

Posted May 11, 2018

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE GENERAL PUBLIC OF THE FOLLOWING MATTERS OF INTEREST REGARDING THE PITKIN COUNTY BOARD OF COUNTY COMMISSIONERS:

- **Unless otherwise notified all regular and special meetings will be held in the Pitkin County Library William R. Dunaway Community Meeting Room, 102 North Mill Street, Aspen, CO 81611.**
- All regular meeting items begin at 12:00 p.m., or as soon thereafter as the conduct of business allows. Check agenda at: <http://pitkincounty.com/Calendar.aspx> or call 920-5200 for meeting times for special meetings.
- Copies of the full text of any resolution(s) and ordinance(s) referred to are available during regular business hours (8:00 – 5:00 in the Clerk to the Board of County Commissioners office, 123 Emma Road Suite #106, Basalt, CO 8162 or at: <http://pitkincounty.com/Calendar.aspx>

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY MAY 23, 2018:

ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING TITLE 8 OF THE PITKIN COUNTY CODE, SPECIFICALLY THE 2006 LAND USE CODE FOR A LAND USE CODE TEXT AMENDMENT TO CREATE THE VILLAGE LODGE PRESERVATION (VLP) ZONE DISTRICT

ORDINANCE NO. _____-2018

RECITALS:

1. Pursuant to 30-35-301 C.R.S., the Board of County Commissioners (“BOCC”) of Pitkin County, a home rule county, is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary.
2. Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended.
3. Redstone 2016 LLC (hereafter "Applicant") has applied to the Board of County Commissioners of Pitkin County, Colorado ("BOCC") to amend the Pitkin County Land Use Code to create the Village Lodge Preservation (VLP) Zone District. The boundary for land to be eligible to be rezoned to the

Village Lodge Preservation (VLP) Zone District is identified in ATTACHMENT A. This boundary is congruent with the Redstone Historic District Boundary.

4. Amendments will be made to the following chapters and sections:

ATTACHMENT B:

- Chapter 2:
 - Land Use Code Section 2-40-100, add VLP.
 - Table 2-1: Review and Approval Authority – Two Step Review, add VLP to review process.

ATTACHMENT C:

- Chapter 3:
 - Add Land Use Code Section 3-70-60: Village Lodge Preservation (VLP) Zone District.

ATTACHMENT D:

- Chapter 4:
 - Add VLP to the Permitted Use Table.

ATTACHMENT E:

- Chapter 5:
 - Add VLP to Dimensional Requirements, Table 5-1.A.

5. The Pitkin County Planning and Zoning Commission considered the proposed Land Use Code Text Amendment at a regularly scheduled meeting on March 6th, 2018 and March 20th, 2018 and, pursuant to P&Z Resolution No. _____, recommended approval to the BOCC by a vote of 7-0.
6. The BOCC considered the proposed Land Use Code Text Amendments on first reading at a duly noticed public hearing on May 23rd, 2018, and on second reading June 13th, 2018.
7. The BOCC further finds that the proposed Land Use Code Text Amendment to create the VLP Zone District is consistent with Land Use Code Section 2-40-10 of the Pitkin County Land Use Code and consistent with the Pitkin County Comprehensive Plan. The BOCC further finds that the 1993 Redstone Master Plan has identified the VLP as a potential new zone district in the Redstone area for tourist accommodation facilities and, the creation of the proposed VLP Zone District is consistent with this Plan. The BOCC further finds that the creation of the VLP Zone District establishes a “Master Plan” review procedure which has the ability to limit commercial activities to a “small scale” size which is consistent with the 2016 Crystal River Valley Master Plan.
8. The BOCC finds that adoption of this ordinance is in the best interest of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an **ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING TITLE 8 OF THE PITKIN COUNTY CODE, SPECIFICALLY THE 2006 LAND USE CODE FOR A LAND USE CODE TEXT AMENDMENT TO CREATE THE VILLAGE LODGE**

PRESERVATION (VLP) ZONE DISTRICT and authorizes the Chair or the Chair's designee to sign the Ordinance and upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE ORDINANCE PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE ___ DAY OF _____, 2018.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE ORDINANCE POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE ___ DAY OF _____, 2018.

INTRODUCED AND FIRST READ AT A PUBLIC HEARING ON THE 23rd DAY OF May.

ADOPTED AFTER FINAL READING ON THE _____, 2018.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE ___ DAY OF _____, 2018.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE ___ DAY OF _____, 2018.

THIS ORDINANCE SHALL BECOME EFFECTIVE 30 DAYS AFTER PUBLICATION FOLLOWING FINAL ADOPTION BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS
OF PITKIN COUNTY, COLORADO

ATTEST:

By _____
Patti Clapper, Chair

Date _____

Jeanette Jones, Clerk to the BOCC

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

John Ely, County Attorney

Cindy Houben,
Community Development Director

Attachment A

Below is the boundary for land which is eligible to be rezoned to the VLP Zone District. This boundary is congruent with the Redstone Historic District Boundary.



Attachment B

Chapter 2

Land Use Code Section 2-40-100:

2-40-100: SKI-REC, P-I ~~AND PUB~~, and Village Lodge Preservation (VLP) MASTER PLANS

In the SKI-REC zone district, ~~and the P-I zone district~~, the VLP zone district, and in the PUB zone district when the master plan option is chosen, permitted land uses are established through the approval of a Master Plan pursuant to the Two-Step Review process, in accordance with the standards in this Sec. 2-40-100.

(a) General Standards for Master Plans

Master plans and major amendments to master plans shall comply with the standards in this section. Minor amendments to SKI-REC master plans may be permitted subject to compliance with the standards in Sec. 2-20-150(f).

(1) The time frame of the master plan shall be no less than five (5) years, nor more than ten (10) years. A VLP Master Plan shall be established for a timeframe of 15 years.

(2) Activities that have substantial impact on County or municipal capital facilities, such as increases in the daily ski area capacity, shall be identified;

(3) If there is any substantial variance between a proposed activity or development and the actual construction of that activity or development, the proposed activity or development will be subject to an amendment procedure in Sec. 2-20-150 of this Land Use Code;

(4) Unless the GMQS, by its terms, is inapplicable to the proposed activity or development, or unless a growth management exemption is obtained at the master plan review stage, a growth management allotment is required for any development to occur;

(5) Area and bulk requirements shall be as set forth in the master plan; and

(6) The height of principal structures shall not exceed twenty-eight (28) feet, and the height of accessory structures shall not exceed twenty (20) feet unless the master plan demonstrates that the use or building cannot function properly within those limitations, or unless other substantial reasons for exceeding the limitations are demonstrated.

(b) General Guide to Uses in SKI-REC, VLP, and P-I Master Plans

(1) Although permitted uses for the SKI-REC, VLP, and P-I zone districts are specified in Chapter 4, all such uses are subject to approval through the master plan process, and in the SKI-REC zone district some

uses may only be approved on a seasonal basis. The outcome of the master plan review process will be a detailed listing of uses and activities that are allowed all year or during a specific season, uses and activities requiring further review prior to their implementation, and other uses and activities that are prohibited all year or during a specific season. Specific time constraints on certain uses/activities may be imposed.

(2) All uses not specifically listed as permitted or special review uses in Chapter 4, or not specifically listed in subsection (c) below, are prohibited. In the SKI-REC zone district, prohibited uses specifically include: (i) retail, office, restaurant or other commercial activities that are not operating directly in support of the operation of the ski area, (ii) dwelling or lodging uses (other than cross country huts and employee housing), (iii) activities not directly in support of and compatible with the operation of the ski area, and (iv) activities that have significant unmitigatable service or environmental impacts.

Chapter 2:

Table 2-1: Review and Approval Authority – Two Step Review: Add VLP.

TABLE 2-1: Review and Approval Authority										
Land Use Code Section	Public Notice	Pre-App. Required	Review, Decision-Making, and Appeal Authority < > = Public Hearing Required							Lapsing
			Staff	ABRC	HO	RHPC	BO A	P&Z	BOCC	
Review Body; D = Decision-Making Body; A = Appeal Body; < > = Public Meeting or Hearing Required; M = Mailed Notice Required; N = Newspaper (published) Notice Required; P = Posted (sign) Notice Required O= Objection Body										
ADMINISTRATIVE REVIEWS Sec. 2-30-20										
Activity Envelope (Without Vested Right)		✓	D						A	10 years
Activity Envelope (With Vested Right)	P,M	✓	D						A	10 years
Agricultural Stand		✓	D						A	10 years
Activity Envelope and Site Plan Review at Building Permit for Ground Mounted Solar Energy Collectors	M,P		D					O	A	10 years
Building Permit		✓	D			R if in VR or VC or within 1000 ft				
Caretaker Dwelling Unit	P,M	✓	D						A	3 years
Certificate of Appropriateness for Historic Registry Property		✓	D						A	None
Certificate of No Effect for Historic Registry Property		✓	D						A	None
Demolition Certificate for Historic Properties		✓	D						A	None
Demolition Extensions		✓	D						A	6 months
Flexibility for Agricultural Support	P		D	R					A	3 years
GMQS Exemption Not Listed Elsewhere		✓	D						A	None
Minor Amendment to a Development Permit or Approval		✓	D = Original Decision-Making Body						A	Does Not Alter Original Lapsing
Major Amendment to a Development Permit or Approval Where Original Approval was by Administrative Review	Same notice as original review	✓	D or <D> = Original Decision-Making Body and Original Hearing Reqt.						A	Same as Approval or Permit Amended
Satellite Reception Devices		✓	D						A	1 year
Signs			D						A	1 year
Site Grading, Earthmoving (> 50 cubic yards), Vegetation Removal, Grubbing and Clearing		✓	D						A	1 year

TABLE 2-1: Review and Approval Authority

Land Use Code Section	Public Notice	Pre-App. Required	Review, Decision-Making, and Appeal Authority							Lapsing
			< > = Public Hearing Required							
			Staff	ABRC	HO	RHPC	BO A	P&Z	BOCC	
One Additional Dwelling Unit on a Property Designated to the Historic Register)	N,P,M	✓	R						<D>	None
One Additional Dwelling Unit on a Property Designated to the Historic Register Where the Historic Structure has been or is proposed to be Relocated or Exemption is proposed to be Transferred to a Different Parcel	N,P,M	✓	R						<D>	None
Change in Use of Historic Structure	N,P,M	✓	R						<D>	None
Civic or Institutional Use	N,P,M	✓	R						<D>	None
One Single Family Dwelling on 500* Acre Parcel	N,P,M		R						<D>	None
Historic Incentives for Historic Register Properties	N,P,M	✓	R						<D>	None
Location and Extent Review	N,P,M M	✓	R					<D>		None
Major Amendment to Development Permit or Approval Where Original Approval Was Not by Administrative Review (Except for Plats)	N,P,M	✓	R					D = Original Decision-Making Body		Same as Approval or Permit Amended
Non-Conforming Use or Structure, Restoration or Expansion with Minor Building Modifications	N,P,M	✓	R						<D>	1 year
Road and Easement Vacations	N,P,M	✓	R						<D>	None
Special Review Uses (See also Sec. 4-20 Use Table and Sec. 2-40-20)	N,P,M	✓	R						<D>	None unless stated in approval
Special Review for Commercial Recreational Use on Pitkin County Open Space and Trails property or on County-owned property or roads										None unless stated in approval
If below thresholds established in Sec. 4-30-40 (q)(3)(b)	N,P,M	✓	R		<D>				A	
If above thresholds established in Sec. 4-30-40(q)(3)(c)	N,P,M	✓	R						<D>	
Subdivision Exemption for Fully Developed Lands	N,P,M	✓	R					<D>	A	None
New Lots in VC and VR Zone Districts	N,P,M	✓	R					<D>	A	None
Parcels for Community and Public Facilities and Open Space	N,P,M	✓	R						<D>	None
Separation of Platted Sub-Standard Size Lots (See also Sec. 9-20-030)	N,P,M	✓	R					<D>	A	None

TABLE 2-1: Review and Approval Authority

Land Use Code Section	Public Notice	Pre-App. Required	Review, Decision-Making, and Appeal Authority							Lapsing
			< > = Public Hearing Required							
			Staff	ABRC	HO	RHPC	BO A	P&Z	BOCC	
Takings Determination		✓	R						D	Determined by remedy approved ¹
Transfer of Development Rights (See also Sec. 2-40-30)										
Issuance of TDR Certificate for Constrained Site	N,P,M	✓	R						<D>	None
Issuance of TDR Certificate(s) for Limited Development Conservation Parcels	N,P,M		R						<D>	
Use of TDR Certificate for Additional Floor Area on a Lot/Parcel in the Rural Area NOT listed in Sec. 6-30-50(b)(2)(a)	N,P,M	✓	R		<D>				A	None
Use of TDR Certificate for Additional Floor Area on a Lot/Parcel with a Base Square Footage Allotment Granted via Growth Management Competition	N,P,M	✓	R		<D>				A	None
Use of TDR Certificate to Create Development Right	N,P,M	✓	R						<D>	None
Variance of Height or Setback (See also Sec. 2-40-90)	N,P,M	✓	R				<D>		A	1 year
Variance for Historic Preservation Incentive (See also Sec. 7-20-100(g)(2)(b))	N,P,M	✓	R				<D>		A	1 year
Variance of Sign Setback or Number (See also Sec. 2-40-100)	N,P,M	✓	R				<D>		A	1 year
TWO-STEP REVIEWS Sec. 2-30-40										
Condominium and Cooperative Conversions, Timeshare Developments	N,P,M	✓	R					R	<D>	None
Conservation Development PUD (CD-PUD)	N,P,M	✓	R					R	<D>	None
Development in Areas Around Key Facilities (See also Sec. 7-90)	N,P,M	✓	R					R	<D>	5 yrs
GMQS Exemption for Construction of Affordable Housing Located Outside of the AH Zone	N,P,M	✓	R					R	<D>	None
GMQS Scoring & Allotments (See also Sec. 2-40-40)	N,P,M	✓	R					<D>	A and D	None
Land Use Code Amendments (See also Sec. 2-40-10)	N	✓	R					R	<D>	None
LIR or TR-2 Cluster Option Devt. (See also Sec. 2-40-70)	N,P,M	✓	R					R	<D>	None
VLP, P-I and SKI-REC Master Plans and Amendments (See also Sec. 2-40-80)	N,P,M	✓	R					R	<D>	None

¹ For example, if an activity envelope is approved to remedy a takings, the approval will expire after 10 years.

TABLE 2-1: Review and Approval Authority

Land Use Code Section	Public Notice	Pre-App. Required	Review, Decision-Making, and Appeal Authority							Lapsing
			< > = Public Hearing Required							
			Staff	ABRC	HO	RHPC	BO A	P&Z	BOCC	
Rezoning to Zone Districts Other Than a PUD Zone District (See also Sec. 2-40-10)	N,P,M	✓	R					R	<D>	None
Site Selection for Activities of Local and State Interest (See also Sec. 2-40-120)	N,P,M	✓	R					R	<D>	5 yrs.
Solar Farm	N,P,M		R					R	<D>	10 years
Subdivision Exemption for Major Plat Amendment	N,P,M	✓	R					R	<D>	None
SUBDIVISION IN LIR or TR-2 DISTRICT Sec. 2-40-70										
Detailed and Final (See also Sec. 2-40-70)	N,P,M	✓	R					R	<D>	None
AFFORDABLE HOUSING PUD AND SUBDIVISION PROCESS Sec. 2-40-60										
PUDs for AH/PUD Zone District and PUDs containing AH Units in Any Zone District (See also Sec. 2-40-60)										
Conceptual	N,P,M	✓	R					R	<D>	1 year
Final			R						D	None
PUD & SUBDIVISION PROCESS Sec. 2-40-50										
Subdivisions of Land and Rezoning to PUD zone districts (See also Sec. 2-40-50)										
Conceptual	N,P,M	✓	R					R	<D>	1 year
Detailed	N,P,M	✓	R					R	<D>	1 year
Final Plat			R						D	None

Attachment C

Chapter 3:

Add Land Use Code Section 3-70-60:

(a) Intent: The purpose of the Village Lodge Preservation (VLP) Zone District is to provide opportunities for and to encourage public use and enjoyment of privately owned historic tourist accommodation facilities located within the Town site of Redstone or on surrounding lands in the Crystal River Valley. The VLP zone district is intended to provide incentives for the upgrading and limited expansion of historic hotel, motel, lodge, and similar tourist accommodation facilities (including expansions within separate buildings to develop resort cabins, single family dwellings, and similar uses) when such expansions comply with the applicable development standards of this Land Use Code.

Lands which may be designated to the VLP zone district are those properties which:

- 1) Are eligible for listing on, or are already listed on, the National or State Register of Historic Places or the Pitkin County Historic Register; and
- 2) Are currently being legally used as tourist accommodation facilities or can be shown to have previously been used as tourist accommodation facilities; and
- 3) Are located within Redstone Historic District Boundary.

(b) Planning and Review Requirements: An approved Village Lodge Preservation Master Plan is required for any development in the VLP Zone District. The Master Plan shall address all existing facilities and all proposed development, and shall be consistent with the Redstone Master Plan and Pitkin County Comprehensive Plan. All standards, requirements, and procedures for the review and adoption of master plans are found in Section 2-40-100. The VLP Master Plan shall cover the entirety of the property, and shall address all permitted activities/uses on the property. Only those uses, activities, and facilities shown on the approved Master Plan shall be permitted.

(c) Transferable Development Rights (TDR's): TDR's may not be severed from and sold from lands located in the VLP zone district with the exception of TDR's that are created from Historic Designation to the Pitkin County Register and associated requests for Optional Incentives. TDR's may not be purchased from other zone districts and landed in the VLP zone district.

(d) Growth Management Quota Systems (GMQS): Lands in the VLP zone district are eligible for GMQS exemptions in accordance with the Pitkin and Section 7-20-100.

Attachment D

Chapter 4:

TABLE 4-1: Permitted Uses	Intended for Rural Areas												Intended for Urban Areas								Eith er						
	Rural Districts												Urban / Suburban Residential District				Business & Special Purpose										
Use Category/ Use Type	RS - G	RR	RS - 1 - 6 0	RS - 35	LI R - 35	TR- 1	TR- 2	RS - 30 & 20	A R - 10	A R - 2	S K I - R E C	B - 1	R - 30	R - 15 & 15A 15 B	R - 6	VR	MH P	AH	AH - P U D	B - 2	VC	P - I	T	V L P	Use-Specific Regulations §		
Principal Uses of Land																											
Residential																											
Household Living																											
Duplex Dwelling Unit											S	M		S	A	S			S	S	S		M	A	M		§4-30-010(a)
Mobile Home																		A	A								§4-30-010(c)
Mobile Home Park																		A									
Multi-family Dwelling Unit											M	S						S	S	S	S	M	A	M		§4-30-010(d)	
Single Family Dwelling Unit		A	A	A	A	A	A	A	A	A	M		A	A	A	A	A	A	A		A	M	A	M		§4-30-010(f)	
Group Living																											
Dormitory Housing											M	S							S	S	S		M	S	M		
Group Home													S	S	S												§4-30-010(b)
Nursing, Convalescent, Rest, or Retirement Home										S			S	S	S				S		S	M	-			§4-30-010(e)	
Agricultural & Resource																											
Unlisted Agricultural Use			A	A				A	A																		
Blacksmithing			S	S				S	S																		
Agricultural Building	S		A	A	S			A	A	A			S										S	M		§4-30-020(a)	
Farming	S	A	A	A	A			A	A	A	M												M	A	M	§4-30-020(b)	
Firewood Splitting, Commercial			S	S				S	S	S	M	A								A						§4-30-020(c)	
Horse Boarding, Primary	A		A	A				A	S																	§4-30-020(d)	
Kennel or Veterinary Clinic				S				S	S	S		S									S		M	-		§4-30-020(e)	
Logging	S		S	S				S	S		M												M	-		§4-30-020(f)	
Mineral and Gravel Extraction (formerly Mineral & Gravel Exploration / Mining, Concrete, Batch Plants)	S		S	S		S	S	S	S	S	M												M			§4-30-020(g)	
Oil and Gas Extraction	S	S	S																							§4-30-020(h)	
Ranching (formerly Animal Production & Husbandry Services, Other Farm and Agricultural uses (not including Commercial Feed lots))	A	A	A	A	A			A	A	A	M												M			§4-30-020(i),	
Silviculture			A	A				A	A		M														M		
Civic & Institutional																											
Airport																											§4-30-030(a)
Cemetery			S	S				S	S	S													M	-			
Day Care Center								S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	M	S	M	§4-30-030(b)	
Educational Class								S			S										S					§4-30-030(b)	
Hospital																							M	-		§4-30-030(c)	
Institute											M		S	S	S								M	-		§4-30-030(d)	
Park, Playground or Playfield							S	S	S	S	M		A	A	A	A	A	A	A	A	A	A	A	S	M		
Public Facilities, Major (Formerly Essential Government and Public Utility Uses, Facilities and Services)											M	S									S		M			§4-30-030(e)	

TABLE 4-1: Permitted Uses

Use Category/ Use Type	Intended for Rural Areas												Intended for Urban Areas										Either	Use-Specific Regulations §		
	Rural Districts												Urban / Suburban Residential District						Business & Special Purpose							
	RS - G	RR	RS - 1 - 60	RS - 35	LI - 35	TR - 1	TR - 2	RS - 30 & 20	A - 10	A - 2	S - I - R - E - C	B - 1	R - 30	R - 15 & 15A	R - 6	VR	MH - P	AH	AH - P - U - D	B - 2	VC	P - I	T	V - L - P		
Public Utilities, Major			S	S	S			S	S	S	S	S	S	S	S	S	S	S	S	S	S	M	S	M		
Public Utilities, Minor			A	A	A	A	A	A	A	A	S	A	A	A	A	A	A	A	A	A	A	A	M	A	M	4-30-030(f)
Religious Institution (formerly Church)				S	S			S	S	S	M		S	S	S	S						S	M	S	M	§4-30-030(g)
School or University									S	S	M		S	S	S								M			§4-30-030(h)
Sewage Disposal Area or Water Plant			S	S	S			S	S	S	M	S	S	S		S	S	S		S		M	S	M		
Transit Facility											M	S								S		M				
Commercial & Industrial																										
Entertainment & Recreation																										
Adult Entertainment Establishment												S								S			S	M		§4-30-040(a)
Alpine Ski Area & Support											M															
Amusement or Entertainment Establishment											M	S									S		S	M		§4-30-040(b)
Campground (formerly Commercial Camping Areas)			S	S				S	S		M												S			§4-30-040(f)
Golf Course											M											M				
Nordic Ski Area and Support Facilities			S	S				S	S		M											M	S	M		
Outdoor Recreational, Other	S	S	S	S				S	S	S	M											M	S	M		§4-30-040(q)
Riding Stable or Academy (formerly Commercial Riding Stables)	S							S	S	S	M												S	M		§4-30-040(w)
Eating, Meeting & Lodging																										
Bed and Breakfast			A	A				A	S	S	M		S	S	S						S					§4-30-040(d)
Country Inn, Guest Ranch, and Resort Cabins			S	S				S	S		M										S		S	M		§4-30-040(i)
Hotels, Motel or Lodge																					S		S	M		§4-30-040(l)
Meeting Hall or Conference Center (formerly Reception Halls and Meeting Facilities)				S				S	S		M										S		S	M		§4-30-040(o)
Restaurant and/or Bar											M	A								A	A		S	M		§4-30-040(u)
Timesharing or Fractional Ownership											M												S	M		§4-30-040(x)
Office and Clinic Uses																										
Financial Institution											M										S	S				§4-30-040(j)
Medical or Dental Clinic											M										A					§4-30-040(n)
Office											M	A									A	A	M			§4-30-040(p)
Research Facility																					S		M			§4-30-040(t)
Sales and Service Uses																										
Arts and Craft Studio, Primary												A									A	A		A	M	§4-30-040(h)
Building Materials and Landscaping (formerly Equipment Supplies and Contracting or Subcontracting)								S	S		S										A					§4-30-040(e)
General Services											S										A					§4-30-040(k)
Personal Service Outlet											M	A									A	A				§4-30-040(r)
Retail Sale of Goods (formerly Places for Retailing of Goods)											M	A										A		A	M	§4-30-040(v)
Vehicle and Equipment Uses																										

TABLE 4-1: Permitted Uses	Intended for Rural Areas												Intended for Urban Areas								Either						
	Rural Districts												Urban / Suburban Residential District						Business & Special Purpose					V L P	Use-Specific Regulations §		
Use Category/ Use Type	RS - G	RR	RS - 1 6 0	RS - 35	LI R - 35	TR- 1	TR- 2	RS - 30 & 20	A R - 10	A R - 2	S K I - R E C	B - 1	R - 30	R - 15 & 15A 15 B	R - 6	VR	MH P	AH	AH - P U D	B - 2	VC	P - I	T				
Automobile Parking Lot, Commercial												M									S	S	M	S	<u>M</u>		
Automobile Service Station												S									A	S				§4-30-040(c)	
Vehicle and Aircraft Sales and Service (formerly Vehicle and Aircraft Related Business)																					S		M				
Other Principal Uses																											
Cellular Telephone Facility	S		S	S		S	S	S	S	S	M	S									S		M	S	<u>M</u>	§4-30-040(g)	
Junk Yard							S	S													S					§4-30-040(m)	
Radio or TV Transmitting Station	S		S	S	S			S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	M			§4-30-040(r)	
Solar Farms	S		S	S	S	S	S	S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	S	S	<u>M</u>	§4-30-50(m) & § 4-30-050(h)(5)	
Use by Federal Permit (formerly Uses, Activities & Facilities Permitted by Special Use Permit Issued by Federal Agency)	S	S	S	S	S			S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	M	S	<u>M</u>		
Accessory & Temporary Uses																											
Accessory Structures with Bathing Facility			A	A	A			A	A																	§4-30-050(a)	
Agricultural Stand			A	A	A			A	A	A	M	A	A	A	A	A					A	A	M	A	<u>M</u>	§4-30-050(b)	
Arts and Crafts Studio, Accessory		A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>		
Building-Mounted Cellular Telephone Antennae			S	S	S			S	S	S	S	S	S	S	S						S		S	S	<u>M</u>	§4-30-050(c)	
Bus Stop			A	A	A			A	A	A	A	S	A	A	A	A	A	A	A	A	A	A	A	A	<u>M</u>		
Camping Area			A	A				A															M		<u>M</u>	§4-30-050(d)	
Caretaker Dwelling Unit			S	S	S			S	S	S			S	S	S	S					S	S	M	S	<u>M</u>	§4-30-050(e)	
Club House or Recreational Building			S	S				S	S	S	M		S	S	S	S					S	S		M	<u>M</u>		
Day Care Home			A	A				A	A	A	M		A	A	A	A	A	A	A	A	A	A		A	<u>M</u>		
Employee Dwelling Unit			S	S				S	S	S		S	S	S	S						S		M	S	<u>M</u>		
Home Occupation		A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>	§4-30-050(f)	
Horse Boarding, Accessory	A		A	A				A	S																		
Satellite Reception Device		S	A	A	A	S	S	A	A	A	M	A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>	§4-30-050(g)	
Solar Energy Collector	A	A	A	A	A	A	A	A	A	A	M	A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>	§4-30-050(h)	
Ground Mounted Solar Energy Collector Greater than 12' in Height	S	S	S	S	S	S	S	S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	M	S	<u>M</u>	§4-30-050(hy)(5)	
Temporary Commercial Use	A	A	A	A	A	A	A	A	A	A	M	A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>	§4-30-050(i)	
Trail	A	A	A	A	A	A	A	A	A	A	M	A	A	A	A	A	A	A	A	A	A	A	M	A	<u>M</u>		
Water Crossing or Diversion	S	S	S	S	S	S	S	S	S	S	M	S	S	S	S	S	S	S	S	S	S	S	M	S	<u>M</u>		
Wind Powered Electric Generator		S	S	S	S	S	S	S			M	S											M			§4-30-050(j)	
Micro Hydro Electric Energy System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<u>M</u>	§4-30-050(k)	
Snow Storage/Dumping Trucking	S		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<u>M</u>	§4-30-050(l)	

Attachment E

Chapter 5

TABLE 5-1.A: Dimensional Requirements Rural Zones	RS - G	RR NOTE 1	RS - 160	RS - 35	LIR- 35 NOTE 2	TR-1 NOTE 3	TR-2 NOTES 3, 4, 5	RS - 30	RS - 20	AR - 10	AR- 2	B-1	SKI- REC	<u>VLP</u>
LOTS														
Minimum Lot Area (ac.)	N/A	35	160	35	35	35	35	30	20	10	2	MF = 15,000 OTH = 6,000 NOTE 6	M	<u>M</u>
Minimum Usable Open Space per Dwelling Unit (sq. ft.)												800	M	<u>M</u>
Minimum Lot Width (ft.)	N/A	400	400	400	N/A			400	400	400	200	50	M	<u>M</u>
MINIMUM SETBACKS														
From Arterial Highways														
Structures / Outside Uses (ft.)	100 ft. setback for buildings/ 100 ft. setback for outside uses NOTE 7												M	<u>M</u>
From Major Roads														
Structures / Outside Uses(ft.)	100 ft. setback for buildings/ 50 ft. setback for outside uses NOTE 7												M	<u>M</u>
From Collector Streets														
Structures/ Outside Uses(ft.)	50 ft. setback for buildings/ 25 ft. setback for outside uses NOTE 7												M	<u>M</u>
From Property Lines														
Front Setback (ft.)	SR	SR	(1) Lot Size \leq 3 ac = 30 ft.; (2) Lot > 3 ac. and \leq 10 acres = 50 ft.; (3) Lot > 10 acres = 100 ft.									30	M	<u>M</u>
Side Setback (ft.)	SR	SR	(1) Lot < 7,500 sq. ft. = 5 ft.; (2) Lot \geq 7,500 & < 30,000 sq. ft. = 10 ft.; (3) Lot Size \geq 30,000 & < 43,560 sq. ft. = 15 ft.; (4) Lot \geq 43,560 & < 3 ac. = 20 ft.; (5) Lot \geq 3 ac. & < 20 ac. = 30 ft.; (6) Lot \geq 20 ac. = 50 ft.									10	M	<u>M</u>
Rear Setback (ft.)	SR	SR	(1) Lot Size < 30,000 sq. ft. = 10 ft.; (2) Lot \geq 30,000 sq. ft. & < 10 ac. = 30 ft.; (3) Lot \geq 10 ac. = 50 ft.									10	M	<u>M</u>
From Streams (ft.)	100 NOTE 14, 15 and 16												M	
MAXIMUM HEIGHT														
Maximum Height of Principal Structure (ft.)	20	20 NOTE 8	28	28	28	20	20	28	28	28	28	28	M	<u>M</u>
Maximum Height of Accessory Structure (ft.)	20	12 NOTE 9	20	20	20	15	15	20	20	20	20	20	M	<u>M</u>
Maximum Height of Exempt Agricultural Buildings	Refer to Sec. 5-20-70(i)	N/A	Refer to Sec. 5-20-70(i)			N/A	N/A	Refer to Sec. 5-20-70(i)				N/A	N/A	<u>M</u>
MAXIMUM FLOOR AREA														
Gross Floor Area Exempt From GMQS (Without GMQS Allocation or TDR)	N/A	NOTE 10	5,750 NOTE 11	5,750 NOTE 11	5,750	1,000	2,500 NOTE 4	5,750 NOTE 11	5,750 NOTE 11	5,750 NOTE 11	5,750 NOTE 12	NOTE 11 NOTE 13	M	<u>M</u>

Purchase) (Base Max.) Floor Area														
Gross Floor Area After GMQS Allocation and/or TDR Purchase (Final Max. Floor Area)	N/A	NOTE 10	15,000	15,000 NOTE 11	15,000 NOTE 2	1,000	3,500	15,000 NOTE 11	15,000 NOTE 11	15,000 NOTE 11	15,000 NOTE 11	8,000 NOTE 11	M	<u>M</u>

ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING THE ZONING MAP FOR A CITIZEN INITIATED REZONING ON PRIVATE PROPERTY OWNED BY REDSTONE CASTLE 2016 LLC FOR PROPERTIES REFERRED TO AS THE BARN PARCEL, THE CARRIAGE HOUSE PARCEL, AND THE CASTLE PARCEL

ORDINANCE NO. _____-2018

RECITALS:

1. Pursuant to 30-35-301 C.R.S., the Board of County Commissioners (“BOCC”) of Pitkin County, a home rule county, is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary.
2. Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended.
3. Redstone 2016 LLC (hereafter "Applicant") has applied to the Board of County Commissioners of Pitkin County, Colorado ("BOCC") to rezone three (3) properties to the Village Lodge Preservation (VLP) Zone District. The 3 properties are all owned by the Applicant. The 3 properties are located at 58 Redstone Boulevard and 68 Redstone Boulevard, Redstone, Colorado 81623 and are commonly referred to as the Barn Parcel, the Carriage House Parcel, and the Castle Parcel. The State Parcel Identification numbers for these properties are 2729-291-00-005, 2729-291-00-006, and 2729-291-00-007 respectively. Legal Descriptions for these 3 properties can be viewed in Attachment A. Maps of these 3 properties can be viewed as Attachment B.
4. The Pitkin County Planning and Zoning Commission considered the proposed citizen initiated rezoning at a regularly scheduled meeting on March 6th, 2018 and March 20th, 2018 and, pursuant to P&Z Resolution No. _____, recommended approval to the BOCC by a vote of 7-0.
5. The BOCC considered the proposed rezoning on first reading at a duly noticed public hearing on May 23rd, 2018, and on second reading June 13th, 2018.
6. The BOCC further finds that the proposed citizen initiated rezoning is consistent with Section 2-40-10 of the Pitkin County Land Use Code and consistent with the Pitkin County Comprehensive Plan. The BOCC further finds that the 1993 Redstone Master Plan has identified the VLP as a potential new zone district in the Redstone area for tourist accommodation facilities and, the rezoning of the Barn Parcel, Carriage House Parcel, and Castle Parcel is consistent with this Plan. The BOCC further finds that the rezoning of the subject properties to the VLP Zone District is consistent with the

overall direction of the 2016 Crystal River Valley Master Plan which states that commercial activities in the Crystal River Valley should be “small scale” in nature.

7. The BOCC finds that adoption of this ordinance is in the best interest of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an **ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING THE ZONING MAP FOR A CITIZEN INITIATED REZONING** and authorizes the Chair or the Chair’s designee to sign the Ordinance and upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE ORDINANCE PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE ___ DAY OF _____, 2018.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE ORDINANCE POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE ___ DAY OF _____, 2018.

INTRODUCED AND FIRST READ AT A PUBLIC HEARING ON THE 23rd DAY OF MAY, 2018.

ADOPTED AFTER FINAL READING ON THE JUNE 13TH, 2018.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE ___ DAY OF _____, 2018.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE ___ DAY OF _____, 2018.

THIS ORDINANCE SHALL BECOME EFFECTIVE 30 DAYS AFTER PUBLICATION FOLLOWING FINAL ADOPTION BY THE BOARD OF COUNTY COMMISSIONERS.

BOARD OF COUNTY COMMISSIONERS
OF PITKIN COUNTY, COLORADO

ATTEST:

By _____
Patti Clapper, Chair

Date _____

Jeanette Jones, Clerk to the BOCC

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

John Ely, County Attorney

Cindy Houben,
Community Development Director

Attachment A

PARCEL A: (Castle Parcel)

A parcel of land situated in Southeast one-quarter Southwest one-quarter (SE1/4SW1/4) and in the Southwest one-quarter Southeast one-quarter (SW1/4SE1/4) of Section 20 and in the Northeast one-quarter Northwest one-quarter (NE1/4NW1/4), in the Northwest one-quarter Northeast one-quarter (NW1/4NE1/4), and in the Southwest one-quarter Northeast one-quarter (SW1/4NE1/4) of Section 29, all in Township 10 South, Range 88 West of the 6th Principal Meridian, Pitkin County, Colorado, said parcel being more particularly described as follows:

Beginning at the Center of said Section 29;
thence North 00°06' West, 1,318.69 feet along the North-South centerline of Section 29 to the Southeast Corner of the Northeast one-quarter Northwest one-quarter (NE1/4NW1/4) of said Section 29;
thence South 89°41' West, 721.34 feet along the southerly boundary line of the Northeast one-quarter Northwest one-quarter (NE1/4NW1/4) of said Section 29 to a point in the center of the Crystal River;
thence North 49°02'02" East, 339.50 feet along the center of said River;
thence North 11°24'06" West, 812.33 feet along the center of said river;
thence North 34°08'21" East, 295.94 feet;
thence North 12°46'23" East, 431.44 feet;
thence North 17°10'57" West, 180.49 feet;
thence South 54°59'32" East, 927.62 feet to a point on the northerly boundary line of the Northwest one-quarter Northeast one-quarter (NW1/4NE1/4) of said Section 29;
thence North 89°38' East, 498.34 feet along said northerly boundary line;
thence South 2,638.84 feet to a point on the East-West centerline of said Section 29;
thence South 89°44' West, 838.41 feet along said East-West centerline to the Center of said Section 29, the Point of Beginning.

PARCEL B: (Carriage House Parcel)

A tract of land situated in the SE1/4 SW1/4 land in the SW1/4SE1/4 of said Section 20 and said NW1/4 NE1/4 and SW1/4 NE1/4 of Section 29, all in Township 10 South, Range 88 West of the 6th Principal Meridian, Pitkin County, Colorado, and being more particularly described as follows:

Beginning at a point on the boundary line between said SW1/4 SE1/4 of said Section 20 and said NW1/4 NE1/4 of said Section 29 whence a stone found in place for the Witness Corner to the Northwest Corner of said Section 29 (also being the Southwest Corner of said Section 20) bears S 89°38' W 2852.68 feet; thence N 54°59'32" W 927.62 feet; thence N 85°01'19" E 667.80 feet to a road intersection as built; thence S 59°48'31" E 1161.86 feet; thence South 2639.56 feet to a point on the East-West centerline of said Section 29; thence S 89°44' W 411.43 feet along said East-West centerline; thence North 2638.84 feet to a point on the boundary line between said Section 20 and 29; thence S 89°38' W 498.34 feet along said boundary line to the point of beginning.

PARCEL C: (Barn Parcel)

A tract of land situated in the E1/2 SW1/4 and in the W1/2 SE1/4 of Section 20, Township 10 South, Range 88 West of the 6th Principal Meridian, Pitkin County, Colorado, and being more particularly described as follows:

Beginning at a point whence a stone found in place for the Witness Corner to the Southwest Corner of said Section 20 bears S 75°15'53" W 2164.01 feet; thence S 79°09'36" E 128.71 feet; thence N 28°33'26" E 105.14 feet; thence N 12°30'11" E 54.24 feet; thence N 23°34'12" E 119.92 feet to a point in the centerline of a roadway as built and in place; thence along the centerline of said roadway on the following courses: N 03°37'15" W 37.69 feet; thence N 21°38'48" E 162.46 feet; thence N 31°34'37" E 106.30 feet; thence N 39°11'43" E 34.57 feet; thence N 29°59'38" E 64.06 feet; thence N 21°19'55" E 83.26 feet; thence N 25°42'19" E 81.91 feet; thence N. 19°10'30" E 72.17 feet; thence N 01°50'31" W 48.86 feet; thence N 02°18'19" E 88.67 feet; thence leaving said roadway centerline on a course bearing S 63°15'20" E for 143.03 feet; thence S 85°07'15" E 181.11 feet; thence N 63°25'04" E 156.14 feet; thence S 65°10'01" E 887.76 feet; thence South 1348.24 feet; thence N 59°48'31" W 1161.86 feet to a road intersection as built; thence S 85°01'19" W 667.80 feet; thence S 72°49'03" W 80.00 feet; thence N 17°10'57" W 267.15 feet; thence N 72°49'03" E 80.00 feet to the point of beginning.

PARCELS A, B, and C, TOGETHER WITH:

PARCEL D:

ACCESS EASEMENT (CLEVEHOLM MANOR PARCEL TO REDSTONE BOULEVARD)

A 30 foot wide access easement situated in the NW1/4 SE1/4 and in the E1/2 SW1/4 of Section 20, Township 10 South, Range 88 West of the 6th Principal Meridian, Pitkin County, Colorado, and lying 15 feet on each side of the following described centerline:

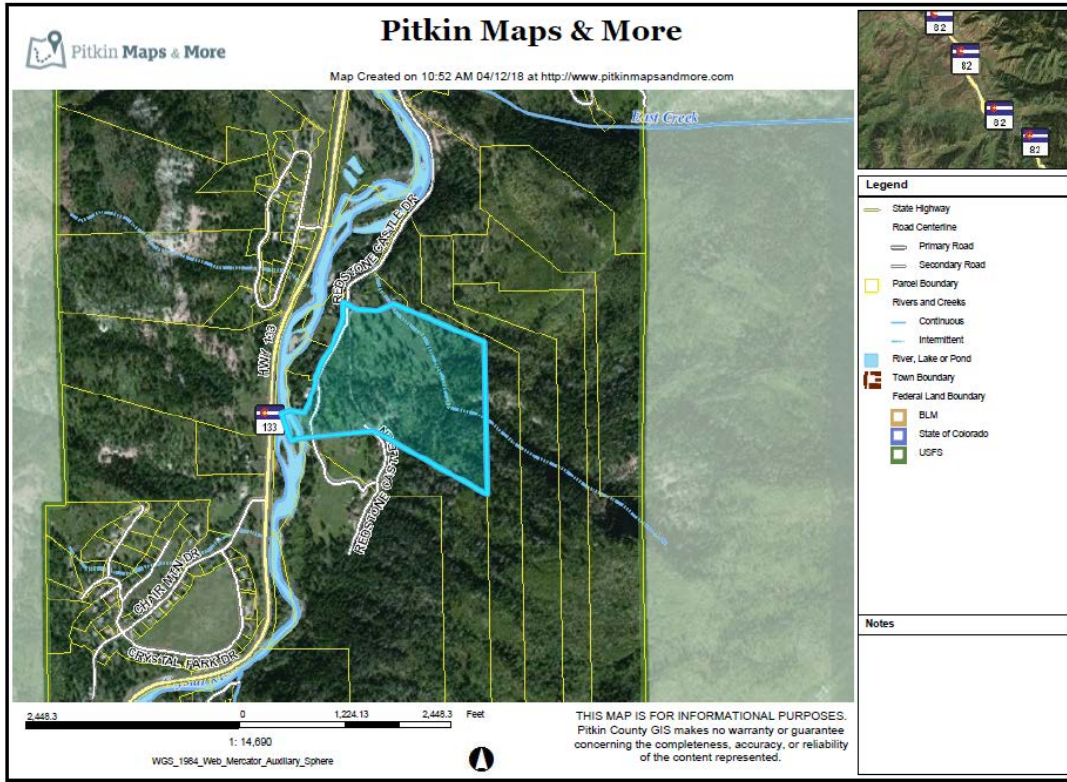
Beginning at a point whence a stone found in place for the Witness Corner to the

Southwest Corner of said Section 20 bears S 78°33'34" W 2278.67 feet; thence N 15°12'47" W 25.64 feet; thence N 19°15'22" W 53.09 feet; thence N 12°28'46" W 39.19 feet; thence N 09°56'28" W 106.16 feet; thence N 07°05'31" W 25.92 feet; thence N 13°31'54" E 26.10 feet; thence N 36°17'41" E 50.08 feet; thence N 26°35'38" E 50.35 feet; thence N 15°21'48" E 35.29 feet; thence N 10°13'11" E 80.34 feet; thence N 05°41'34" W 92.25 feet; thence N 03°37'15" W 63.37 feet; thence N 21°38'48" E 162.46 feet; thence N 31°34'37" E 106.30 feet; thence N 39°11'43" E 34.57 feet; thence N 29°59'38" E 64.06 feet; thence N 21°19'55" E 83.26 feet; thence N 25°42'19" E 81.91 feet; thence N 19°10'30" E 72.17 feet; thence N 01°03'52" W 231.13 feet; thence 117.84 feet along the arc of a curve to the right, having a radius of 112.29 feet, the chord of which bears N 29°00'04" E 112.51 feet; and continuing on the existing 30 foot wide access easement previously recorded as described to wit:

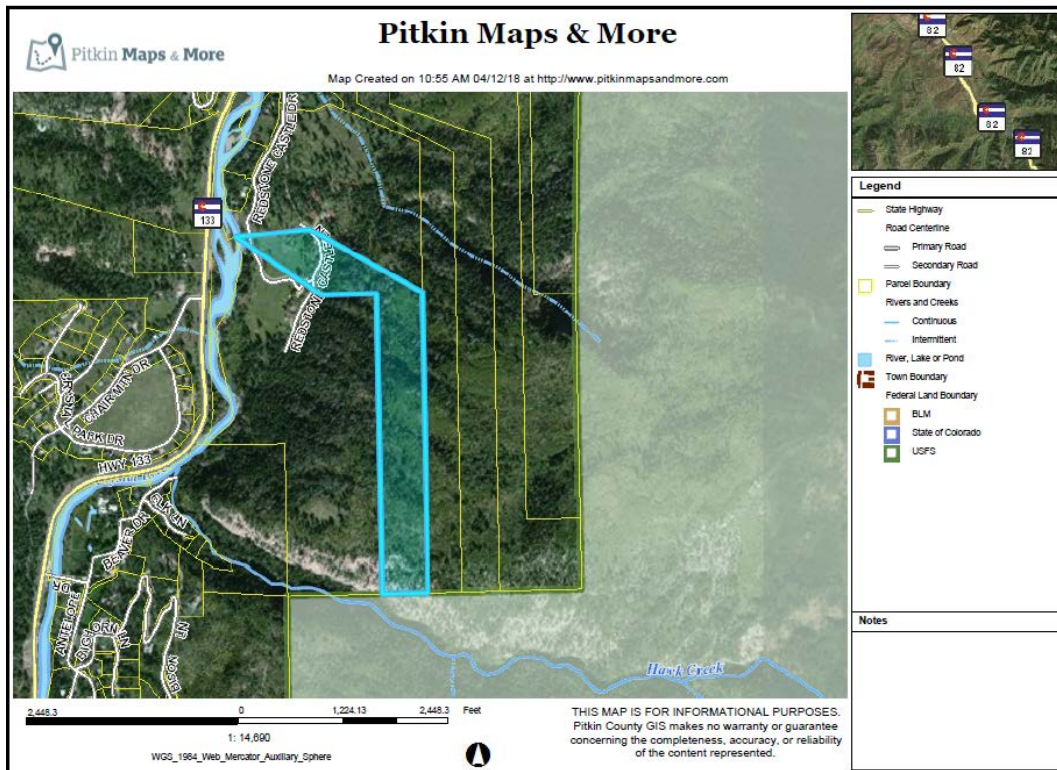
Beginning at a point in the NW1/4 SE1/4 of said Section 20 whence a stone found in place and properly marked for the Witness Point to the Southwest Corner of said Section 20 bears: S 52°53'19" W 3224.57 feet; thence along said centerline, N 59°04'01" E 187.16 feet; thence 136.84 feet along the arc of a curve to the left, having a radius of 263.57 feet, the chord of which bears N 44°11'35" E 135.31 feet; thence N 29°19'10" E 372.52 feet; thence 139.58 feet along the arc of a curve to the right, having a radius of 740.33 feet, the chord of which bears: N 34°43'15" E 139.38 feet; thence N 40°07'20" E 183.61 feet; thence 191.24 feet along the arc of a curve to the left, having a radius of 264.95 feet, the chord of which bears: N 19°26'41" E 187.12 feet; thence N 01°13'59" W 135.97 feet; thence 290.76 feet along the arc of a curve to the left, having a radius of 479.72 feet, the chord of which bears: N 18°35'49" W 286.33 feet; thence N 35°57'37" W 183.53 feet; thence 291.64 feet along the arc of a curve to the right, having the radius of 505.69 feet, the chord of which bears: N 19°26'23" W 287.61 feet; thence N 02°55'00" W 203.00 feet; thence 149.57 feet along the arc of a curve to the left, having a radius of 809.76 feet, the chord of which bears: N 08°12'30" W 149.36 feet; thence N 13°30'00" W 8.07 feet, more or less, to a point on the southerly right-of-way line of the Redstone Road.

Attachment B

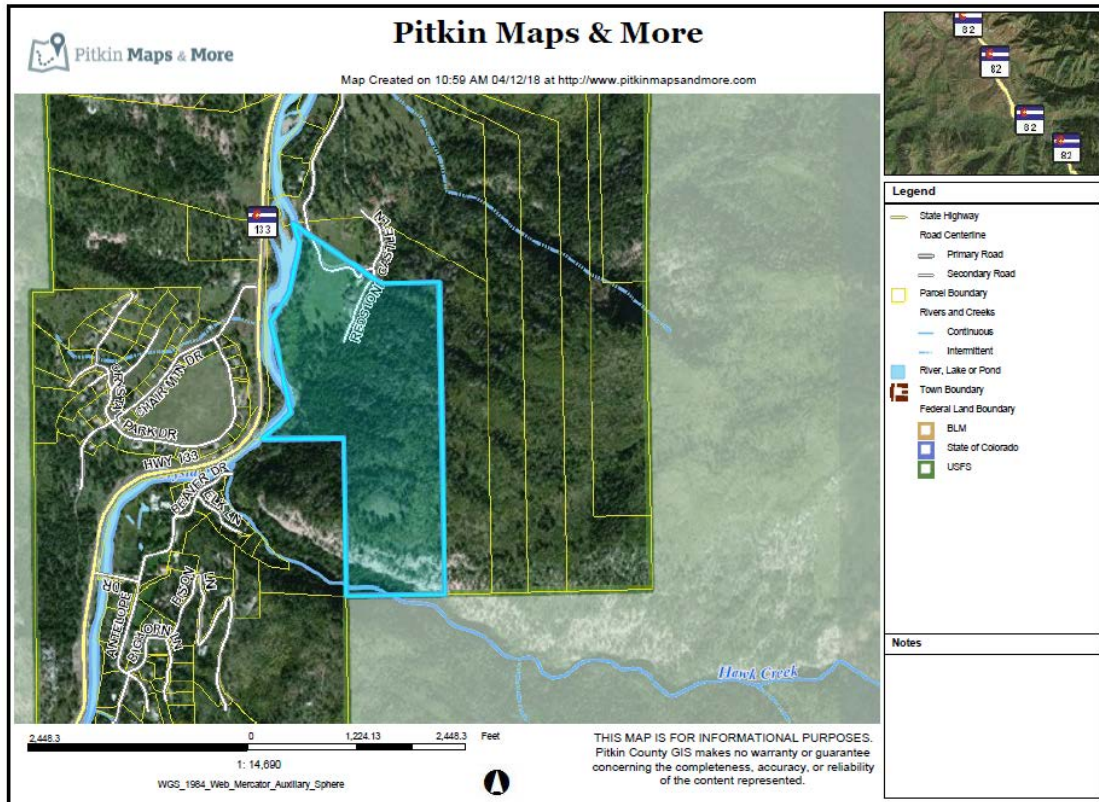
Barn Parcel:



Carriage House Parcel:



Redstone Castle Parcel:



AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING TITLE 14, SECTION 1.42 OF THE PITKIN COUNTY CODE (R.O.W. PERMITS) TO ADD RESIDENTIAL CONSTRUCTION PARKING PERMITS

ORDINANCE NO. _____-2018

RECITALS:

1. Pursuant to 30-35-301 C.R.S., the Board of County Commissioners of Pitkin County, Colorado (“BOCC”), a home rule county, is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary.
2. Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended.
3. Residential construction parking in a Pitkin County Right-of-Way (“ROW”) has historically been an issue leading to extreme county road congestion, road operations,

emergency vehicle response concerns, resident disputes and complaints, boulders illegally placed in a ROW and overall inability to effectively manage or enforce current illegal activities in a ROW.

4. Staff from the Community Development Department and the Public Works Department have developed residential construction right-of-way regulations for addition to Title 14 of the Pitkin County Code (“Code”). These regulations will address some of the parking needs in a ROW at the front-end of residential construction projects by adding a section implementing a paid parking permitting process that will last for the duration of a construction project and set guidelines for general contractors, including enforcement procedures if the parking regulations are not complied with.
5. The Board of County Commissioners have reviewed the proposed residential construction right-of-way parking management regulations and finds such regulations will eliminate road congestion, safe road operations and emergency vehicle response concerns as well as resident disputes and complaints by further implementing language in the Code that has enforcement procedures if the regulations are violated.
6. The BOCC finds that adoption of this ordinance is in the best interest and safety of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an Ordinance Amending Title 14 of the Pitkin County Code (R.O.W. Permits) to Add Residential Construction Parking Permits and authorizes the Chair or the Chair’s designee to sign the Ordinance and upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter.

INTRODUCED AND FIRST READ ON THE 9th DAY OF MAY, 2018 AND SET FOR SECOND READING AND PUBLIC HEARING ON THE 23RD DAY OF MAY, 2018.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE RESOLUTION PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE RESOLUTION POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____ 2018.

ADOPTED AFTER FINAL READING AND PUBLIC HEARING ON THE _____ DAY OF _____ 2018.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

By _____
Jeanette Jones
Deputy County Clerk

By: _____
Patti Clapper, Chair

Date: _____

APPROVED AS TO FORM:

MANAGER APPROVAL

John Ely, County Attorney

Jon Peacock, County Manager

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, REPEALING TITLE 14 (ROAD MANAGEMENT AND MAINTENANCE PLAN) OF THE PITKIN COUNTY CODE AND REINSTATING TITLE 14 (ROAD MAINTENANCE AND MANAGEMENT PLAN) INTO THE PITKIN COUNTY CODE AS TITLE 9 (ROADS AND PUBLIC PLACES) SECTION 9.12.010

ORDINANCE NO. _____-2018

RECITALS:

1. Pursuant to 30-35-301 C.R.S., the Board of County Commissioners of Pitkin County, Colorado (“BOCC”), a home rule county, is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary.
2. Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended.
3. Pursuant to Ordinance No.005-2010, the Board of County Commissioners added the Pitkin County Assets Management Plan as Title 14 of the Pitkin County Code.
4. Since Ordinance No. 005-2010 was adopted, the Assets Management Plan was re-named as the Road Maintenance and Management Plan to address Pitkin County roads and right-of-ways. Further, Title 9 of the Pitkin County Code was established as Roads and Public Places.
5. The Board of County Commissioners finds that it is appropriate to repeal Title 14 (Road Maintenance and Management Plan) and reinstate the Road and Management Plan as Section 9.12.010 of Title 9 (Roads and Public Places) of the Pitkin County Code.
6. The BOCC finds that adoption of this ordinance is in the best interest of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an Ordinance Repealing Title 14 (Road Management and Maintenance Plan) of the Pitkin County Code and Reinstating the Road Maintenance and Management Plan into the Pitkin County Code as Title 9 (Roads and Public Places) Section 9.12.010 and authorizes the Chair or the Chair’s designee to sign the Ordinance and upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter.

INTRODUCED AND FIRST READ ON THE 9TH DAY OF MAY, 2018 AND SET FOR SECOND READING AND PUBLIC HEARING ON THE 23RD DAY OF MAY, 2018.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE RESOLUTION PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE RESOLUTION POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____ 2018.

ADOPTED AFTER FINAL READING AND PUBLIC HEARING ON THE _____ DAY OF _____ 2018.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

By _____
Jeanette Jones
Deputy County Clerk

By: _____
Patti Clapper, Chair

Date: _____

APPROVED AS TO FORM:

MANAGER APPROVAL

John Ely, County Attorney

Jon Peacock, County Manager

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING TITLE 12 OF THE COUNTY CODE REGARDING PUBLIC USE OF PITKIN COUNTY OPEN SPACE AND TRAILS TO PERMIT THE USE OF CLASS 1 ELECTRICAL ASSISTED BICYCLES ON PITKIN COUNTY PAVED/HARD SURFACE TRAILS

ORDINANCE NO. _____-2018

RECITALS:

- 9. Pursuant to 30-35-301 C.R.S., the Board of County Commissioners of Pitkin County, Colorado (“BOCC”), a home rule county, is authorized to make and publish ordinances for carrying into effect or discharging the powers and duties conferred upon such counties by law and as seems necessary.
- 10. Pursuant to Section 2.8.1 of the Home Rule Charter (“HRC”), the BOCC is authorized to take official action by Ordinance for certain matters where action is prescribed pursuant to the Colorado Revised Statutes as amended.

11. Public uses on open space lands and trails require careful management to ensure optimal mitigation of impacts on the lands and public safety.
12. Regulations contained in Title 12 of the County Code promote sustainable and safe use of trails and open space.
13. Electric bikes (“ebikes”) are now recognized as a bicycle and not motorized vehicle in the State of Colorado.
14. Pitkin County Open Space and Trails conducted a public survey on the use of electric bikes and there was strong support for allowing Class 1 electric bikes.
15. The Open Space and Trails Board recommended the adoption of this amendment to allow class 1 electric bikes on Pitkin County paved/hard surface trails on May 3, 2018.
16. The Open Space and Trails Board recommends amending the allowed uses to increase the safety of trails by adding a maximum speed limit.
17. The BOCC finds that adoption of this ordinance is in the best interest of the citizens of Pitkin County.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pitkin County, Colorado that it hereby adopts an amendment to Title 12, Section 12.40.030 Title 12 of the Pitkin County Code regarding public use of Pitkin County Open Space and Trails, as set forth in **Exhibit 1** attached hereto and incorporated by reference, permitting the use of class 1 electrical assisted bicycles on Pitkin County paved/hard surface trails and authorizes the Chair or the Chair’s designee to sign the Ordinance and, upon the satisfaction of the County Attorney as to form, execute any other associated documents necessary to complete this matter. INTRODUCED AND FIRST READ ON THE 9th DAY OF MAY, 2018 AND SET FOR SECOND READING AND PUBLIC HEARING ON THE 23rd DAY OF MAY, 2018.

NOTICE OF PUBLIC HEARING AND TITLE AND SHORT SUMMARY OF THE RESOLUTION PUBLISHED IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

NOTICE OF PUBLIC HEARING AND THE FULL TEXT OF THE RESOLUTION POSTED ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____ 2018.

ADOPTED AFTER FINAL READING AND PUBLIC HEARING ON THE _____ DAY OF _____ 2018.

PUBLISHED BY TITLE AND SHORT SUMMARY, AFTER ADOPTION, IN THE ASPEN TIMES WEEKLY ON THE _____ DAY OF _____, 2018.

POSTED BY TITLE AND SHORT SUMMARY ON THE OFFICIAL PITKIN COUNTY WEBSITE (www.pitkincounty.com) ON THE _____ DAY OF _____, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

By _____
Jeanette Jones
Deputy County Clerk

By: _____
Patti Clapper, Chair

Date: _____

APPROVED AS TO FORM:

MANAGER APPROVAL

John Ely, County Attorney

Jon Peacock, County Manager

Gary Tennenbaum, Director
Open Space & Trails

EXHIBIT 1 TO ORDINANCE ___ - 2018

Existing section 12.40.030 is repealed and the following language is adopted as section 12.40.030 of the Pitkin County Code.

12.40.030 Rules Regarding Public Use of Pitkin County Open Space and Trails Properties.

The following restrictions apply to all open space and trails properties owned in fee simple by Pitkin County. These restrictions also apply where public access is provided in trail and conservation easements held by Pitkin County, unless superseded by the specific terms of the easement in question. Nothing contained herein limits or otherwise modifies rights reserved to the owner of fee simple property subject to a conservation or trail easement held by Pitkin County.

A. Motorized vehicles. Motorized Vehicles Restricted. Motorized vehicles are restricted to parking areas, driveways and other areas specifically posted for motor vehicle occupancy. Parking in any posted “no parking” area is prohibited. The exception to this shall be county or other maintenance or construction vehicles specifically authorized for access pursuant to the Asset Management Plan Section 6, emergency vehicles acting in the line of duty, or private vehicles specifically authorized under Section 2-4 or Article 3 or authorized by previous written access easement. No motorized vehicles whatsoever, including automobiles, trucks, farm or agricultural vehicles, motorcycles, motorbikes, motor scooters, go-carts, snowmobiles, mopeds, class 2 and 3 electric bicycles, e-bikes, electrically-assisted bicycles or all-terrain vehicles will be allowed on any county trail at any time. The following vehicles and uses are exempted from this prohibition:

1. County maintenance vehicles, ambulance, law enforcement, fire or other emergency vehicles will be allowed to enter onto county open space and trails in the course of carrying out their normal duties.
2. Snowmobiles or snowcats may be allowed onto county trails to set cross-country ski tracks or to otherwise install or maintain Nordic trails with approval of the Open Space and Trails department.
3. Construction or maintenance vehicles owned and operated by private contractors may enter onto county trails, subject to specific permission as set forth in the Asset Management Plan Section 6.02, as may be amended from time to time.
4. Agricultural, ranch or personal vehicles belonging to specific owners, their employees or assigns, may enter onto county trails subject to the terms of easements or agreements between the county and individual landowners.
5. Class 1 electric bicycles, also known as ebikes, are allowed on hard surface and crusherfine surface trails. Hard surface is defined as asphalt and/or concrete trails. Crusherfine surface is defined as crushed gravel and/or rocks.
6. Use of mobility devices by persons with mobility impairments as provided in the Other Power Driven Mobility Device Management Plan adopted August 23, 2011, as may be amended from time to time.

B. Allowed Uses. Bicycles, pedestrians, horses, skates, skateboards, skis, snowshoes, non-motorized scooters, wheelchairs, and baby strollers are allowed on designated trails and routes at all times unless specifically prohibited and posted otherwise. All trail users will travel at safe speeds at all times with a maximum speed limit of 20 miles per hour unless otherwise posted.

C. Equestrian Use. Horse traffic is restricted to walk or trot speeds. Horses must be under control at all times. Buggies, carts, or other horse-drawn vehicles are prohibited from all trails.

D. Right of Way. In areas of mixed use, i.e. horses, bicycles and pedestrians, equestrians have the right of way in all circumstances. All traffic is to yield to equestrians. Bicycle or other wheeled traffic is to yield to pedestrians. Hikers/bikers moving downhill must yield to hikers/bikers moving uphill.

1. **Passing on Natural Surface Trails:** At no less than fifteen (15) feet of approaching other trail users from any direction, slow to a speed comparable to the trail user being passed, communicate and gain their attention. Pass safely, single file and when oncoming traffic is clear. Stop when necessary to allow safe passage.
2. **Passing on Paved Trails:** When passing other trail users from behind, slow to a safe speed, communicate and gain the attention of the user being passed. Pass safely, single file, at a safe distance (no less than 2 feet) and on the left when oncoming traffic is clear. Stop when necessary to allow safe passage.
3. **Attentiveness on Trails.** Trail users must listen for and be aware of other trail users and yield appropriately. Earphones, ear buds or any personal audio device must be kept at an appropriate level to hear approaching trail users.
4. **Stop Required.** Trail users shall stop at all road and driveway crossings and yield to any motorized traffic, except where the trail right of way takes precedence over a driveway crossing, in which case driveway users shall yield to trail users. Trails and roads will be posted with informational signs designating intersections.

E. Trespass Prohibited. It is prohibited to trespass from trails onto adjacent private lands.

F. Closed Areas. Entry onto or use of Open Space lands posted as closed is prohibited. Trails and lands may be subject to seasonal closures and the use of such when so posted shall constitute a trespass.

G. Camping Prohibited. Overnight camping is prohibited on Open Space and Trails properties.

H. Dogs. Dogs must be leashed at all times, with a leash extended no greater than 6 feet in length. A single person may walk no more than three dogs. Those persons attending dogs on trails must always carry a receptacle, such as a plastic bag, for removal of excrement. Dog waste must be immediately picked up and either carried until off the Open Space property or disposed of in a trash receptacle by owners or guardians. Leaving the scene of the waste is considered a failure to remove the waste. A pet owner's or guardian's lack of knowledge of the location of the pet's excrement is also considered a failure to remove the waste. Trails will be posted if dogs are prohibited.

Trails may be closed to dogs pursuant to a management plan adopted pursuant to Section 12.04.060 or by action of the Open Space and Trails Board.

I. Domestic Animals Other Than Dogs. Domestic animals are prohibited on Open Space properties except Horses and pack animals such as Llamas, Burros and the like, or where specifically permitted pursuant to an agricultural lease, or for land management purposes authorized by the county. Such animals must be under control at all times. It is unlawful to chase or molest any livestock on Open Space properties. All gates, fences and other entry points must be closed in areas where livestock is permitted.

J. Commercial Activities Limited. Commercial activities are those for which a fee is charged for any person to undertake an activity, including but not limited to guiding, training, instructing, or outfitting, where the entity charging the fee also provides personnel during the activity itself. Commercial activities are prohibited on any Open Space land except when specifically authorized pursuant to applicable laws, as noted herein; commercial activities that occur entirely within an Open Space property may be approved by the Open Space director or his/her designee pursuant to Section 12.04.075. Commercial activities that occur on both Open Space properties and other county-owned property or roads require a special review use approval from the county, subject to Pitkin County Land Use Code section 4-30-40(q).

K. Hunting. All Open Space and Trails properties are closed to hunting unless authorized pursuant to a management plan adopted pursuant to Section 12.04.060 in accordance with other applicable laws.

L. Fishing Restricted. Fishing is permitted according to the regulations of Colorado Parks and Wildlife, except where otherwise posted and prohibited in a management plan enacted pursuant to Section 12.04.060. A valid fishing license is required.

M. Firearms. It is forbidden to discharge firearms or projectile weapons on any Open Space or Trails property unless hunting is specifically authorized by the Open Space and Trails Board in a management plan and in accordance with other applicable laws. The intent is not to supersede Colorado Revised Statutes Article 12 of Title 18.

N. Disorderly Conduct Prohibited. Disorderly conduct of any kind is prohibited on Open Space and Trails properties. Disorderly conduct includes, but is not limited to, making any coarse, annoying, derisive or obviously offensive utterance, gesture or display which tends to incite an immediate breach of the peace. Also fighting, littering or abandonment of private property, making excessive or amplified noise that would tend to disturb the peace and quiet of adjacent residents or occupants, or any other activity that deliberately infringes on the ability of others to use or enjoy open space or trails facilities. No person shall remain in any pedestrian underpass, or at or within 200 feet of the entrance for a period longer than is reasonably necessary to move through the underpass.

O. Fires Prohibited. Fires are prohibited at any location and at all times, except where explicitly allowed in a Management Plan, or for management purposes as authorized by the director of Open Space and Trails, and/or for irrigation ditch maintenance, and in accordance with all other applicable laws. Gas grills may be permitted by special use permit only. Charcoal grills are prohibited due to the fire hazard and difficulty of disposal.

P. Specified Hazardous Activities Prohibited. Hazardous activities which might constitute or contribute to a hazard to the safety of any person are prohibited on Open

Space and Trails properties except where allowed in a management plan. Prohibited activities include, but are not limited to, use of fireworks or other explosives, use of remote-controlled craft or drones, and launching of missiles. Exceptions or additions to these restrictions may be made in specific locations or circumstances pursuant to a management plan or special use review under Section 12.04.070 and posted accordingly.

Q. Non-motorized Aircraft Restricted. Hang-gliding or operation of any motorized or non-motorized aircraft, glider, parachute, paraglider or balloon for landing or take-off is prohibited except pursuant to valid special use permit pursuant applicable sections of the Pitkin County Code.

R. Boating Restricted. Boat launching is limited to sites designated for that purpose. Man-made structures for boating such as access ramps, docks, kayak courses or buoys are prohibited except in locations specifically authorized by a management plan enacted pursuant to Article 4.5, or pursuant to a special use review under Section 12.04.070.

S. Resource Protection. Vandalism, property damage or removal of resources or facilities is prohibited on any Open Space or Trails property. It is unlawful to alter, move, remove, damage, deface, mutilate or destroy any structure, poster, sign, marker, fence, gate, furniture, vegetation, rock, or any object of scientific or historic value or interest. It shall be unlawful to install or replace rock bolts or other fixtures, plant trees or any other type of landscape material, or alter nordic trails, or establish or construct trails or other facilities for public or private use without written approval from the Pitkin County Open Space and Trails Department. Geocaching shall be unlawful unless the person placing or searching the cache first registers the cache with the Open Space and Trails Department to ensure compliance with existing regulations, closures, and management plans. Travel off designated trails by bicycle or other mechanized means is prohibited at all times.

T. Wildlife Protected. Wildlife is protected on all Open Space and Trails properties. Hunting, trapping, chasing, molesting, harming, removing, killing or otherwise disturbing wildlife on Open Space and Trails properties is prohibited at all times and under all circumstances, with the exception of hunting authorized by the Open Space and Trails Board in a management plan and in accordance with other applicable laws, and fishing (See paragraphs K-L, above). Damaging or destroying the habitat of any species of wildlife is prohibited. Removing or destroying, native plants, bird or reptile eggs is prohibited. Nothing in this section shall prohibit trapping for research, management and monitoring purposes as authorized by the director of Open Space and Trails.

U. Littering and Waste Disposal Prohibited. Any disposal, depositing or abandonment of trash, garbage, litter, waste paper, waste food products, human or animal wastes, garden waste, landscape waste, toxic materials, oil and other mechanical waste products, animal parts, fire ash or other combustion byproducts, or other waste products on Open Space or Trails properties other than in designated containers and locations is prohibited.

V. Structures, Storage of Materials, and Notices Prohibited. Construction of any kind not specifically authorized by Pitkin County Open Space and Trails is prohibited. Activities prohibited include, but are not limited to, excavations, ground clearing or grading, erection of permanent or temporary structures, erection of signs, posting of bills, notices or posters, storage of items, fencing or clearing of vegetation.

NOTICE OF FINAL ADOPTIONS BY THE BOARD OF COUNTY COMMISSIONERS ON MAY 9, 2018:

Resolution No. 034- 2018 - Colorado Adopting the Pitkin County Hazard Mitigation Plan Update

Resolution No. 035-2018 - Authorizing the BOCC to Enter into an Intergovernmental Agreement with the USDA, Forest Service, White River National Forest for 2018 Annual Operating and Financial Plan

Ordinance No. 024-2018 - Authorizing the Acquisition of a Parcel of Land Being a Portion of Red Mountain Ranch Block 3, Recorded in Plat Book 4, Page 13, Pitkin County Records, Pitkin County, Colorado

Resolution No, 036-2018 - Adopting an Intergovernmental Agreement with the Colorado Department of Transportation for the Purpose of Purchasing Commuter Vans

Ordinance No. 017 – Approving a Lease Agreement with the Alpine Legal Services for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 018 – Approving a Lease Agreement with the Aspen Homeless Shelter for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 019 – Approving a Lease Agreement with the Community Health Services for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 020 – Approving a Lease Agreement with the Mind Springs Health for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 021 – Approving a Lease Agreement with the Recovery Resources for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 022 – Approving a Lease Agreement with the Response for Space at the Michael W. Schultz Health and Human Services Building

Ordinance No. 023 – Approving a Lease Agreement with the YouthZone for Space at the Michael W. Schultz Health and Human Services Building

NOTICE OF PUBLIC HEARINGS BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR:

RE: Paragon Enterprises Inc. Site Plan Review (Case P036-18)

NOTICE IS HEREBY GIVEN that an application has been submitted by Paragon Enterprises Inc. (419 East Hyman Avenue, Aspen, CO 81611) requesting

Site Plan Review approval for development of a single family residence. The property is located on Brush Creek Road and is legally described as a parcel of land situated in Section 28, Township 9 South, Range 85 West of the 6th P.M. The State Parcel Identification Number for the property is 2643-283-06-005. The application is available for public inspection in the Pitkin County Community Development Department, City Hall, 130 S. Galena St., Aspen, CO 81611. Comments or objections are due by June 22, 2018. For further information, contact Tami Kochen at (970) 920-5359.

NOTICE OF PUBLIC HEARINGS BEFORE THE HEARING OFFICER:

RE: Goldberg Activity Envelope & Site Plan Review, Special Review & GMQS Exemption for TDR Receiver Site, Subdivision Exemption for Minor Plat Amendment (CASE P029-18)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, June 19, 2018 to begin at 3:00 P.M., or as soon thereafter as the conduct of business allows, at the Pitkin County Library Mezzanine Meeting Room, 120 North Mill Street, Aspen, before the Pitkin County Hearing Officer, to consider an application submitted by Jared and Michelle Goldberg (44 Johnson Drive, Aspen, CO 81611) requesting an Activity Envelope and Site Plan Review approval to construct a single family residence. Special Review and GMQS Exemption Approval is requested to use one TDR to develop up to 8,250 square feet of floor area. The property is located on Carroll Drive and is legally described as Lot 2, Ziff Lot Split. The State Parcel Identification Number for the property is 2643-264-05-001. The application is available for public inspection in the Community Development Department, City Hall, 130 S. Galena St., Aspen, CO 81611. Comments due by June 4, 2018. For further information, contact Tami Kochen at (970) 920-5359.

Tom Smith
Pitkin County Hearing Officer

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF ADJUSTMENT:

**RE: Front Yard Setback Variance
621 West Sopris Creek Road, Basalt
(Case 06-2018)**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, June 5, 2018, to begin at 5:30pm, or as soon thereafter as the conduct of business allows, in the Commissioner's Meeting Room in the Courthouse, 506 East Main Street, Aspen, before the Pitkin County Board of Adjustment, to consider an application submitted by Ski City, LLC, c/o David Gorham, 30 D Street, South Boston, MA 02127. The Applicant is requesting a 40' Front Yard Setback Variance where 100' is required for the construction of a new single-family residence. This parcel contains 11.19 acres and is located in the RS-30 zone district. The State Parcel Identification Number for this property is 2465-231-01-004.

For further information contact Joanna Schaffner at the Pitkin Community Development Department, (970) 920-5105.
Pitkin County Board of Adjustment

Published in the Aspen Times Weekly on May 17, 2018
Jeanette Jones, Clerk to the Board of County Commissioners