



Lot 2, Roaring Fork Meadows Subdivision/PUD

Activity Envelope Review

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**AN APPLICATION FOR
ACTIVITY ENVELOPE REVIEW APPROVAL
FOR LOT 2,
ROARING FORK MEADOWS SUBDIVISION/PUD**

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EXHIBITS

- 1) Proposed Activity Envelope Plan for Lot 2, Roaring Fork Meadows Subdivision/P.U.D.
- 2) First Amended 1041 Hazard Review Site Plan for Lot 2, Roaring Fork Meadows Subdivision/PUD (Book 94, Page 42)
- 3) Prior Approvals:
 - a) BOCC Resolution No. 143-2005
 - b) BOCC Resolution No. 051-2008
 - c) Administrative Decision No. 40-2010
 - d) Reception No. 605667 Amended & Restated Roaring Fork Meadows Subdivision/PUD Guide
- 4) Vicinity Map
- 5) Ownership Information
- 6) Owner's Letter of Consent
- 7) Signed Fee Agreement
- 8) List of Neighbors within 300' of Property
- 9) Pre-Application Summary

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I. INTRODUCTION

This application requests approval for an Activity Envelope on Lot 2 of the Roaring Fork Meadows Subdivision/PUD. The 7.054-acre Lot 2 is zoned AR-10 and located within the Roaring Fork Meadows subdivision in a “Rural” area of unincorporated Pitkin County, outside of the Urban Growth Boundary (see vicinity map below as well as Exhibit 4). The property remains undeveloped.



Figure 1 - Vicinity Map

Previously named the Morrow/Wingo Junction Ranch Subdivision, the property was originally part of a long-standing potato farm in the mid-valley area known as Wingo. The Morrow/Wingo Junction Ranch Subdivision/PUD was approved by Pitkin County in 2006. Subsequent approvals and amendments changed the name to Roaring Fork Meadows and expanded the subdivision to include two additional lots for a total of seven lots and two common parcels.

The First Amended 1041 Hazard Review Site Plan for Lot 2, Roaring Fork Meadows Subdivision/PUD was approved in 2010 with a “Building Envelope,” two “Landscape Envelopes,” a “Utility and Access Envelope,” and a “Disturbance and Accessory Envelope” in generally the same location as the currently proposed Activity Envelope.





Said approval was granted under Administrative Decision No. 40-2010 (Reception No. 571752) and the associated 1041 Review Site Plan was recorded in Plat Book 94 at Page 42. No development action was ever taken under said 1041 Site Plan and the vested rights associated with the approval have since expired. In essence, this application simply seeks to re-establish the previously approved envelopes as a set of new Activity Envelopes. The only real change from the old 1041 Site Plan to the proposed Activity Envelope Plan is a small extension of the envelope to encompass and accommodate access from Tejas Trail to the portion of the property where development of a residence has always been envisioned to occur in the future.

As demonstrated throughout this application, the property is not constrained in any manner that would prohibit, preclude or affect the residential development potential. Indeed, the proposed Activity Envelope area has been previously approved (twice) through the 1041 Environmental Hazards Review process. There are no known geologic hazards or natural water features. The wildfire hazard is deemed "low." While there are wildlife habitats nearby (i.e., the conservation easement areas and BLM lands on the hillsides above the residential lots and the Basalt-Old Snowmass Trail), they are not mapped on the site itself, the proposed Activity Envelope is within existing zones of influence from surrounding development, and residential development in this location will not create additional impacts.

Based on the proposed Activity Envelope area, the following code sections have been identified as pertinent in the attached Pre-Application Conference Summary and are addressed in Section IV, Review Requirements, of this application:

- § 2-30-20(g)(2): Activity Envelope Criteria for Approval;
- § 7-10-50 and -60: Activity Envelope;
- § 7-20-10: Site Preparation and Grading;
- § 7-20-20: Steep and Potentially Unstable Slopes;
- § 7-20-30: Water Courses and Drainage;
- § 7-20-60: Wildfire (Low);
- § 7-20-70: Wildlife Habitat;
- § 7-20-80: Rivers and Stream Corridors; and
- § 7-20-130: Landscaping and Vegetation Protection.

Further property information, plans, and reference information can be found in the Exhibits attached hereto, including the following:

- 1) Proposed Activity Envelope Plan for Lot 2, Roaring Fork Meadows Subdivision/P.U.D.
- 2) First Amended 1041 Hazard Review Site Plan for Lot 2, Roaring Fork Meadows Subdivision/PUD (Book 94, Page 42)
- 3) Prior Approvals:
 - a) BOCC Resolution No. 143-2005





- b) BOCC Resolution No. 051-2008
- c) Administrative Decision No. 40-2010
- d) Reception No. 605667 Amended & Restated Roaring Fork Meadows Subdivision/PUD Guide
- 4) Vicinity Map
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The information listed above should fulfill the County's needs for a complete and thorough review of the application. While there have been additional approvals associated with the Raring Fork Meadows Subdivision/PUD, those have not been attached due to a lack of relevance relative to this Lot 2 Activity Envelope application. If additional information is necessary, please contact Haas Land Planning, LLC.





II. BACKGROUND

Pitkin County Board of County Commissioners (BOCC) Resolution No. 143-2005 granted detailed Subdivision and Final Plat Approval to the Morrow/Wingo Junction Ranch Subdivision/PUD. These approvals provided for the creation of: (a) five (5) free-market, single-family residential lots; (b) two common parcels, with Common Parcel 1 to contain employee housing, agricultural buildings, and common uses, and Common Parcel 2 to contain trails and common recreational facilities; and (c) one tract for a limited use trailhead parking lot to be dedicated to Pitkin County Open Space. Also, the area north of the Alexis Arbaney Ditch, including the Basalt/Old Snowmass Trail, has been encumbered with a conservation easement, and all remaining historically irrigated pastures were placed in an agricultural preservation easement to be conveyed to and operated by the homeowners' association.

Said BOCC Resolution also included a growth management exemption for development of single-family residences of up to 5,750 square feet of floor on two of the free-market residential lots, growth management exemption and special review approval to establish the five free-market residential lots as TDR receiver sites in order to accommodate up to 8,250 square feet of residential floor area on each lot (2,500 square feet of which would require use of a TDR and be utilized in below grade spaces), and growth management exemption and special review approvals to convert two existing residences into employee housing.

Common Parcel 1 of the subdivision contained two employee housing units, as well as four historic cabins. One of the employee housing units is the ranch manager's residence and was relocated in 2015 from a location that is now part of Lot 7. The other residence was in disrepair and deemed uninhabitable. It was demolished in the spring of 2011 and a payment-in-lieu was made to offset the loss of housing mitigation on-site.

In 2008, the BOCC approved Resolution No. 51, which designated the historic cabins to the Pitkin County Historic Register in exchange for additional development rights on the ranch. Lots 2-5 were granted an additional 2,500 square feet of subgrade floor area development rights. This effectively eliminated the need for a TDR to reach the maximum allowable floor area of 8,250 square feet on these lots.

Administrative Decision No. 40-2010 approved PUD Amendments and Plat Amendments that created some landscaping areas and officially changed the name from Wingo Junction Ranch Subdivision to Roaring Fork Meadows. The lot configurations, their designations, and floor area development rights were unchanged by this approval.

In 2010, the First Amended 1041 Hazard Review Site Plan approved a "Building Envelope," two "Landscape Envelopes," a "Utility and Access Envelope," and a "Disturbance and Accessory Envelope" for Lot 2. The vested rights associated with this approval have since expired.



In 2017, a Plat Amendment was recorded to provide a new access easement across Lot 2 for the benefit of Lot 7, pursuant to Administrative Decision No. 36-2017. This has no effect on the developable portion of Lot 2 and does not affect the growth management exemption of 5,750 square feet of above-grade floor area and 2,500 square feet below grade.

III. PROPOSAL SUMMARY

Roaring Fork Meadows LLC is the owner of a 7.054-acre subject property known as Lot 2 of the Roaring Fork Meadows Subdivision/PUD. The property owner is seeking to establish Activity Envelopes for the future residential development of the lot in the same location as the previously approved envelopes [see/compare Exhibit 1, Proposed Activity Envelope Plan and Exhibit 2, 1041 Plan recorded in Book 94, Page 42]. The property is located in Pitkin County's AR-10 Zone District and lies outside of the Urban Growth Boundary (UGB) in Pitkin County's designated Rural Area.

Aside from changing the names from "Building Envelopes" to "Activity Envelopes" so as to match current Land Use Code terminology, the only real change from the old 1041 Site Plan to the proposed Activity Envelope Plan is a small extension of the envelope to encompass and accommodate access from Tejas Trail to the portion of the property where development of a residence has always been envisioned to occur in the future.

No dimensional variations are requested in this application. The property is non-conforming in size (7.054 acres) for the AR-10 zone district but is within an approved PUD and conforms to the site-specific requirements of the PUD approval. The proposed building sites conform to the minimum required setbacks from the property lines as established in the PUD Guide [Exhibit 3d, page 25], which are as follows: 50 feet from the front property line (Tejas Trail), 30 feet from the side property lines, and 30 feet from the rear property line.





IV. REVIEW REQUIREMENTS

The following applicable review standards of the Pitkin County Land Use Code are addressed in this section of the application:

- § 2-30-20(g)(2): Activity Envelope Criteria for Approval;
- § 7-10-50 and -60: Activity Envelope;
- § 7-20-10: Site Preparation and Grading;
- § 7-20-20: Steep and Potentially Unstable Slopes;
- § 7-20-30: Water Courses and Drainage;
- § 7-20-60: Wildfire (Low);
- § 7-20-70: Wildlife Habitat;
- § 7-20-80: Rivers and Stream Corridors; and
- § 7-20-130: Landscaping and Vegetation Protection.

ACTIVITY ENVELOPE (§ 2-30-20(g)(2) & 7-10-50 and -60)

The applicant is seeking Activity Envelope approval for the eventual development of a permitted single-family home and customary accessory uses/structures (see Section III, Proposal Summary, above). An application for Site Plan Review will be submitted at a later date, as permitted under Code Sections 2-30-20(3) and 7-10-50(f). The applicant understands that prior to the issuance of a Development Permit, application for and approval of a Site Plan confirming that the proposed development is consistent with the defined Activity Envelope and with other standards of the Land Use Code will be required.

The applicant is seeking to reestablish the same basic, site-specific parameters for the future development of the property as have been established on the past. Accordingly, the proposed Activity Envelope has been delineated to match the previously approved building envelopes and so as to avoid constrained areas and minimize impacts to the natural environment while providing for the health, safety and welfare of residents on and around the property. The entire site is free of known geologic hazards; it is not within or affected by any mapped and regulated wildlife habitats; and it does not include any historic preservation areas or archeological resource areas. The Low wildfire hazard rating is discussed below.

After the Activity Envelope is approved and development plans completed, an application for Site Plan review will be submitted. Once the Site Plan has been approved, all applicable local, state and federal permits will be obtained prior to any clearing, grading, grubbing, or earthmoving that exceeds fifty cubic yards or changes the natural drainage of the site. Also, the natural grade, topography, vegetation and drainage of areas outside the defined Activity Envelope will not be disturbed, except as specifically permitted by





the Land Use Code and any associated approvals. Prior to any development activity on the parcel, the boundaries of the Activity Envelope will be identified with construction fencing, and such fencing will remain in place until a Certificate of Occupancy is issued.

In general, this application involves enabling of future development with appropriate hazard mitigation, provided Site Plan Review approval is first obtained, while seeking to minimize impacts on surrounding properties, maximize compliance with the requirements of the development standards in Chapter 7 of the Code, and maximize compliance with the Comprehensive Plan goals and objectives.

SITE PREPARATION AND GRADING (§7-20-10)

The proposed Activity Envelope Plan is consistent with the requirements of §7-20-10. In accordance with §7-20-10(a), Grading and Fill Placement, all grading and fill placement shall take place within the defined Activity Envelopes and associated disturbance boundaries. Similarly, pursuant to §7-20-10(b), Clearing, Grubbing and Vegetation Removal, all clearing or grubbing of land, or removal of vegetation shall also take place within the approved Activity Envelopes. However, the removal of noxious weeds and wildfire mitigation requirements may occur outside of the Activity Envelopes, when required.

Land Use Code §7-20-10(c) governs tree removal and mitigation. While no significant trees or vegetation are expected to be disturbed through construction within the proposed Activity Envelopes, the applicant understands that each tree with six inches or larger diameter at breast height (D.B.H.) that is removed shall be replaced with one or more trees with total D.B.H. at least equal to the caliper(s) of the tree(s) removed, unless the tree(s) are diseased, or required to be removed pursuant to the provisions of §7-20-60. All revegetation shall comply with the Pitkin County Revegetation Guidelines.

The applicant will exercise care in protecting the natural terrain and natural features of the landscape with the Activity Envelope, per §7-20-10(d). There are no streams on or affected by the subject parcel. Prior to any development taking place on Lot 2, a Site Plan Review approval will ensure minimal disturbance to natural vegetation and soil cover, adequately designed cuts and fills to control erosion and control slope stability, and preservation of natural drainage patterns.

STEEP AND POTENTIALLY UNSTABLE SLOPES (§7-20-20)

The entire property very gradually slopes downward from north to south and does not include any natural slopes greater than 30 percent. The multi-use Basalt-Old Snowmass Trail and the Alexis Arbaney Ditch both run along the northeastern property line at the top of the site and the development of these features created a steeper slope on their downhill sides, however this is a man-made anomaly and shows no signs of instability.





Furthermore, the proposed Activity Envelope avoids these slopes, allowing only appropriate landscaping (subject to a subsequent Site Plan Review) along the ditch. Similarly, the slopes along the banks of the manmade pond might approach or even exceed 30 percent but these, too, are anomalous, manmade slopes and the only thing accommodated along these slopes is landscaping. No natural slopes exceeding 30 percent are included anywhere in the proposed Activity Envelopes.

WATER COURSES AND DRAINAGE (§7-20-30)

The site maintains well-established vegetation and ground cover. The eventual redevelopment will be designed to allow for positive drainage away from the structures, as required by applicable Codes. Per Land Use Code Section 7-20-30, maintenance of historical flow patterns and runoff amounts will be maintained. The redevelopment of the site will not encroach on any mapped watercourse or existing, natural water feature. With regard to this Activity Envelope Plan application, existing drainage on the site will remain unaffected, as no development is currently proposed and a Site Plan Review will need to be approved prior to any new development occurring. Surface drainage is currently unimpeded throughout the site and new no low points will be created obstructing natural flow.

A drainage and stormwater management plan will be prepared by a licensed engineer and submitted with the building permit application. No encroachment or channeling activities in any water features are intended. The plan will maintain historical drainage patterns and runoff amounts, will have no effect on groundwater or disturb irrigation areas, and it will not adversely affect the exercise of any existing and decreed irrigation water right. Flood irrigation is not and will not be practiced on the subject property. Basements, if any, will be placed in locations where or will be otherwise mitigated such that they will not be impacted by seepage from irrigation ditches. Sedimentation controls will be implemented before and throughout development, and there will be no direct run-off into any water body, wetlands, or riparian area.

Finally, use and development of the property will comply with all state and federal statutes and regulations concerning the protection and enhancement of water quality, and will be consistent with maintenance of the Stream Classifications for the Roaring Fork River watershed, as identified in Section 208 of the Roaring Fork Watershed Management Plan, while emphasizing efficient use of water. This development shall not result in the introduction of any contaminants to groundwater, or interfere with any recharge area or aquifer. No building will be constructed immediately downhill of a ditch unless such ditch is placed in a culvert, lined, or otherwise treated to avoid leakage of water downhill towards the building. The Construction Management Plan submitted with



the building permit application will detail how sedimentation and erosion will be controlled during and after construction.

WILDFIRE HAZARDS (§7-20-60)

The entire site is mapped as Low Wildfire Hazard as shown on the Pitkin County Wildfire Maps (see below).



Figure 2 – Wildfire Hazard Map, Lot 2 of RFM

The topography has very gentle slopes with limited wildfire fuels. The existing vegetation at the northeastern property line is fairly dense and could present wildfire danger from the slopes above the site. This area is not included in the proposed Activity Envelope and a safe, defensible distance from this vegetation will be maintained for any future improvements on the site. In addition, the Basalt/Old Snowmass trail and the Alexis-Arbaney Ditch provide something of break between the higher wildfire hazard areas and the proposed Activity Envelopes.

Despite the low hazard, all applicable and pertinent County and Fire District standards will be followed. Per the typical County development standards, a 10-foot buffer zone of defensible space should be established around the structures. This may include the removal of existing standing dead and deadfall trees, limiting the height of grasses, and the use of non-combustible hardscape materials, as applicable. Additionally, as in all areas of Pitkin County, the roof will be constructed of a Class-A assembly and



appropriate long-term maintenance measures will be employed. Standard conditions of approval for development in a Low wildfire hazard area are anticipated.

WILDLIFE HABITAT GENERAL STANDARDS (§7-20-70(C))

Per the Colorado Parks and Wildlife mapping there are no significant wildlife habitats on or near the property. Severe Winter Range for both elk and mule deer are each mapped within ¼-mile of the proposed building sites, but entirely outside the property boundaries (above the Basalt-Old Snowmass Trail in an area that is part of the previously dedicated Conservation Easement). Despite the lack of mapped wildlife habitats on the property, the applicant will comply with the general standards for development in wildlife habitat areas. However, the scope of this project is expected to have little or no impact on potential habitat, migration corridors, or native vegetation as the proposed buildings are well within the existing zones of influence of the existing development in the vicinity. Indeed, the subdivision within which the subject property is located was reviewed and approved after full consideration of proximate habitats and appropriate conditions are included with the Roaring Fork Meadows Subdivision/PUD Development Agreement.

RIVER AND STREAM CORRIDORS AND WETLANDS (§7-20-80)

There are no rivers, stream corridors, blue line streams, or regulated wetlands within 100-feet of the subject lot. The proposed Activity Envelope more than adequately avoids all such features.

LANDSCAPING AND VEGETATION PROTECTION (§7-20-130)

Development of the site will comply with Pitkin County Landscape Guidelines and Land Use Code §7-20-130. To the extent necessary, a detailed Landscape Plan will be submitted with the Site Plan Review and/or building permit applications. The natural vegetation existing on the site will be preserved to the greatest extent practicable while accommodating the structure permitted on the lot and in the Subdivision.

No new berms are planned for the property. Should any berms prove necessary, such berms will conform to County standards and regulations and will not create drainage or erosion problems. No berm shall be greater than 4' above existing grade or have a slope greater than 4:1.

Landscaping is not planned, and will not be installed, in such a way as to mark or enclose the parcel. Plantings and earthwork will neither impede drivers' sightlines along any roadway, nor will landscaping interfere with utility lines or pipes. Care will be taken to avoid any conflict with utility service lines.

The applicant is unaware of any reason the County would require financial security in this case. Landscaping will be installed per the plan to be submitted with the building





permit application and will only serve to supplement the natural landscape and vegetation already existing on the site. All landscaping will be maintained in a reasonable and responsible fashion so as not to detract from the neighborhood or greater community.

V. CONCLUSION

Based on the full conformance with the applicable Land Use Code sections, as demonstrated throughout this application, and with applicable previous approvals for the Roaring Fork Meadows Subdivision/PUD, the applicant requests approval of the Activity Envelope Plan as proposed. Prior to any future development activity, a Site Plan demonstrating how the improvements will be contained within the currently-proposed Activity Envelope must be approved by Pitkin County.





EXHIBITS

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