

The May 2017 minutes were approved by a show of hands without opposition or abstentions.

SECURITY: A break-in and robbery (minor) at the General Store the past week-end warranted a brief presentation by Garfield County Deputy Sheriff Pete DePrez who now lives in the Crystal River Park just south of town. As a Sheriff, he is aware of significant changes in the area:

- A marked increase in the resident population and Tourism.
- He also noted that some visitors wander without clear destination, and
- that among these are a significant "undesirable" element.

He perceives under coverage by the Pitkin Sheriff with response times over an hour and few local patrols. At all hours of the day he drives to and from Carbondale and finds signs of drunken driver impacts: skid marks, banged up barriers. There is no inter-agency agreement between the Pitkin and Garfield Sheriffs to provide cross coverage. Similarly, the State Patrol shares responsibility but has a huge area to cover. However, later discussions indicated members felt his view overemphasizes the risks in our area. It is planned to resume discussion of these concerns in July [now→September] when the Commissioners & Sheriff can participate.

SPECIAL MEETING GOALS: To define issues for the Carvers to address at our July meeting and for Planning and Zoning (P&Z) and the Board of County Commissioners (BOCC) to consider. A motion was made and approved without opposition to re-table a motion from May on addressing Castle re-zoning issues.

Michael Askew suggested our Caucus and residents had three sorts of issues to address:

- State and County Laws which need to be observed and we need to understand.
- Issues such as traffic, parking, inebriated celebrants leaving weddings and other events, etc., etc., and so forth -- which the Carvers will need to address.
- Similarly, there are other not obvious issues which would need better definition.

Michael Kraemer of Pitkin P&Z indicated that decisions on Castle usage need not apply to other venues as zoning and permitting by the County differ in different locations. The Castle zoning issue is pending.

Delia Malone then began the planned discussion. First a consolidation of comments:

- The Carvers had made a large investment in restoring and preserving the Castle and should be allowed to recover this investment and profit therefrom.
- One member voiced opposition, as he wished the town to remain quiet & less busy.
- Scheduling, access, road safety and noise are prominent issues.
- Joe Gates stated that he was the most vocal opponent of the Carver's plans while at the same time he wanted them to succeed. He wished the important concerns of residents resolved.
- In addition, in prior Board discussion it was agreed that there was significant support for their plans.

The Carvers plan to address the concerns raised at this meeting to begin our July meeting and suggested a site visit by interested members was a good idea -- to be arranged.

No votes were taken addressing details of their Special Events Venue Application, their plans as presently understood by members, nor the matters of concern discussed.

EVENT LIMITS. Discussed, not yet well defined:

- Attendees: The range proposed of 30 – 150 people for large events was acceptable.
- # of Events/year: This has not been defined. Small events such as tours, chamber concerts in the Castle, Historical Society meetings are to be continued.
 - More than 1 or 2 (?3) large events a week for the 5 months from mid-May to mid-October are unlikely (2*4*5 =40). An acceptable number of large events has not been yet defined.
- Time of Day: Large events are proposed from 10 am and 10 pm with staff off the grounds by 11 pm.
- It was suggested that security for large events is indicated, in the past sheriff deputies were present.

SOUND/NOISE: The Carvers will follow County regulations. They have engaged Tom Dunlop, a sound engineer who developed the Aspen City and Pitkin County Noise ordinances and has made many measurements of sound intensity at night clubs in Aspen. The objectives are to keep the Castle events conforming with the present residential noise ordinance daytime zone limits of 55 decibels (dB) at the property line 7:30 a.m. to 7:30 p.m. and night time limits of 50 dB (normal conversation) during the subsequent 12 hrs.

He noted that the permissible 6 minutes an hour when sound can exceed limits is rarely hit.

Tom plans to measure sound generated at the Castle and the Carriage house at 11 sites on and off the property including Elk Park and Crystal River Park. Caucus representatives will be welcome.

The use of automatic sound limiting equipment as in England was briefly discussed. Tom noted that Pitkin County Environment and Health Department responded promptly to complaints of noise ordinance violations and that businesses hated that and worked hard to avoid triggering such complaints.

PARKING & ROAD & TRAFFIC: The discussion moved back and forth between concerns about on-site parking, a narrow road which permits passing in limited locations, impaired access for emergency vehicles, speed control, poor visibility at night and drunken celebrants driving when leaving weddings.

- The plan is for 50 parking spaces for guests and an undefined number of service vehicles.
- It was suggested that advance education of guests who plan to attend large events will be necessary to avoid problems and minimize congestion.
- Parking at Elk Park is permissible. However, off-site parking is to be avoided or not permitted:
 - On Redstone Blvd in front of businesses thereby blocking access by customers is to be avoided. This is a problem now with weddings at the Inn.
 - Presently off-site parking behind the coke ovens is planned for about 9 vehicles and not intended for use by the Castle. Castle & Inn need to explore the possibility of enlarging the proposed parking area for Inn and Castle event parking.
- Shuttle service may be important to resolve parking & alcohol consumption issues. It is not clear how guests might know to park remotely without first driving to Redstone!
- Guests should be aware of issues with driving the narrow country road to the Castle, passing problems, safe speeds and night time visibility.

Dorothea Farris commented that many of the concerns about traffic, impaired drivers, and noise have been adjusted to by residents over many years due to a steady growth of the Valley's population.

The use and maintenance of the narrow country road which is the access to the Castle was discussed. The Castle has an access easement which is on the McCormick's property and has been maintained by Bob for years. Bob is cautious about their ability to make major improvements, problems noted:

- Passing is difficult or impossible in spots.
- Drivers tend to drive faster when the road is in good condition -- speed control is a problem.
- Night visibility is a problem.
- There is a 30 foot drop to the river bed. Thus, serious injury & liability are issues.

The Carvers have hired an engineer to develop plans for improving the road.

One option to avoid this narrow road is to bridge access from the highway may conflict with the desire to maintain the riverine meadow and Elk calving area. In addition, traffic across such a bridge would pass close to homes built adjacent to the meadow, a traffic pattern not seen in the past 70+ years. Nevertheless, this possibility may need to be explored further. Dee expressed concern about increased road traffic having a negative impact on wildlife. Studies on Forest Service land indicate this is a real issue. These several issues need to be explored further. Castle tour traffic differs in that the attendees enter and leave at the same time and the road width limit is not an issue.

Shuttle service may or may not be part of the solution for large events. In addition, one suggestion was that Shuttle service for guests staying outside of the town of Redstone should be mandatory if alcohol is served at large events such as weddings.

ZONING: This issue is complex given the Carver's goals and present County regulations. The initial proposal by the Carver is to have a special exemption for all County AR-2 zones to permit them to apply for a Special Events Venue. A Special Event Venue Permit is reviewed annually by the BOCC.

When homes are possible, R-10 -- 10 homes are possible and R-30 -- the Castle.

John Emerick noted that the emphasis on worries and concerns at the meeting failed to indicate the significant support for the Carver's plans to restore and preserve the Redstone Castle with an economically sustainable solution. He then moved that the meeting be adjourned which was unanimously supported.

Mark Hilberman, Caucus Secretary

Drafted & modified June 9 & 10th, 2017