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Janice K. Vos Caudill, Pitkin County, CO

**RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING  
COMMISSION  
ADOPTING THE UPPER FRYINGPAN VALLEY MASTER PLAN**

**Resolution No. PZ 2016- 60**

RECITALS

1. By State statute, the Pitkin County Planning and Zoning Commission (P&Z) has the responsibility and the authority to adopt master plans for Pitkin County.
2. Adopted plans are used by the public, appointed and elected officials as a guide in consideration of County-wide land use related policies, as well as future land use designations, planning issues and development proposals within the Plan area boundaries.
3. The Pitkin County Land Use Code specifically requires consideration of master plans as a criterion of approval for certain types of land use reviews (including, but not limited to special review, location and extent review, code amendments, rezoning, activities of local and state interest, and growth management exemptions).
4. Recommendations made within all of the respective Caucus/Neighborhood master plans will be considered by appointed and elected officials in the context of consistency with overarching County land use policies and programs, and broader community goals, including but not limited to infrastructure and essential community facility needs. If a determination is made by the elected and/or appointed officials that a plan recommendation is inconsistent with broader community goals and does not benefit the community as a whole, such recommendation may be considered, but not implemented.
5. All of the respective Pitkin County Caucus/neighborhood plan updates will be adopted by the Planning & Zoning Commission separately. At such time as all of the plans have been adopted, they will be reviewed as a whole to ensure that there are no inherent conflicts that will impair the County's ability to achieve overarching community goals, land use policies and functional needs. Subsequently, the P&Z will identify and consolidate common plan themes in an update to the *2003 Overview of the Pitkin County Comprehensive Plan*. The Comprehensive Plan will provide the overall framework and approach for planning in rural Pitkin County, and the neighborhood plans will provide detail for specific areas.
6. Due to the fact that the Upper Fryingpan Valley Caucus bylaws call for only one annual meeting of members per year, it is recognized that there is no simple means for an overall Upper Fryingpan Valley Caucus vote prior to plan adoption to approve revisions made by the Planning and Zoning Commission. If, after adoption of the plan, the Caucus finds that there are elements of the approved plan that they wish to revise to reflect overall Caucus sentiment resulting from the next annual Caucus meeting and/or vote, a request for a plan amendment(s) may be processed according to provisions in the Pitkin County Land Use Code and/or Colorado State Statutes pertaining to master plan adoption.
7. The Upper Fryingpan Valley Land Use Master Plan was prepared by the Upper Fryingpan Valley Caucus Master Plan Committee with assistance from the Pitkin County Community

Development Department and input from interested members of the public who reside in the Upper Fryingpan Valley planning area, which coincides with the Upper Fryingpan Valley Caucus area, as depicted on the attached map (Exhibit B.)

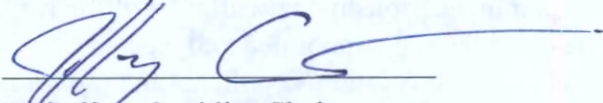
- 8. The Pitkin County Planning and Zoning Commission reviewed the plan at a worksession, which was a public meeting on January 9, 2016, and at a duly noticed public hearing on September 6, 2016, at which time public comment was heard with respect to the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Pitkin County Planning Commission that it does hereby adopt the Upper Frying Pan Valley Land Use Master Plan, attached as Exhibit "A."

**NOTICE OF PUBLIC HEARING PUBLISHED** in The Aspen Times Weekly on the 4 day of Aug 2016.

**APPROVED AND ADOPTED** on the 6th day of September, 2016.

PITKIN COUNTY PLANNING AND ZONING COMMISSION



By Jeffrey Conklin, Chair

Date 2/16/2017

ATTEST:

Bonnie Shiles

Bonnie Shiles,  
Administrative Assistant

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

John Ely, Richard Y. Wesley III  
Asst. County Attorney

Suzanne Zwoygart  
Cindy Houben,  
Community Development Director

Exhibit "A"

UPPER FRYINGPAN VALLEY (UFV)  
MASTER PLAN

Submitted to Pitkin County Board of Commissioners and Eagle County Board of  
Commissioners

By Upper Fryingpan Valley Caucus

*Amendments Adopted by P&Z, September 6, 2016*

*Amendments Adopted by P&Z, March 4, 2008*

*Adopted by Pitkin County Planning & Zoning Commission (P&Z,) March 14, 2000*

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## I. INTRODUCTION

People come to the Fryingpan Valley for various reasons, but primarily they come to enjoy the natural assets of the valley. The valley offers a profusion of wildlife including mountain lions, elk, deer, bear, fish, and birds. It contains an abundance of highly-coveted water, which flows year round. The spectacular mountain views attract both visitors and residents. The area's pristine forests, high-country lakes, and delicate alpine tundra, protected by public land boundaries and wilderness status, continue to be priceless resources. The accessibility of these natural assets draws more and more residents and visitors every year.

The valley is inhabited by a small year-round community whose make-up is quite varied, including retirees, families, and single individuals. Many residents work in Aspen and make the long commute of over an hour (on a good day), having chosen to live far up the valley because of its affordability. Some have chosen to live up here to be near recreational activities and natural beauty; some have been drawn by the remote, rural lifestyle; some have come for all three. The community centers around a church, a volunteer fire department, a general store (presently closed) and a post office. In the summer months, the community is enlarged by summer residents, who come for varying lengths of time, from a few days to a few months. Some own second homes, some simply rent and return year after year, but all support the local community. In addition, the valley is visited by numerous tourists who visit for recreational purposes—to bike, hike, hunt, snowmobile, camp, cross country ski, snowshoe, horseback ride, and motorcycle. Finally, there are also a number of people who only own land but do not reside in the area.

Historically, there have been varied economic activities in the valley, many of which are still in operation. Before the white man pushed into the area, the Ute Indians inhabited the valley. The Upper Fryingpan Valley was their spring, summer, and fall hunting grounds, as well as the site of many of their religious rituals. Once white men made their entry, they brought trapping, the Colorado Midland Railroad, logging, ranching, mining, water diversion, hydroelectric power, schools, development, tourism and recreation. The valley population has changed with the activities of the day. Many of the workers on the railroad were immigrants, providing a more culturally diverse population at that time than is currently the case.

Because of the diverse nature of the valley and the community, this Master Plan is an attempt to satisfy a wide variety of motives, needs and visions. A unifying theme in this diversity, however, is the deep desire to preserve the rural and recreational nature of the area while at the same time to sustain the viability of its unique community. It is our strong intention that this Plan will be the instrument to bring into being that vision for the future.

## **II. AN OVERVIEW OF THE PLAN**

The Upper Fryingpan Valley Master Plan is a comprehensive long-range guide for future development of the Upper Fryingpan Valley. It is the product of the Upper Fryingpan Valley Caucus. The Upper Fryingpan Valley Caucus (hereafter, "the Caucus") was formed in January 1997 to be a legally constituted neighborhood coalition for the purposes of planning matters affecting the Caucus area. Membership is composed of local residents, property owners and registered voters in the Upper Fryingpan Valley. The Caucus area extends from the Ruedi Dam up the Fryingpan River and its watersheds to the Continental Divide, including all tributaries flowing into the Fryingpan River and Ruedi Dam and their watersheds. It includes areas in both Pitkin and Eagle Counties.

### **THE PLANNING PROCESS FOR 1999 PLAN**

In the summer of 1997 a Questionnaire was distributed to all residents and members of the Upper Fryingpan Caucus to poll their opinions regarding long-range community and land use planning. Over 240 Questionnaires were disseminated and approximately 150 were returned. Co-owners of property were each given a Questionnaire, as were renters (for at least 30 days). The Questionnaire was written, disseminated and tallied by members of the Caucus. Members were asked questions regarding growth and zoning, land use, roads, community services and historical preservation. They could strongly or mildly agree, strongly or mildly disagree, or have no opinion. The results were grouped according to "agreement" or "disagreement" in general. (See Attachment 1 for Questionnaire results.) All additional comments submitted on the questionnaires were also published with the survey results.

Using the results of this Questionnaire, the Planning Committee began work on the Upper Fryingpan Valley Master Plan. Subcommittees met to ensure that all goals were met as dictated by the results of the Questionnaire. Over the summer of 1998, a Draft Master Plan evolved and was presented to the Caucus for approval. Copies of the Draft Master Plan were sent to all Caucus members for their review and comments.

After these comments were collated and reviewed, the Planning Committee, which included a balance of approximately 18 summer and year-round residents, met throughout the summer of 1999 to develop and revise the Plan. The Committee voted to incorporate all members' views, including those received in writing and those expressed at Committee meetings, into options for the membership to vote on. The Master Plan with options was finally ready for presentation to the Caucus membership for approval in August 1999. The mailing included the 1997 Questionnaire with tallied results and charts, and zoning maps and regulations for Pitkin and Eagle Counties. The ballot sheet allowed members to "accept" or "reject" the Master Plan and indicate their preferences on each set of options.

In early October, a Tabulation Committee met and tallied the votes. Members overwhelmingly approved the Master Plan. This document reflects the majority results of votes for each option. Two options related to Rural and Remote Zoning were selected by a

plurality and are so noted. Attachment 2 summarizes the results for the options offered and Attachment 3 gives detailed results for Eagle and Pitkin Counties.

### **THE PLANNING PROCESS FOR 2015 PLAN**

In the spring of 2014, Pitkin County Community Development requested that caucuses take a look at their Master Plans and update them to be more relevant to present times. Representatives from the Upper Fryingpan Caucus attended county-wide Planning Roundtable Meetings on March 6 and July 11 where topics were suggested for inclusion in the updated plans. The Director of Community Development attended the June Caucus meeting to encourage caucus participation. Per Caucus by-laws, a Master Plan Committee was formed.

This Master Plan Committee, composed of three residents and seven non-residents, had one calendar year to consider all proposals for updates. Meeting weekly over the summer, the committee studied the original plan and the suggested topics from the Pitkin County Community Development Department. The updates were formulated into amendments which were posted on the Caucus website where caucus members could offer comments and suggestions. Then the amendments were formulated into a ballot and presented to the Caucus at the June 2015 meeting. A Tabulation Committee mailed ballots to each voting member prior to the July 2015 meeting. Ballots were received by the August Annual Caucus Meeting, were tabulated, and all proposed amendments which received approval by a two-thirds majority of those voting were formally adopted at that meeting on August 10, 2015. The amended Master Plan was then submitted to both Pitkin and Eagle Counties for acceptance.

### **III. GROWTH AND ZONING**

The 1997 /98 Upper Fryingpan Caucus survey of property owners and residents of the Upper Fryingpan Valley revealed an overwhelming preference to limit residential and commercial growth in the Upper Fryingpan Valley. A large majority also expressed a strong desire to preserve the rural and recreational nature of the area. The results of the vote for the 2015 Plan demonstrate that this commitment still stands.

#### **III. A. RESIDENTIAL GROWTH**

##### **Analysis:**

Many, if not most, of the residents and landowners of the Upper Fryingpan Valley have lived or vacationed in the area for generations. Many of these residents have watched the transformation of the neighboring Roaring Fork Valley over a period of years with an increasing degree of concern and anxiety. Indeed, most are aware that the development pressures throughout Colorado and the Western United States are at an unparalleled level. The residents of the Upper Fryingpan Valley do not want their valley to undergo a destructive, poorly planned, and unnecessary transformation for the worse. They fear the

loss of its primitive, low-key and rural character. Most are worried they will be driven from their land by ever-escalating tax rates caused by real estate speculation and expensive trophy home development. The residents of the Upper Fryingpan Valley do not want powerful outside development corporations to destroy the character of their area. The residents of the Upper Fryingpan Valley have expressed their view for the future with extraordinary conviction. It is their wish that the Pitkin and Eagle County government officials and planners continue to take them seriously. There is both broad and deep support for a strong master plan which includes elements designed to curb residential growth. In short, the Upper Fryingpan Valley is one of the last areas of its kind in Central Colorado and the majority of the residents wish it to retain its rural and recreational character, to the maximum extent possible.

While the residents of the Upper Fryingpan Valley have a conservative view of private property, the desire to control and contain the effects of explosive growth remains stronger still. In 1999 there were about 13,000 dwelling units slated for development in the area between Aspen and Rifle. As these homes were built out, it was assumed that the pressure on the Upper Fryingpan Valley would escalate, with escalating prices and taxes. Fortunately, actions to restrict growth in Pitkin County, through the installation of the Caucus' zoning recommendations in the Valley, through the County's growth management measures, and through the depression of the market due to the recession have been successful in restraining growth, for the moment. However, it seems inevitable that the pressures to develop will build again. In 1999, before the institution of the zoning changes, 200 or more new residences were possible, a number which Caucus members considered to exceed the level of growth desired by its residents. Now, in 2014, 130 new residences are possible under current zoning and Pitkin County growth management measures. If all 130 were built out, that would be a number which would still change the character of the Valley and put pressure on its resources.

**Goal:**

It is the goal of this Master Plan, in 2015 as in 1999, to limit residential development in the Upper Fryingpan Valley to the maximum extent possible.

A majority of the land in the Upper Fryingpan Valley is within Pitkin County, but key lands are contained in Eagle County as well so its participation in this process is critical.

**Recommended Zoning Related Actions-Pitkin County:**

(1)In general, existing Pitkin County zoning classifications of AR-2, AR-10, RS-30, RS-35, RS-160, RR and CD-PUD are suitable to the Upper Fryingpan Valley with primarily minor modifications to refine them to reflect the unique characteristics of the area. Existing units and buildable lots of legal record should be included in the density count on properties that have subdivision potential based on existing zoning. For specific area zoning recommendations, see item (13) below. (For a recent history of Pitkin County zoning actions in the upper Fryingpan Valley, see Attachment 4).

(2) It should be noted that applications for zoning changes and/or variances will always be possible for landowners, but these actions should require public comment, input from the Caucus, and careful consideration by the County. It should also be noted that property owners with existing lots of legal record in areas that are rezoned for lower density (for example, rezoned from AFR 10 to RS 30) still have the right to build on their land. (For a recent history of Pitkin County zoning actions, see Attachment 4).

(3) As interpreted and enforced by Pitkin County Ordinance No. 022-2008, the floor area for principal structures should be restricted to *no more than* 4,000 sq. ft., consistent with current Pitkin County Land Use Code regulations, but the overall cap for floor area in the Upper Fryingpan Valley should be no more than 5,750 sq. ft. gross area, including all accessory structures and uses. (If principal structures contain less than 4000 sq. ft. of floor area, accessory structures may use all remaining floor area, up to a cap of 5,750 sq. ft., or as allowed in underlying zoning, whichever is less.)(See Attachment 6 for clarification). (For history of this amendment, see Attachment 7).

(4) Within the Upper Pitkin County Fryingpan Overlay Zone District, applications for special review use, subdivision and/or planned unit developments are subject to criteria specifically developed to implement the direction of this master plan regarding issues of character, impacts and growth in the Upper Fryingpan Valley. Such standards should apply to all lands within the Caucus boundary.

(5) Existing "grandfathered-in" uses such as guest ranches should be allowed to continue on lands that are zoned under the RS classification.

(6) Under all zone classifications, siting of residential development and access roads should adhere to the *Development Standards* in the Land Use Code and be subject to Activity Envelope/Site Plan Review to address constrained areas and visual impacts among other things. To the maximum extent possible, residences and access roads should be placed in the least sensitive areas. Buildings and roads should not be allowed on meadow and hillside view sheds, ridgelines, slopes over 30 percent, wetlands, riparian areas, and in key wildlife habitat. In cases where the proposed residential development may not be able to satisfy these requirements and/or other RS zoning restrictions, the proposed development may not be appropriate. These protections are critical in order to maintain the primitive and rural character of the Upper Fryingpan Valley.

(7) All access roads to developments in the RS zones should be privately constructed and maintained so as to not increase the tax burden on the local residents.

(8) Only single family homes and cabins should be allowed in the Upper Fryingpan Valley. No multifamily housing such as condominiums, apartments, or townhouses should be allowed. No commercial timeshare residences should be allowed.

(9) Existing mobile homes should continue to be allowed within their present locations in the towns of Meredith and Thomasville as non-conforming uses/structures, but issues of

health and safety should be addressed. Furthermore, to the extent feasible, it is recommended that mobile homes be brought into compliance with Pitkin County Building Code standards and local and state regulations for waste water disposal.

Any relocation or replacement of existing individual mobile homes, and/or redevelopment, relocation or replacement of existing mobile home parks (consisting of two or more mobile homes,) should be subject to compliance with Mobile Home Park zone district standards. Redevelopment, relocation or replacement of two or more mobile homes should also be subject to rezoning to *Mobile Home Park*. Mobile home parks should be limited to the area immediately adjacent to or within the already densely developed centers of Thomasville and Meredith in order to retain an overall low density rural character for the area.

(10) Resort lodging should be allowed in locations where it presently exists. Expansion of these facilities is generally not favored by the local residents and thus should require extensive local input.

(11) The clustering of development near the Fryingpan River Road should be encouraged and given special consideration to the maximum extent possible in order to preserve large unbroken tracts of natural open space. Under no circumstances should upzoning increase the *overall* density for the area.

(12) Note that the Pitkin County Planning Commission has reviewed zoning-related recommendations in this Plan; finds their intent to be clear; and will consider the recommendations at such time as the County initiates a comprehensive analysis of zoning modification needs in the Upper Fryingpan Valley.

(13) Specific recommendations for Pitkin County zoning in the Upper Fryingpan Valley are as follows:

(a) The towns of Thomasville and Meredith should remain zoned AR-2 consistent with the conditions described in items (3) - (6) above. They should also remain as distinct towns with RS-30 zoning between them to maintain a significantly lower density and rural buffer.

(b) We support existing RS-30 zoning in the area to the south of the Thomasville/Meredith/Ruedi corridor from the old kilns near the eastern edge of Thomasville to the south shore of Ruedi within ½ mile of the Fryingpan River Road, (and Rural-Remote (RR) zoning beyond,) subject to the standards described in items (3) - (6) above. The same RS-30 and RR zoning should be implemented for the Pitkin County lands on the north and east side of the Fryingpan River which are outside of the Thomasville and Meredith town zones. Most properties in question are larger than thirty acres, but in the case where an individual property is less than 30 acres, adjacent properties could be combined to achieve the required acreage. It should be noted that existing and proposed zoning classification for these areas will still allow residential growth beyond the level desired by the community as expressed in the results of the survey, but it provides the landowners in the area with a reasonable potential to develop their land. This development should be consistent, however, with the desired character of the area.

(c) The areas on both sides of the county road from the eastern edge of Thomasville to the confluence of the Main and North forks of the Fryingpan should be zoned RS-30 subject to the standards referenced in items (3) - (6) above. It should be noted that these areas already have considerable density on them from the existing guest ranch developments.

(d) We recommend that the current Rural-Remote (RR) zoning on Pitkin County lands further up the Eagle-Thomasville road remain in place.

(e) The Norrie Colony area to the south of the county road from the confluence of the Main and North Forks of the Fryingpan River to the Forest Service Chapman Campground should continue to be zoned RS-30. It should be noted that the area has undergone extensive residential build out and is already at a density which approaches one unit per ten acres.

(f) We support the Conservation PUD (CDPUD) and RS-35 zoning that is in place on lands from the beginning of the Fryingpan River and North Fork confluence to Elk Wallow campgrounds. Any future development should place a strong emphasis on lot clustering in forested areas to preserve the remaining open space. Further subdivision of existing lots of record is not recommended and should be discouraged. (For a history of Pitkin County zoning actions, see Attachment 4E).

(g) The Federally owned lands to the south and east of Fryingpan River Ranch (Horseshoe Bend) should remain RS-160 zoning. The Caucus stands in opposition to any land conversion that would transfer any publicly held land into private ownership or control.

(h) We support existing RS-160 and Rural-Remote zoning on properties along Road 105 (Hagerman Pass Road.) The Hagerman Pass Road area is far removed from the population centers of Meredith and Thomasville and from County services (including snow removal). It is a recreational and scenic area that is enjoyed by local residents dating back to the days of the Colorado Midland Railroad, as well as by thousands of citizens of Colorado and surrounding states. Residential development is entirely inappropriate for this area. (For history of Pitkin County zoning actions, see Attachment 4F).

(i) We support the present Rural-Remote zoning on the properties to the south and east of Ruedi Reservoir up the Miller and Deadman Creek drainages. It should be noted that investment and development corporations hold many of these properties, a fact that is of considerable concern to the local residents. Pitkin County should encourage transfer of development rights (TDR) from these RR areas, as well as the RR areas up the Hagerman Pass road. The same is true of Forest Service in-holding acquisition and private foundation open space preservation efforts for these areas.

(j) We support the current Rural-Remote (RR) zoning on the properties to the south of the Meredith/Thomasville corridor in the upper reaches of Bessie Park.

(k) Preservation of agricultural lands should be an objective if and when rezoning is considered for the Upper Fryingpan Valley.

(14) The Caucus also supports the use of measures such as transfer of development rights (TDRs) and conservation easements to further reduce the possible levels of residential density.

### **Recommended Actions-Eagle County:**

#### **Analysis:**

While much less of the Upper Fryingpan Valley is within Eagle County, the areas which do fall within the County jurisdiction are environmentally and visually sensitive. These lands can be broken into three areas: the Meredith/Thomasville corridor, the Eagle-Thomasville Road, and Ruedi Reservoir.

#### **Recommended Actions:**

(1) All of these lands should remain or be placed in the "Resource" zoning category with a maximum density of one unit per 35 acres.

(2) To the maximum extent possible, residences and access roads should be placed in the least sensitive areas. Buildings and roads should not be allowed on meadow and hillside view sheds, ridgelines, slopes over 30 percent, wetlands, riparian areas, and in key wildlife habitat. The floor area for principal structures should be restricted to 4,000 sq. ft., but the overall cap for floor area in the Upper Fryingpan Valley should be 5,750 sq. ft. gross area, including all accessory structures and uses. (For Eagle County follow-up actions, see Attachment 5).

(3) No multi-family, apartment buildings, townhouses, duplexes, or commercial timeshare residences should be allowed.

(4) Existing mobile homes should continue to be allowed within their present locations in the towns of Meredith and Thomasville as non-conforming uses/structures, but issues of health and safety should be addressed. Furthermore, to the extent feasible, it is recommended that mobile homes be brought into compliance with Eagle County Building Code standards and local and state regulations for waste water disposal. Any relocation or replacement of existing individual mobile homes, and/or redevelopment, relocation or replacement of existing mobile home parks (consisting of two or more mobile homes,) should be subject to compliance with Mobile Home Park zone district standards. Redevelopment, relocation or replacement of two or more mobile homes should also be subject to rezoning to *Mobile Home Park*. Mobile home parks should be limited to the area immediately adjacent to or within the already densely developed centers of Thomasville and Meredith in order to retain a low density rural character for the area.

(5) All access roads to developments in the zones should be privately constructed and maintained to preserve the rural character and so as to not increase the tax burden on the

local residents. In some cases, the proposed residential development may not be able to satisfy these requirements and/or other zoning restrictions, so the proposed development would not be appropriate. These protections are critical in order to maintain the primitive, rural and visual character of the Upper Fryingpan Valley.

(6) The zoning recommendations for the various Eagle County areas in the Upper Fryingpan Valley are as follows:

(a) The North side of Fryingpan River in the Meredith/Thomasville corridor should continue as currently zoned in the Resource category with a maximum density of one unit per 35 or more acres, including Jakeman Creek.

(b) The properties up the Eagle-Thomasville road should continue as currently zoned in the Resource category with a maximum density of one unit per 35 or more acres.

(c) The properties around the North shore of Ruedi Reservoir from Ruedi Shores subdivision to the town of Meredith should continue as currently zoned as Resource with a density of one unit per 35 or more acres. The higher density residential development around Ruedi Reservoir is localized to the Ruedi Shores subdivision and it is desired that it remain that way. The Eagle County Master Plan shows that the north shore is critical elk winter range. It is also important deer habitat and extremely visually sensitive. The fact that the land use map on p. 81 of the Eagle County Master Plan designates two areas to the East of Ruedi Shores as "Countryside" land use zones is of great concern to the residents of the Upper Fryingpan Valley. Such a land use designation would allow a density potentially as high as one unit per two acres, which is completely contrary to the rural character of the area. Under no circumstances should the density of the Ruedi Reservoir area exceed one unit per 35 acres, with the exception of the existing Ruedi Shores subdivision.

### **III. B. COMMERCIAL GROWTH**

#### **Analysis:**

The current commercial activities, not including established guest ranches and lodging facilities, are concentrated in two distinct areas, Meredith and Thomasville.

#### **Goal:**

This plan supports projects that would provide quality growth and development consistent with the goals and policies contained in the master plan. Projects must provide a benefit without creating a financial burden on the Caucus area or the respective communities.

#### **Recommended Actions:**

(1) Future commercial development should be limited to areas of Meredith and Thomasville that are currently zoned commercial.

(2) To insure that future commercial growth reflects sensitivity to the natural environment, development should occur at a slow rate and meet the needs of the Upper Fryingpan Valley.

(3) The Caucus should be active in reviewing new business proposals. The Caucus should continue to support existing county, federal, state, and other legal regulating processes related to the approval of new businesses.

(4) The Caucus should encourage the development of community-oriented businesses. (For list of such businesses endorsed in 1999 Master Plan, see Attachment 1).

#### **IV. ENVIRONMENT**

##### **Overview:**

The Upper Fryingpan Valley and its watersheds constitute a unique and beautiful environment which has historically accommodated a balance of aesthetic, recreational and agricultural uses. The preservation of the Valley's backcountry character and its valuable ecosystems is the primary concern of the majority of the citizens of this community. In addition to preserving the Valley from the changes brought about by development, it is now incumbent upon residents, the Caucus, and Pitkin and Eagle County governments to undertake all possible actions to mitigate against climate change and prepare for its threats and changes: droughts, forest infestations, degraded habitats and plants, wildfires, warmer temperatures, more extreme weather events and other dangers as yet unanticipated. Such mitigation, preparation and preservation is the focus of this section of the Plan.

#### **IV. A. WATER RESOURCES AND RIPARIAN AREAS**

##### **Analysis:**

The global effects of climate change are already being experienced in our semi-arid local Caucus area. Warmer temperatures, increased variability of precipitation, diminishing snow pack, and earlier and more rapid spring thaws result in lower streams in late summer and fall. These conditions have created a critical need for the aggressive management, preservation, and enhancement of our vital water resources.

The Upper Fryingpan Valley watershed has faced enormous demands on its water from the outside. These include significant trans-mountain and trans-basin diversions and calls for water from senior appropriators down valley. These demands have already changed or reduced water flows in the Fryingpan River and its tributaries and have had a negative impact on the Valley's ecosystems. The potential for further demands on the watershed by current water rights holders outside the Caucus area is very real. Any additional diversion of water from our fragile valley will threaten domestic, agricultural and recreational uses. Moreover, additional diversions will be detrimental to our wetlands, riparian ecosystems, plant communities, and wildlife habitat and corridors.

Although didymo (rock snot), an aquatic algae which crowds out the fish food, the macro-invertebrates, is not a problem above the Reservoir at this time, it could become so if streams are allowed to become too shallow or too slow-moving.

**Goals:**

To preserve, enhance and protect the water resources of the Upper Fryingpan Valley.

To be, as individuals and as a community, good stewards of the water in the Upper Fryingpan Valley, making all reasonable efforts to conserve this priceless resource.

To ensure current domestic, recreational and agricultural uses are not negatively impacted.

To avoid significant adverse impacts to our wetlands, riparian ecosystems, plant communities, and wildlife habitat and corridors.

**Recommended Actions:**

(1) Recommend the Caucus work with and advise regional planning organizations that address water resources and riparian/wetlands issues to protect our interests. This work would include efforts to permanently protect minimum stream flows in the Upper Fryingpan Valley.

(2) Recommend that the Caucus urge the Bureau of Reclamation to protect the water flow in the Fryingpan River and its tributaries and the level of Ruedi Reservoir in order to ensure a healthy aquifer and sustain the fisheries and other recreational activities.

(3) Prevent the introduction and proliferation of invasive organisms such as zebra mussels in the Ruedi Reservoir.

(4) Recommend that Pitkin and Eagle County commissioners take a more active role in protecting and enhancing our most vital resource—water.

(5) Recommend that Pitkin and Eagle County commissioners aggressively advocate for better water conservation and preservation beyond our county boundaries. The caucus urges Pitkin County to lead a wider dialogue, even a global dialogue, not only about water resource management but about incentivizing water conservation.

(6) Discourage land use and development activities that subject areas to increased potential for damage by flood, erosion, sedimentation, or water pollution.

(7) Minimize ground pollution by maintaining adequate septic systems and adhering to codes, especially minimum setbacks from water sources. (For Pitkin County actions, see Attachment 4).

(8) Recommend that development should preserve natural vegetative cover and that areas disturbed by land use or development activities should be revegetated, consistent with Pitkin County regulations.

#### **IV. B. FORESTRY ISSUES**

##### **Analysis:**

Most tree stands (spruce, pine, fir and aspen) in the Caucus area are over mature and decadent. They will be facing high mortality rates in the near future because of age, disease and insects. Because of these conditions, our area forests will be highly susceptible to wild fires. Warmer temperatures and a changing climate could exacerbate the fire risk and make forests more susceptible to insect infestations and drought, leading to an increased risk of fire.

##### **Goal:**

Promote healthy stands for future generations.

##### **Recommended Actions:**

- (1) Encourage and support US Forest Service management of the tree stands through various treatments such as harvesting, thinning and prescribed burning. These treatments would improve the health of the forest and reduce the possibility of large wild fires. Opening up the forest floors will promote regeneration.
- (2) Discourage clear cutting unless it is to save lives or properties or to mitigate against disease or forest fires.
- (3) Continue to work with the USFS in addressing issues pertaining to the Upper Fryingpan Valley, especially timber sales. The Caucus appreciates the Forest Service being in attendance at all Caucus meetings during the summer.
- (4) Support USFS on special projects and research to better understand forest health and regeneration. Of importance is the effort to keep a diversity of trees to mitigate beetle infestation from totally decimating the Upper Fryingpan Valley.

#### **IV. C. WILDLIFE AND FISH PRESERVATION**

##### **Analysis:**

Although the variety and abundance of wildlife and fish will likely never return to the flourishing levels observed in the Valley's heyday, hunters and fishers are still able to enjoy healthy game and fish populations. Because the Valley is a sensitive and popular area, it is important to preserve and maintain a healthy habitat for native fish and game.

##### **Goal:**

Preserve wildlife and fish by protecting wildlife habitats and riparian and wetlands areas.

**Recommended Actions:**

- (1) Protect important wildlife areas, such as reproduction areas, winter range areas, migration routes, and wildlife corridors. Any development in the Caucus area should have wildlife corridors, and any fences which are built should be wild-life friendly and compliant.
- (2) Continue to protect riparian and wetlands areas from the adverse impacts of residential development, as well as from the impacts of recreational and agricultural activities.

**IV. D. AIR QUALITY AND RENEWABLE ENERGY**

**Analysis:**

Historically, the Caucus has not encouraged the development of renewable energy sources. While it is important to preserve the current air quality within the Caucus area, wood burning has not adversely affected air quality, due to the small number of winter residents. Furthermore, by harvesting and burning downed timber, a renewable fuel source, local residents are utilizing a renewable energy source.

**Goals:**

- Preserve present air quality and keep all air pollution to a minimum.
- Encourage the development of community renewable energy sources within the Caucus area on appropriate sites and the use of renewable energy for private use.
- Support and promote resource efficiency in existing and new structures to support community resiliency, economic vibrancy and environmental protection.
- Support the Pitkin County goal of reducing energy from non-renewable sources.

**Recommended Actions:**

- (1) Continue compliance with the Colorado Clean Air Act and with relevant county codes and regulations of the local fire district.
- (2) Encourage governmental agencies and utilities to incentivize the use of all feasible forms of renewable energy and power for private use: solar, wind, hydro, geothermal.
- (3) Encourage the use of high efficiency, EPA phase 2 clean burning wood stoves and fireplaces in all existing homes and in new construction.

## **V. LAND USE**

### **V.A. AGRICULTURE AND WILD FOOD SOURCES**

#### **Analysis:**

The Upper Fryingpan Valley has historically been host to a number of traditional agricultural activities, both on private and on public lands. These have included cattle grazing, livestock and poultry raising, haying, vegetable gardening, and trout farming. Valley residents have also relied on natural wild food sources. They have hunted deer, elk, and turkeys for meat; fished rivers, lakes and streams for fish; and harvested berries and mushrooms for edibles. Increasing the amount of food that is grown locally makes the Caucus area stronger and more adaptable to future change.

#### **Goals:**

Continue to support traditional agricultural practices which are environmentally sound and sustainable.

Continue to preserve the forests and riparian areas to provide necessary habitat for wild game and fish.

#### **Recommended Actions:**

- (1) Ensure that agricultural practices address the implications of drought, water diversion and pollution of fragile riparian areas.
- (2) Encourage the enforcement of current hunting and fishing regulations and support the preservation and enhancement of the fish and game populations.
- (3) Encourage cooperation between permit holders for grazing on public land and private homeowners to minimize degradation of gardens, yards and stream sides.
- (4) Consistent with Pitkin County regulations, encourage the use of small (less than 120 square feet) household greenhouses.

### **V. B. RECREATION**

The Upper Fryingpan Valley offers a myriad of opportunities for outdoor recreation, in all seasons. The Caucus area within Pitkin County encompasses 108,000 acres, 96% of which is federal land. Most of the Eagle County area within the Fryingpan Valley watershed is also federal land. The Ruedi Reservoir provides additional recreation amenities, along with many alpine lakes. Drawn by the lakes, streams, and the scenic mountain beauty, people come from all over to enjoy various outdoor activities which include hiking, fishing, hunting, camping, backpacking, bicycling, horseback riding, boating, picnicking, riding mountain bikes, motorcycles and ATV's, cross country skiing, snowmobiling, snowshoeing, and scenic driving.

Based on 2014 current US FS figures, the seven campgrounds (Chapman, Dearhamer, Little Mattie, Little Maude, Mollie B, Ruedi Marina and Elk Wallow), which have a combined total of 178 campsites, had an average summer occupancy rate of 37%. However, the weekends are at full capacity. Unfortunately, many campers choose not to use the campsites and are camping in the popular dispersed sites, some of which are too close (within 100 feet) to the stream, lakes, and trails and abused by over-use.

**Goals:**

Preserve the Upper Fryingpan Valley's backcountry character and its valuable ecosystem so future generations can continue to enjoy recreational activities here.

Maintain campgrounds, recreational sites and trail systems in their current condition and at good, usable capacities consistent with responsible backcountry usage.

Keep the Ruedi Reservoir, Fryingpan River and its tributaries, and alpine lakes in pristine and healthy condition.

Encourage the various recreational users to be courteous, respectful, responsible, and cooperative with each other.

**Recommended Actions:**

Work with the US Forest Service to:

- (1) Preserve and maintain all current hiking trails, including those in wilderness areas, on public land consistent with US Forest Service guidelines.
- (2) Preserve historically established access to public lands.
- (3) Identify trailhead parking for year round recreational uses. Coordinate US. Forest Service and County efforts to establish adequate, efficient and safe parking at trailheads.
- (4) Enforce the regulations on popular dispersed sites
- (5) Encourage US Forest Service to consult with the Caucus if and when any new Recreation Site Analysis process is scheduled.

Work with the Department of Parks and Wildlife to

- (1) Encourage the enforcement of fish and game regulations.

## **V. C. ROADS**

### **Analysis:**

In the summer of 2014, the Pitkin County portion of the Fryingpan Road received extensive improvements for the first time in more than 20 years. The area near mile marker 21 where the road was slipping toward the reservoir was excavated and repaired. Multiple culverts were replaced, along with damaged road sections caused by frost heaves in the areas of the damaged culverts. Some improvements were made to guard rails. Spot paving was done where needed, and the entire road was chipped and sealed, providing a vast improvement. No other improvements have been done to any of the roads in the Caucus area of Pitkin County. The Eagle County portion of the Fryingpan road was chipped and sealed in the past 10 years since the writing of the original Master Plan.

There has been limited growth in the area in the past 10 years. Recreational usage of the road is considerable, and traffic from both has put pressure on the roads. In addition, there has been a substantial increase in the number of bicyclists on the Fryingpan Road.

Results from the Fryingpan Valley Questionnaire in 1999 showed a majority of respondents felt the existing Fryingpan Road should not be widened to accommodate additional traffic as development occurs. The majority felt that there should be no paving of currently unpaved public roads in the Upper Fryingpan Valley.

### **Goals:**

- (1) The Fryingpan River Road should be well maintained year-round to ensure safety.
- (2) The Eagle-Thomasville road should have regular maintenance to ensure safety but should not be paved.
- (3) The road to Ivanhoe and Hagerman Pass should have regular maintenance to ensure safety but should not be paved.

### **Recommended Actions:**

- (1) The Counties should do periodic summer maintenance, such as chip-and-seal, to maintain the quality of the Fryingpan Road. Striping should be done each year. Regular snowplowing should be provided.
- (2) Speed limits should be enforced and automated flashing speed indicators should be placed on both sides of Thomasville and Meredith to reduce speeding during high volume traffic months.

(3) The Counties should increase the number of pull-outs on Fryingpan Road for both bicycling and driving safety.

(4) Magnesium chloride should not be used on any roads in the Fryingpan Valley.

(5) The Counties should provide ways to safely accommodate bicycle riders on Fryingpan Road. A possible way is to promote single file riding. Signs on the road near Basalt and along the Fryingpan Road should state: "Dangerous road. No shoulders. Single file riding recommended."

#### **V. D. NOXIOUS WEEDS AND TRASH CONTROL**

##### **Analysis:**

In order to control noxious weeds (particularly thistles), a constant effort is needed by both county government as well as private landowners. When thistles are allowed to spread, native plants are crowded out. Aggressive thistles are also decreasing the natural food supply for wildlife.

When residents do not use bear-proof trash containers, bears are a problem in the Valley.

##### **Goal:**

Organize a vigorous, coordinated effort to eliminate noxious weeds as well as junk piles, junk cars and unsightly trash along the Fryingpan Road and within the Caucus area.

##### **Recommended Actions:**

(1) Encourage cooperative efforts among Pitkin and Eagle counties and the US Forest Service to provide noxious weed spraying along the Fryingpan Road and other roads in the Caucus area.

(2) The Counties should enforce its ordinances requiring landowners to carry out aggressive weed control.

(3) In order to encourage residents to remove unsightly trash from their properties, urge Pitkin County to continue the annual credit for residents at the Pitkin County landfill.

(4) Continue the community trash receptacle in order to eliminate the possibility of trash left outside, which attracts bears and other wildlife.

(5) The Caucus should continue to serve as the local mechanism to organize volunteers to collect litter along the roads and along the waterways.

## **V.E. Waste Management**

### **Analysis:**

At current use levels the Pitkin County landfill will close in about seventeen years. At closure, County residents will experience changes to level of service, and waste will have to be hauled to other landfills at greater expense. Pitkin County offers existing programs to divert compostable, recyclable and hazardous material from our waste stream to extend the life of the landfill. However, there are measures that could be taken at the residential level to reduce and reuse waste. There is currently no long-term waste management service available to the Upper Fryingpan Valley.

### **Goal:**

With proper planning and participation in county-wide waste management plans, households may experience cost savings and help create a smaller environmental footprint.

### **Recommended Actions:**

The Upper Fryingpan caucus recommends that a secure, permanent solution to residential waste disposal for this area be explored with Pitkin County. It may be reasonable to consider waste disposal for this area in the context of a residential waste management plan in coordination with the Town of Basalt.

## **V. F. MINERAL DEVELOPMENT**

### **Analysis**

#### **Mining:**

Historically, there has been mining in the Upper Fryingpan Valley in the early 1900's, mostly for gypsum and lime. These mines and quarries have been closed almost 100 years. Hard mineral prospectors, mostly looking for gold and silver, have been completely unsuccessful at finding commercial-grade ore. Consequently, there is little likelihood of commercial mining development in the area.

#### **Oil and Gas:**

As of 2014, the Bureau of Land Management classifies the Upper Fryingpan Valley as having "low" to "unknown" potential for oil and gas development. There are currently no active leases on US Forest Service lands, and leasing cannot occur in the adjacent wilderness areas. There is a slight chance of oil/gas exploration on private lands, as mineral rights appear to be retained by property owners. However, only about 5% of the Upper Fryingpan Valley watershed is in private lands and most of these parcels are small.

The limited land available should make oil and gas exploration uneconomical. Any private exploration would be governed by the Colorado Oil and Gas Conservation Commission.

If any mineral development occurs in the Upper Fryingpan Valley, we would expect to see increases in vehicular traffic, air emissions, heavy water usage, noise, and an increased risk for water and air pollution. Also, the visual and scenic impact could be significant.

**Goal:**

Discourage any mineral or mining development in the Upper Fryingpan Valley.

**Recommended Actions:**

(1) If any mineral exploration is proposed on federal lands in the Upper Fryingpan Valley, the Caucus wants to be an active participant in the Environmental Impact Assessment.

(2) If any oil or gas exploration is proposed on private lands in the Upper Fryingpan Valley, the Caucus should receive timely notice to provide comments to the Colorado Oil and Gas Conservation Commission and to Pitkin County, both of whom regulate oil and gas development.

**V. G. MARIJUANA REGULATION**

**Analysis:**

Recreational marijuana (its growth and dispensing) was legalized in Colorado, effective, January 2014. Medical marijuana was previously legalized in 2001. Early in 2013, the Pitkin Board of County Commissioners (BOCC) requested a recommendation from the Upper Fryingpan Caucus regarding marijuana growth and distribution in the area. The only two commercial sites (per zoning regulations) are the Meredith Store (which is closed) and the Sonnydale Store (which burned down in 2000). In a special meeting, on September 9, 2013, the UFV Caucus voted to ban retail sales in the caucus area and in another vote to ban grow sites.

The Pitkin County BOCC then placed a moratorium on any marijuana licensing in several rural Caucus areas, including the UFV Caucus area. This moratorium was set to expire in February 2015. However, the BOCC again requested recommendations from the UFV Caucus on all marijuana licensing. At the August Annual Meeting, the Caucus addressed the marijuana issue by voting to recommend the denying of all types of licensing for both medical and recreational marijuana. (See Attachment 8)

**Goal:**

To ban the licensing of medical and recreational marijuana facilities in the Upper Fryingpan Caucus area. This includes growth, packaging, infusion of products, testing, and sales. This recommended ban does not include growing marijuana for personal use.

**Recommended Action:**

Recommend that the Pitkin and Eagle Board of County Commissioners institute a permanent ban on licensing of medicinal and recreational marijuana facilities for the Upper Fryingpan Valley.

**V. H. SPECIAL EVENTS**

**Analysis:**

The Upper Fryingpan Valley is a recreational area offering opportunities for a range of activities including social activities and fund raisers. Sparsely populated, it is remote from areas of concentrated populations. Social activities, held at ranches or private homes, such as weddings, reunions, parties are generally private and modest in scope. Local organizations, such as the Fryingpan Caucus, the Thomasville Fire Department or the Thomasville church, occasionally host events. The Hunter's Dinner, Snowmobile Poker Run, Fourth of July Potluck and the Annual Corn Boil are examples. There have not been complaints regarding these events.

**Goals:**

Preserve the rights of property owners to host private and public events on their property without undue costs and restrictions from Pitkin County.

Preserve the rights of community organizations to host events on their property without undue costs and restrictions from Pitkin County.

**Recommended Actions:**

Request that the Pitkin County Commissioners exempt the Upper Fryingpan Caucus area from special event regulations, permits and fees.

**VI. SECURITY**

**VI. A. EMERGENCY PREPAREDNESS**

**Analysis:**

In the Upper Fryingpan Valley, many of the timber stands are ageing, diseased, and/or suffering from insect attacks. The condition of the forests, along with extreme weather and geologic events, increases the potential for wildland fires, landslides, floods and other natural disasters.

**Goal:**

To protect lives, livestock and pets, and property in the event of a natural or man-made disaster.

**Recommended Actions:**

- (1) The Caucus will support the Basalt Fire Protection District and appropriate government agencies in ensuring that fire and flood mitigation measures are taken to minimize these risks in and around developments in the Caucus area.
- (2) The Caucus will work with appropriate law enforcement and county emergency planners to establish a comprehensive emergency plan and disseminate the emergency information throughout the community and post appropriate signage.
- (3) In the event of a natural disaster, the Caucus expects both Pitkin and Eagle counties to take all appropriate actions including streamlining regulations and permitting processes to support both short-term and long-term recovery.

**VI. B. EMERGENCY SERVICES****Analysis:**

As residents, commuter and recreational users in the Upper-Fryingpan Valley increase, there are more and more accidents and medical emergencies with a consequent need for increased emergency services. Currently excellent emergency services are provided by the local Thomasville Volunteers of the Basalt Fire Department. However, because of its rural nature, local infrastructure could be improved to more adequately support emergency services.

**Goal:**

To improve local infrastructure, such as posted bridge weight limits, road signs to support emergency services and posting numerical street addresses at all residences and entries.

**Recommended Actions:**

- (1) Consider address signage for emergency medical and fire equipment
- (2) Post weight limits on all bridges to allow safe access with fire and emergency equipment.

**VI. C. LAW ENFORCEMENT**

Even though the Upper Fryingpan Valley is remote and has a small population, it is still subject to crimes and problems which require the prompt attention of the Pitkin County Sheriff's Department. The Valley is approximately 60-80 minutes driving time from Aspen.

**Goal:**

Improve law enforcement in the Upper Fryingpan Valley by having a faster response time when an officer is needed.

**Recommended Action:**

Encourage the Sheriff's Department from both Pitkin and Eagle Counties to provide officers who can respond to incidents in a more timely manner.

**VII. COMMUNITY**

**VII. A. SENIOR AND COMMUNITY SERVICES**

**Analysis:**

The Upper Fryingpan Valley contains a large population of citizens who are ageing, have limited incomes, and/or who have special needs. As an isolated community, the residents often do not have access to the services they need to maintain their quality of life. They have difficulty reaching town for medical care, recreation, or shopping. County services are currently limited primarily to the provision of emergency health services and public safety.

**Goal:**

In order to strengthen the quality of life for all people in our community, but especially for seniors, the Upper Fryingpan Caucus strongly urges the expanded provision of access to services such as transportation and amenities such as arts programming, nutritional support, and wellness education, including exercise classes.

**Recommended Actions:**

- (1) The Caucus will participate with Pitkin County in assessing the most critical needs and work on a time-table for providing such services.
- (2) The Caucus will work with the Pitkin County and the Basalt Fire District to expand the Thomasville Volunteer Fire Department building to better serve as a community center.

**VII. B. TELECOMMUNICATIONS**

**Analysis:**

The Upper Fryingpan Valley is an underserved rural area which lacks adequate telecommunications services (defined as telephone, cable TV and high speed internet "broadband" services). The lack of sufficient high speed internet and cellular telephone services creates critical public safety concerns, as well as inhibits common daily needs for education and home businesses. Residents of the Upper Fryingpan Valley are not able to use internet service with sufficient speed and bandwidth to perform homework necessary

for school, farm or conduct a business, or work remotely. The Upper Fryingpan Valley is lacking in services that are expected in modern American life.

The primary telecommunication infrastructure is one telephone service line that travels from Basalt up the valley. It is of poor quality and inadequate to meet the Upper Fryingpan Valley community's public safety and educational needs as well as a reasonable residential and home business services. Even dial-up service is compromised. Cellular telephone service is not available five miles beyond Basalt. The absence of cellular service is a critical public safety issue for both residents as well as recreational users in the valley. There is no fiber optic cable in the valley; It ends in the town of Basalt and leaves the rest of the valley without high speed internet or other modern telecommunication services. Television and radio are offered through the air, free of charge via translator sites funded and maintained by Pitkin County, but there is no cable TV service at all. Satellite services for internet and television are available but those services are typically over-subscribed and an inadequate means of broadband service.

**Goals:**

Improve access to telecom services, specifically adequate broadband internet solutions that have sufficient speed and bandwidth in UFV to improve safety, educational and economic opportunities, social networking and entertainment.

Make cell service available to areas around Ruedi Reservoir and the Fryingpan Road corridor.

**Recommended Actions:**

- (1) Pitkin County should aggressively advocate for cooperative agreements with broadband companies to provide cell service and broadband internet access that will be of greater speed and higher quality than satellite. Cell towers should be camouflaged.
- (2) Pitkin County should require cell companies to provide services to the Upper Fryingpan Valley if they seek approval for cell towers and service in the Roaring Fork Valley.
- (3) Pitkin County should encourage providers to offer state-of-the-art cell service, broadband, and internet access in progressive increments if necessary.
- (4) Existing over-the-air free TV should be continued and expanded to ensure that rural residents have access to emergency information.

**VII. C. SCHOOL BUSES**

**Analysis:**

It has become increasingly difficult to get a school bus for the Meredith/Thomasville children. Our community believes that the school bus service for the Upper Fryingpan Valley must be provided, free of charge, by the Roaring Fork School District. Everyone pays

taxes on property in this valley to their respective counties and school districts. They should receive the same benefits as the residents in other areas.

**Goal:**

Have bus service available for school children in the Upper Fryingpan Valley. A year-around resident of the Upper Fryingpan Valley should be designated to be the contact for all school bus issues.

**Recommended Action:**

In the event that more school-age children reside in the Upper Fryingpan Valley, work with the county officials to ensure that these children will have school bus service.

**VII. D. MOSQUITO TESTING**

**Analysis:**

The Upper Fryingpan Valley is generally cool and includes many lakes, streams and riparian environments which encourage mosquito growth. These mosquitos are a troubling nuisance and can pose a health risk. As the summers are getting warmer due to climate change, there may be a worsening problem with mosquitos and West Nile Virus.

Human cases of West Nile Virus have occurred in many near-by counties, including Mesa, Delta and Garfield. It is a concern that the virus is spreading to higher elevations each year.

**Goal:**

Pitkin County should take necessary measures to assure health and safety of its residents and visitors.

**Recommended Action:** Pitkin County Environmental Health should conduct trapping and testing of mosquitos each summer to determine whether or not the West Nile Virus is present in the area. If present, residents and visitors should be warned.

**VIII. HISTORICAL AND CULTURAL CONSIDERATIONS**

**Analysis:**

There are several areas in the Upper Fryingpan Valley that still reflect the rich history of the area. The first to live and use this area were the Ute Indians, who summered here. Remains of teepee rings, flint chippings and "vision quest" sites have been found. These areas are now being studied with a goal of protecting them.

When the Colorado Midland Railroad linked Leadville, via Hagerman Pass through the Fryingpan Valley, there were several important sites used to support that venture: the Lime Kilns above Thomasville, the railroad workers village above the Mallon tunnel, and the Coke Ovens at Sellar Meadow which are, unfortunately, slowly deteriorating. There are other buildings in the area including the Thomasville Community Church, Norrie Colony, the Fryingpan River Ranch (Horseshoe Bend) and the Meredith Store which deserve consideration for preservation.

Pitkin County's Historic Preservation Program is based on a voluntary commitment by property owners to preserve historic resources, with incentives available for their preservation. The County's Historic Preservation Officer works with landowners who are interested in listing their properties on the Historic Inventory or designating their properties to the Historic Register. The County adopted the Preservation Handbook for Historic Properties in 2008 to provide guidelines for alterations to existing structures, historic sites, additions, new construction and site work, in order to promote the preservation of the historic, cultural, and architectural resources.

**Goal:**

Preserve, protect and educate the public about the cultural and historical sites of the Fryingpan Valley.

**Recommended Actions:**

- (1) Encourage Pitkin and Eagle Counties to work with the Ute Indian Nation to ensure that cultural and spiritual sites will be preserved.
- (2) Encourage the Pitkin County Preservation Officer to identify historical sites in the Upper Fryingpan Valley for preservation for future generations. Of particular interest for preservation or stabilization are the coke ovens at Sellar Meadow. (For Pitkin County actions, see Attachment 4).
- (3) Where appropriate, provide signs to educate the public and foster respect for cultural and historical sites.

## Attachment 1

### 1997 QUESTIONNAIRE WITH RESULTS

The purpose of this questionnaire was to poll the residents of the Upper Fryingpan Valley regarding long-range community planning. The results from this questionnaire will aid the Upper Fryingpan Caucus in developing a consensus for presentation to Pitkin/Eagle County planners. The results are as follows.

In filling out the questionnaire numbers were filled out to the questions as listed:

- (1) Strongly agree
- (2) Mildly agree
- (3) No opinion
- (4) Mildly Disagree
- (5) Strongly disagree

#### 1. GROWTH AND ZONING

1.1 The overall character of the Upper Fryingpan Valley, which is mainly rural and recreational, should remain substantially unchanged.

- (1) 123 (2) 15 138 (3) 1 (4) 1 (5) 7 8

#### Residential Development

1.2 In order to maintain the rural character of the Upper Fryingpan Valley, multi-family housing development should be prohibited.

- (1) 123 (2) 13 136 (3) 1 (4) 2 (5) 8 10

1.3 In order to maintain the rural character of the Upper Fryingpan Valley, subdivision development should be prohibited.

- (1) 97  
(2) 25 122  
(3) 5  
(4) 6  
(5) 12 18

1.4 Residential development should be limited to existing population centers in the Upper Fryingpan Valley.

- (1) 77  
(2) 24 101  
(3) 2  
(4) 18  
(5) 20 38

1.5 Residential densities should be reduced in areas that have a large impact on wildlife and the natural environment.

- (1) 83  
(2) 22 105  
(3) 9  
(4) 12  
(5) 18 30

1.6 Future residential development should be limited to single family dwellings.

- (1) 119

(2) 14 133

(3) 3

(4) 7

(5) 3 10

1.7 Limit residential development in the Upper Fryingpan Valley to preserve the sensitive natural environment and to ease traffic congestion.

(1) 91

(2) 29 120

(3) 6

(4) 10

(5) 10 20

1.8 Notifications of petitions for any zoning variances should be made to the Upper Fryingpan Caucus as well as to adjacent land owners.

(1) 102

(2) 24 126

(3) 9

(4) 3

(5) 8 11

1.9 Notifications of petitions for any zoning variances should be made only to adjacent landowners with a general posting on the property.

(1) 44

(2) 3 47

(3) 13

(4) 23

(5) 74 97

1.10 Present zoning restrictions are appropriate for the Upper Fryingpan Valley.

(1) 36

(2) 19 55

(3) 30

(4) 22

(5) 26 48

1.11 Rural and remote zoning is inappropriate for the Upper Fryingpan Valley.

(1) 57

(2) 14 71

(3) 13

(4) 21

(5) 29 50

1.12 An overall sense of community should be the goal for additional development.

(1) 74

(2) 32 106

(3) 27

(4) 6

(5) 9 15

### **Commercial Development**

1.13 Present commercial development in Meredith and Thomasville is sufficient to meet the needs of the Upper Fryingpan Valley.

- (1) 56
- (2) 26 82
- (3) 25
- (4) 24
- (5) 15 39

1.14 Future commercial development should be limited to the Meredith and Thomasville areas adjacent to the Fryingpan River Road.

- (1) 84
- (2) 31 115
- (3) 10
- (4) 6
- (5) 12 18

1.15 Cottage industries and small home business (i.e. gift shops, galleries, and maintenance) should be permitted.

- (1) 41
- (2) 39 80
- (3) 24
- (4) 13
- (5) 30 43

Please express your opinion on the following possibilities for future commercial enterprises.

1.16 General Store

- (1) 43
- (2) 41 84 Upper Fryingpan Valley Master Plan 20
- (3) 14
- (4) 9
- (5) 37 46

1.17 Curio Shop

- (1) 10
- (2) 16 26
- (3) 26
- (4) 23
- (5) 70 93

1.18 Service Station

- (1) 50
- (2) 49 99
- (3) 13
- (4) 5
- (5) 26 31

1.19 Restaurant

- (1) 41
- (2) 44 85

- (3) 14
- (4) 10
- (5) 34 44
- 1.20 Bar
  - (1) 17
  - (2) 19 36
  - (3) 18
  - (4) 17
  - (5) 81 98
- 1.21 Lodging 1-10 Units
  - (1) 25
  - (2) 30 55
  - (3) 21
  - (4) 19
  - (5) 45 64
- 1.22 Lodging 10-20 Units
  - (1) 7
  - (2) 9 16
  - (3) 11
  - (4) 20
  - (5) 98 118
- 1.23 Lodging over 20 units
  - (1) 7
  - (2) 3 10
  - (3) 6
  - (4) 13
  - (5) 115 128
- 1.24 Fly and tackle shop
  - (1) 32
  - (2) 41 73
  - (3) 24
  - (4) 12
  - (5) 32 44
- 1.25 Outdoor equipment rental/sales.
  - (1) 21
  - (2) 27 48
  - (3) 19
  - (4) 19
  - (5) 57 76

**2. LAND USE**

2.1 The Upper Fryingpan Valley should be preserved primarily for recreational purposes.  
Upper Fryingpan Valley Master Plan 21

- (1) 85
- (2) 29 114
- (3) 7

(4) 13

(5) 10 23

2.2 The rural quality of the Upper Fryingpan Valley should be preserved by limiting development on agricultural lands.

(1) 72

(2) 44 116

(3) 13

(4) 5

(5) 13 18

2.3 Burning trash on public or private land should be prohibited in the Upper Fryingpan Valley.

(1) 63

(2) 21 84

(3) 10

(4) 21

(5) 29 50

2.4 Protecting the water supply (quality and quantity) should be a primary concern for development in the Upper Fryingpan Valley and Ruedi Reservoir.

(1) 124

(2) 12 136

(3) 3

(4) 5

(5) 2 7

2.5 Development should retain and preserve water rights and maintain existing irrigation ditches.

(1) 94

(2) 31 125

(3) 12

(4) 3

(5) 1 4

2.6 Wildlife calving, migration and wintering areas should not be developed and wildlife corridors should be preserved.

(1) 95

(2) 26 121

(3) 9

(4) 4

(5) 9 14

2.7 Riparian, wetlands, and flood plain areas should not be developed.

(1) 95

(2) 31 126

(3) 9

(4) 1

(5) 8 9

2.8 No additional campgrounds should be created in the Upper Fryingpan Valley.

- (1) 85
- (2) 23 108
- (3) 14
- (4) 17
- (5) 5 22

2.9 Existing campgrounds should not be expanded beyond their current capacities.

- (1) 76
- (2) 23 99
- (3) 12
- (4) 18
- (5) 2 20

2.10 Upper Fryingpan campgrounds should be locally operated.

- (1) 49
- (2) 22 71
- (3) 38
- (4) 14
- (5) 20 34

2.11 Upper Fryingpan Valley campgrounds should be operated by the US Forest Service.

- (1) 49
- (2) 26 75
- (3) 27
- (4) 8
- (5) 21 29

2.12 Hiking trails should be maintained, consistent with wilderness preservation.

- (1) 98
- (2) 31 129
- (3) 6
- (4) 6
- (5) 3 9

2.13 Public rights-of-way need to be established for access to public lands.

- (1) 37
- (2) 27 64
- (3) 19
- (4) 17
- (5) 42 59

### **3. ROADS**

3.1 The existing paved road (Fryingpan River Road) should be well maintained year-round in order to ensure safety.

- (1) 131
- (2) 8 139
- (3) 3
- (4) 2
- (5) 0 2

3.2 All existing county roads should be maintained to current standards.

- (1) 111
- (2) 21 132
- (3) 5
- (4) 5
- (5) 1 6

3.3 There should be no further paving of public roads in the Upper Fryingpan Valley.

- (1) 81
- (2) 21 102
- (3) 16
- (4) 12
- (5) 13 25

3.4 The Fryingpan River Road should be widened and improved to accommodate additional traffic as development occurs.

- (1) 19
- (2) 13 32
- (3) 17
- (4) 24
- (5) 70 94

3.5 The Fryingpan River Road is in need of safety improvements.

- (1) 41
- (2) 31 72
- (3) 31
- (4) 19
- (5) 21 40

3.6 Speed limits should be strictly enforced.

- (1) 42
- (2) 41 83
- (3) 27
- (4) 18
- (5) 20 38

3.7 A biking/pedestrian trail system along the Upper Fryingpan Road should be constructed.

- (1) 28
- (2) 18 46Upper Fryingpan Valley Master Plan 23
- (3) 17
- (4) 17
- (5) 63 80

#### **4. COMMUNITY SERVICES**

4.1 There is presently adequate law enforcement for the Upper Fryingpan Valley.

- (1) 27
- (2) 17 44
- (3) 43
- (4) 26
- (5) 26 52

4.2 There should be a law enforcement officer that can provide fast response to the Upper Fryingpan Valley.

(1) 59

(2) 30 89

(3) 30

(4) 11

(5) 12 23

4.3 Existing animal control services are adequate in the Upper Fryingpan Valley.

(1) 34

(2) 28 62

(3) 60

(4) 13

(9) 10 23

4.4 Boat storage, lake services and current facilities are adequate.

(1) 38

(2) 24 62

(3) 47

(4) 11

(5) 16 27

4.5 The signage in Basalt adequately reflects the services available in the Upper Fryingpan Valley.

(1) 32

(2) 6 38

(3) 51

(4) 21

(5) 25 46

## **5. HISTORICAL PRESERVATION**

Preservation of historical sites (e.g. Lime Kilns, Coke Ovens, Meredith Store, Thomasville Community Church) is important for retaining the character of the Upper Fryingpan Valley.

(1) 109

(2) 22 131

(3) 8

(4) 12

(5) 4 16

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## Attachment 2

### 1999 Master Plan Ballot Results

#### III. GROWTH AND ZONING: A. RESIDENTIAL GROWTH

**Recommended Actions-Pitkin County (3)** ... maximum allowable size of a single-family dwelling should be reduced to

125 OPTION A: 4000 sq. ft. for all lands or

70 OPTION B: 4000 sq. ft. within AFR 2 and AFR 10, and 7500 sq. ft. within RS 30 ...

(4) Under the RS zoning classifications, the "Special Review Uses should be

100 OPTION A: precluded in the Upper Fryingpan Valley.

94 OPTION B: addressed using existing County processes for approving Special Review.

(6) Trailers should be/and are allowed within their present locations..., but these

103 OPTION A should not be replaced

96 OPTION B may be replaced if in conformance with building codes (current zoning)

(7) The clustering of development near the Fryingpan River Road should be encouraged ...

84 OPTION A: This may require a variance from current or proposed zoning

112 OPTION B: Delete any mention of variance.

(8) The proposed zoning recommendations for the various Pitkin County areas ... (a) The towns of Thomasville and Meredith...should also remain as distinct towns with...lower density rural buffer between them. with zoning

90 OPTION A: AFR 10 (current zoning)

109 OPTION B: RS-30

(b) The area to the South of the Thomasville/Meredith/Ruedi corridor from the old kilns near the eastern edge of Thomasville to the South shore of Ruedi should be zoned

51 OPTION A: AR-10 within ½ mile of the Fryingpan River Road (and RR beyond) (current zoning)

47 OPTION B: AFR 10 within ¼ mile of the Fryingpan River Road and RS-30 between ¼ and ½ mile from the Road (and RR beyond)

103 OPTION C: RS-30 within ½ mile of the Fryingpan River Road (and RR beyond)

(c) The areas on both sides of the county road from the eastern edge of Thomasville to the confluence of the Main and North forks of the Fryingpan should be zoned

63 OPTION A: AR-10 (current zoning)

135 OPTION B: RS-30

(d) The Pitkin County lands further up the Eagle-Thomasville road which are currently zoned RR should be treated such that:

71 OPTION A The status of each property in the Upper Fryingpan which is zoned rural and remote should be reviewed upon request of the landowner on an individual basis ...

96 OPTION B Rural and Remote zoning should remain as is.

37 OPTION C. Encourage counties to assist the caucus to develop new Rural zoning

...

(e) The Norrie Colony area to the south of the county road from the confluence of the Main and North Forks of the Fryingpan River to the Forest Service Chapman Campground should be zoned

88 OPTION A: AR-10 (current zoning)

110 OPTION B: RS-30 Upper Fryingpan Valley Master Plan 25

(f) All lands from the beginning of the Fryingpan River and North Fork confluence to Elk Wallow campgrounds, including those currently zoned AFR 10, should be zoned

51 OPTION A: AR-10 (current zoning).

151 OPTION B: RS 35.

(h) Properties now zoned AR-10, beyond Fryingpan River Ranch (Horseshoe Bend) on Road 105 (Hagerman Pass Road) should be zoned:

155 OPTION A: RS-35

46 OPTION B: AR-10 (current zoning)

(i) The properties to the South and East of Ruedi Reservoir up the Miller and Deadman Creek drainages presently zoned RR should be treated such that:

65 OPTION A The status of each property in the Upper Fryingpan which is zoned RR should be reviewed upon request of the landowner on an individual basis ...

102 OPTION B Rural and Remote zoning should remain as is.

36 OPTION C. Encourage county to assist the caucus to develop new Rural zoning ...

(j) The properties to the South of the Meredith/Thomasville corridor in the upper reaches of Bessie Park currently zoned RR should be treated such that:

71 OPTION A The status of each property which is zoned RR should be reviewed upon request of the landowner on an individual basis

95 OPTION B The Rural and Remote zoning should remain as is.

34 OPTION C. The County should assist the caucus to develop new Rural zoning ...

### **Recommended Actions-Eagle County**

(2) While much less of the Upper Fryingpan Valley is within Eagle County...

132 OPTION A: All of these lands should remain or be placed in the "Resource" zoning category with a maximum density of one unit per 35 acres.

66 OPTION B: Lands in the Resource category with a current density currently lower than one unit per 35 acres would remain as currently zoned.

Only single family homes and dwellings with a maximum size of -

120 OPTION A: 4000 sq. feet

47 OPTION B: 7500 sq. feet

23 OPTION C: No limit (current zoning)

No more than:

122 OPTION A: 2

67 OPTION B: 5 (current zoning)

outbuildings should be allowed per dwelling, unless for special use considerations.

One dwelling may be a caretaker dwelling ...and shall only be allowed on parcels of

131 OPTION A: at least 35 acres (current zoning)

37 OPTION B: at least 10 acres

No condominium complexes, apartment buildings, townhouses, or ... should be allowed.

155 OPTION A: also exclude duplexes

53 OPTION B: allow duplexes (current zoning)

Trailers should be/and are allowed only within their present locations ..., but these:

112 OPTION A should not be replaced when eliminated

86 OPTION B may be replaced if in conformance with building codes

(2) (b) The properties around the North shore of Ruedi Reservoir from Ruedi Shores subdivision to the town of Meredith should

167 OPTION A: Under no circumstances should the density of the Ruedi Reservoir area exceed one unit per 35 acres, with the exception of the existing Ruedi Shores subdivision.

32 OPTION B: Current zoning should be retained

Upper Fryingpan Valley Master Plan 26

Upper Fryingpan Valley Master Plan 27

(2) (b) The properties around the North shore of Ruedi Reservoir from Ruedi Shores subdivision to the town of Meredith should

167 OPTION A: Under no circumstances should the density of the Ruedi Reservoir area exceed one unit per 35 acres, with the exception of the existing Ruedi Shores subdivision.

32 OPTION B: Current zoning should be retained

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Approve Master Plan: YES 170 NO 36 No Response 5

## Upper Fryingpan Valley Master Plan Voting Results

## Recommended Actions - Pitkin County

Paragraph	Option Description	Option	Pitkin Co.	Eagle Co.	Total Votes	Vote %
3	4000 ft2 dwelling	A	102	23	125	64%
	4000 / 7500 ft2 dwelling	B	59	11	70	36%
4	Special Review uses precluded	A	90	10	100	52%
	Special Review uses existing process	B	73	21	94	48%
6	Trailers not replaced	A	84	19	103	52%
	Trailers replaced within building code	B	81	15	96	48%
7	Clustering w/ zoning variance	A	66	18	84	43%
	Clustering	B	97	15	112	57%
8a	Meredith / Thomasville buffer AFR 10	A	74	16	90	45%
	Meredith / Thomasville buffer RS 30	B	91	18	109	55%
8b	AFR 10 within 1/2 mile of FP River Rd	A	45	6	51	25%
	AFR 10 within 1/4 mile of FP River Rd, RS 30 between 1/4 and 1/2 mile	B	39	8	47	23%
	RS 30 within 1/2 mile of FP River Rd	C	83	20	103	51%
8c	AFR 10 east of Thomasville to North Fork FP River	A	54	9	63	32%
	RS 30 east of Thomasville to North Fork FP River	B	111	24	135	68%
8d	RR individual review	A	56	15	71	35%
	RR remains as is	B	85	11	96	47%
	Encourage new RR zoning	C	29	8	37	18%
8e	AFR 10 Norrie to Chapman CG	A	78	10	88	44%
	RS 30 Norrie to Chapman CG	B	87	23	110	56%
8f	AFR 10 up North Fork to Elk Wallow CG	A	43	8	51	25%
	RS 35 up North Fork to Elk Wallow CG	B	125	26	151	75%
8h	RS 35 beyond FP River Ranch	A	129	26	155	77%
	AFR 10 beyond FP River Ranch	B	39	7	46	23%
8i	RR individual review	A	51	14	65	32%
	RR remains as is	B	89	13	102	50%
	Encourage new RR zoning	C	29	7	36	18%
8j	Bessie Park -RR individual review	A	57	14	71	36%
	Bessie Park -RR remains as is	B	84	11	95	48%
	Bessie Park -Encourage new RR zoning	C	26	8	34	17%

**Upper Fryngpan Valley Master Plan Voting Results**

**Recommended Actions - Eagle County**

Paragraph	Option Description	Option	Pitkin Co.	Eagle Co.	Total Votes	Vote %
1	Resource zoning density greater than one unit per 35 acres	A	108	24	132	67%
	Resource zoning density lower than one unit per 35 acres	B	53	13	66	33%
	4000 ft2 dwelling	A	93	27	120	63%
	4000 / 7500 ft2 dwelling	B	38	9	47	25%
	No size limit	C	21	2	23	12%
	2 Outbuildings per dwelling	A	95	27	122	65%
	5 Outbuildings per dwelling	B	56	11	67	35%
	Caretaker dwelling with parcel size at least 35 acres	A	108	23	131	78%
	Caretaker dwelling with parcel size at least 10 acres	B	28	9	37	22%
	No Duplexes	A	122	33	155	75%
	Duplexes allowed	B	48	5	53	25%
	Trailers not replaced	A	88	24	112	57%
	Trailers replaced within building code	B	72	14	86	43%
2b	North shore of Ruedi dwelling density less than one unit per 35 acres	A	129	38	167	84%
	North shore of Ruedi dwelling density per current zoning	B	32	0	32	16%

**Approve Master Plan**

	Pitkin County	Eagle County	Totals	Vote %
Yes	132	38	170	81%
No	35	1	36	17%
No Response	5	0	5	2%

#### **Attachment 4: Pitkin County Actions**

A. BOCC Ordinance No. 001-2001 adopted the Fryingpan Valley RS-35 Zone District (UFRS-35) and rezoned the Nichols property on the North Fork of the Fryingpan to UFRS-35. A correction to the ordinance was made by Ordinance No. 010-2012. In the 2006 Land Use Code, "UFRS-35" was changed to "RS-35."

B. BOCC Ordinance No. 012-2000 adopted the Upper Fryingpan Valley Overlay Zone District and rezoned the Upper Fryingpan Valley to be within the Overlay, with the exception of properties zoned Rural/Remote and Public. The Overlay limited the maximum floor area for any dwelling unit to 4,000 square feet and specified "Additional Review Standards for Development Applications" within the Overlay.

C. Item (c) under Recommended Actions-Pitkin County was amended by the Caucus in 2008 with this language, pursuant to Resolution No. PZ-2008-02. The BOCC subsequently amended the Code consistent with this recommendation, pursuant to Ordinance No. 022-2008. (See Attachment 6 for further explanation.)

D. Siting of new residential development and access roads is subject to the Development Standards in Chapter 7 of the Code. The Activity Envelope/Site Plan Review process considers constrained areas and visual impacts.

E. The Nichols property was rezoned to RS-35 in 2001. In 2013, the BOCC approved a rezoning of the property to CD-PUD, pursuant to Ordinance No. 18-2013, and approved a CD-PUD Plan for the property, pursuant to Resolution No. 039-2013. The property is encumbered by a Conservation Easement, and development is limited to 2 single family residences (each of no more than 4,000 square feet of floor area), 2 caretaker dwelling units (each of no more than 1,000 square feet of floor area), and no more than 2,500 square feet for barns and accessory structures.

F. The two 80 acre properties near Sellar Meadow, owned by Rikker/Walden, were originally zoned AFR-10. The County acquired these properties in 2000 and rezoned to RS-160 by Ord 001-2001.

G. The 2006 Land Use Code increased the stream setback to 100'.

H. In 2001 the Lime Kilns, in danger of collapse, were listed on Colorado's Most Endangered Places list. In 2006 Pitkin County completed a stabilization project, made possible by a grant from the Colorado Department of Transportation. The County also placed two historical markers in the area for public viewing. One marker describes the old Colorado Midland Railroad route and the town of Calcium (which is now Thomasville) and the other depicts the history of the Lime Kilns.

## **Attachment 5: Eagle County Action**

None at this time

## **Attachment 6: Clarification of Floor Area of Principal and Accessory Structures**

When the Master Plan was amended in 2008, there was a discrepancy between what the Caucus ballot voting indicated and what Pitkin County posted in the Caucus Master Plan on their website. The Caucus intent was to cap house size at 4,000 square feet and to cap total build out at 5,750 square feet. There was no cap of 1,750 square feet for accessory structures. If a homeowner chooses to build a house smaller than 4,000 square feet, he or she may then have more square footage available for outbuildings. The proposed "Amendment III.A RESIDENTIAL GROWTH, Recommended Actions-Pitkin County (3)" clarifies the Caucus intent.

## **Attachment 7: History of III. A. Residential Growth, Recommended Actions—Pitkin County (3) 2008**

**In the original Master Plan of 1999**, item (3) under III.A. Residential Growth, Recommended Actions- Pitkin County item Plan stated: "Under the zoning classifications used for the area, the maximum allowable size of a single family dwelling should be reduced to 4000 sq.ft. for all lands since large, extremely expensive homes are not in character with the Upper Fryingpan Valley and would have negative taxation implications for the surrounding landowners and residents."

In 2008, the Upper Fryingpan Caucus amended this section.

BALLOT RESULTS FOR AMENDMENT TO III.A. Residential Growth, Recommended Actions-Pitkin County (3)

### **PART A**

*"The Master Plan should be amended to change the maximum buildable size of buildings on any property in the Upper Fryingpan area of Pitkin County. According to Pitkin County Land Use Code, the maximum buildable square footage shall be 5,750 square feet on any property. This maximum size limit shall include any combination of residential home, caretaker unit, garage, covered deck, porch, some overhangs, basement, attic, some crawlspaces, outbuildings such as shed, pump house, tool shed, horse barn, vehicle storage, carport, etc. as defined by the Pitkin County Land Use Code." Votes 103*

OR

*"The Master Plan should remain the same as interpreted and enforced by the Pitkin County Land Use Code, the maximum buildable square footage shall be 4,000 square feet on any property. This Maximum size limit shall include any combination of residential home, caretaker unit, garage, covered deck, porch, some overhangs, basement, attic, some crawlspaces, outbuildings such as shed, pump house, tool shed, horse barn, vehicle storage, carport, etc. as defined by the Pitkin County Land Use Code. Votes 25*

**PART B**

*"As interpreted and enforced by the Pitkin County Land Use Code, the maximum buildable square footage shall be 5,750 square feet on any property. This Maximum size limit shall include any combination of residential home, caretaker unit, garage, covered deck, porch, some overhangs, basement, attic, some crawlspaces, outbuildings such as shed, pump house, tool shed, horse barn, vehicle storage, carport, etc. as defined by the Pitkin County Land Use Code. Votes 62*

**OR**

*"As interpreted and enforced by the Pitkin County Land Use Code, the maximum buildable square footage shall be 5,750 square feet on any property, with the main residential house being a maximum of 4,000 square feet. This maximum size limit of 5750 square feet shall include any combination of residential home, caretaker unit, garage, covered deck, porch, some overhangs, basement, attic, some crawlspaces, outbuildings such as shed, pump house, tool shed, horse barn, vehicle storage, carport, etc. as defined by the Pitkin County Land Use Code." Votes 66*

**As of 2014, the Master Plan posted on the Pitkin County website** states: "Under the zoning classification used for the area, in compliance with the Pitkin County Land Use Code, the floor area for the principal structure, including all below-grade space and attached accessory uses and structures, should be limited to 4,000 square feet, measured according to Land Use Code standards for the rural area; and that up to 1,750 sq. ft. of floor area should be allowed for accessory structures and uses that are detached from the principal structure, since large, extremely expensive homes are not in character with the Upper Fryingpan Valley and would have negative taxation implications for the surrounding landowners and residents. The 5,750 square foot floor area limitation should be implemented as a hard "cap," that may not be exceeded through the use of growth management competition or growth management exemptions for Transferable Development Rights (TDRs). The floor area for barns, however, should be calculated as it is for all rural areas in the County."

### **Attachment 8: Marijuana Regulation Ballot Results**

Motion to deny all four types of licenses for Recreational Marijuana (Dispensaries, Growers, Manufacturers of Edibles and Testing) in the Upper Fryingpan Caucus area passed 37 to 3.

Motion to deny all three types of licenses for Medical Marijuana (Dispensaries, Growers and Infused Products) in the Upper Fryingpan Caucus area passed 37 to 3.

**Attachment 9. 2015 Master Plan Amendments Voting Results**

**Upper Fryingpan Valley Master Plan  
Amendments Ballot, August 10, 2015**

	<b>TOTAL BALLOTS RECEIVED 71</b>	<b>FOR</b>	<b>AGAINST</b>	<b>Percent Approved</b>
III. A.	<b>RESIDENTIAL GROWTH Recommended Actions-Pitkin County (3)</b>	<b>58</b>	<b>7</b>	<b>81.6</b>
III. A.	<b>RESIDENTIAL GROWTH Recommended Actions-Pitkin County (9)</b>	<b>57</b>	<b>6</b>	<b>80.3</b>
III. A.	<b>RESIDENTIAL GROWTH Recommended Actions-Eagle County (2)</b>	<b>60</b>	<b>5</b>	<b>84.5</b>
IV. A	<b>WATER RESOURCES AND RIPARIAN AREAS</b>	<b>62</b>	<b>5</b>	<b>87.3</b>
IV. B	<b>FORESTRY ISSUES</b>	<b>59</b>	<b>8</b>	<b>83.1</b>
IV. C	<b>WILDLIFE AND FISH PRESERVATION</b>	<b>61</b>	<b>7</b>	<b>85.9</b>
IV. D.	<b>AIR QUALITY AND RENEWABLE ENERGY</b>	<b>60</b>	<b>7</b>	<b>84.5</b>
V. A	<b>AGRICULTURE AND WILD FOOD SOURCES</b>	<b>54</b>	<b>10</b>	<b>76.1</b>
V. B.	<b>RECREATION</b>	<b>56</b>	<b>10</b>	<b>78.9</b>
V. C.	<b>ROADS</b>	<b>60</b>	<b>5</b>	<b>84.5</b>
V. D	<b>NOXIOUS WEEDS AND TRASH CONTROL</b>	<b>62</b>	<b>4</b>	<b>87.3</b>
V. E.	<b>MINERAL DEVELOPMENT</b>	<b>53</b>	<b>9</b>	<b>74.6</b>
V. F.	<b>MARIJUANA REGULATION</b>	<b>56</b>	<b>11</b>	<b>78.9</b>

V.G.	<b>SPECIAL EVENTS</b>	<b>51</b>	<b>13</b>	<b>71.8</b>
VI. A	<b>EMERGENCY PREPAREDNESS</b>	<b>64</b>	<b>3</b>	<b>90.1</b>
VI. B	<b>EMERGENCY SERVICES</b>	<b>65</b>	<b>3</b>	<b>91.5</b>
VI. C.	<b>LAW ENFORCEMENT</b>	<b>61</b>	<b>5</b>	<b>85.9</b>
VII. A	<b>SENIOR AND COMMUNITY SERVICES</b>	<b>63</b>	<b>3</b>	<b>88.7</b>
VII. B.	<b>TELECOMMUNICATIONS</b>	<b>56</b>	<b>7</b>	<b>78.9</b>
VII. C	<b>SCHOOL BUSES</b>	<b>59</b>	<b>5</b>	<b>83.1</b>
VII. D.	<b>MOSQUITO TESTING</b>	<b>61</b>	<b>5</b>	<b>85.9</b>

