

**ADMINISTRATIVE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF
PITKIN COUNTY, COLORADO APPROVING THE HAARUKKA LLC MINOR AMENDMENT
TO ACTIVITY ENVELOPE AND SITE PLAN**

Administrative Decision No. 26 - 2019

RECITALS

1. The Haarukka LLC ("Applicant") has applied to the Community Development Director of Pitkin County, Colorado, for approval of a minor amendment to an approved activity envelope and site plan review.
2. The parcel is located at 114 Woods Road and is described as Lot 1, Rogers Lot Line Adjustment Plat recorded in Plat Book 35 at Page 73. The lot is bound by the Roaring Fork River to the east and Highway 82 to the west. Woods Road and a private spur access road provide access to the subject lot. PID#: 264316402001.
3. The parcel is approximately 11 acres, is in the AR-10 zone district, and is conforming in size.
4. A lot line adjustment between the subject property and Lot 2 was approved pursuant to Resolution No. 93-19. The Plat is recorded at Book 35, Page 73. The parcel received Activity Envelope and Site Plan approval pursuant to Administrative Decision No. 70-2018 (Reception No. 651271) and the site plan recorded at Book 123, Page 54.
5. The parcel is currently developed with a single family home and attached garage. A small shed is also on the property that was not permitted.
6. The Applicant has been working with an adjacent property owner to implement the Aspen Fire District requirements for driveway improvements, specifically two pull outs. A portion of Woods Road easement is shared with the adjacent property owner and they have not been cooperative. Therefore, the Applicant must put all the improvements for the first pull out onto their property. For the second pull out, there is a small corner that needs to be added to the area designed for that pull out.
7. A site visit confirmed that there are some mature cottonwood trees and small pines that will be lost with these driveway improvements. However, the site is heavily wooded with mature cottonwoods and pine trees and removal of trees required for the pull outs does not significantly degrade the surrounding environment.
8. The Director finds that the minor amendment to the approved Activity Envelope and Site Plan complies with the applicable provisions of the Land Use Code ("Code"), Section 2-20-150(b) Minor Amendments, as follows:
 - a. The minor amendment to the approved Activity Envelope does slightly expand the size of the envelope, but is necessary to implement the emergency access safety requirements of the Aspen Fire District.
 - b. The small expansion of the Activity Envelope does not affect the previously approved use and redevelopment of the property.
 - c. The small expansion of the Activity Envelope does not change the character of the land use. The improvements to the driveway are required and the expanded Activity Envelope is necessary to accommodate those improvements.



RECEPTION#: 655037, R: \$0.00, D: \$0.00
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Janice K. Vos Caudill, Pitkin County, CO

- d. The improvements to the roadway and the necessity to use the expanded Activity Envelope do not constitute a new land development activity.
 - e. The small expansion of the Activity Envelope allows required improvements to occur within the property boundary of 114 Woods Road. It alleviates the need to make road improvements within the Woods Road easement.
 - f. The small expansion of the Activity Envelope is required to improve the access to the property.
 - g. The required driveway improvements are consistent with Fire District and County standards.
 - h. The improvement to the driveway does not increase the need for on-site parking or utilities or affect affordable housing generation. The small expansion of the Activity Envelope is required to support the two pull outs along the driveway to improve emergency access.
 - i. The small expansion of the Activity Envelope will not increase the floor area or decrease the open space.
9. The Director further finds that the request for a minor amendment to the approved Activity Envelope and Site Plan complies with the applicable provisions of the Land Use Code ("Code"), Section 7-10-50 & 60, Activity Envelope and Site Plan, provisions of the Land Use Code ("Code") as follows:
- a. The previously approved Activity Envelope encompassed all development activity including the redevelopment of the single family residence, access driveway, pathways and a pond. The revised Activity Envelope includes all previous areas of activity for development and the small expansion for two pull outs. All mitigation requirements related to the previous Activity Envelope shall continue to apply.

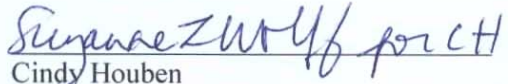
THE DIRECTOR DOES HEREBY APPROVE the Haarukka LLC minor amendment to a development permit subject to the following conditions:

1. The Applicant shall adhere to all material representations made in the current or prior applications or in public meetings or hearings and shall consider those representations to be conditions of approval, unless amended by other conditions.
2. No calculations for height, bulk, setback, size, floor area, or any other building and zoning requirements have been conducted. These requirements will be considered at the time of building permit review. Structures represented in the application might not be permitted under building and zoning regulations.
3. The Applicant shall comply with the conditions of Administrative Decision No. 70-2018, Reception No. 651271, except as amended herein.
4. Prior to the issuance of a building permit, the Applicant shall be required to submit for approval by the County Attorney and Community Development a revised Activity Envelope and Site Plan in accordance with Land Use Code Section 2-30-20(g) and Application Manual Section 2.1.12. The above referenced approvals shall be a condition precedent to finalization and recordation including the condition that the activity envelope shall not extend beyond the 7395 contour elevation.
5. No development shall occur outside the approved Activity Envelope with the exception of

vegetation removal necessary to comply with the wildfire mitigation measures described in Administrative Decision No. 70-018. No structures shall be permitted outside of the approved activity envelope.

6. Prior to commencement of any earthmoving or other construction activity, the Applicant shall stake the corners of the activity envelope and install construction fencing around the construction site. The fencing shall remain in place until issuance of a Certificate of Occupancy.
7. All areas disturbed by construction shall be re-vegetated with native shrubs and grasses within one growing season of the project's completion.

APPROVED this 4th day of April, 2019.



Cindy Houben
Community Development Director

PID#: 2643-164-02-001

Case: P016-19