

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE:** That the Board of County Commissioners of Pitkin County, Colorado, will consider the following Ordinance at the Board's regular meeting on October 27, 2021 at 12:00 P.M., BOCC Conference Room, 530 East Main Street, Aspen, at which time and place all members of the public may appear and be heard. 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>:

**RE: Ordinance of the Board of County Commissioners Conditionally Rezoning Certain Real Property on Richmond Ridge owned by the United States and the Aspen Skiing Company from Agricultural Residential 10 Acre (AR-10) and Rural/Remote (RR) Zone Districts to Ski-Recreation (SKI-REC) Zone District and Amending the Zoning Map to Reflect this Change**

The Board of County Commissioners will consider an application submitted by Aspen Skiing Company (PO Box 1248, Aspen, CO 81612; CASE# P058-18) to rezone 35.28 acres zoned Agricultural/Residential 10 acre ("AR-10") to Ski Recreation ("SKI-REC") and 131.83 acres zoned Rural/Remote ("RR") to SKI-REC, in order to expand the ski area in the Pandora area that is located near the top of Aspen Mountain and east of Richmond Hill Road. The rezoning affects a portion of National Forest Service lands and portions of two properties owned by the Applicant, referenced by State Parcel Identification numbers 273730300002 and 273730301002. The areas to be rezoned to SKI-REC and included within the Aspen Mountain Ski Area Master Plan are described in Exhibit A (2 pages), and are identified on the maps in Exhibit B (3 pages).

The conditional rezoning would limit the areas to be rezoned to SKI-REC as follows: Only the following uses (as referenced in the Permitted Use Table of the Pitkin County Land Use Code) and development may be established and conducted on the subject property: Alpine Ski Area & Support, Nordic Ski Area & Support Facilities, Public Utilities Major/Public Utilities Minor, Logging. These uses and development activities include construction, maintenance and operation of a ski lift, a ski patrol facility, water service facilities and electric service facilities, limited grading and earthmoving associated with the establishment and construction of lift towers and terminals, the establishment and use of ski trails, limited timbering and tree removal, the construction of limited access roads and access ways to facilitate lift construction and the establishment of a ski patrol facility. The use restrictions will preclude residential development as well as the creation or utilization of transferable development rights (TDRs) that might otherwise be allowed by right or special review in the Rural/Remote and AR-10 zone districts.

The permitted uses in the AR-10, SKI-REC and RR zone districts are listed in Chapter 4 of the Land Use Code, specifically in Secs. 4-10 and 4-20:

<https://www.pitkincounty.com/DocumentCenter/View/27314/chapter-04>

Concurrent with the rezoning Ordinance, the BOCC will consider a “Resolution Amending the 2018 Aspen Mountain Ski Area Amended and Restated SKI-REC Master Plan, and Granting Activity Envelope and Site Plan Review Approval.” The Amendment to the SKI-REC Master Plan would expand the ski area boundary into the area rezoned to SKI-REC to create new ski terrain in the Pandora area and accommodate the limited uses and development specified above.

The application is available for public inspection on request. For further information or to submit comments, contact Suzanne Wolff at [suzanne.wolff@pitkincounty.com](mailto:suzanne.wolff@pitkincounty.com) or 970-920-5093.

Jeanette Jones, Deputy County Clerk  
Board of County Commissioners

Published in the Aspen Times Weekly on October 7, 2021.

**EXHIBIT A**

**AREA #1**

**CHANGE OF ZONING FROM AR-10 TO SKI-REC**

BEGINNING AT A POINT FROM WHENCE CORNER NO. 6 OF MINERAL SURVEY 5963 BEARS  
N 9° 44' 14" W 322.87 FEET;  
THENCE N 27° 25' 37" E 121.70 FEET;  
THENCE S 27° 45' 58" E 118.32 FEET;  
THENCE N 89° 35' 06" W 1043.41 FEET;  
THENCE N 17° 59' 16" W 1796.94 FEET;  
THENCE S 43° 20' 29" W 2364.98 FEET;  
THENCE N 90° 00' 00" E 1023.56 FEET TO THE POINT OF BEGINNING.

**AREA #3**

**CHANGE OF ZONING FROM RR TO SKI-REC**

BEGINNING AT A POINT FROM WHENCE CORNER NO. 6 OF MINERAL SURVEY 5963 BEARS  
N 9° 44' 14" W 322.87 FEET;  
THENCE S 27° 25' 37" W 185.28 FEET;  
THENCE S 11° 15' 00" E 1265.16 FEET;  
THENCE S 35° 17' 27" W 450.10 FEET;  
THENCE S 1° 53' 19" W 937.81 FEET;  
THENCE S 49° 14' 06" W 397.69 FEET;  
THENCE S 5° 27' 55" E 340.81 FEET;  
THENCE N 83° 39' 54" W 477.18 FEET;  
THENCE N 68° 36' 18" W 275.65 FEET;  
THENCE N 37° 21' 01" W 454.57 FEET;  
THENCE N 38° 29' 39" W 1039.61 FEET;  
THENCE N 40° 55' 51" W 594.00 FEET;  
THENCE N 6° 48' 22" W 992.43 FEET;  
THENCE N 70° 24' 21" E 1629.57 FEET;  
THENCE N 90° 00' 00" E 1023.56 FEET TO THE POINT OF BEGINNING.

EXH A. PAGE 2

### ZONE DISTRICT CHANGE PLAT

PARCELS LOCATED IN SECTIONS 33 & 31,  
TOWNSHIP 19 SOUTH, RANGE 65 WEST,  
COUNTY OF PITKIN,  
STATE OF COLORADO



#### LEGEND AND NOTES

- ① 3.25" ALUMINUM CAPS L.S. 10000, P.O. 5043 CORNER • 40 NOTES
  - A SURVEY CONTROL
- BEARS OF BEARINGS FOR THIS SURVEY IS A BEARING OF 8 02° 14' 34" W ALONG THE NORTHERLY PROPERTY LINE OF FEDERAL SURVEY 3061 BEARING PILING ISLAND AND 2.25" ALUMINUM CAPS L.S. 10000 AS SHOWN HEREON.
- NO DOCUMENTS OF RECORD WERE PROVIDED TO SURVEYOR

#### AREA #1 CHANGE OF ZONING FROM RR-18 TO RES-BCC

BEGINNING AT A POINT FROM WHENCE CORNER NO. 2 OF FEDERAL SURVEY 3061 BEARS S 0°41' 14" W 201.87 FEET;  
 THENCE N 21°15' 37" E 111.10 FEET;  
 THENCE S 21°45' 24" W 114.10 FEET;  
 THENCE N 84°25' 02" W 104.14 FEET;  
 THENCE S 17°22' 18" W 179.04 FEET;  
 THENCE N 61°07' 38" W 234.88 FEET;  
 THENCE N 80°00' 00" E 102.00 FEET TO THE POINT OF BEGINNING.

#### SURVEYOR'S CERTIFICATE

I, JOHN M. BROWN, a Colorado Licensed Professional Land Surveyor do hereby certify that the legal descriptions set forth on this plat comply with the laws of the State of Colorado and that the same are true and correct as the same were shown to me by the owner of the same and as the same are shown on the original plat and as the same are shown on the original plat and as the same are shown on the original plat.

JOHN M. BROWN, INC.

BY \_\_\_\_\_

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. 10000, P.O. 5043 CORNER

STATE OF COLORADO

APPROVED AND CERTIFIED TRUE AND CORRECT

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#### AREA #3 CHANGE OF ZONING FROM RR TO RES-BCC

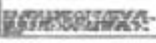
BEGINNING AT A POINT FROM WHENCE CORNER NO. 4 OF FEDERAL SURVEY 3061 BEARS N 0°44' 14" W 201.87 FEET;  
 THENCE S 17°22' 18" W 179.04 FEET;  
 THENCE S 21°45' 24" W 114.10 FEET;  
 THENCE N 84°25' 02" W 104.14 FEET;  
 THENCE S 17°22' 18" W 179.04 FEET;  
 THENCE N 61°07' 38" W 234.88 FEET;  
 THENCE N 80°00' 00" E 102.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY  
ASPER SURVEY ENGINEERS, INC.

210 SOUTH GALINA STREET  
ASPEN, COLORADO 81611

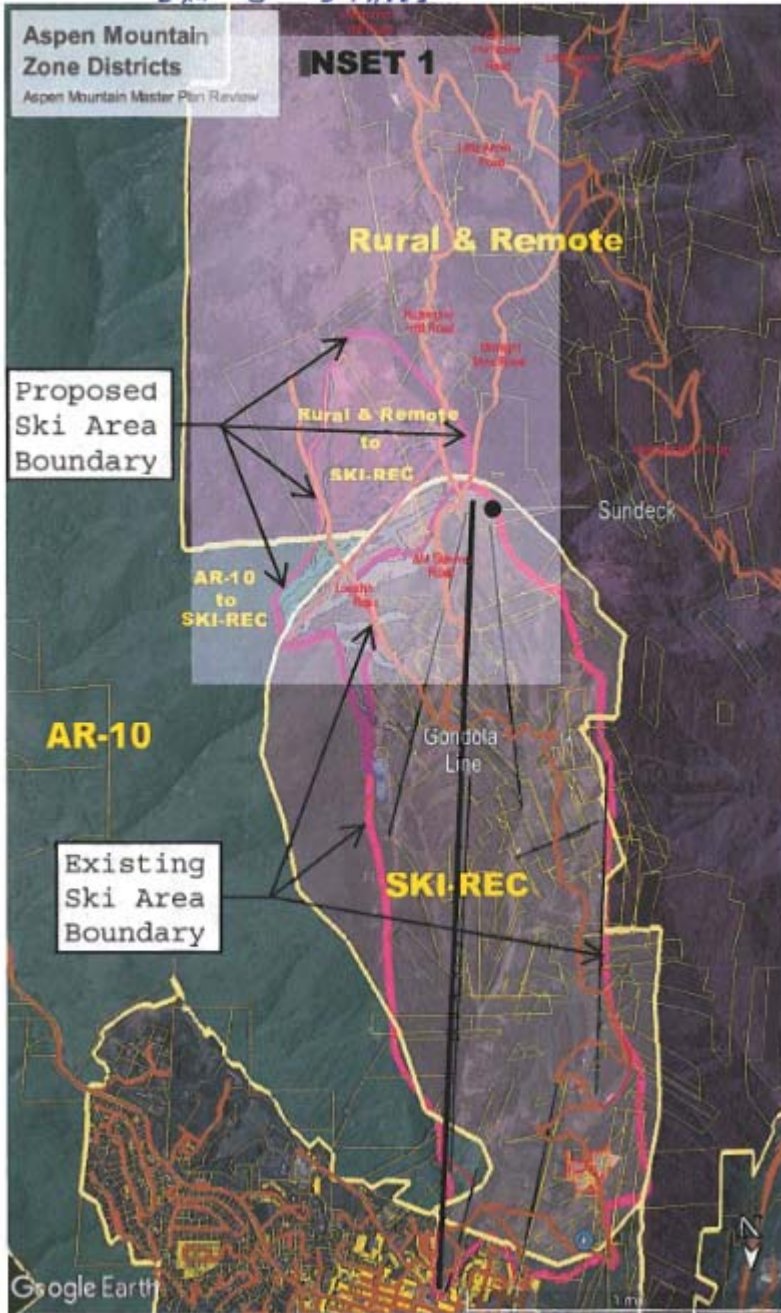
PHONE/FAX (970) 870-3810  
WWW.ASPERSURVEYENGINEERS.COM

DATE: 07/19 2015  
JOB: 14122



**EXHIBIT B**

EXN B 3 PAGES



**Aspen Mountain  
Zone Districts  
INSET 1**  
Aspen Mountain Master Plan Review

**Legend**  
Area Proposed to be Redesignated

**Rural & Remote**

**INSET 2**

**Proposed  
Ski Area  
Boundary**

**Change from  
R&R to SKI-REC**

**Change from  
AR-10  
to  
SKI-REC**

**Existing  
Ski Area  
Boundary**

**AR-10**

