

March 27, 2017

Pitkin County Community Development  
Planning and Zoning Commission  
c/o Senior Planner Mike Kraemer

Re: Land Use Code Amendment to the AR-2 Zone District

Dear Planning and Zoning Commissioners:

It was recently brought to my attention that a rezoning request has been made by the current owners of the Redstone Castle to pursue Special Event Venue designation. I have reviewed the information contained in your meeting packet that was posted online as of this morning. I'm sure additional comments and information will be forthcoming, and I understand that your deliberation and subsequent recommendation to the BOCC is one step in this process for the applicant.

I apologize for the tardiness of my comments as I just returned from a much needed spring break trip out of the valley with my family, and my neighbors alerted me to the agenda. I'm unable to attend your hearing due to work obligations. Thank you for taking my comments into consideration.

Mr. Carver took time out of his busy schedule to meet with interested neighbors tonight and he outlined his vision for the Redstone Castle property and grounds. I thoroughly appreciate Mr. Carver's time and willingness to discuss his preliminary vision with our neighbors. As with any project, visions can shift and therefore I feel it necessary to share my concerns with you.

As a fifth generation Carbondale native with extremely deep roots in the Crystal Valley, I've seen lots of changes to this special place. I've been an active participant in some of these changes as well as a decision maker. I understand the delicate balance of past, current, and future needs, and how land use decisions incrementally bring about exciting and at times debilitating shifts. I also know all too well challenges of preserving our unique area for future generations, as an example I have owned mineral rights in Pitkin County since 1988, but fought hard and lobbied tirelessly for the long-term preservation of Thompson Divide, against my own personal interests. I share this information just as an aside so you can better understand that I don't take lightly speaking out on a proposed land use application, and to highlight my knowledge of the nuances of the roles you have volunteered yourselves to advise the BOCC on our collective behalf. That collective behalf is what needs to be given the greatest consideration when faced with property right enhancements sought by individuals.

I and many of my neighbors are excited for the ownership change of the Redstone Castle, I recognize that this investment is one not to be taken lightly, and that the owners are interested in having a successful venture. I welcome many of the changes, but am concerned with the Castle becoming something that is incompatible with the current and historic use of this area. I recall attending afternoon weddings on the beautiful lawn as a child where only string quartets were allowed to play as to not disrupt the quiet ambiance of the Crystal River Valley and adjoining neighbors. I also recall when RFHS hosted their prom inside the Castle in the mid 1980's, and significant constraints were placed to hold that

event in keeping with the historic structure. Additionally many other events and parties have been held inside and on the grounds depending on the ownership with varying impacts and success.

Events at the Castle are nothing new, however, as time has passed allowed uses within this zoning has shifted. As noted in the submittals with the variety of zoning placed on this property, the most restrictive governs. This language in the county code is not there by accident. County Staff is recommending approval due to the applicant meeting the requirements to change the zoning while applying current code language against Crystal Caucus documents and other references. I wonder if the Crystal Caucus upon completing the Master Plan even envisioned this type of use given the decades' long dormancy of this aspect of the property along with more subdued historic uses. The Woody Creek Caucus has explicitly prohibited this type of use within their boundaries, and I wonder if given the opportunity to consider the long term implications if the Crystal Caucus would reach the same conclusion. I do not assume to know, and neither should the commission due the absence of conversation on this topic.

As you are aware, this zoning change should it be granted, will be applied countywide to all AR-2 zoned properties. The applicant's team has done an adequate job of presenting what properties this change will impact. One of the questions that should be asked is whether or not a county wide zoning allowance should be granted at one commercial property's request? Why change the allowed or special use table within the land use code because of one business? I would assume most are in agreement that the Castle is a treasured asset and having thoughtful stewards such as the Carvers is preferred, but in this application whose interest is more important? That of the applicant, the long-term preservation of the property, concerned neighbors, interested Pitkin County residents? Shouldn't thoughtful legislation and governance attempt to achieve balance on all fronts?

My concerns with this rezone encompass more than the countywide zoning changes and site specific change in use, I also question the compatibility of this type of venue with the surrounding properties coupled with the longstanding narrative of how this property has been used for the past 20+ years. Pitkin County is not one to typically deviate into higher and more impactful uses, if that were the case under our current federal administration, we'd be holding hearings on re-opening the coal mine. I know a drastic example and far-fetched, but it highlights that our county has a track record of being more regulatory, less impactful, and has strived to be thoughtful, and at times painstakingly slow at approving changes. Given that the Carver's have intimated a reasonable vision for their property, it only makes sense to work with them to ensure that their vision coupled with common sense parameters cultivate a balance for all interests, and provide solid footing for a successful future.

Consideration needs to be given to overall compatibility of such a venue and its impacts on surrounding properties and neighborhoods. The frequency, duration, timing, and size of events can wreak havoc on what is currently a very quiet and peaceful area of the valley. Do any of you live next to or within earshot of a special event venue? I've heard for years from neighbors of Sopris Park in downtown Carbondale on their experiences over the years. Some of the residents even lived there prior to Sopris Park becoming a park, so their perspectives have been helpful in how Carbondale has grappled with special events. The Castle isn't Sopris Park, and this location is not in an urban setting, but special events can cause disruptive impacts. Noise pollution, light pollution, traffic, and partygoers exploring outside the guidelines can really cause issues. I would assume that site specific regulations and

conditions would be in place for this type of venue. What is the traffic plan, is there concern for potential inebriated drivers leaving events on an unfamiliar road, what is the SO's response time? Time frame and frequency of events- will this be every weekend in the nicer months, thereby taking away our quiet enjoyment of our properties? Has the applicant researched onsite sound mitigation that can be incorporated into their remodel to alleviate sound bouncing off buildings and rock cliffs? These special events are one night for the attendees, but have the potential to be every nice evening to the surrounding neighbors.

If approved this property right will have long lasting impacts, albeit many positive, with potential return on investment for the owners after significant investment into rehabilitating the grounds. I too have a significant investment in my home and property, as noted in the assessed value decided by the county assessor. I purchased my property with zoning in place and with an expectation of reasonable changes over time that are compatible with surrounding properties. All I ask is that you as commissioners weigh whether this request is reasonable and if so, is this compatible with current surrounding uses, and have potential impacts been adequately mitigated/addressed? Does this zoning change enhance the mixture of complimentary uses and activities in the immediate vicinity of the parcel? Have you investigated all the subject properties that this zoning change will apply to?

I appreciate Mr. Carver's willingness to meet with me and others concerning his plans for his property. I really hope that there is a workable outcome so that one interest isn't squashed in order to enhance another interest. I look forward to working with Mr. Carver in good faith on his vision for his property. My comments are not only to reflect our conversation, but also in absence of a written plan, I'm going off his words. Words build relationships, but approvals and property rights are in writing and regulations are codified via text not spoken word.

With all this being said, and reading the packet I feel the commission will conclude that this rezoning is appropriate. I recognize that this is one of several steps in order for Mr. Carver and his team to realize the goal of the venue they envision. I implore you to be mindful of necessary conditions to ensure that assertions made by the applicant and the overall vision for this property act as an example of balanced benefit and compatibility. I know that requesting land use changes and designing a showpiece property come with significant capital and real skin in the game so to speak, but all these hurdles, hoops, and, process can yield property rights and income potential that make the process worth pursuing.

Please make sure that this property continues to be an asset for our county, as well as bring enjoyment to the owners and their guests in a way that also honors the surrounding property owners and anticipates potential issues now during this process so that we may be good neighbors far into the future. Good fences make good neighbors (I'm not allowed a fence per PitCo regs), but thoughtful conditions and sound approvals make for longterm mutual enjoyment for years to come.

I appreciate you taking the time to review my comments, and I thank you for your volunteer service on behalf of our county residents.

Sincerely,  
Stacey Bernot

March 27, 2017  
Pitkin County Planning and Zoning

Dear Board Members,

I am currently out of town recovering from a fall and resulting open rotator cuff surgery. I was recently given clearance to drive and am on my way back to Redstone.

I just received a copy of your memoranda yesterday from a concerned neighbor and would like to make some comments.

I am a long time resident and neighbor of the Redstone Castle. I have lived on the old Cleveholm estate for over 40 years and my wife and I were married there in 1979. At that time the property was known as Cleveholm Manor. My wife Debbie and I have helped sponsor and promote special events there in the 80's and 90's. I am in favor of some special use events at the Redstone Castle but I believe that there is another way to accomplish the needs of the current owners.

What was left of the Cleveholm estate was subdivided into 10 separate 35 acre plus parcels in the 1990's. Pitkin County Open Space and Trails helped to preserve seven of those parcels from development about 10 years ago, The remaining Castle parcel, Carriage House parcel and the Barn Parcel were purchased recently by the Carvers who seem very knowledgeable and capable.

The Castle parcel and the Carriage House parcel do not contain any AFR-2 zoning and have special event use options already. The Barn Parcel could be rezoned to a more appropriate AF-10 zoning which would allow it also to get special use approvals for special events. This would allow the Carvers to apply for special use event status for the Castle and Carriage House. Rezone the barn parcel and dove tail it into their bigger plan. This would help them get some special events started sooner and also help protect the Castle from an inappropriate development in the future avoiding the potential pitfalls of other neighborhoods in the county being adversely affected by this proposed change in the Land Use Code.

I am asking that you continue this application to your next meeting so there may be more input from the community and the neighbors.

Thank you.  
Bob McCormick

March 28, 2017

Mr. Mike Kraemer  
Pitkin County Planning Staff

Dear Mike:

My apology for being late responding to the Carver's request for a Land Use Code Amendment to obtain Special Events Venue Designation for the Castle. I have lived directly across the valley from the Castle in the Crystal River Park subdivision, now approaching 20 years, and have enjoyed the peace and quiet that the AR-2 zoning for the Castle property has provided. Although I support the historic Castle and the new owner's effort to pump much needed life back into it, I strongly oppose this Code Amendment. My primary objection is to the impact on the Crystal River Park Subdivision from amplified noise from the Castle's Special Events.

Through the years there have only been a few loud music events at the Castle, but I can assure you that the sound level of the amplified music/noise in our subdivision for these events was very disruptive and impossible to escape. If this code amendment were to be enacted, it will remain in place for all future owners and for any and all changes to Castle business plans, no matter the impact on our subdivision.

Also, if this Code Amendment were to be approved, the Crystal River Park Subdivision would be saddled with an enormous burden of attending an endless number of County hearings and responding to each application for special use activity. Also, it would be our responsibility to prove that a violation had occurred, filing a complaint, and then following up with the Sheriff, Pitkin County Staff and likely the BOCC. In a practical world, I think you would agree that the burden to control music/noise levels in our subdivision would be overwhelming and eventually wear us down.

Amplified music/noise that impacts and disrupts an entire neighborhood should not be allowed at any time of the day, evening or night, especially in a rural setting that values peace and quiet. Please explain why the County will allow this intrusion on our subdivision, as well as on dozens of other areas in the County similarly zoned AR-2. I suspect few, if any other AR-2 property owners and their surrounding neighbors, are aware of this change which is being proposed to accommodate the wishes of a single owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Chuck Downey". The signature is stylized with a large, sweeping flourish at the end.

Chuck Downey  
427 Crystal Park Dr.  
Redstone, CO 81623

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, Colorado 81611

**Re: Land Use Code Amendment to the AR-2 Zone District**

Dear Board Members:

Portions of the Redstone Castle parcels are zoned AR-2 (Residential – 2 Acre). The majority of land which makes up the Redstone Castle parcels is zoned AR-10 and RS-30 which are lower density, less intensive zone districts. According to the Pitkin County Land Use Code the AR-2 zone district is intended to provide for a moderate density transition zone between moderate and low density residential land uses. It was applied to the Redstone Castle Parcels to generally provide for a transition from more intensive land use patterns in the Redstone Townsite to lower density, less intensive land use patterns in the predominantly rural Crystal River Valley.

Steve and April Carver, the owners of the Redstone Castle parcels, would like to seek Pitkin County land use approvals to designate the parcels as a “Special Event Venue” to enable them to hold special events such as weddings on site. A Special Event Venue is a prohibited use in the AR-2 zone. Consequently, the Carvers may not submit a land use application to Pitkin County to seek approval of the parcels as a Special Event Venue.

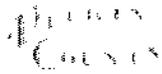
The Carvers have submitted a land use application to Pitkin County to amend the Pitkin County Land Use Code to make a Special Event Venue in the AR-2 zone a use permitted, subject to Special Review. Oddly, a Special Event Venue is a use permitted by Special Review in the less intensive AR-10 and RS-30 zone districts. The proposed Code amendment will permit the Carvers to submit a Special Review application to the County so the Board of County Commissioners can consider a land use application to designate the Redstone Castle Parcels as a Special Event Venue.

As a Pitkin County Commissioner for 12 years representing the Crystal Valley and Redstone, as an Administrative Assistant at Cleveholm Manor for five years while it was operated as a Bed and Breakfast and available for special events, as a member of the Redstone Historic Preservation Commission, as a 20 year member of the West Elk Loop Byway ( a commission VERY involved in the protection of all special sites along the Byway), and as an individual very active in the preservation, appropriate use, and integration into the life of Redstone and the

Crystal Valley, I believe I am aware of the unique recreational, cultural, historic, and environmental needs of this special part of Pitkin County.

Please approve the Carvers' request to amend the Code to permit them to submit a land use application to designate the Redstone Castle Parcels as a Special Event Venue. Thank you for considering my comments.

Sincerely,  
Dorothea Farris  
Dorothea Farris  
[dfarris@sopris.net](mailto:dfarris@sopris.net) 970-948-9470



Michael Kraemer <michael.kraemer@pitkincounty.com>

## AR-2 Code Amendemnt: Emal of Support from Nancy Chromy

1 message

Glenn Horn <ghorn@rof.net>  
To: michael.kraemer@pitkincounty.com

Mon, Mar 27, 2017 at 4:14 PM

Mike:

Here is an email of support.

Glenn

Davis Horn Incorporated

Glenn Horn AICP

970-925-6587

**From:** April Carver [mailto:April@thehoteldenver.com]  
**Sent:** Monday, March 27, 2017 12:21 PM  
**To:** Glenn Horn  
**Cc:** Steve Carver  
**Subject:** Fwd: Cleveholm Manor/Redstone Castle Zoning

Sent from my iPhone

Begin forwarded message:

**From:** Nancy Chromy <nanchromy@aol.com>  
**Date:** March 27, 2017 at 8:28:43 AM MDT  
**To:** <april@thehoteldenver.com>  
**Subject:** Fwd: Cleveholm Manor/Redstone Castle Zoning

FYI

Sent from my iPhone

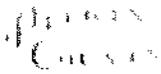
Begin forwarded message:

**From:** Nancy Chromy <nanchromy@aol.com>  
**Date:** March 26, 2017 at 9:44:44 PM MDT  
**To:** ghorn@rof.net  
**Subject:** Cleveholm Manor/Redstone Castle Zoning

Redstone Castle is a One of a Kind building and place.  
When I moved to the Crystal River Valley in 1987 the Castle was alive!  
The owners operated the Castle as a Bed and Breakfast and held private weddings. There were Reservation Only Music and Dinners in the evening.  
In general, Redstone as a community was alive for many years. Businesses were thriving up and down the Boulevard, year round. There is no doubt the Castle's vibrancy is credited for this. Its life spilled over to every other business.  
Today, the Village of Redstone has a second chance to be alive and vibrant. Owners of Redstone Castle April and Steve Carver have become part of the community. Their enthusiasm and vision about preservation, renovation and venues is just wonderful.  
Castle Tours being allowed throughout the past 15-20 years has been great.  
The Castle needs to come alive with weddings, laughter and soirees once again.  
It is all very exciting and I know the Carvers will work through any and all details needed to be the best owners and hosts possible.

Sincerely,  
Nancy Chromy  
Redstone, CO.

Sent from my Ipad



Michael Kraemer <michael.kraemer@pitkincounty.com>

## AR-2 Zone District Land Use Code Amendment - Redstone Castle

1 message

Robyn Scott <robynscott2222@gmail.com>  
To: michael.kraemer@pitkincounty.com

Mon, Mar 27, 2017 at 4:42 PM

Dear Mr. Kraemer and Planning Board Members,

As a relatively new home owner in Redstone, I wanted to reach out to express our concerns with the proposed amendment to the AR-2 zoning specifically for the Redstone Castle. Being born and raised in Aspen, I know enough about responsible tourism development to feel the Pitkin Planning Board can come to some reasonable restrictions that will allow the Carver's and their investment to succeed without affecting the quality of life in our community.

My husband and I oppose any amendment to zoning and ask that the board consider delaying the vote so that anyone affected by the noise and traffic Redstone Castle events could produce have a chance to understand how light, noise and traffic pollution will affect our homes and lifestyle in this particular area of Pitkin County.

In order to keep this letter short and sweet - I have provided bullet points for our opposition and suggestions that could ideally allow both the Carvers and Redstone residents to be happy.

### Opposition to amend the AR-2 Zoning Regulations:

- Noise - The noise pollution will be significant!! Anyone who lives on our side of river knows the cliffs amplify sound significantly. We can hear music played without speakers in the summer months from the Town Park already. Anything with speakers would be VERY loud if coming from the Castle lawn.
- Traffic - 133 already gets congested for residents in the summer months - adding large scale venues would prove a concerning handicap to getting home and getting to town.
- Residential Safety - There is no dedicated or regular police patrol in Redstone. How will they handle illegal activity (including drunk driving from events) or emergencies?
- Property Values - If the amendment is approved and even if the Carver's don't have large scale events, the amendment is permanent. This could allow for future owners to invite unwelcome traffic and parties to this community which would greatly impact our home values. People live up here for the quiet and the escape - that is why we invested our money here and expect our county to honor that investment and keep the quality of life status quo.
- Wildlife - Adding amplified sounds to this particular area in the Crystal River Valley would surely drive off wildlife - elk, mtn lion, bear...all of which we enjoy and respect in our neighborhood.
- Ecological Impact - As much as we want to develop responsible tourism in Redstone and welcome visitors to the community, we all know this area is small. Additional bodies, vehicles and trash need to be considered.

### Suggested Solutions:

Testing - sound testing is a MUST. No one will understand how loud it is until it's too late. We must require testing from the exterior and inside any tents proposed and note the sound from different locations in the Crystal River Park and Red Table Acres neighborhoods.

Road signs - Pitco would need to provide signs to make sure people on the road understand people live up here and we need to get home at the legal speed limit. Most folks drive well under the speed limit which is fine but when you add a hundred more cars to that traffic on the weekends, it poses a legitimate quality of life argument. Several signs noting to pull safely over if you have 3 or more cars behind you and please drive the speed limit should help. This is what they do in Telluride for events and it helps congestion.

Emergency Response - My suggestion here is to subsidize Garfield County officers to patrol this area (yes, I realize it's far fetched but I don't see why it would not be considered ;) ) Response times from Aspen are not acceptable as it is, again adding hundreds of people up here on the weekends could pose serious issues to our security and the safety of visitors here.

Ecological Impact - The county would need to accommodate additional trash and recycling needs of visitors. Additionally would need to designate parking areas for event visitors. The new parking lot next to the Coke mines will likely not accommodate all event guests on weekends.

In closing, as an Aspen native and new homeowner in Redstone, I truly hope the Planning Board will hear our grievances and put a stop to putting an impactful change in place without consulting and due diligence. As stated by many of us, we are thrilled for the Carver's to breathe new life into the castle however it should not be at the expense of this community, our investments or our residents.

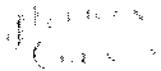
Thank you for your consideration,

Robyn Scott

210 Chair Mtn Drive

Redstone, CO 81623

970-963-7073



Michael Kraemer <michael.kraemer@pitkincounty.com>

## Redstone Castle AR2 variation application

1 message

Mark Hilberman <mhilberman@yahoo.com>

Mon, Mar 27, 2017 at 9:38 AM

To: Michael Kraemer <Michael.kraemer@pitkincounty.com>, Bonnie Shiles <Bonnie.Shiles@pitkincounty.com>

Cc: steven carver <scarver@dalbycpa.com>, Jimmie Benedict <jimmiebenedict@gmail.com>, Tammy Holcombe Shirk <tholcombe.shirk@gmail.com>, Joe Gates <jlgates3@gmail.com>, Robyn Scott <robyscott2222@gmail.com>, Ron Phaneuf <phaneuf@unr.edu>

I am personally basically supportive, tho I don't understand the process.

For some of my neighbors -- we live in the Crystal River Park across from the castle -- outdoor noise is an issue as is parking on site as well as parking in Redstone which is always tight in summer (& spring& fall) & I suspect there are others

I am ignorant of your routines. However, I did not see any details of events planned or their management in this first phase application, which seems strange:

Questions:

- Why should this apply broadly to all AR-2 areas in the county? The castle's land and history seem unique-ish
- Why would the approval be granted before details on event types, managing events, noise, parking & attendee housing are detailed?
- For my neighbors and I suspect others in Redstone, the devil is in the details even as there is much community support for restoring the Castle and keeping it as an important Redstone landmark and center of activity.

Many thanks, any input would be appreciated as several of us will gather this afternoon for further discussion on the potential impact on our HOA.

Many thanks

Mark

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, Colorado 81611

**Re: Land Use Code Amendment to the AR-2 Zone District**

Dear Board Members:

I support the Carvers' request to amend the Code to permit them to submit a land use application to designate the Redstone Castle Parcels as a Special Event Venue.

Enabling the Redstone Castle to pursue Special Event Venues will bring a much needed business energy back to Redstone. The lack of activity at the Castle has been the norm with several of the recent Castle owners. This has had a huge negative effect on the commercial core. The few shops that still exist, struggle to survive. Many commercial properties are now used residentially.

Redstone is a special place that needs to be shared with others.  
Please help make that happen.  
Please approve the Caver's requested code amendment.

Thank you for considering my comments.

John Chromy  
366 Redstone Blvd.  
Redstone, CO

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, Colorado 81611

**Re: Land Use Code Amendment to the AR-2 Zone District**

Dear Board Members:

There is an odd feature in the AR-2 (Residential-2 acres) zoning which covers portions of the Redstone Castle parcels. I'm sure others have given you the full background of how AR-2 prevents using that portion of the property for Special Events.

I was owner of the Castle and its acreage for 24 years. We bought it to save the Castle from the wrecking ball. No good deed goes unpunished so we supported and restored it for several years.

We then had to turn it into back into an inn hoping it could once again become self-supporting. Weddings, cooking classes, piano concerts, winemaker dinners and lodging did that; All parts of the property were used.

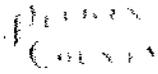
Steve and April Carver now own the Redstone Castle Parcels. They know, as we learned, the only way to keep the Castle alive and well is to host special events. Because of the oddity between AR2 and the AR-10 and RS-30 zoning on various parts of the property, they can't even apply for a Pitco land use approvals.

The Carvers have a land use application before Pitkin County to amend the Pitkin County Land Use Code to make a Special Event Venue in the AR-2 zone a use permitted, subject to Special Review. Oddly, a Special Event Venue is a use permitted by Special Review in the less intensive AR-10 and RS-30 zone districts. The proposed Code amendment will permit the Carvers to submit a Special Review application to the County so the Board of County Commissioners can consider a land use application to designate the Redstone Castle Parcels as a Special Event Venue.

Please approve the Carvers' request to amend the Code to permit them to submit a land use application to designate the Redstone Castle Parcels as a Special Event Venue.

Thanks

Ken Johnson  
3/23/2017  
970-948-4751



Michael Kraemer <michael.kraemer@pitkincounty.com>

## Code Amendment to AR-2 Zone

1 message

Laurie Gates <ljgates3@gmail.com>  
To: michael.kraemer@pitkincounty.com

Sat, Mar 25, 2017 at 1:13 PM

Dear Mike,

Thank you for providing me with the information on the proposed zoning changes. The more I read, the less I like it.

AR-2 zoning prohibits Special Events Venues. That was done for a reason. Allowing this zoning change will lay the ground work for a major change to the "quality of life" that the residents of this area now enjoy.

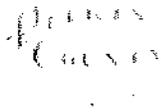
Crystal River Park has been in existence for over 50 years. People moved here because of the peace and serenity of the Crystal River Valley. That will end with this proposal.

While I understand the business aspect of these changes, they should not be made at the expense of area residents and wildlife.

My wife and I oppose this proposed change.

Joe Gates / Jane Reed - residents of CRP  
0084 Chair Mountain Dr.  
Redstone, CO 81623

970-963-1481



Michael Kraemer <michael.kraemer@pitkincounty.com>

## Personal Letter: Proposed Land Use Code Amendment Application for Redstone Castle

2 messages

**Tammy Holcombe Shirk** <tholcombe.shirk@gmail.com>  
To: Michael Kraemer <michael.kraemer@pitkincounty.com>

Mon, Mar 27, 2017 at 12:34 PM

Dear Micheal Kramer, Pitkin County Planning and Zoning Commission, and Board of County Commissioners:

My husband and I have spent a great deal of time reading the Carver's application and associated documents to amend the Pitkin County Land Use Code to make a Special Event Venue in the AR-2 zone for the Redstone Castle.

This change will not only affect our quality of life living across the road from the Castle in Crystal River Park (CRP) but anyone else in Pitkin county adjacent to one of the other 23 AR-2 properties that this zoning variance applies to.

We retired here from a metro area because of the peaceful life offered us by purchasing a home in CRP. We considered a property on the Boulevard in Redstone but decided against it because of the congestion and noise. At the time, we were not concerned with the activities at the Castle because for years the only activity was indoor tours offered to tourists.

If the Carver's are successful in seeking a variance so that Special Events are held, our way of life and that of our neighbors will end. The Crystal River Valley is very narrow and our neighborhood is built up against the Redstone Cliffs. The Cliffs cause sounds to reverberate making them louder.

The Carver's purchased the Castle property knowing that zoning did not allow for special events. While we wish them well, we don't feel they should be able to make changes that negatively affect those of us that also invested in our properties.

My husband and I are opposed to this proposed change.

Tammy and Dan Shirk  
Crystal River Park Residents  
11 Chair Mountain Dr.  
Redstone, CO 81623

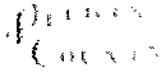
970-963-1098

**Michael Kraemer** <michael.kraemer@pitkincounty.com>  
To: Glenn Hom <ghom@rof.net>

Mon, Mar 27, 2017 at 2:26 PM

**Mike Kraemer**  
Senior Planner  
Pitkin County Community Development  
130 South Galena Street  
Aspen, CO 81611  
970-920-5482

[Quoted text hidden]



Michael Kraemer <michael.kraemer@pitkincounty.com>

## Redstone Castle AR 2 special events uses

3 messages

**Tom Kinney** <tk.wswr@gmail.com>  
To: Michael.Kraemer@pitkincounty.com  
Cc: Cindy.Houben@pitkincounty.com

Mon, Mar 27, 2017 at 1:39 PM

Hi, Michael.

I live in the Crystal River Park subdivision across the Crystal River valley from the Redstone Castle (Cleveholm Manor). I understand that you are reviewing an application submitted by the Carvers as the new owners of the Redstone Castle parcel(s) to amend the AR-2 zoning to allow special events (weddings, retreats, etc.). Do I understand this correctly?

I've owned property in the Crystal River Park subdivision for 20 years and remember when the Redstone Castle was owned by Ken Johnson and often used as a wedding and other special events venue in addition to the bed and breakfast guest lodge uses of this property. I've attended a few friends' weddings at the Redstone Castle and it is a great venue for these events. So, I am glad to see the Carvers bringing this fine old estate back into good use.

I also understand that the board of directors of the Crystal River Park subdivision have already or will soon submit comments regarding the Carvers' application regarding special events use of the Redstone Castle. I have reviewed these comments and only find the noise issue relevant to my quiet and peaceable enjoyment of my property across the Crystal valley from the Redstone Castle.

If special events featuring amplified music are allowed on the Redstone Castle parcel(s), it would be much less impactful to the Crystal River Park subdivision residents if these were held either inside the Redstone Castle building or in the courtyard on the easterly side of the Redstone Castle opposite the Crystal River. I also think that a noise standard of 55 decibels within the adjacent residential subdivisions resulting from any amplified music (55 decibels being equal to the noise of light traffic (i.e., Highway 1333)) should be incorporated as a permanent condition into any permitted special events use of the Redstone Castle parcel(s). This would protect the surrounding residential neighborhoods from any undue noise impacts.

Thanks for your consideration and please contact me at your convenience should you have any questions concerning my comments.

I've copied Cindy Houben on this email just because I just haven't communicated with her in so long... Hi, Cindy!

Thanks again,  
Tom Kinney  
0274 Crystal Park Drive  
Redstone, CO 81623  
Phone: (970) 510-0650 (home office)  
Work email: tk.wswr@gmail.com

Michael Kraemer <michael.kraemer@pitkincounty.com>

Mon, Mar 27, 2017 at 2:56 PM

Redstone Art Gallery  
173 Redstone Blvd  
Redstone, CO 81623

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, Colorado 81611

March 23, 2017

**Re: Land Use Code Amendment to the AR-2 Zone District**

Dear Board Members:

We understand that portions of the Redstone Castle parcels are zoned AR-2 (Residential – 2 Acre). The majority of land that makes up the Redstone Castle parcels is zoned AR-10 and RS-30 which are lower density, less intensive zone districts. According to the Pitkin County Land Use Code the AR-2 zone district is intended to provide for a moderate density transition zone between moderate and low density residential land uses. I understand it was applied to the Redstone Castle Parcels to generally provide for a transition from more intensive land use patterns in the Redstone Townsite to lower density, less intensive land use patterns in the predominantly rural Crystal River Valley.

Steve and April Carver, the new owners of the Redstone Castle parcels, are seeking Pitkin County land use approvals to designate the parcels as a “Special Event Venue” to enable them to hold special events, such as weddings, on site. A Special Event Venue is a prohibited use in the AR-2 zone. Consequently, the Carvers may not submit a land use application to Pitkin County to seek approval of the parcels as a Special Event Venue.

The Carvers have submitted a land use application to Pitkin County to amend the Pitkin County Land Use Code to make a Special Event Venue in the AR-2 zone a use permitted, subject to Special Review. Confusingly, a Special Event Venue is a use permitted by Special Review in the less intensive AR-10 and RS-30 zone districts. The proposed Code amendment will permit the Carvers to submit a Special Review application to the County so the Board of County Commissioners can consider a land use application to designate the Redstone Castle Parcels as a Special Event Venue.

Please approve the Carvers’ request to amend the Code to permit them to submit a land use application to designate the Redstone Castle Parcels as a Special Event Venue. Thank you for considering my comments.

Sincerely,



Michael Askew and Stephanie Askew

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, Colorado 81611

Dear BOCC Board Members,

My name is Susan McEvoy and I am writing in support of Steve and April Carver's request for a Land Use Code Amendment to the AR-2 zoning on one of the Redstone Castle parcels. The Carvers purchased the Redstone Castle in November of 2016 and took immediate steps to insure its maintenance by installing heat tape on the 24,000 sq. ft. Castle and 5,000 sq. ft. Carriage House.

I have been the Redstone Castle live-in caretaker and Tour Coordinator for the better part of the last twenty years. During my tenure, I have worked for eight different owners, seen the property foreclosed on three times, watched it be auctioned three times, once by the IRS, and been witness to an ongoing state of deterioration due to lack of use and maintenance.

When Steve and April Carver purchased the Castle property at auction, it was apparent to me that the Castle had found the "White Nights" Redstone has been waiting for. I am very grateful to have the opportunity to work with them as they restore, rejuvenate and reopen the Castle to the public for weddings, special events and an expanded tour operation.

As the Tour Coordinator, and a member of the Redstone Historical Society, I have gained an immense knowledge of the history of the Castle, Redstone and its founder, John Cleveland Osgood. The only time this magnificent property was ever a private home was for Osgood himself in the early 1900's. After closing the home for over a decade, even he planned to make it into a resort in 1925 before succumbing to cancer in 1926.

Unused but for summer family retreats, a very early form of "vacation rental by owner," the Castle languished into the 1940's when Osgood's widow was forced to sell it. Since that time it has operated as a lodge, in the 1940's-1950's as a summer-only dude ranch and then a year-round resort with a golf course and a ski area.

By the early 1970's the Castle itself was scheduled for demolition to make room for 1500 condominiums. It was you, Pitkin County BOCC that helped save it by denying that developer and allowing Ken Johnson to subsequently purchase the property.

Ken successfully operated the Castle for over 20 years as a highly desirable wedding venue, Bed & Breakfast, location for arts and musical events and a historical tour operation.

The village of Redstone has about 200 residents in the high summer season, July to September. Yet, tourism is still the main economic engine for this tiny town and the surrounding Crystal River Valley. Thousands of people visit the area in the summer and fall months, many of them specifically to tour the Redstone Castle.

Please approve the Carvers' request to amend the Code to permit them to submit a land use application to designate the Redstone Castle Parcels as a Special Event Venue. Thank you for your time and consideration.

Susan McEvoy

Redstone Castle Tour Coordinator

**CRYSTAL RIVER PARK**  
**Homeowners Association Inc**

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P. O. Box 253 Carbondale, Colorado 81623    [www.crystalriverpark.com](http://www.crystalriverpark.com)

March 27, 2017

Pitkin County Planning and Zoning Commission  
Board of County Commissioners  
c/o Pitkin County Community Development Department  
130 South Galena Street  
Aspen, CO 81611

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Re: Land Use Code Amendment to the AR-2 Zone District  
The Redstone Castle

Dear Board Members,

As new owners of the Redstone Castle parcels, Steve and April Carver are seeking Pitkin County land use approvals to designate these parcels as "Special Event Venue" to enable them to hold special events such as weddings and concerts on site which is currently prohibited because they are located in an AR-2 zone.

The Carvers have submitted a land use application to Pitkin County to amend the Pitkin County Land Use Code to make a Special Event Venue in the AR-2 zone a use permitted, subject to Special Review. The proposed Code amendment will permit the Carvers to submit a Special Review application to designate the Redstone Castle parcels as a Special Event Venue.

The Carvers are the first owners of The Redstone Castle in many years committed to invest the resources and funds to restore the property and make it a viable destination which will be an economic benefit to the Redstone area. We are pleased that the Castle has been purchased by Steve and April Carver and wish them success in its restoration. While we provided a letter in support of the Carvers in seeking a matching grant from the Colorado State Historical Fund to repair the rock work to the exterior of the Castle, The Crystal River Park (CRP) Homeowners Association (HOA) is opposed to the Carvers using the Castle property as a Special Events Venue and to their land use application to amend the Land Use Code.

Crystal River Park is located .7 mile south of Redstone and lies west of the Redstone Castle up against the Redstone Cliffs, directly across Highway 133. As part of John C. Osgood's Redstone Estate known as Cleveholm Manor and later as The Redstone Castle, our neighborhood, Crystal River Park, was developed by Mr. Osgood as a private game preserve. Visiting dignitaries, such as Teddy Roosevelt, hunted deer, elk and big horn sheep in what is now our back yards.

Because of our location against the Redstone Cliffs, sound reverberates off the cliffs and is louder and lasts longer than in other areas of our narrow Crystal River Valley. Many of the CRP homeowners are retired ranging in age up to 93, while some families are still employed with children in school. Noise disturbances would certainly be an annoyance and inconvenience for them as well as for all of us. Most of us relocated from large metro areas to enjoy retirement in a peaceful, quiet area such

as CRP. Events did take place at the Castle many years ago but most of us have moved here since that time expecting a peaceful existence among the wildlife.

Also of concern is the increased traffic on Highway 133 that Special Event Venue status would bring to the Crystal River Valley. Highway 133 is narrow and would become quite congested. We would hate to see the road widened or traffic lights installed in the future to accommodate increased traffic. In conjunction with this is the fact that Pitkin County law enforcement is approximately one hour away and therefore response time even from Garfield County is quite lengthy.

The CRP HOA urges you to deny the Carver's land use application to amend the Pitkin County Land Use Code to allow for a Special Event Venue in the AR-2 zone.

Regards,

*Crystal River Park Homeowner's Association Board of Directors*