Emma Caucus Area. Objective 2.2.1 of this Master Plan recommends *“identifying viewplanes of particular importance, including views from public roads as well as views from open space lands and recreation areas, in order to establish regulations to ensure the preservation of these scenic resources.”* Therefore, it is the recommendation of this master plan that the viewplane shown on the Emma Caucus Future Land Use Map be added to the County's current inventory of “Viewplanes” as referred to in the Scenic View Protection section of the Pitkin County Land Use Code. It is the intent of the Emma Caucus that development applications involving lands in the area of this viewplane are reviewed for compliance with the portions of the Scenic View Protection regulations that address “Viewplane” impacts. Specifically, the Emma Caucus seeks to protect views of the summits of Mount Daly and Capitol Peak, the Emma Schoolhouse and the agricultural foreground along both sides of Sopris Creek Road as viewed from Highway 82, Emma Road and Sopris Creek Road in the area indicated by the Viewplane symbol on the Emma Caucus Future Land Use Map.

Part 2 – Land Use Existing Conditions Report (ECR)

Many implementation measures have taken place since the adoption of the 2008 plan. The highlights include:

Historic Inventory/Register:

- Emma Schoolhouse listed on Inventory. BOCC Resolution No. 071-2004 (old Code).
- Mather Residence listed on Inventory. Hearing Officer Determination No. 55-2006 (old Code).
- Swearingen Homestead (Middle Ranch) designated to Historic Register. BOCC Resolution No. 017-2009. Obtained 2 TDRs as incentive. Buildings have been restored.
- Emma Store designated to Historic Register. BOCC Resolution No. 018-2009.
- Parker residence designated to Historic Register. BOCC Resolution No. 27-2010. Obtained 1 TDR as incentive.
- Emma Farms residence, cabin and shed designated to Historic Register. BOCC Resolution No. 118-2010. Obtained 3 TDRs as incentive. Victorian residence restored.
- Anthes/Brown archaeological site designated to Historic Register. BOCC Resolution No. 094-2012. Obtained 2 TDRs as incentive. Encumbered by Conservation Easement.

Conservation Options:

- Middle Ranch rezoned to CD-PUD by BOCC Ordinance No. 006-2010. CD-PUD Development Plan adopted by BOCC Resolution No. 059-2010. Obtained 9 TDRs. Encumbered by Conservation Easement
- Timroth approved as a Limited Development Conservation Parcel, pursuant to BOCC Resolution No. 032-2007. Obtained 24 TDRs. Encumbered by Conservation Easement.
- Fender Upper Parcel approved as a Limited Development Conservation Parcel, pursuant to BOCC Resolution no. 019-2008. Obtained 12 TDRs. Encumbered by Conservation Easement.

- Schoellkopf property purchased with Open Space funds in 2010. Established 8,250 square foot floor area cap in Emma Area (Ordinance No. 19-2009).
- Properties designated to the Pitkin County Historic Register: Swearingen Homestead (Middle Ranch), Emma Store, Happy Day Ranch / Parker Residence , Emma Farms residences, Bear Ridge Road archaeological site.
- Purchase/ Stabilization of the Emma Townsite property
- Properties that have utilized conservation development/land preservation options:
 - Deadwood Ranch CD-PU(Middle Ranch)
 - Limited Development Conesevation Parcels: Timroth and Fender Upper Parcel (Fender Four)
 - Schoellkopf: Open Space purchase

2014 Emma Caucus Buildout Data Summary

	2007	2014
Privately owned parcels	232	238
Parcels zoned RS-30		6,208 ac.
Percent Acreage zoned RS-30	86%	86%
Parcels Zoned AR-10		693 ac.
Percent Acreage zoned AR-10	9%	9%
Parcel zoned RR		381 ac.
Percent Acreage zoned RR	5%	5%
Eased Parcels on which buildout is not subject to underlying zoning	N/A	2,316 ac.
Percent Acreage In Conservation Easement	N/A	31%
Total Number Dwellings Allowed under AR-10, RS-30 & RR Zoning at Buildout based on zoning	331	340
Total Number Dwellings Allowed under AR-10, RS-30 and RR Zoning at Buildout - Adjusted downward to reflect Conservation Measures	N/A	262 (69 unit reduction resulting from conservation measures)
Total Number Dwellings Built within AR-10, RS-20 & RR	173	173

Zone Districts		
Potential for Additional Units under AR-10, RS-20 & RR Zoning	158	89
# Deed Restricted Units	7	7
Avg. Heated Area (Assessors data)	2,755	2,999

HIGHLIGHTS OF THE 2007 ECR AND COMMUNITY INPUT SURVEY

The following pages include data provided and updated by Pitkin County Community Development staff as an aid to Emma Caucus members in preparing the Emma Master Plan.

Existing Conditions Highlights

The Emma Caucus Area contains 11,665 acres, 54% of which are in public ownership. Most of the publicly-owned lands are held by the United States Bureau of Land Management (BLM) and primarily serve open space, wildlife habit and low intensity recreational uses. In addition, roughly 1,000 acres of privately-owned land has been permanently preserved through conservation easements. The region is characterized by large areas of open space and agricultural uses with clusters of rural and suburban-density residential development. The Emma Caucus Area includes significant areas of important habitat for American Elk and Mule Deer. There is also a wide variety of terrain and numerous scenic highlights including stunning views of Mount Sopris and a variety of unique historic resources including the remaining structures of the Emma Townsite. There are two major drainages within the Caucus Area and numerous other minor tributaries. There are very few public recreational facilities or other public facilities within the Caucus Area.

As of 2014, there were approximately 173 existing dwelling units located within the Caucus Area boundary and the population was estimated at just over 400 persons. Of the 173 existing dwellings, only 7 are deed-restricted affordable housing units (not including existing EDU's and CDU's). *Existing zoning within the Caucus Area is primarily intended to promote resource and open space preservation while allowing low-density, single-family residential development.* The Caucus Area contains 238 privately-owned parcels, most of this land (86%) is zoned RS-30, which requires a 30-acre minimum lot size. Of the remaining privately-owned lands, 9% are zoned AR-10 (10-acre minimum lot size) and 5% are zoned Rural Remote (R/R...35-acre minimum lot size). The AR-10 zoned lands are clustered along either side of Emma Road in the northern portion of the Caucus Area. *There is currently no commercial or institutional zoning in the Emma Caucus Area.* There are very few

existing commercial uses, most of which are located on properties that also contain a residential dwelling and are considered non-conforming.

The Existing Conditions Report includes a build-out analysis for the privately-owned lands within the Emma Caucus Area. Based on current zoning, a maximum of 89 additional dwelling units could be accommodated. This does not include potential accessory dwelling units, which could be pursued through the County's land use review process. Based on the most recent U.S. Census data for average household size (unincorporated Pitkin County), the additional 89 dwelling units would house approximately 214 persons. *It should be noted that a more conservative calculation for build-out potential (based on 60% of the zoned density) is often used in an attempt to compensate for environmental factors and other development limitations. This calculation would lower the number of potential dwelling units from 89 to 53, which would reduce the corresponding population potential to 127 persons.*

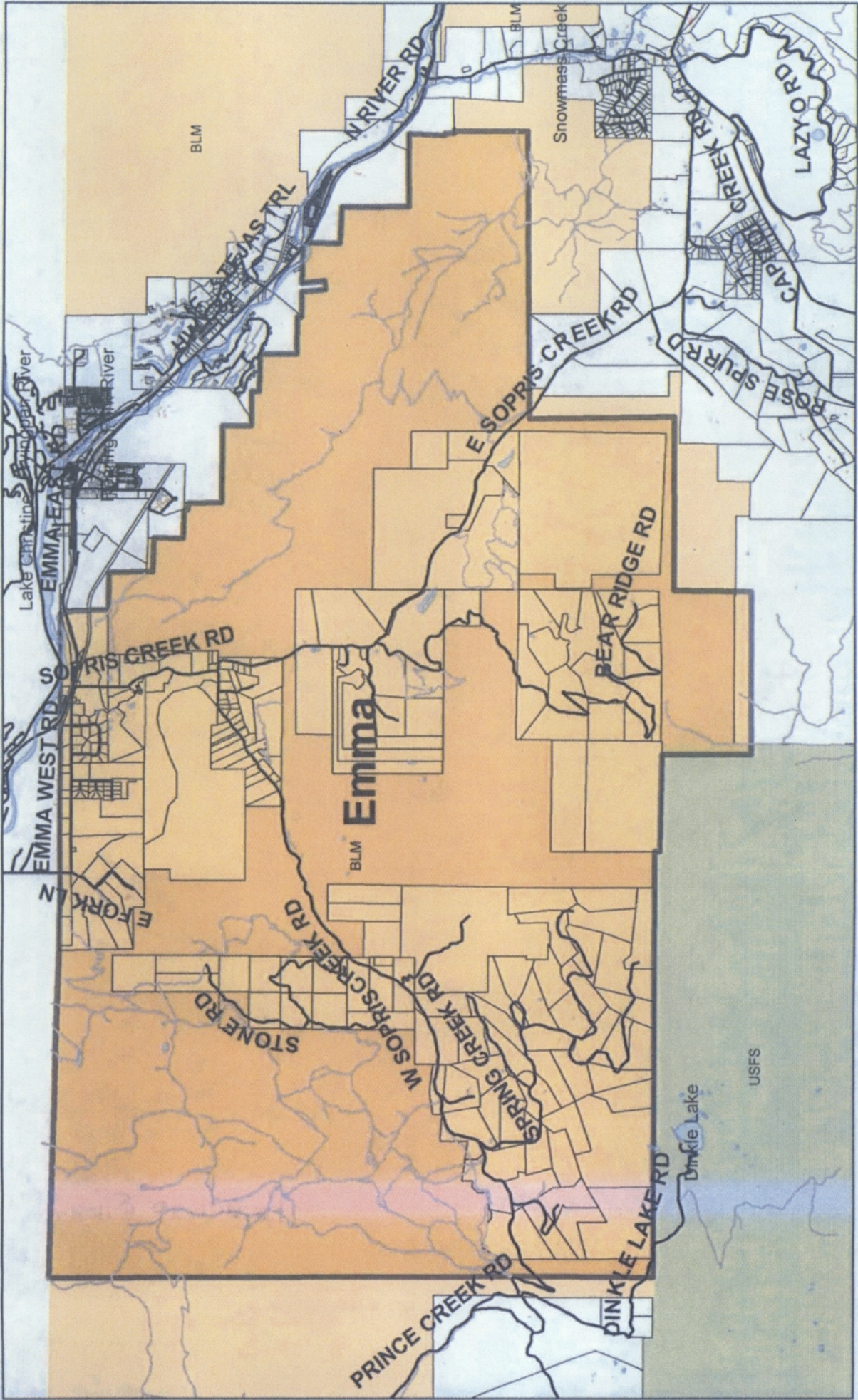
Based on a review of building permit data from 2006 to 2013 the Emma Caucus Area experienced an average rate of 6 building permits for new residences and additions issued per year, and an average rate of 2-3 permits issued for remodels, with a total of 70 permits issued during that period. Of the 70 permits issued, 19 were for new homes and 29 were for additions. Remodels of existing units accounted for an additional 22 permits issued during that same period. Of the 42 total building permits issued during the 2001 to 2006 time period, nearly half (19) were for remodels of existing units. As of 2014, the average house size was approximately 2,890, up slightly from the average of 2,755 square feet in 2007.

2007 Community Input Survey Highlights

The results of the community input survey revealed a great deal of agreement among residents of the Emma Caucus Area regarding most of the issues facing the community. *Residents believe that the area should remain primarily agricultural, open space and rural residential in nature, and, by a narrow margin, they believe that the existing zoning is appropriate.* However, they support the idea of rezoning existing public lands to zone districts that would preserve them for open space and other public uses. *They also strongly oppose the idea of rezoning lands adjacent to Highway 82 for commercial or industrial uses and they expressed strong support for prohibiting commercial development (e.g. retail stores, restaurants, industrial, institutional or office uses) anywhere within the Caucus Area.* A vast majority also felt that multi-family housing should be prohibited, though they support the general idea of housing persons employed in Pitkin County in deed-restricted housing within the Caucus Area, as long as the units are consistent with the existing rural character. When asked to rank the issues they thought were most important to the future of the Emma Caucus Area, they listed the following issues as the top five (in order of importance):

- 1) *Preservation of rural character;*
- 2) *Preservation of open lands;*
- 3) *Preservation of agricultural uses;*
- 4) *Preservation of privacy, peace and quiet; and*
- 5) *Managing growth and development.*

There is also strong support for the preservation of wildlife habitat, riparian, wetland and floodplain areas, surface and ground water quantity and quality (including 81% support for maintaining minimum stream flows in East and West Sopris Creeks and Sopris Creek).



EMMA CAUCUS AREA

Exhibit B

