

Posted March 18, 2021

**PUBLIC NOTICE  
NOTICE IS HEREBY GIVEN TO THE 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 BOCC Meeting Room first floor Administration/Sheriff's Building 530 East Main 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: <https://pitkincounty.com/1001/Events-Agendas> 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, 530 East Main Street, Aspen Colorado at: <https://pitkincounty.com/1001/Events-Ag>

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING  
COMMISSION ON TUESDAY, APRIL 20, 2021:**

**RE: AMENDMENTS TO THE EAST OF ASPEN/INDEPENDENCE PASS MASTER  
PLAN**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, April 20, 2021 at a regular meeting to begin at 5:00 p.m. or as soon thereafter as the conduct of business allows, before the Pitkin County Planning and Zoning Commission, BOCC Meeting Room, 530 East Main Street, Aspen. The meeting may be held remotely due to the Coronavirus and associated Public Health restrictions. Please check the agenda prior to the meeting for remote meeting information <https://pitkincounty.com/1001/Events-Agendas>. The Planning and Zoning Commission will consider a request from Aspen Skiing Company (PO Box 1248, Aspen, CO 81612) to adopt amendments to the East of Aspen/Independence Pass Master Plan concerning expansion of ski operations and recreational use on the upper, east aspects of Aspen Mountain, referred to as Pandora's, specifically (proposed revisions and additions are underlined or ~~struckthrough~~):

- All references to "AF-SKI" zoning should be replaced with "SKI-REC" and all references to "AFR-10" zoning should be replaced with "AR-10."
- Introduction, Planning Area Boundary, Paragraph C, Aspen Mountain/Richmond Ridge NPA,

With the exception of ski area improvements and structures there is very little residential development on the mining claims off of the Aspen Mountain and Richmond Ridge Roads on the Independence Pass side of Richmond Ridge. These areas do contain Rural and Remote (R/R) residential cabins or have utilized TDRs to preclude the property from further development. The Aspen Mountain Ski Area contains ski area improvements and structures and consists of private mining claims and public lands subject to Aspen Skiing Company's

Special Use Permit issued and administered by the U.S. Forest Service. The 1998 Aspen Mountain Ski Area Master Plan, as accepted by the U.S. Forest Service and adopted by the County and amended periodically, generally directs development within the ski area. The base of the Aspen Mountain Ski Area is located within the City of Aspen and not included with this Master Plan. However, several private parcels on the face of Aspen Mountain, not within the ski area boundary, are within the NPA.

- Section 1, Zoning, Part C., Aspen Mountain/Richmond Ridge NPA

#### Goals / Objectives

1C 3. Maintain R/R or other similar rural zoning on the privately held parcels (i.e. mining claims) along Richmond Hill Ridge and to the east of the ~~AF-SKI~~ SKI-REC zoned Ski Area boundary.

1C 4. Preserve the open space, recreational values, uses and activities on the face of Aspen Mountain, including downhill and cross country skiing, the development of which should not be precluded.

#### Action Items

1C 3.1 Rezone ~~AFR-10~~ parcels on the face of Aspen Mountain to Low Density/ Low Intensity/

Open Space / Recreational, ~~and/or~~ Rural and Remote, and/or SKI-REC zone districts based on location and use as ~~it~~ they relate to the respective zone district criteria and relevant master plans, including the Aspen Mountain Master Plan.

- Section 7, Open Space/Trails/Recreation/Tourism
  1. Aspen Skiing Company operates Aspen Mountain Ski Area subject to a Special Use Permit issued and administered by the U.S. Forest Service; and
  2. The Aspen Mountain Master Plan is intended as the controlling master plan and land use tool for County review and oversight of ski related land uses in the Aspen Mountain/Richmond Ridge NPA.

The Applicant's request is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/26707>. For further information, contact Suzanne Wolff at (970) 920-5093.

Jeffrey Woodruff, Chair  
Pitkin County Planning and Zoning Commission

Published in the Aspen Times Weekly on March 25, 2021  
Jeanette Jones, Clerk to the Board of County Commissioners