

Crystal River Caucus Regular Meeting Minutes – January 9, 2020

Call to Order

The meeting was called to order by John Emerick at 7:00 PM. We had a quorum.

Approval of Draft Minutes from The Annual Meeting, November 14, 2019

The minutes from the Annual Meeting were unanimously approved

Treasurer's Report:

Phil Youngman stated we have \$858.54 in the account. This reflects all outstanding bills and invoices.

Announcements and Brief Comments from Membership:

None

Penny Hot Springs Draft Management Plan:

John Emerick presented a summary of the Penny Hot Springs Draft Management Plan. The actions in the plan include a shared lease with CDOT, the addition of signs, the design and organization of the parking lot, creating a sustainable trail route to the river and eliminating alternate routes, working with the Forest Service and CDOT to evaluate alternate locations for climber parking, and changing the stretch of Highway 133 near the Springs to a no passing zone. Additionally, the Draft Plan excludes adding restrooms or trash bins. Instead it focuses on the "leave no trace" principle. And the plan indicates that Pitkin County may evaluate property acquisitions.

Kate Hudson updated the Caucus on the plan's schedule. Specifically, she noted that comments can be made on the plan through January 17th after which the steering committee reconvenes. The final plan will be presented to the OST board sometime in February.

She also indicated that the Draft Plan takes a phased approach. If the rules don't work regarding no dogs, no loud music and no camping, then re-evaluate in a year or so.

Rob Phaneuf made a motion that the Caucus recommend the Draft plan be approved. Jason Sewell seconded.

The Caucus discussed the problems with the plan. Comments included the following:

Sanitation: Although the Draft plan does address some sanitation issues caused by dogs, the Draft plan doesn't address the sanitation issue regarding people. It is known that people jump over the concrete barrier on the West side of the highway to relieve themselves or even just use the beach area. Port-a-potties could be added on the site, with a possible surrounding structure to prevent being tipped over.

Enforcement: The Draft plan does not adequately address enforcement of the rules. Signs will likely be ignored. You can't rely on "shaming".

General: The plan is entirely inadequate. It has a wait and see approach. We have already identified the problems. They need to be addressed now not later.

The motion was amended to “The Caucus recommend approving the plan if sanitary facilities are installed immediately.” 19 voted for the motion. 4 voted against the motion, due to the wait and see approach. 2 abstained.

Proposed Backup Water Supply Plan for the Crystal River

Kate Hudson brought us up to date on this issue. She presented a brief history of the application by the West Divide Water Conservancy District and the Colorado River Water Conservation District to fund a feasibility study for a back-up water augmentation plan for the Crystal River. The Colorado River Roundtable met on November 25 to discuss the application.

The concerns of Crystal River Caucus were presented at the meeting. The Caucus notified the Roundtable that the Caucus is concerned about the feasibility study, acknowledges that we wish to protect current users including those within the caucus area, as well as the towns of Carbondale and Marble, and remains supportive of a Wild and Scenic Designation for the Crystal River. The Roundtable voted to support funding the application.

She also noted that since the Roundtable meeting, she received a copy of the letter that was sent to people in the River District threatening to cut off the water unless an augmentation plan was developed. And she noted that it is not an actual lack of water, but a legal lack of water.

During the discussion and exchange of information that followed, we learned:

- From Ryan Vincigera, the mayor of Marble, that Marble chipped in on the funding for the feasibility study

- From Jon Hughes, that people in the Valley with wells shared by more than three households can have their water rights called. Water rights of single household wells cannot be called.

- Bill Jochems indicated that Pitkin County does not want anyone’s water cut off and is taking it very seriously and is investigating the issue. He also suggested that Caucus invite someone from the County’s attorney’s office to present at a future meeting.

- Rob Phaneuf stated that it could be advantageous to be able to divert water to a storage area during high run-off.

- Michael Askew added that Pitkin County is dealing with this.

Election of Alternate Board Member:

Maciej Mrotek was unanimously elected as the alternate board member. He replaced David Johnson, who resigned from the position.

Redstone 2016 LLC (Redstone Castle):

Steve Carver, the owner of Redstone 2016, LLC, presented the few complaints the Castle received in the past year, how the Castle addressed the complaints, and two requests for the upcoming year.

There was a complaint regarding someone driving too quickly on the road. The driver was identified and is no longer allowed to drive on the property.

During a musical performance, there was a noise complaint from a resident in Crystal River Park. The Castle was required to do a study of the noise. One of the noise testing locations was unreachable even on foot.

In the past year the Castle was required to perform certain tasks — hooked into the Redstone sanitation, added lighting to the driveway, upgraded the road and intersections. All were completed and reported in the annual report. Signs were installed. The lighting for the signs will be added.

Two motions were made and approved after the presentation:

Darrell Munsell moved that the Caucus recommend that the County change the alcohol policy to require a shuttle or pilot car to Redstone Boulevard ONLY when events are over 40 guest vehicles. Michael Askew seconded. The motion was unanimously approved.

Darrell also moved that the Caucus approve the alternate location regarding compliance with the noise recommendation. John Chromy seconded. The motion was unanimously approved.

Additional Announcements:

In the next few weeks, the Forest Service will begin the environmental review of the bike path up the Crystal River Valley.

Adjourn

The meeting was adjourned

DRAFT Crystal River Caucus Annual Meeting Minutes - November 12, 2020

Call to Order

The Crystal River Caucus Annual meeting was held on November 12, 2020 via Zoom. In attendance, at the start of the meeting, were 29 caucus members, Commissioners Newman and Kury, Commissioner-elect Jacober, five Pitkin County staff, and one reporter. The quorum is 15 and that quorum was met. The attendance increased throughout the duration of the meeting.

Approval of Draft Minutes from The General Meeting, January 9, 2020

The minutes from the Annual Meeting were approved by all, with one abstention.

Approval of Draft Minutes from The General Meeting, September 10 2020

The minutes from the General Meeting were approved by at least 16 people.

Treasurer's Report

Phil Youngman stated we have \$1,352.65 in the account. We didn't have very many expenses this year because we didn't have to pay for our usual meeting facilities. Phil proposed that we reimburse John for the approximately \$120 of costs of the Zoom meetings. The motioned passed.

Election of Board Members

John Emerick was re-elected as Caucus Chair; Phil Youngman, Kate Hudson, and Maciej Mrotek were unanimously re-elected as board members.

Update on the USFS Environmental Assessment on the Crystal River Valley Trail: Kevin Warner, Sopris District Ranger

Kevin has been the District Ranger for about 11 months and lives in the Valley in the Seven Oaks Subdivision.

He reported that the discussions are still underway to choose an alignment of the trail between Redstone and the top of McClure pass. He had no date as to when the draft environmental assessment will be released or when the comment period will begin, but the Ranger District will work with local organizations such as the caucus to acquire maximum input during the comment period, at which time anyone will be able to make comments through their website, via email, or postal mail. The comment period will be less than 60 days, possibly as few as 30 days.

A concern was brought up about parking issues based on the anticipated influx of cars. Kevin indicated that there is parking behind the Coke Ovens, at the park in Redstone, at the top of the pass, and some places in-between.

Phil started a discussion concerning the statutory requirement for reviewing the entire trail's environmental impact instead of a single segment's impact. Kate Hudson noted that this would be governed by NEPA, which as a federal agency, the Forest Service would be required to comply with. NEPA does require the federal agency leading the environmental review to consider direct, indirect, and reasonably foreseeable cumulative impacts of approving the segment of the project. Pitkin County has approved the entire project, so there is no question that the project is out there and is connected with the segment that is presently under review.

Kevin indicated that the Forest Service has chosen to comply with the older regulations (which Kate addressed) instead of the newer regulations which only require looking the impacts by segment.

Mark Hilberman suggested that the trail use the old road to McClure Pass. Kevin concurred that the route from the old Placita town site to the top of the McClure Pass would follow the old wagon road.

OST Redstone Park

Jessie Young, Pitkin County Open Space and Trails, provided an update on the OST Redstone Park planning process. She reported that the planning committee has just begun to meet and that the plan will not be completed until sometime in 2021, and any construction will not begin until 2022. Maciej Mrotek is the Caucus' contact for this project. Any comments can be directed to the Caucus email crcaucus@gmail.com

Discussion on short-term rentals in the Caucus area

Cindy Houben, Pitkin County Community Development Director, stated that Colorado counties have recently been given state authority to regulate rental policies and that the county is still looking into how this might affect county ordinances. Several caucus members voiced their concern regarding short term rentals such as rentals happening in the residential zones. A comment was made that this is detrimental to the character of the community and is unfair to the legitimate lodges.

A motion was made by Bill Jochems for the Crystal River Caucus to urge Pitkin County to address short term rentals with all due speed as we consider this a commercial-type enterprise in a residential zone and a detrimental change coming to the Redstone Historic District. Lisa Wagner seconded the motion. The motion passed.

Update on the permit application by Colorado Stone Quarries (CSQ), Inc, Pride of America Mine (PAM).

The PAM, otherwise known as the Yule marble quarry, has an activity envelope that encompasses a portion of Yule Creek, a tributary of the Crystal River. The mine is operated by CSQ, who diverted Yule Creek within the envelope to a paleochannel and filled in the once active channel with mine waste to provide access to mining operations. The Army Corps of Engineers has determined that this was done without a necessary permit. The Caucus is concerned because of the potential impact on water quality of the Crystal River.

A motion was made by Kate Hudson that the Caucus grant the Caucus Board approval to draft and submit comments to the Army Corps during the public comment period on Colorado Stone Quarry's Clean Water Act Section 404 permit application, in support of protecting and enhancing the ecosystem of Upper Yule Creek and the Crystal River watershed. Maciej Mrotek seconded the motion. The motion passed.

The board will submit comments on behalf of the Crystal River Caucus on or before the comment period deadline of December 16, 2020.

Meeting Adjourned

Crystal River Caucus Meeting, Thursday, January 9

The Crystal River Caucus will meet this Thursday, 7 to 9 pm at the Church at Redstone, on the Boulevard. The agenda will include: Final discussion of the Penny Hot Springs Draft Management Plan; Caucus response to the Colorado River Roundtable regarding a proposed Crystal River Water Augmentation Study; Election of an alternate Caucus Board member; and the Redstone 2016 LLC (Redstone Castle) application and Annual Review. Redstone 2016 has submitted their annual review and have applied for a modification of their compliance requirements regarding shuttle service and noise. Please come and support YOUR caucus!

Also, as a reminder, you can submit your comments on the Penny Hot Springs Draft Management Plan to www.pitkinostprojects.com through January 17.

Crystal River Caucus Meeting Minutes – September 10, 2020

Call to Order

The meeting was called to order by John Emerick at 7:00 PM via Zoom. We had a quorum.

Draft Minutes from The General Meeting, January 20, 2020

Since we cancelled the March meeting due to COVID and the January minutes were not recently distributed, we will not vote on the January minutes. John will distribute them again and will vote on them at the November Meeting

Treasurer's Report:

Phil Youngman was not in attendance. There was no Treasurer's report.

Announcements and Brief Comments from Membership:

None

The Crystal River Water Augmentation Study and other news from the Colorado River District by Andy Mueller, General Manager, CRWCD

Andy introduced Zane Kessler, the Director of Governmental affairs at the River District. Zane lives here and has spent most of his career protecting the Crystal River Valley. He works to protect the lands and resources around the CRV.

Andy Mueller: New General Manager of the Colorado River District. Crystal River Valley is Andy's favorite valley in Colorado. He is a fisherman and boater. He noted that there has been a contentious history between the River District and valley residents, and he apologized for that. "Our district has not always been viewed very well in the Crystal River valley for good reason. We were the proponents, from the 1950s on, of some very large-scale dams that would have changed the Crystal River Valley. I want you to understand that I support our District's abandonment of those rights. Our District has absolutely no desire today or anytime in the future to build dams in the Crystal River Valley, or to interfere with its eligibility for Wild and Scenic designation, and I also recognize that our district has a lot of trust building to do in the valley. Zane just indicated his commitment personally, but I want you know that's my commitment and the rest of the District's commitment working with the residents of the valley. We can be a force of good."

He also stated that the ongoing augmentation study is not a proposal to build dams, not a sneaky way to resurrect abandoned water rights. "We are involved in the effort because the Division Engineer, Allen Marletto, requested we assist some domestic water users — subdivisions in the valley, the Town of Marble, and the Town of Carbondale — who are at risk of being called out or curtailed during dry years like 2018 and this year. The division engineer wants them to figure out some source of augmentation water to allow them to continue to use water when they are not in priority by providing augmentation supplies to the river, so the senior rights continue to have their supplies met. The purpose of this stage of the augmentation study is to quantify the amount of water that needs augmentation. Is it 5 acre feet? 100 acre feet? We know it's not in the 1,000s."

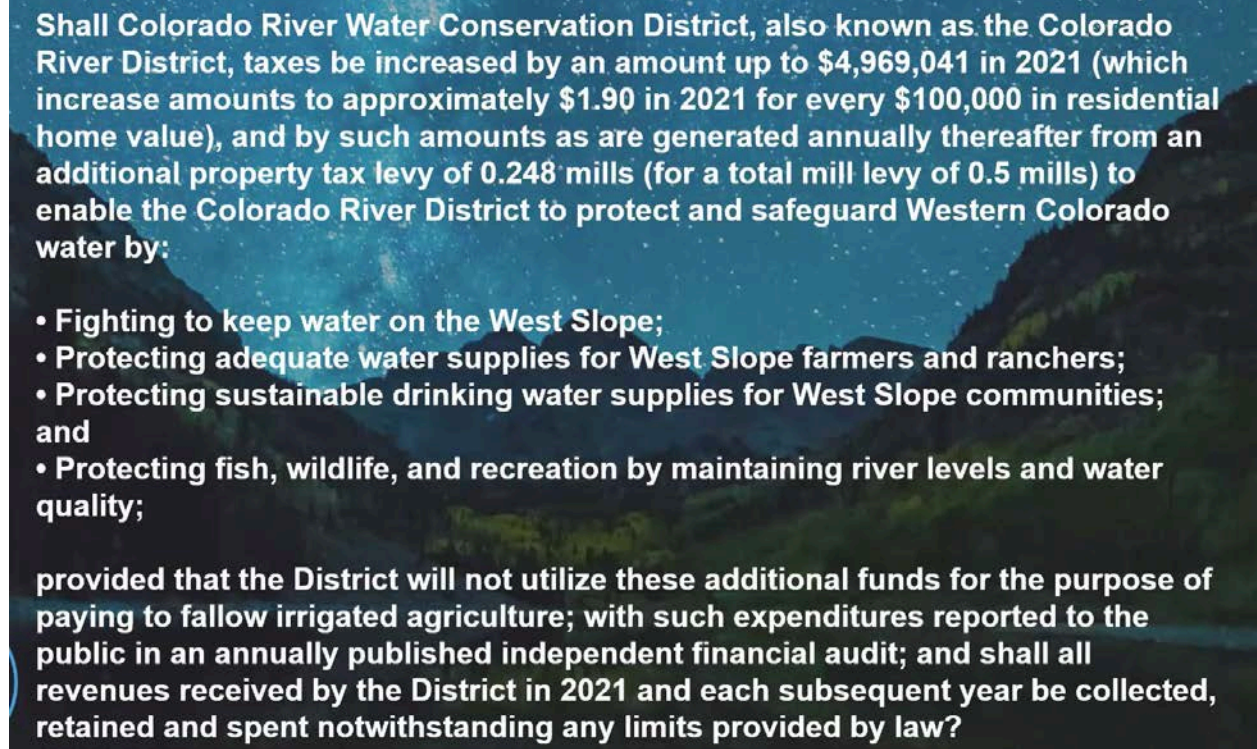
The Colorado River District will collaborate with Crystal River residents and all stakeholders to quantify the actual augmentation need before determining if there is a need to move forward with any plan or solution.

If there is a quantifiable need for augmentation water, the River District will explore all potential solutions with all stakeholders including emphasis on non-storage alternatives. The commitments from the Colorado River District: no dam on the mainstream of the Crystal River.

Laura Makar, attorney for Pitkin County's Attorney's office, let us know that Aspen engaged an engineering firm to quantify the issue as the first step. Looks a lot smaller than the 100,000-acre feet. Kristina Wynn from BBA Water in Denver, the firm hired by Pitkin, agrees the unaugmented depletion is closer to 100 - 300-acre feet if there is a call. Laura indicated they are also looking at other issues that could be addressed before restricting domestic water, such as water being used inefficiently.

Andy also stated that the Colorado River District is willing participate in and support a community discussion about Wild and Scenic designation for the Crystal River.

There will be a question on the November ballot to raise the mill levy to fund the River District:



Shall Colorado River Water Conservation District, also known as the Colorado River District, taxes be increased by an amount up to \$4,969,041 in 2021 (which increase amounts to approximately \$1.90 in 2021 for every \$100,000 in residential home value), and by such amounts as are generated annually thereafter from an additional property tax levy of 0.248 mills (for a total mill levy of 0.5 mills) to enable the Colorado River District to protect and safeguard Western Colorado water by:

- **Fighting to keep water on the West Slope;**
 - **Protecting adequate water supplies for West Slope farmers and ranchers;**
 - **Protecting sustainable drinking water supplies for West Slope communities;**
- and**
- **Protecting fish, wildlife, and recreation by maintaining river levels and water quality;**

provided that the District will not utilize these additional funds for the purpose of paying to fallow irrigated agriculture; with such expenditures reported to the public in an annually published independent financial audit; and shall all revenues received by the District in 2021 and each subsequent year be collected, retained and spent notwithstanding any limits provided by law?

How will they spend the money? Andy stated that the money will be used to fund multi-purpose projects that meet needs in one or more of the following five categories: productive agriculture, infrastructure, healthy rivers, watershed health and water quality, conservation, and efficiency.

Update on the NEPA Environmental Review Process for the Redstone to McClure Pass Trail

The process is several weeks behind. They anticipate releasing a draft assessment in late October with a public comment period in November. There will probably be a presentation and discussion at our November meeting.

Update on Open Space and Trails Redstone Park Steering Committee

The Steering Committee is still being formed.

Potential Water Quality Impacts to the Crystal River by the Yule Quarry

Kate Hudson reported that in March the Army Corps of Engineers sent a letter to the company stating that they needed a permit for the work that already completed. The Army Corps is still waiting for an application for the permit. It is possible that the company will be required to put the stream bed back to the way it was. Once the permit is received it will be open for public comment.

Any decision by the Army Corps may have an impact downstream and we should all be concerned.

There is an opportunity for Pitkin County and the Healthy Rivers Board to participate in proactively identifying mitigation steps downstream of the site.

Macie showed the video of the changes. [can we send a link to the video?]

There was a 5,500-gallon diesel spill 2019 and the company was cited for violation of their permit because the tank had been moved. There is a spill site where the creek used to be and the clean-up could be a multi-year process.

At this point no monitoring is planned by the Commissioners.

Impacts of short-term rentals to our community: Updating Pitkin County's Growth Management Plan

How have short-term rentals impacted our community? Bill Jochems lives on Redstone Blvd. suggests the county look into how many short-term rentals are on the Boulevard. Suggests the Caucus ask the County to do this. A few weeks ago, one rental reminded him of living in fraternity house - parking issues, noise. Visitors don't have the sensitivity of living in a community.

Chuck Downey mentioned that his neighborhood requires a 30-day minimum rental.

Lisa Wagner has a Bed & Breakfast. She has been undercut on rooms. She pays taxes. The VRBOs don't.

Nancy Chromy noted that the short-term rental renters aren't social distancing. Commercial use in a residential zone, isn't legal. But people are doing short-term rentals in the north part of Redstone which is zoned VR (village residential)

Andrea and Bruce Garr own the Redstone Cliffs Lodge on Boulevard. They were forced to file a COVID business plan with Pitkin County. The short-term rentals were not forced to fill out a business plan. Also, the tax rate is much higher for their business. Suggest that Pitkin look into a way of identifying the abusers of the zoning and tax laws.

Andrea moved that the caucus request Pitkin County to identify short-term rentals as well as the different districts to the extent that there are zoning violations. Nancy seconded.

The motion passed with a majority.

Andrea also noted that Recycling should be brought up with the county. Waste Management does not provide recycling.

Additional Announcements:

None

Adjourn

The meeting was adjourned.

Crystal River Caucus Regular Meeting Minutes
Minutes compiled by David Johnson

3/14/19

Total Members Present: 21 (Quorum verified)

Board Members Present: Bill Argeros, Stacy Bernot, John Chromy, John Emerick, Edie Engstrom, Kate Hudson, David Johnson, Phil Youngman
Absent: Tom Bleskan

Meeting was called to order by Vice Chair Bill Argeros @ 7:10 PM Adjourned 8:52

Announcement:

Caucus Business:

Kate Hudson motioned to approve last minutes. Phil Youngman seconded. Passed unanimously.

Phil Youngman gave treasurer's report. Balance of 844.16. Expecting infusion of funds from Pitco with Caucus Board officers in place of 600.00. John Emerick motioned to approve. Edie seconded. Passed unanimously

Motion to table Drop box account made by John Emerick—Kate Hudson second. Passed unanimously.

Announcements:

Edie Engstrom: Chris Lawrence at meeting regarding building code revisions and lot line adjustment. Leslie Lamont in charge of that dept. John Emerick—does that change conflict with our master plan?

Dee Malone: 19-81 State senate bill putting health in front of oil and gas is coming up.

Jason Sewall: Sunfire Ranch—behind Sustainable Settings. Application for conservation easement vs 29 lots. Updating refinements of project plan. Kyle Coleman: Open space master plan draft in—will come to Caucus before going before BOCC. Agricultural development, agri-housing, agri-tourism. Trying to put plan before CVC at May meeting.

Agenda Items:

1. Election of new board position. Election of president. Tom Bleskan moving to Canada. Motion to remove Tom made by John Chromy. Seconded by DJ. Passed unanimously.

Motion to vote for prez/chair of board made by DJ, seconded by Phil Youngman. Passed unanimously.

Heather Froelicher introduced herself as a potential board member to fill vacant spot. Lives at BRB. Lived in valley starting in 1961. Motion to vote Heather onto the CVC board passed unanimously.

John Emerick was voted in unanimously as Interim Chair.

Crystal River Restoration Plan update

John Emerick: Crystal River has lost over 50% of riparian habitat. OST, Pitco Healthy Rivers, USFS, Bureau of Reclamation among stakeholders who have attended initial board meetings. Working on interactive map. Working on priorities—decision matrix-- for garnering funds.

heather@roaringfork.org Heather Tattersley Lewin is a contact for Crystal River Restoration Plan

Agenda Item 2: Penny Hot Springs:

Bill Argeros: PHS being loved to death---how do we protect health, safety, and welfare?

Bill spoke with CDOT. Only one accident up until end of 2017. Sheriff's records not out for 1 year. CDOT thinks signage ineffective. CDOT wants recommendation from sheriff and what sheriff will enforce.

Monique (Merritz) is a Pitkin County sheriff's deputy. Monique said there were 37 calls to sheriff on PHS.

CDOT owns pullout. Signage would come with blessing from USFS, Pitco.

Rebecca asked about curfew signage.

Tim Mulberg—Marble. Supervisor of 133 and 82. Only 1 accident in 5 years. More than 495 feet line of sight. 133 is designed for 55mph, CDOT went with 50.

DJ asked about signage for rock slide area, decreased speed limit through Narrows. Mulberg said changing speed limits in various places is confusing for drivers, in spite of changes of speed limits near Placita and other areas of 133.

George Newman: OST doing management plan for Filoha with stakeholders. It would be very difficult at this point to post sign with even basic rules.

Kate Hudson observed that no one seems to be minding the store. Problem solvers/enforcers don't have authority supposedly—will it take a fatality for something to be done?

Jason Sewall remarked that repeated concerns about PHS seem to fail to define what the problem is.

Bill Argeros asked George: how does Caucus involve itself in decision?

Bill Argeros: decision foregone to make motion on PHS. CRC should have a seat at table and need to detail concerns.

John Chromy: we're anxious to get ball moving. Talked about for over a year and nothing's been done.

1:32:30 Mark on Recording: Dee Malone made a motion to form an ad hoc PHS committee of CVC to be liason between OST and caucus to work with OST to develop the management plan. Motion passed unanimously.

Kate Hudson: Rocky Mountain Nat. Gas Wolf Creek update. Aspen received caucus letter. Decision postponed until march 19. 3/15 will be announced whether county has accepted our recommendations.

Crystal River Caucus Annual Meeting Minutes – November 14, 2019

Call to Order

The meeting was called to order by John Emerick. 30 members were present, exceeding the required quorum of 17 (based on 8 active board members plus 1).

Approval of Draft Minutes form May 9, 2019

The minutes from May, the last time the Caucus had a quorum, were unanimously approved

Treasurer's Report:

Phil Youngman stated we have a little over \$800 in the account after spending around \$300 for tonight's pizza.

Announcements and Brief Comments form Membership:

None

Proposed Changes to Caucus Bylaws:

Proposed changes to Caucus By-laws due to difficulty of getting a quorum. Not meeting the quorum restricts the ability of getting back to the County Commissioners in a timely manner. The quorum is based on a formula of two times the active board members plus 1. The proposed changes included reducing the board members for 9 members to 7.

Other changes included updating the wording of the responsibilities of the Secretary and Treasurer, clarification of the schedule of the General Membership meetings, and the schedule of the Board meetings. It also allows the board to act on behalf of the membership for noncontroversial issues when a timely response is needed. The boards actions must be consistent with the approved Crystal River Valley Master Plan.

This last change generated some comments and was subsequently amended to require the board to reference the specific section in Master Plan.

[See the proposed bylaws changes pdf]

The proposed changes were amended to require the board to include a reference to the specific section of the Master Plan "The board shall have authority to respond to the County in a manner consistent with the approved Crystal River Master Plan and quote the section or copy the section of the master plan in referencing segment and reference the section from the master plan"

[NOTE TO BOARD: We need to clean up the phrasing the bylaws as per the recording. But the above paragraph is gist of it] [There is nothing on recording with the numbers favor, opposed, or abstaining][except to say it passed]

Bill Argeros moved to accept the proposed changes as amended. Stacy seconded. [There is nothing on recording with the numbers in favor, opposed, or abstaining]

Board Election:

Bill Argeros re-elected to be Vice-Chair, Stacey Bernot and Edie Engstrom were re-elected for a two-year term on the Board, Margaret Hammel was elected to fill David Johnson's last year as Secretary, and David Johnson moved to the Alternate Chair position. The 2020 Crystal River Caucus board will consist of John Emerick as Chair, Bill Argeros as Vice-Chair, Phil Youngman as Treasurer, Margaret Hammel as Secretary, and Stacey Bernot, Edie Engstrom, and Kate Hudson as board members, with David Johnson as the alternate board member.

Penny Hot Springs Draft Management Plan:

Pitkin County Open Space and Trails made a presentation of the Penny Hot Springs Draft Management Plan. Public safety, sanitation and environmental health, and trash management have all been issues discussed before the caucus, and these issues were discussed by the Steering Committee assembled by OST to provide input for the draft plan. Following the presentation, several caucus members expressed doubt that the draft plan adequately addressed these issues. During ensuing discussion, it was suggested that if OST were to acquire the Hot Springs Ranch property currently on the market and adjacent to Penny Hot Springs, that would provide better and longer-term options for managing the above issues.

A motion was made and seconded that the Caucus recommend to the County Commissioners that the Hot Springs Ranch property be acquired by the county. The vote was 21 in favor, 3 opposed, and 3 abstentions.

Proposed Backup Water Supply Plan for the Crystal River

The last agenda item was a discussion of an application by the West Divide Water Conservancy District and the Colorado River Water Conservation District to fund a feasibility study for a back-up water augmentation plan for the Crystal River. The Crystal River Caucus has consistently supported Wild and Scenic Designation for the Crystal and has opposed construction of dams and reservoirs on the river. It was noted that the Colorado River Roundtable was to meet on November 25 to discuss the application.

A motion was made and seconded for the Caucus to notify the Roundtable that the caucus is concerned about the feasibility study, acknowledges that we wish to protect current users including those within the caucus area, as well as the towns of Carbondale and Marble, and remains supportive of a Wild and Scenic Designation for the Crystal River. The motion passed unanimously.

Adjourn

The meeting was adjourned

Link to the Crystal Caucus web page which includes a link to the Master Plan <https://pitkin-county.com/949/About-the-Crystal-River-Caucus>



Jeanette Jones <jeanette.jones@pitkincounty.com>

Fwd: Crystal River Caucus Meeting, Thursday, March 14th, 7:00 pm.

1 message

mail manager <crcaucus@gmail.com>
Bcc: Jeanette.Jones@co.pitkin.co.us

Tue, Mar 12, 2019 at 4:54 PM

----- Forwarded message -----

From: mail manager <crcaucus@gmail.com>
Date: Tue, Mar 12, 2019 at 4:54 PM
Subject: Crystal River Caucus Meeting, Thursday, March 14th, 7:00 pm.
To:

Please join us for our Crystal River Caucus Meeting on Thursday, March 14th at 7:00 pm at the Church at Redstone.
Agenda:

1. Election of Caucus Board member and chairperson
2. Crystal River Restoration Initiative
3. Penny Hotsprings update
4. Rocky Mountain Natural Gas application update
5. Crystal River Caucus dropbox account

--

Crystal River Caucus
P.O. Box 870
Carbondale, CO 81623

Crystal River Caucus Regular Meeting

May 9, 2019

The Church at Redstone

Agenda

1. Presentation: Sunfire Ranch Master Plan Update (Jason Sewell)
2. Presentation: USFS Crystal Watershed Prescribed Fire Update (Phil Nyland, USFS)
3. Presentation: Beaver Restoration in the Crystal River Watershed (Delia Malone)
4. Continued discussion on Penny Hot Springs: What would the Caucus want to be included in a new Penny Hot Springs Management Plan to be developed by Pitkin County Open Space and Trails this Summer.
5. Continued discussion on Wolf Creek Gas Storage Facility Improvement by Black Hills Energy: County response to Caucus letter.

Crystal River Caucus Regular Meeting Minutes
Minutes compiled by David Johnson

5/9/19

Total Members Present: 28 (Quorum verified)

Board Members Present: Bill Argeros, John Emerick, Edie Engstrom, Heather Froelicher, Kate Hudson, David Johnson, Phil Youngman
Absent: Stacy Bernot, John Chromy

Meeting was called to order by Chair John Emerick @ 7:05 PM

Motion to approve minutes from 3/14 meeting was seconded and passed unanimously.

Phil Youngman gave treasurer's report.

Announcements:

Pitkin County commissioner George Newman made announcements concerning irrigation work at Redstone Park, road repair work of sink hole on Coal Basin Road, and translator going up on Elephant on June 17. Broadband service providers will be Pathfinders (970)-878-0000 or Visionary Broadband (970)-274-8447. Mr. Newman also reminded residents that alerts are available on Pitkin County website for various issues, which could be useful for runoff season and any possible flooding.

George then updated the Caucus that Open Space is working with the health dept. for an assessment of Penny Hot Springs, and that Pitco will be setting a meeting with CDOT in the next 6 weeks. Pitco wants to include the caucus in a PHS meeting late July or August after OST first meets with CDOT.

Agenda Items:

Sunfire Ranch

Jason Sewall and Connor gave an update on the Sunfire Ranch project behind Sustainable Settings. Application has been submitted and is now available on Caucus website. Seeking a conservation easement on substantial portions of parcel, which would provide some funding for their agriculturally based project, but they are also trying to preserve some future development rights that are viable. The 30-day public comment period ends May 31. Mr. Sewall is seeking Caucus feedback after already submitting proposal to CDOT, CPW, OST, and Fire Dept.

Rick Lawrence made the motion for the Caucus to approve the project as presented. Motion was seconded by Phil Youngman and passed unanimously.

Forest Service Prescribed Burns

Phil Nyland from USFS gave a report and update on the recent Avalanche Creek prescribed burn and upcoming burn scheduled for the Braderich Creek area of Coal Basin. Phil described how USFS concentrates on specific pockets of wilderness

in collaboration with CPW to maximize regeneration of vegetation beneficial to big game animals in their winter and production ranges. Habitat is the primary benefit, but wildfire mitigation is another benefit, which was illustrated in the pockets burned on Basalt Mountain before the Lake Christine Fire. Contact the USFS office if you are sensitive to smoke, and Phil will call to notify you when the exact burn date at Braderich will be.

Beaver Restoration in the Roaring Fork Watershed

Dee Malone gave a presentation outlining the environmental benefits of beavers in riparian areas. Among the benefits described were reduction of sediment flows, reduction of carbon dioxide, and the raising of the underground water tables in valleys surrounding rivers, which can give provide habitat to many other animals and help prevent excessively low flows in dry years. Cultural tolerance is an issue with beaver restorations in various places, and there was Caucus discussion over the various benefits and problems of beavers present in high valleys vs. low valleys where humans irrigate.

Dee Malone then made the motion asking the Caucus to support the concept of restoring beavers to the Roaring Fork Watershed to biologically and culturally suitable sites. 26 voted in favor, 0 opposed, 2 abstained.

Update on Wolf Creek Gas Storage Facility

Kate Hudson then gave a history and update on the Caucus involvement with the Pitkin County examination of the Wolf Creek project. Kate reported on how the county asked the Caucus to weigh in on how the project fit in with the Crystal Valley Master Plan, and how the Caucus then asked for real time monitoring during and after construction. Pitco then gave preliminary approval and voted that the project as presented was consistent with the Master Plan. Kate then reported that Pitco is still seeking some level of Caucus feedback in spite of their original dismissal of our first statement, and most recent lack of acknowledgment of our last letter.

David Johnson then made the motion to remove the Wolf Creek project from the Caucus agenda on the grounds that it has been a waste of time and that the Caucus has been ignored. The motion failed to get a second.

Margaret Hammel made the motion to keep Wolf Creek on the Caucus agenda. 23 in favor, 0 opposed, 3 abstained.

Phil Youngman then made a motion to table discussion of Penny Hot Springs, second by Bill Argeros, passed unanimously.

Motion to adjourn passed unanimously at 8:54 PM

**Crystal River Caucus Regular Meeting Minutes
Minutes compiled by David Johnson**

1/10/19

Total Members Present: 19 (Quorum verified)

Board Members Present: Bill Argeros, Stacy Bernot, John Chromy, John Emerick, Edie Engstrom, Kate Hudson, David Johnson, Phil Youngman

Absent: Tom Bleskan

Meeting was called to order by Vice Chair Bill Argeros @ 7:12PM Adjourned 9:04

Bill gave background that he was elected as Vice Chair, and is currently running the Caucus in the absence of President Tom Bleskan, who the Caucus has not heard from in 2 months after repeated attempts at contact through phone and e-mail. Bill mentioned the clause in our bylaws that would allow for the election of a new board member—and possibly president—to be elected in the event that Tom Bleskan does not fulfill his obligations.

Announcement:

Chad Federwitz, director of Pitkin County Senior Services told the Caucus about the various services and amenities offered by Pitco to seniors. Pitco asked residents what they would like, and Pitco countered with what could be possible in order to find a reasonable balance of the most plausible solutions for what Pitco can offer seniors.

Offerings have included recent Tuesday events at the Redstone Inn, including: Yoga (48), Tai Chi (27 participants), lunch (173 meals), program or activity after lunch, including games. It has become necessary to charge \$5 per exercise class to cover costs of instructors, after initially being free. Meals have been subsidized by Pitco. It is necessary for participants to RSVP a week in advance for free lunch, otherwise it will be a \$5 charge in order to cover costs. Donations are welcome.

Senior program also includes a free ski day at Aspen Mountain for Pitco seniors.

Mary Barber is another contact for Pitco Senior Services.

Dee Malone asked about the age requirement for a senior. Chad replied the requirement for Pitco is 60 years old.

Stacy Bernot asked if it would be possible to coordinate with El Jebel in order to enrich the experience? Chad replied that it was very unlikely considering the crossover of structures of Pitkin and Eagle counties.

Clark Heckert stated there's a lack of public transportation from Redstone to Carbondale, which could be a problem for seniors called in to jury duty, which would be in Aspen (they can take a bus from C'dale to Aspen, but not on 133).

Chad: Just not enough ridership to warranty bus service, and CRC members did make a choice to live in a somewhat remote area.

Jack: Federal funding for transportation? **Chad:** Transportation is a county issue, and Pitkin County transportation is through RFTA.

Stacy pointed out there is a possible model similar to Garco's model. Only 80% of Garfields residents are in area contracted with RFTA. It would take considerable willpower to accomplish such a model with Redstone/CRV.

Caucus Business:

Bill Argeros motioned to approve last minutes. **John Emerick** second. Passed unanimously.

Phil Youngman gave treasurer's report. Balance of 1518.05. Passed unanimously

Bill Argeros informed membership of various committees within the board: All Caucus Coalition, Membership Committee, Bylaws Committee.

Bylaws Committee:

We want to discuss bylaws throughout 2019 until next annual meeting, when we can vote on them.

All Caucus Coalition (now known as Pitkin County Joint Caucus Committee):

Edie Engstrom gave a report on the All Caucus Coalition aka PCJCC. Next meeting is Feb 11, 5 to 6:30 Basalt Library. Pitkin County Joint Caucus Committee is the name that has been decided on for that entity. One of the greatest goals of the PCJCC is informational sharing among caucuses, giving the valley as a whole a greater voice with commissioners.

Nominating Committee:

Stacy Bernot reported that updates are coming in March. If anyone knows anyone interested in serving, please let the board know. Committee positions are also open to general members of Caucus if anyone is interested in participating as well.

Announcement:

John Emerick---Translator update. Pitco passed authorization for broadband carrier yesterday (1/9/19). Last autumn, broadband infrastructure was completed. Mammoth will begin negotiating with internet service providers. Core service will include greater download speeds, ISP will be offering broadband by spring or early summer. John expects competitive pricing. Due to lack of line of sight in Redstone with Elephant, a tower may need to be installed on a rooftop in town.

Agenda Items:

1. **Kate Hudson** gave a background on Rocky Mountain Natural Gas application at Wolf Creek gas storage unit application, where they have

proposed replacement of 2 storage wells in Pitkin County portion of Thompson Divide south of Carbondale. Pitco asked for comments on application on Dec. 3, 2018 regarding consistency with Caucus master plan. Porter Ranch is an example of an underground storage unit that greatly damaged the environment in California in 2015—worst single largest natural gas disaster in U.S. history. Wolf Creek not nearly the same size, but the same vintage—Wolf Creek dates to 1973. Lines are not proposed to be replaced.

Kate outline causes for concern: Pipeline ruptures; Replacement of pipeline valves; Replacement of coal tar linings—which date to 1970's. Incorrect mapping of underground pipes. RMNG cannot assess probability of safe replacement. There is no current air quality monitoring.

Kate reported the public hearing has been extended to Jan 29th to evaluate haul routes, air and water quality, etc.

Bill opened up issue for discussion.

Dee Malone recommended any motion include language that the caucus backs insists upon real time monitoring.

Bill Argeros mentioned that notification on this issue was so late that it was impossible to present it to the Caucus. The CRC board recommended a letter already—now we'd like a recommendation from general caucus.

Kate Hudson then made the following motion:

"I move that the Crystal River Caucus adopt and expand upon the comment letter submitted to Pitkin County by the Crystal River Caucus board dated 12/7/18 and request that Pitkin County condition its approval of Rocky Mountain Natural Gas' application to drill two new storage wells at Wolf Creek within the caucus area on two requirements:

- 1) Baseline air and water testing be done throughout the storage facility--not just in places where the two new wells will be placed--before drilling begins, and**
- 2) Real time air and water quality monitoring will be conducted both during and after construction in the entire storage facility on a regular ongoing basis."**

John Emerick seconded, and recommended the Caucus board have the ability to tweak the letter in submission. DJ called the question. Motion passed unanimously.

Announcement:

Crystal River Restoration Initiative from John Emerick

Background: Event at Redstone Inn in October. Restoration project ideas and field trip to various sites on Crystal River including Janeway, where wetlands restoration and re-channeling of river was discussed in depth.

Dec. 7th was the first meeting of workgroup at Roaring Fork Conservancy. Future composition of committee was discussed. 12 people in attendance, including OST, Pitkin Healthy River, USFS, AVLT, Sierra Club. Group doesn't intend to limit public participation---let John know if you're interested in participating.

What does the group want to accomplish? Accomplish a restoration plan in a similar way that RF Conservancy has implemented a management plan for the Crystal River. Restoration doesn't mean restoring back to native condition before people settled here---it means meeting hydrologic goals, improving biological function of river. Determining the feasibility of restoration---instream or riparian? Where do we get most benefit, and how do we prioritize?

Work scheduled at Thompson Creek area, Redstone Park. Future plans could include Penny Hot Springs to determine any possible detrimental impacts from current use and mitigating them.

Friday Jan 25th is the next meeting of the Crystal River Restoration Project at Roaring Fork Conservancy---1 to 3 PM.

Kate Hudson mentioned that the restoration project is looking for funding. Bill Argeros asked John Emerick to keep caucus appraised, and ask caucus for support if/when needed.

Report on BOCC vote and discussion of Crystal River Trail issues:

By Dee Malone. Vote was 3-2 by commissioners to move forward with construction of bike trail from Redstone to the south to McClure. Clapper, Newman, and Richards voted to approve alignment. Childs and Cushman opposed route based mainly on wildlife issues. USFS was brought into discussion regarding proposed alignment that went through USFS lands in vicinity of Bear Creek. NEPA requires more than one option, (such as highway alignment, or no trail) therefore this is not a closed decision.

Bill Argeros stated that the Pitkin BOCC did not listen to CRC many times. Bill repeated concerns over Filoha.

John Emerick stated that Pitkin County will provide the EIS (environmental impact statement) since the feds are broke.

Kate Hudson offered a clarification of the BOCC vote on Crystal River Trail. Childs and Cushman opposed because they didn't want to vote to approve entire plan, rather than just the south segment.

Bill Joachems stated that the problem with a segmented approach to the trail is that the next logical segment would be the highly private segment south of BRB/ KOA. Condemnation becomes inevitable with a segmented approach.

Proposed changes to Pitkin County energy and land use codes:

John Chromy apprised the Caucus of proposed changes to Pitkin County energy and land use codes. Pitco is worried about construction waste affecting the landfill on a long term basis. Currently working off 2015 energy code, which is quite strict. 5750 square foot current limit---larger buildings require buying into TDR program. Letter from PCJCC – changing the amount of square footage with TDR program in order to limit the amount of very large buildings, mostly aimed at big new construction. Also tries to bring existing homes into 2015 energy code. Buildings of all size will be included in the application of the energy code to new construction and remodels.

Info is available on county website regarding changes, such as requirements for insulation with remodels and meeting energy saving goals.

Stacy Bernot asked if Pitco could notify us of programs available for remodels for average citizens with limited budgets and limited knowledge.

John Emerick asked if it was possible to put a link to requirements/ revisions on Caucus website? John Chromy will follow up to see if possible.

Dee Malone stated there should be opportunity for Caucuses to weigh in with Pitco on proposed changes. First reading has already been made by Pitco commissioners on proposed changes, meanwhile, these changes have not been put in front of the people of Pitkin County and the Caucuses.

Penny Hot Springs:

John Emerick motioned to table discussion of Penny Hot Springs to next meeting.

Dee Malone extended an invitation to membership to participate in PHS discussion.

Bill Argeros told the Caucus that Sheriff Di Salvo told him he hasn't done much on PHS—Di Salvo has been waiting on a lead from Caucus and a petition from the Caucus.

Motion passed unanimously to table discussion and any proposals on Penny Hot Springs.

**Pitkin County Joint Caucuses
Position Paper
"Collaborative Decision-Making"**

August 20, 2018

The Pitkin County Joint Caucuses Committee periodically convenes board members of the county's official caucuses for mutual benefit. In general, the various caucuses feel fortunate that county government is strongly committed to protecting local quality of life, despite the fact that doing so can be very difficult. The county and the caucuses are often in accord regarding particular land-use issues. However, county caucuses are dissatisfied with many of the county's current land-use decision-making processes.

The caucuses understand that rigorous analysis of many land-use issues are quite complicated and require technical expertise; and that they county must adhere to certain legal requirements. However, these factors need not result in the caucuses and other stakeholders often being insufficiently involved in the direct design of land-use solutions.

We are pleased that, in the cases of several land-use issues, the county has engaged stakeholders in proposal design. But we don't understand why the county has not approached design more collaboratively in other significant projects, such as a solar farm across from the Brush Creek Park & Ride, a trail up the Crystal Valley, and Phillips trailer court. (Note: Though the caucuses have not attempted to reach consensus on these and other land-use proposals, the caucuses do agree on how the county decision-making process should be strengthened.)

The word "collaboration" here refers to direct stakeholder participation in design, along with proponents and technical experts. This approach sharply contrasts to many current county processes that allow citizens to only review and comment on proposals that have already been designed.

Yes, genuinely collaborative design requires more time on the front end of the process. However, when well conducted, it will result in better proposals and fewer delays on the back end. It may not be realistic to suggest that collaborative design will *always* result in mutually satisfactory results and a shorter process, but that situation is no worse than we have today with the standard review-and-comment approach, which often results in distrust, frustration, and even lawsuits.

One likely county response to our request is that county government will do better in the future. We would be happy to hear that response. But it would be insufficient. In contract, we propose that the BOCC adopt an explicit policy that reads something like the following:

When any significant land-use change is proposed in Pitkin County, county government shall directly engage the affected neighborhood and its caucus in a genuinely collaborative process in which residents are engaged in the design process from its earliest stages.

Jeanette Jones <jeanette.jones@pitkincounty.com>

Save the date: Crystal River Caucus meeting Thursday, September 13th.

5 messages

mail manager <crcaucus@gmail.com>
Bcc: Jeanette.Jones@co.pitkin.co.us

Fri, Sep 7, 2018 at 7:45 PM

Hello everyone,

The Crystal River Caucus meets on Thursday, September 13th at 7:00 pm at the Church at Redstone - I hope that you can join us.

Our agenda includes:

1) Approval of the Position Paper from the Pitkin County Joint Caucuses Committee .

The position paper is attached for your review prior to the Caucus meeting.

2) Caucus comments regarding the proposed Coal Basin mountain bike park

At our previous Caucus meeting on July 12th, we heard from Crystal Basin Holdings representative Lee Bowers regarding their proposal to build a mountain bike park on private property in Coal Basin. Many questions remained unanswered, so we have invited representatives from the White River National Forest and from Colorado Parks and Wildlife to help us answer our concerns.

And....we will have the benefit of a visit from our Sheriff, Joe DiSalvo, to address the Caucus and answer any questions or concerns that we might have.

--

--

Crystal River Caucus
P.O. Box 870
Carbondale, CO 81623

Meeting was called to order at 7:00 pm. Adjourned ~9:05 pm

A quorum was verified with 36 members present

The June 2017 meeting minutes were approved by a show of hands, no opposition or abstentions.

ANNOUNCEMENTS: Stacey Bernot noted that the Glenwood Bridge closure in August would increase traffic on Hwy 133, especially heavy trucks. The Sherriff's office is working with the Highway Patrol to improve coverage in our area, but plans have not been finalized.

Mark Hilberman noted that some member's e-mails had not been "grouped" as required to avoid outgoing email spam filtering. He asked that anyone who felt they were not getting minutes or announcements contact him directly: mhilberman@yahoo.com.

The **FOCUS OF THE THIS MEETING** is to seek support for, and clarify the Carver's plans for the Redstone Castle, which they purchased last November.

Steve Carver began by reviewing the history of the Castle including multiple uses for weddings, tours and other local meetings over many years. There are 3 parcels in the Castle Property: the Barn, Carriage House and Castle parcels. The Barn Parcel of 41 acres is zoned AR2, which is the most restrictive zoning. Under present County rules, AR2 parcels may not be used as Special Events Venues. This restriction applies to all three parcels.

They believed that an application for a change in the AR2 restriction on Special Events Venues and an Events application would enable them to proceed this spring/early summer with such Events on the Castle property. Thus, their requested change to the AR2 prohibition on Special Events Venues. They have restricted the requested change to AR2 parcels of 20 acres or more, which in our valley affects only the three Castle parcels.

The process has proven more complex than anticipated -- their Application and request for change in the AR2 rules is now on the Board of County Commissioners (BOCC) agenda for August. They will address a zoning change to the Castle properties later this year or early next.

He then addressed a series of questions raised by Dee Malone & the Caucus Board:

- # of attendees for Major Events: 40 – 150.
- # of Major Events/year: 52. May 1 to October 30, closed for the winter with possible holiday exceptions.
- # of Major Events/week: 2.
- Time of Day: 8 am to 10 pm, all guests and staff off site by 11 pm.
- Noise Limits: Will conform to County Standards. Testing by Tom Dunlop and witnessed by Mark Hilberman, Ron Phaneuf and Joe Gates has indicated this should not impact neighbors. The testing will be repeated when the noisy spring peak river flow has subsided late in July or early in August.
- # of vehicles for Events: 60. 50 parking spaces for guests, 10 for service vehicles.
- Alcohol Service. They have extensive experience with this at Hotel Denver and train their staff to cut off service if a client is inebriated. This will be their practice here.
- Road condition and use. Sopris Engineering is developing plans to improve the road to handle expected traffic, emergency vehicle access and to develop turnouts.

- The McCormicks have lived in the Gatekeeper's House adjacent to the road to the Castle for many years. Bob McCormick, has maintained the relatively narrow country road for years, as it runs through his property. He expressed his concerns about this roads ability to handle a large traffic load and peak bidirectional traffic. He is concerned that an undefined large number of vehicles per day will overload the road's safe use. Steve Carver has not yet defined this expected load and was not yet ready/able to define it. Bob feels strongly that a traffic study should be done in conjunction with the engineering evaluation of this road by the Carver's consultants & the County engineers. Richard Kraemer indicated this is not required for a Special Events Venue, although it would be for re-zoning.
- Wildlife. Their application included a wildlife analysis which did not find substantial wildlife activity on the property. More specifically, with most major events held in summer negative wildlife impacts were not anticipated. Dogs and ATVs are to be excluded at events as recommended.
 - In discussion, Bob McCormick lives in the Gatekeepers House & noted that, for many years at least 3 – 4 Elk calving events have occurred each spring.
- Alternative bridge access: The application includes an engineering study by Sopris Engineering. Major slope problems exist on the East side of the River. They discouraged building a new bridge: because of the length of bridge needed and the negative impact on scenery and the Scenic Byway of such a bridge.

Three motions were introduced and passed with strong support. [Additional comments will be included after the these are specified.] In addition, after the extended discussions Tammy Shirk modified her two prior tabled motions.

Motion 1. The Caucus recommends approval of the proposed Code Amendment to the AR-2 zone which would entitle the owner of an AR-2 Parcel 20 acres or larger in size to submit a Special Review land use application for approval as a Special Events Venue.

[In discussion, Glenn Horn, the Carvers consulting land use planner, noted this would apply only to the Castle properties in the Crystal River Valley.]

Approval by a show of hands was nearly unanimous, ~30 for, 4 opposed.

Motion 2. The Caucus recommends approval of the Special Events Venue, Activity Envelope and Site Plan Review land use application submitted for the Redstone Castle Parcels.

A motion to append our discussions to the BOCC was defeated.

Motion 2 was approved by a show of hands: 27 for, 8 against, 1 abstention.

Motion 3 (as amended). The Caucus recommends that the Board of County Commissioners take action to approve the development of additional parking behind the Coke ovens or other areas in Redstone for activities in the Town of Redstone and at the Redstone Castle Parcels.

[In discussion, Jeff Bier noted that the area behind the Ovens was a badly degraded industrial site from heavy trucks and another row of Ovens. Michael Askew expressed concern about the addition of more pedestrian traffic across Hwy 133 as pedestrian crossings are already quite heavy at times. Other areas should be considered as well.]

Motion 3 was approved by a show of hands: 31 for, 1 against, 3 abstentions.

COMMENTS were made and questions raised over about an hour and a half before the motions were put forward, clarified, briefly discussed and voted upon:

Michael Kraemer of Pitkin County's Planning and Zoning Department and Glenn Horn, the Carver's Land Use Planner addressed questions as needed. Their comments were useful in clarifying or resolving many questions/issues.

Special Events Applications are reviewed annually by the BOCC and may be modified.

Stacey Bernot wanted more discussion about the number of events, safety issues, tours and free access days for locals.

Dave Johnson was concerned about the change in and around Redstone in the summer with increased traffic, noisy motorcycles arriving in significant groups of riders, ATVs heading to Marble and tons of Boulevard parking problems.

Tammy Shirk expressed concerns about the impact of Major Events and Noise on the community and neighbors.

She was concerned about the number of homes which could be built on the property. This relates specifically to the Barn Parcel which could support 20 homes. Steve Carver indicated they had not yet addressed this issue, but felt that a few cottages would be built there – to be addressed specifically when they address the zoning change.

She is concerned about outdoor music and amplification thereof despite the reassuring sound testing (witnessed by 3 independent Caucus members) and the distance between proposed Castle Events sites, the property boundaries and the neighbors. She suggested amplified sound & music might be indoors only.

[Note: The Carvers have not yet defined how they will conduct sound checks during set up for individual events to ensure that these limits are adhered to.]

She discussed the success of the Flying Dog Ranch in avoiding problems over the last 25 or more years and referenced parts of their permits. It was not entirely clear if these were their initial or are present event restrictions.

Michael Askew noted that we already have outdoor music in 4 places in Redstone: the Inn, the Art Gallery, Music in the Park and at the Crystal Club. He noted it would be inconsistent to apply inside only rules to the Castle since there are other outdoor music venues that likely do not test County sound compliance.

After these concerns were addressed, Jane Munsell noted the Carvers were asking for and deserved strong Caucus support.

Kathy Gibbons commented that the Castle property is a money pit and the Carvers, their plans and their investment should be supported.

Chuck Ogilby rose and spoke in support of the Carvers, their goals and their application. He was emphatic that they were aiming to be good neighbors. As an owner of Avalanche Ranch he emphasized how quickly and conscientiously he and his family responded to problems or complaints from their neighbors. He was sure the Carvers would act in this fashion as well -- it is important for businesses to maintain good relationships in the community.

His brief talk and one or two others in support were greeted with strong applause from the members present. The meeting was adjourned shortly thereafter.

Mark Hilberman
Caucus Secretary

Crystal River Caucus
General Meeting Minutes – DRAFT
May 11, 2017

The meeting was called to order by Dee Malone at 7:01 p.m. The 48 present who signed in constituted a quorum. Guests included Mike Kraemer, Senior Planner for Pitkin County Community Development and George Newman representing the Board of County Commissioners (BOCC).

The first order of business was to approve the minutes from the March and January meetings, the latter having been edited on 4/7/2017. No amendments were suggested and motions for approval of each were made, seconded and approved with no opposition or abstentions.

Phil Youngman presented a brief treasurer's report, noting that annual grant from the BOCC had just been received, resulting in a current balance of \$1789. A motion to approve the report was made by Peter Martin and seconded by Jimmie Benedict. The motion passed with 25 in favor, 0 opposed and 1 abstention.

Bruce Gledhill announced the death of Jim Hornsby, a long-term resident who had been active in the local community. He also reported that a committee of the Church at Redstone had selected a new pastor from the group of candidates and the appointment was pending approval by an upcoming vote of the congregation.

The Caucus meets six times per year in the Church at Redstone and has traditionally made a donation to offset associated costs. A motion was made by Terry Knapp and seconded by Nancy Chromy that the Caucus make a donation to the Church of $6 \times \$50 = \300 for this year. The motion passed with 40 in favor, 0 opposed and 1 abstention.

New Business:

1. Redstone Castle Development

Steve Carver, the new owner of the Redstone Castle was called upon to describe the short- and long-term plans for the property. The sale closed on 11/2/2106 for \$2.2 million. An historical easement for 10 rooms in the Castle and conservation easements for 15 acres associated with the Castle and 7 acres with the carriage house constrain future development of the property. An application was submitted to the County to modify 10 rooms to facilitate short-term rentals. Some doors would be locked but no walls would be moved. A proposal accompanied by 30 letters of support was submitted to the State Historical Fund for \$200K (with a required \$200K match) for restoration of masonry and stonework. The plan is to submit a two such proposals each year to restore windows, ceilings, etc. to their original condition. Applications have also been made for state and federal income-tax credits. The short-term plan is to host special events such as weddings with a longer-term goal to create a "Boutique Hotel". Operation of the property as a bed and breakfast venue was suspended by Pitkin County in 2004, pending connection to the local sewer system

because of an inadequate septic system. An agreement with the Redstone Water and Sanitation District for extension of the sewer line from the Redstone Inn and connection to the Castle property will permit excavation to begin next week. Steve emphasized that preserving the historical character of the property and making it available to the public were priorities.

Glen Horne, Pitkin County Land Use Planner provided additional information about the property, which consists of 3 parcels: 71 acres associated with the Castle, 42 acres with the barn and 37 acres with the carriage house. The property currently has three different zoning classifications: AR-1, AR-2 and RS-30, the most restrictive being applicable to all parcels and none of which currently permits hosting special events or operation of a Boutique Hotel. To facilitate short-term plans, an amendment to the Pitkin County land-use code was requested for properties zoned AR-2 to be permitted to apply for a special-events venue permit. The proposed amendment was recommended by the Planning and Zoning Commission to the BOCC for approval, which will require a public hearing at a forthcoming meeting of the BOCC followed by a vote at a subsequent meeting. The special-events venue permit application would limit events to 150 people with on-site parking for 50 vehicles. They would take place between 11 a.m. and 10 p.m. and be held inside the carriage house or Castle buildings, and/or outdoors on the patio, courtyard or on the lawn. The long-term plan to operate a Boutique Hotel would require rezoning of the property to lodge-preservation designation, consistent with the Redstone Master Plan. The Redstone Castle is currently excluded from some benefits received by other historic designations in Colorado and an appeal through the BOCC is planned.

A motion was made by Tammy Shirk and seconded by Joe Gates that the Crystal River Caucus support a zoning change for the Castle property as recommended in the Redstone Master Plan in lieu of a code change amendment. The motion evoked considerable discussion and the expression of diverse viewpoints.

Mike Kraemer noted that a land-use code amendment would be required in order to request more than 3 special events per year and become a venue, and that such an amendment could either be general or specific to a property, depending on the wording of the proposal to the BOCC. Joe Gates noted that AR-2 designation currently prohibits special events and other AR-2 property owners and neighbors might be unaware of the proposed code amendment. Stacey Bernot noted potential impacts of the proposed events on nearby residents and that appropriate parameters should be developed up-front, e.g. for sound mitigation by baffling and use of appropriate fixtures for external lighting. Peter Martin pointed out that many thousands of hours have been devoted by members of the community to the historic preservation of the Castle and those efforts would be largely wasted by the proposed zoning change. Resident historian Darrell Munsell noted that the Redstone Castle, Inn and model village are together unique in symbolizing an era of experimentation in welfare capitalism and labor-management relations. They constitute a national historic treasure that should be preserved and made accessible to the public (e.g. for tours and lectures). Dorothea Ferris pointed out that Pitkin County has severe rules and restrictions and that the Caucus needs to better understand the significance and consequences of such a motion before voting on it. Bob McCormick, who has lived in the Gate House for 43 years and whose property borders the Castle expressed concern about the effect of the proposed developments on the

viability of the Redstone Inn which is the cornerstone of the village. Glen Horne clarified that the proposed code amendment would just allow the Castle to apply for a special events permit that requires BOCC approval as well as annual review. Lisa Wagner noted that the Castle had been operated as a resort and hotel since 1945 and in 1993 as a 10-room bed and breakfast venue. Glen Horne clarified that the bed and breakfast ceased operation in 2004 due to failure of the septic system. Bill Argeros expressed general support for the proposed Castle developments but also concerns, for example where the music will originate and traffic safety involving 50 cars leaving after the event at which alcohol is served.

Stacey Bernot proposed a friendly amendment to the motion on the floor to allow the Caucus to review information concerning the proposed special events before voting on the motion. By a show of hands (33 in favor, 11 opposed), the motion was tabled until the next Caucus meeting.

Tammy Shirk introduced a motion seconded by Joe Gates that the Caucus recommend to the BOCC that they postpone any action on the Special Event Venue Permit until the community and the Crystal River Caucus has had an opportunity to review all documents submitted and to then make a recommendation to the Pitkin County Board of Commissioners. George Newman described the process for approval of such a permit. The Planning and Zoning Commission reviews the application and makes a recommendation to the BOCC which is considered at their next meeting. Input from the Caucus must be made prior to the following meeting at which a decision will be made by the BOCC. Mike Kraemer indicated that he would send a copy of the application materials to the Caucus for review prior to the decision by the BOCC at their July meeting. Stacey Bernot introduced a friendly amendment to the motion to convene a special meeting of the Caucus on June 8 to consider the information received, which was accepted. A ballot was distributed for a vote on the amended motion, which passed with 32 in favor, 1 opposed and 5 abstentions.

2. Crystal Trail Conservancy

Terry Knapp described a 501(c)4 non-profit advocacy group that was recently formed to address the proposed extension of the Crystal River Recreational Trail. There are no dues but the group accepts donations and maintains a website. Their purpose is to urge that the trail alignment be exclusively on west side of the river within the CO-133 highway corridor. The group advocates 10 positions, enumerated below.

- Feasibility – a highway alignment is outlined in the 2004 Newland report.
- Safety – the east side has issues with adverse impact on wildlife habitat.
- User Experience – the highway corridor is part of a scenic byway.
- Wildlife Impact – elk and sheep habitat would be adversely affected by an east-side alignment.
- Maintenance and Clean-up – sanitation, trash, bandit trail issues are simpler along highway.
- Emergency Response – injuries will occur and access of emergency vehicles is an issue.
- Closures – an off-highway trail is an attractive nuisance, with enforcement issues.
- Easements – private property and rights of way are non-issues within the highway corridor.
- Cost – highway corridor offers the lowest cost for construction and maintenance.
- There is no compelling reason for an east-side trail alignment.

Phil Youngman, a self-described cycling enthusiast stated opposition to use of the former railroad grade, which now provides access to some homes. He also expressed concern about liability issues and indemnification of nearby property owners. George Newman stated that Pitkin County formerly had insurance for trails with a \$500K limit, but that the State has now assumed that responsibility. He affirmed that the trail development process will be open and transparent with studies commissioned addressing impacts of the alignment on wildlife, farming and engineering. He asserted that no pre-assumptions have been made about the trail alignment and an informed decision will be made. The Forest Service is also involved in the trail planning process and will conduct its own studies, as will the Wilderness Workshop. Phil Youngman advocated a clear paved shoulder on both sides of CO-133 with no barrier separation of the trail from the roadway. Referring to the values statement of the Caucus Master Plan, Bill Hanks described Filoha Meadows as the jewel of the valley and urged that the trail not adversely affect the meadow or the elk and sheep that inhabit it. The seasonal closure from Sept 1 to July 1 to protect wildlife habitat would make it impractical for a trail. He noted that the completed section of the trail between Carbondale and the KOA Campground has had minimal impact on wildlife. Bob McCormick stated that wildlife are abundant on his property and expressed concern about the effect of 50 cars that may soon be using the road passing his property to attend special events at the Castle.

A motion to adjourn was made and passed unanimously at 9:26 p.m.

Crystal River Caucus
General Meeting Minutes
March 9, 2017

Meeting was called to order by Dee Malone at 7:00 pm, with a quorum of >22. Adjourned at 9:07 pm.

Two months after they were first distributed some aspects of the January minutes have been questioned. These will be revised by the Board and re-submitted to the Caucus for approval at our next meeting.

Phil Youngman gave a brief Treasurer's report indicated we had about \$160.00 less than our last total (\$1453.17 in prior minutes) and again asked about how to secure the County subsidy – it was affirmed that he needs to write a request to the County.

Informal announcements:

Bruce Gledhill affirmed that he is leaving at the end of the summer. Bruce indicated that on 4/2/17 a good candidate to replace him will speak to the Church. Chris Moon is a native of Kansas, now with a church in Kentucky. Married, 4 children.

Stephanie Askew spoke of the desirability of cleaning up unsightly dumpsters and garbage spots on the Boulevard. A brief discussion followed: moving them back, creating enclosures and other options were mentioned. Input & ideas from Open Space and Trails (OST) requested.

Candace Resnick thanked the Caucus for our support of her goal to initiate a marijuana grow site. Outcome remains uncertain after an initial turndown by Emma Caucus & the Board of County Commissioners (BOCC).

Dee Malone presented the proposal for the Haute Mavic bike race tentatively scheduled to ride through the County on June 30th, beginning in Snowmass and leaving our area over McClure pass. Estimated to have both pro and amateur riders in the 450 – 500 rider range.

Updates

Kara Silbernagel, Management Analyst with Pitkin County Administration discussed the planned replacement of a gaggle of old and dated towers atop Elephant Mountain. The plan is to take down old, & very old equipment and replace this year with 2 - 40 foot towers which would be capable of supporting TV, cell phone and broad band communications. Possible service providers have not yet applied/been selected.

Karen Schroyer & Phil Nyland from the White River National Forest talked about the Carbondale to Crested Butte Trail which is just getting their attention. Karen did most of the presentation.

They need to receive the proposed action and there will be one or more public comment periods & scoping analysis. The FS lacks resources presently to address the NEPA environmental analysis, but the County plans to hire experts in this area and the USFS will review these analyses. Cost still to be established.

Other priorities: An Avalanche/Filoha prescribed burn is scheduled, likely toward the end of this Month.

The White Banks Mine (Alabaster mine) on Avalanche Creek Road is due to re-open. They have completed the USFS requirements & are working with the mine safety folks (MSHA) to complete their goals which include exploring the value and safety of removing some red and black marble from the site. They have surface access and a limited number of truck runs Mon – Fri from 9am to 3pm, with some blasting permitted. They will build a road to bypass their work area (~0.1 mile).

Budget constraints – funding down significantly with about 40% fewer staff from a few years ago – are forcing a re-evaluation of some lower use areas which may be/are likely to be closed. No decision yet, but these include the Avalanche Campground, the Dinkle Lake day use area & the Elk Wallow Campground.

The Upper Frying Pan Vegetation Project: ~1900 acres -- plan is for a selective timber cut with the goal of achieving a more resilient forest (younger) with better wildlife habitat.

The Maroon-Snowmass Wilderness is being heavily impacted by too many visitors & overnight visitors and the FS is addressing this. The Wilderness is divided into 18 different zones and these will have different management guidelines. A draft EA is anticipated by the end of the month with the goal of implementing a new plan in 2018.

RE: beetle kill – they are not presently up to date.

Phil addressed the bighorn sheep illness issue: “That is a 20 year problem.” They move around a lot, veterinarians are working on the primary problem: an infectious pneumonia . They can't use available I.V. Medications and no present inoculation is available. The disease is contracted from contact with domestic sheep which in the Marble area graze high in summer. That rancher is apparently very co-operative in working with the FS & CDW to achieve better separation between the two populations.

They are also working to improve the health & resistance to infection of the herd through better nutrition, prescribed burns and minimizing recreational disturbance of the animals. Weather is a big issue during lambing seasons. Wet cold springs are bad. Wet & hot → cold is bad. A lot of production areas are high and remote which shields them from human intrusions. When Phil came here about 15 years ago there were 250 big horn sheep in our area, now down to about 65!

Steven & April Carver are the new owners of the Redstone Castle as of November 7th. They have been in Glenwood for 37 years working as CPAs and owners of the Hotel Denver. Steven discussed their plans to restore and refurbish this historic site in Redstone with minimal disturbance to its basic character. They are funding a hook up to the town's sewer system. They plan to convert the 18 rooms to 10 suites with a sitting area, bedroom and bathroom in each suite.

The site has about 154 acres, with 75 around the castle, ~35 around the Carriage House and a similar amount around the Barn Parcel. They are working toward making these function as venues for special events, but are still working through issues on how to host weddings while not having the wedding party drinking and carousing in the venerable & special old main building.

The Carriage house has ~3,900 sq ft and the Barn ~5,000 sq ft which they are also looking to make available for special and community events. They are continuing castle tours and community events.

They have not yet had the energy to move on detailed planning for a restaurant or cottages or new construction or other more elaborate plans-- these await settling in and completion of the significant initial phases which include a sewer connection and restoration of the access road.

To facilitate renovation they are applying with the Redstone Historical Society for a grant promoting historical Colorado. The first phase is to refurbish and restore exterior stonework and install 2 ADA compatible lifts front and back. The Caucus voted to support this application by our Historical Society and the Carvers for this funding: 27 for, none opposed, none abstaining.

Lindsey Utter, OST's Planning & Outreach Coordinator, gave a brief update on Trail planning. The subcommittees which assessed the engineering and environmental responses to the RFP from the County met with OST. Each reached unanimous agreement on the best submissions. OST is working to get these two entities under contract. Until contracts are signed she is unable to discuss this in more detail.

Penny Hot Springs. Dee noted that OST had responded to her letter from the Caucus indicating that the Hot Springs will be undertaken as part of trail planning next year. Mark asked that water be tested to determine if the concern about possible fecal contamination was real. Dee dismissed that as too difficult due to disturbed surface flow driven by freeze/thaw cycles. The Caucus then voted to ask that a Port A Potty be installed which was supported by 17, opposed by 5 and with 5 more abstaining.

Finally, **Dee presented a draft letter to the BLM** about the North Fork Mancas gas exploration plans. It was suggested that the contents outlining the Caucus Master Plan be retained, but shortened significantly so that specific issues related to transport of hazardous waste and the threat to local water supplies in the likely event that one or more trucks land in the river(s) as happened when coal trucks were running through our valley. Such an accident, with 1700 truck round trips anticipated by Devon Energy to develop each of their proposed 34 wells would have a long lasting negative impact.

Mark Hilberman, Caucus Secretary

March 10, 2017 ~10 a.m

**Crystal River Caucus
Annual Meeting Minutes – DRAFT
November 9, 2017**

The meeting was called to order by Chair Dee Malone at 7:00 p.m. The 70 attendees who signed in constituted a quorum. She noted that this was the annual meeting of the Caucus at which four Board members were to be elected to replace those whose two-year terms were ending.

Approval of Minutes:

The first order of business was to approve the draft minutes from the September meeting. No amendments were suggested and a motion for approval was made, seconded and approved with 56 in favor, no opposition or abstentions.

Treasurer's Report:

Phil Youngman presented a brief treasurer's report, indicating a current balance of \$1489.90. In response to a question, it was clarified that all Caucus operating funds are provided annually by Pitkin County. A motion to approve the report was made, seconded and passed with 53 in favor, no opposition or abstentions.

Announcements:

All are welcome to attend the annual community pot-luck dinner to be held in the Church at Redstone at 5:30 p.m. on Sunday, November 19. A directory of Redstone residents has been prepared by Tammy Shirk and additions and/or corrections should be directed to her. In response to a request by the Redstone Community Association, Pitkin County has installed two new types of light bulbs in the first 6 light poles on Redstone Boulevard extending north from the Inn. The 3 closest to the Inn are designated type A and the next 3 are type B. The motivation is adequate illumination while minimizing light pollution of the night sky. Feedback from residents on a preference should be directed to Cathy Montgomery. Handouts presented on tables at the back of the room by Caucus members are informational only and do not represent the official positions of the Caucus or its Board of Directors.

Election of Board Members:

A poster containing a list of 5 candidates for 4 open positions was presented: Bill Argeros, Stacey Bernot, Edie Engstrom, Mark Hilberman and David Johnson. Argeros and Hilberman have completed two-year terms. In response to a call for additional candidates, John Chromy and Joe Gates self-nominated and were added to the list, resulting in 7 nominees for 4 positions. Candidates present were each allotted 3 minutes for introductions and explanations of their motivation to serve. A brief discussion followed concerning the role of the Caucus Board members, who some felt should represent the viewpoints of the Caucus as a whole, rather than advocating personal opinions. The bylaws are unclear on this matter but process is critical and voices of the membership need to be heard. Ballots were distributed containing 4 slots for names to be inserted. Stacey Bernot, Edie Engstrom and Bill Argeros were elected, with Dave Johnson and John Chromy tied. A runoff was held for the fourth position, resulting in election

of John Chromy. Chair Malone welcomed the new Board members and thanked those whose terms were ending for their service.

Crystal River Recreational Trail:

At the last meeting on September 14, the Caucus voted to request formation by the BOCC of a local steering committee composed of stakeholders. That request was rejected by the BOCC, which agreed to extend the deadline for receiving feedback and to delay any decisions concerning the trail until November 15. Because of the diversity of opinions, a consensus by the Caucus on this issue is unlikely. An objective of the present meeting is for the Board to gather input from the Caucus at large to communicate to the BOCC before the deadline.

Citing concerns about the process implemented by Open Space and Trails that solicited input only on options A and B, without a no-trail option, Bill Jochems introduced the following motion:

The Caucus shall request that the Board of County Commissioners have a meeting here in Redstone, for the purpose of discussing the trail proposal, and that this meeting occur before the BOCC takes any further action, or makes any additional decisions concerning the trail proposal.

The motion was seconded but several members felt that it was premature and that other speakers and viewpoints should be heard before a vote was taken on it. Diverse viewpoints were expressed:

- The online survey gives all Caucus members an opportunity to express their personal opinions.
- The “us versus them” mindset is troublesome.
- The Board should advocate the majority opinion of the Caucus to the BOCC.
- The BOCC should listen to opinions in a face-to-face meeting in Redstone.
- An extension of the deadline for input was already granted, and such an additional request has the potential to shut the Caucus out of the process.
- There is a perceived lack of transparency on the part of OST and the BOCC and a feeling that the Crystal Valley is neglected by Pitkin County.
- OST has conducted numerous public meetings on the trail already to inform and gather input.

Following a discussion about procedure, a motion was introduced by Peter Martin and seconded to postpone a vote on the Jochems motion pending further opportunity for input by Caucus members. It failed with 24 in favor, 44 opposed with 1 abstention. A motion was then made by Phil Gaylord and seconded to call the question on the Jochems motion. It passed with 61 in favor, 2 opposed with one abstention. The Jochems motion was subsequently re-read and approved, with 65 in favor, 2 opposed and one abstention.

The following motion was then put forward by Edie Engstrom:

Pitkin County should not develop any trails through sensitive wildlife habitat areas as identified by Pat Tucker and the DOW, Rick Thompson, and/or ERO including but not limited to McClure Pass, Bear Creek, Filoha Meadows, the Narrows, Avalanche, South and North Janeway and Red Wind Point.

The discussion that ensued encompassed a range of viewpoints:

- Removing the human footprint allows wildlife to prosper.

- The trail would offer ordinary people a means to explore the valley other than by car without adversely influencing wildlife.
- Homes and roads cannot be unbuilt but what wilderness is left should be protected.
- The river ecology as well as wildlife and vegetation would be affected by a trail.
- The evolution of technology (e.g. mountain bikes – fat tire bikes – night lights) will increase impacts.
- In addition to alignments A and B, “no action” should have been presented as an option in the trail survey.
- The effect of a trail on real estate prices could limit ownership in the valley to the wealthy.
- OST has already purchased land near Avalanche Creek to facilitate alignment B.

A motion was made to call the question on the Engstrom motion, which was seconded and passed with 56 in favor, none opposed and 6 abstentions. The Engstrom motion was then re-read and passed, with 55 in favor, 8 opposed and 4 abstentions.

The following motion was presented by Sydney McBrayer and seconded:

The Caucus shall oppose any takings of private property through the use of Eminent Domain or RS 2477, or any other takings strategy, to establish a trail easement through private property.

The following discussion included:

- Maps provided by OST contain errors concerning trail alignments on the railroad grade.
- There was no communication with property owners prior to proposal of alignments.
- Eminent domain should only be used in extreme cases based on essential public need.
- A job of government should be to prevent injustice.
- Trail alignments on the west side of CO-133 should be considered.

The motion was re-read and a vote was taken. The motion passed with 62 in favor, none opposed and 2 abstentions.

A motion was made by David Johnson and seconded:

The Crystal River Caucus recommends to the Pitkin County Board of Commissioners to scrap the public input gathered by Pitkin County Open Space and Trails up to now since there has been no option for the public to indicate if they are in favor of no further trail development, and that the public opinion process be started over with a determination first to be made whether or not the public believes any further trail should be built and is worth the cost of doing so.

This motion prompted considerable discussion:

- The Caucus Master Plan supports the concept of a trail.
- It is both possible and effective for individuals to make input to the BOCC via e-mail or letters.
- The BOCC will see all input to OST and elicits public comment at all meetings.
- A Board of Trustees consisting of volunteers oversees all OST functions.
- The impact on the valley of the trail construction process itself could be significant.
- The BOCC is unlikely to further extend the deadline for input.

A motion to call the question received unanimous support and a vote was taken on the Johnson motion, which passed with 56 in favor, 6 opposed and 3 abstentions.

The following motion was introduced by Stacey Bernot and seconded:

The Caucus requests further analyses of actual costs of acquisition, construction, management and operation of the trail, as well as further analysis of specifications of trail build-out. The Caucus also requests that the BOCC analyze bandit trail construction, trespass mitigation, de-commissioning of bandit trails and management practices.

It was noted that cost estimates in the OST proposal did not include the acquisition of property. A vote was taken and the motion passed, with 53 in favor, none opposed and no abstentions.

Due to the length of the meeting, John Emerick proposed that a motion to consider the revised user agreement by the Church at Redstone and the siting of future Caucus meetings be tabled until the next Caucus meeting. Approval was unanimous. Peter Martin then moved to adjourn at 9:35 p.m., which also met with unanimous approval.

Respectfully submitted by Ron Phaneuf 11/10/2017.

**Crystal River Caucus
Annual Meeting Minutes – DRAFT
November 9, 2017**

The meeting was called to order by Chair Dee Malone at 7:00 p.m. The 70 attendees who signed in constituted a quorum. She noted that this was the annual meeting of the Caucus at which four Board members were to be elected to replace those whose two-year terms were ending.

Approval of Minutes:

The first order of business was to approve the draft minutes from the September meeting. No amendments were suggested and a motion for approval was made, seconded and approved with 56 in favor, no opposition or abstentions.

Treasurer's Report:

Phil Youngman presented a brief treasurer's report, indicating a current balance of \$1489.90. In response to a question, it was clarified that all Caucus operating funds are provided annually by Pitkin County. A motion to approve the report was made, seconded and passed with 53 in favor, no opposition or abstentions.

Announcements:

All are welcome to attend the annual community pot-luck dinner to be held in the Church at Redstone at 5:30 p.m. on Sunday, November 19. A directory of Redstone residents has been prepared by Tammy Shirk and additions and/or corrections should be directed to her. In response to a request by the Redstone Community Association, Pitkin County has installed two new types of light bulbs in the first 6 light poles on Redstone Boulevard extending north from the Inn. The 3 closest to the Inn are designated type A and the next 3 are type B. The motivation is adequate illumination while minimizing light pollution of the night sky. Feedback from residents on a preference should be directed to Cathy Montgomery. Handouts presented on tables at the back of the room by Caucus members are informational only and do not represent the official positions of the Caucus or its Board of Directors.

Election of Board Members:

A poster containing a list of 5 candidates for 4 open positions was presented: Bill Argeros, Stacey Bernot, Edie Engstrom, Mark Hilberman and David Johnson. Argeros and Hilberman have completed two-year terms. In response to a call for additional candidates, John Chromy and Joe Gates self-nominated and were added to the list, resulting in 7 nominees for 4 positions. Candidates present were each allotted 3 minutes for introductions and explanations of their motivation to serve. A brief discussion followed concerning the role of the Caucus Board members, who some felt should represent the viewpoints of the Caucus as a whole, rather than advocating personal opinions. The bylaws are unclear on this matter but process is critical and voices of the membership need to be heard. Ballots were distributed containing 4 slots for names to be inserted. Stacey Bernot, Edie Engstrom and Bill Argeros were elected, with Dave Johnson and John Chromy tied. A runoff was held for the fourth position, resulting in election

of John Chromy. Chair Malone welcomed the new Board members and thanked those whose terms were ending for their service.

Crystal River Recreational Trail:

At the last meeting on September 14, the Caucus voted to request formation by the BOCC of a local steering committee composed of stakeholders. That request was rejected by the BOCC, which agreed to extend the deadline for receiving feedback and to delay any decisions concerning the trail until November 15. Because of the diversity of opinions, a consensus by the Caucus on this issue is unlikely. An objective of the present meeting is for the Board to gather input from the Caucus at large to communicate to the BOCC before the deadline.

Citing concerns about the process implemented by Open Space and Trails that solicited input only on options A and B, without a no-trail option, Bill Jochems introduced the following motion:

The Caucus shall request that the Board of County Commissioners have a meeting here in Redstone, for the purpose of discussing the trail proposal, and that this meeting occur before the BOCC takes any further action, or makes any additional decisions concerning the trail proposal.

The motion was seconded but several members felt that it was premature and that other speakers and viewpoints should be heard before a vote was taken on it. Diverse viewpoints were expressed:

- The online survey gives all Caucus members an opportunity to express their personal opinions.
- The “us versus them” mindset is troublesome.
- The Board should advocate the majority opinion of the Caucus to the BOCC.
- The BOCC should listen to opinions in a face-to-face meeting in Redstone.
- An extension of the deadline for input was already granted, and such an additional request has the potential to shut the Caucus out of the process.
- There is a perceived lack of transparency on the part of OST and the BOCC and a feeling that the Crystal Valley is neglected by Pitkin County.
- OST has conducted numerous public meetings on the trail already to inform and gather input.

Following a discussion about procedure, a motion was introduced by Peter Martin and seconded to postpone a vote on the Jochems motion pending further opportunity for input by Caucus members. It failed with 24 in favor, 44 opposed with 1 abstention. A motion was then made by Phil Gaylord and seconded to call the question on the Jochems motion. It passed with 61 in favor, 2 opposed with one abstention. The Jochems motion was subsequently re-read and approved, with 65 in favor, 2 opposed and one abstention.

The following motion was then put forward by Edie Engstrom:

Pitkin County should not develop any trails through sensitive wildlife habitat areas as identified by Pat Tucker and the DOW, Rick Thompson, and/or ERO including but not limited to McClure Pass, Bear Creek, Filoha Meadows, the Narrows, Avalanche, South and North Janeway and Red Wind Point.

The discussion that ensued encompassed a range of viewpoints:

- Removing the human footprint allows wildlife to prosper.

- The trail would offer ordinary people a means to explore the valley other than by car without adversely influencing wildlife.
- Homes and roads cannot be unbuilt but what wilderness is left should be protected.
- The river ecology as well as wildlife and vegetation would be affected by a trail.
- The evolution of technology (e.g. mountain bikes – fat tire bikes – night lights) will increase impacts.
- In addition to alignments A and B, “no action” should have been presented as an option in the trail survey.
- The effect of a trail on real estate prices could limit ownership in the valley to the wealthy.
- OST has already purchased land near Avalanche Creek to facilitate alignment B.

A motion was made to call the question on the Engstrom motion, which was seconded and passed with 56 in favor, none opposed and 6 abstentions. The Engstrom motion was then re-read and passed, with 55 in favor, 8 opposed and 4 abstentions.

The following motion was presented by Sydney McBrayer and seconded:

The Caucus shall oppose any takings of private property through the use of Eminent Domain or RS 2477, or any other takings strategy, to establish a trail easement through private property.

The following discussion included:

- Maps provided by OST contain errors concerning trail alignments on the railroad grade.
- There was no communication with property owners prior to proposal of alignments.
- Eminent domain should only be used in extreme cases based on essential public need.
- A job of government should be to prevent injustice.
- Trail alignments on the west side of CO-133 should be considered.

The motion was re-read and a vote was taken. The motion passed with 62 in favor, none opposed and 2 abstentions.

A motion was made by David Johnson and seconded:

The Crystal River Caucus recommends to the Pitkin County Board of Commissioners to scrap the public input gathered by Pitkin County Open Space and Trails up to now since there has been no option for the public to indicate if they are in favor of no further trail development, and that the public opinion process be started over with a determination first to be made whether or not the public believes any further trail should be built and is worth the cost of doing so.

This motion prompted considerable discussion:

- The Caucus Master Plan supports the concept of a trail.
- It is both possible and effective for individuals to make input to the BOCC via e-mail or letters.
- The BOCC will see all input to OST and elicits public comment at all meetings.
- A Board of Trustees consisting of volunteers oversees all OST functions.
- The impact on the valley of the trail construction process itself could be significant.
- The BOCC is unlikely to further extend the deadline for input.

A motion to call the question received unanimous support and a vote was taken on the Johnson motion, which passed with 56 in favor, 6 opposed and 3 abstentions.

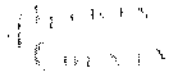
The following motion was introduced by Stacey Bernot and seconded:

The Caucus requests further analyses of actual costs of acquisition, construction, management and operation of the trail, as well as further analysis of specifications of trail build-out. The Caucus also requests that the BOCC analyze bandit trail construction, trespass mitigation, de-commissioning of bandit trails and management practices.

It was noted that cost estimates in the OST proposal did not include the acquisition of property. A vote was taken and the motion passed, with 53 in favor, none opposed and no abstentions.

Due to the length of the meeting, John Emerick proposed that a motion to consider the revised user agreement by the Church at Redstone and the siting of future Caucus meetings be tabled until the next Caucus meeting. Approval was unanimous. Peter Martin then moved to adjourn at 9:35 p.m., which also met with unanimous approval.

Respectfully submitted by Ron Phaneuf 11/10/2017.



Jeanette Jones <jeanette.jones@pitkincounty.com>

Caucus Meeting-Thursday 9/14 at the Redstone Inn

1 message

mail manager <crcaucus@gmail.com>
Bcc: Jeanette.Jones@co.pitkin.co.us

Tue, Sep 5, 2017 at 9:10 AM

Crystal River Caucus
Thursday, September 14th
7:00-9:00 pm
Redstone Inn

Agenda
Status of the Crystal River Valley Trail
Discussion with Sheriff Joe DiSalvo
Decision on the location of future Caucus meetings
For more information call 963-2143

--
Crystal River Caucus
P.O. Box 870
Carbondale, CO 81623

The May 2017 minutes were approved by a show of hands without opposition or abstentions.

SECURITY: A break-in and robbery (minor) at the General Store the past week-end warranted a brief presentation by Garfield County Deputy Sheriff Pete DePrez who now lives in the Crystal River Park just south of town. As a Sheriff, he is aware of significant changes in the area:

- A marked increase in the resident population and Tourism.
- He also noted that some visitors wander without clear destination, and
- that among these are a significant "undesirable" element.

He perceives under coverage by the Pitkin Sheriff with response times over an hour and few local patrols. At all hours of the day he drives to and from Carbondale and finds signs of drunken driver impacts: skid marks, banged up barriers. There is no inter-agency agreement between the Pitkin and Garfield Sheriffs to provide cross coverage. Similarly, the State Patrol shares responsibility but has a huge area to cover. However, later discussions indicated members felt his view overemphasizes the risks in our area. It is planned to resume discussion of these concerns in July [now→September] when the Commissioners & Sheriff can participate.

SPECIAL MEETING GOALS: To define issues for the Carvers to address at our July meeting and for Planning and Zoning (P&Z) and the Board of County Commissioners (BOCC) to consider. A motion was made and approved without opposition to re-table a motion from May on addressing Castle re-zoning issues.

Michael Askew suggested our Caucus and residents had three sorts of issues to address:

- State and County Laws which need to be observed and we need to understand.
- Issues such as traffic, parking, inebriated celebrants leaving weddings and other events, etc., etc., and so forth -- which the Carvers will need to address.
- Similarly, there are other not obvious issues which would need better definition.

Michael Kraemer of Pitkin P&Z indicated that decisions on Castle usage need not apply to other venues as zoning and permitting by the County differ in different locations. The Castle zoning issue is pending.

Delia Malone then began the planned discussion. First a consolidation of comments:

- The Carvers had made a large investment in restoring and preserving the Castle and should be allowed to recover this investment and profit therefrom.
- One member voiced opposition, as he wished the town to remain quiet & less busy.
- Scheduling, access, road safety and noise are prominent issues.
- Joe Gates stated that he was the most vocal opponent of the Carver's plans while at the same time he wanted them to succeed. He wished the important concerns of residents resolved.
- In addition, in prior Board discussion it was agreed that there was significant support for their plans.

The Carvers plan to address the concerns raised at this meeting to begin our July meeting and suggested a site visit by interested members was a good idea -- to be arranged.

No votes were taken addressing details of their Special Events Venue Application, their plans as presently understood by members, nor the matters of concern discussed.

EVENT LIMITS. Discussed, not yet well defined:

- Attendees: The range proposed of 30 – 150 people for large events was acceptable.
- # of Events/year: This has not been defined. Small events such as tours, chamber concerts in the Castle, Historical Society meetings are to be continued.
 - More than 1 or 2 (?3) large events a week for the 5 months from mid-May to mid-October are unlikely ($2 \times 4 \times 5 = 40$). An acceptable number of large events has not been yet defined.
- Time of Day: Large events are proposed from 10 am and 10 pm with staff off the grounds by 11 pm.
- It was suggested that security for large events is indicated, in the past sheriff deputies were present.

SOUND/NOISE: The Carvers will follow County regulations. They have engaged Tom Dunlop, a sound engineer who developed the Aspen City and Pitkin County Noise ordinances and has made many measurements of sound intensity at night clubs in Aspen. The objectives are to keep the Castle events conforming with the present residential noise ordinance daytime zone limits of 55 decibels (dB) at the property line 7:30 a.m. to 7:30 p.m. and night time limits of 50 dB (normal conversation) during the subsequent 12 hrs.

He noted that the permissible 6 minutes an hour when sound can exceed limits is rarely hit.

Tom plans to measure sound generated at the Castle and the Carriage house at 11 sites on and off the property including Elk Park and Crystal River Park. Caucus representatives will be welcome.

The use of automatic sound limiting equipment as in England was briefly discussed. Tom noted that Pitkin County Environment and Health Department responded promptly to complaints of noise ordinance violations and that businesses hated that and worked hard to avoid triggering such complaints.

PARKING & ROAD & TRAFFIC: The discussion moved back and forth between concerns about on-site parking, a narrow road which permits passing in limited locations, impaired access for emergency vehicles, speed control, poor visibility at night and drunken celebrants driving when leaving weddings.

- The plan is for 50 parking spaces for guests and an undefined number of service vehicles.
- It was suggested that advance education of guests who plan to attend large events will be necessary to avoid problems and minimize congestion.
- Parking at Elk Park is permissible. However, off-site parking is to be avoided or not permitted:
 - On Redstone Blvd in front of businesses thereby blocking access by customers is to be avoided. This is a problem now with weddings at the Inn.
 - Presently off-site parking behind the coke ovens is planned for about 9 vehicles and not intended for use by the Castle. Castle & Inn need to explore the possibility of enlarging the proposed parking area for Inn and Castle event parking.
- Shuttle service may be important to resolve parking & alcohol consumption issues. It is not clear how guests might know to park remotely without first driving to Redstone!
- Guests should be aware of issues with driving the narrow country road to the Castle, passing problems, safe speeds and night time visibility.

Dorothea Farris commented that many of the concerns about traffic, impaired drivers, and noise have been adjusted to by residents over many years due to a steady growth of the Valley's population.

The use and maintenance of the narrow country road which is the access to the Castle was discussed. The Castle has an access easement which is on the McCormick's property and has been maintained by Bob for years. Bob is cautious about their ability to make major improvements, problems noted:

- Passing is difficult or impossible in spots.
- Drivers tend to drive faster when the road is in good condition -- speed control is a problem.
- Night visibility is a problem.
- There is a 30 foot drop to the river bed. Thus, serious injury & liability are issues.

The Carvers have hired an engineer to develop plans for improving the road.

One option to avoid this narrow road is to bridge access from the highway may conflict with the desire to maintain the riverine meadow and Elk calving area. In addition, traffic across such a bridge would pass close to homes built adjacent to the meadow, a traffic pattern not seen in the past 70+ years. Nevertheless, this possibility may need to be explored further. Dee expressed concern about increased road traffic having a negative impact on wildlife. Studies on Forest Service land indicate this is a real issue. These several issues need to be explored further. Castle tour traffic differs in that the attendees enter and leave at the same time and the road width limit is not an issue.

Shuttle service may or may not be part of the solution for large events. In addition, one suggestion was that Shuttle service for guests staying outside of the town of Redstone should be mandatory if alcohol is served at large events such as weddings.

ZONING: This issue is complex given the Carver's goals and present County regulations. The initial proposal by the Carver is to have a special exemption for all County AR-2 zones to permit them to apply for a Special Events Venue. A Special Event Venue Permit is reviewed annually by the BOCC.

When homes are possible, R-10 -- 10 homes are possible and R-30 -- the Castle.

John Emerick noted that the emphasis on worries and concerns at the meeting failed to indicate the significant support for the Carver's plans to restore and preserve the Redstone Castle with an economically sustainable solution. He then moved that the meeting be adjourned which was unanimously supported.

Mark Hilberman, Caucus Secretary

Drafted & modified June 9 & 10th, 2017

Crystal River Caucus Annual Meeting

Thursday, November 10th, 7:00 pm

(Trail committee will meet at 6:00 pm prior to the general Caucus meeting)
Church at Redstone

Agenda:

- Final (finally) vote to approve the Master Plan!
- Voting for Caucus Board members. Five positions are open including three Board member positions as well as the Chair and Vice-chair positions.

*If you'd like to run for a Board position please just come to the meeting or call Dee at 963-2143 for more info.
- Crystal River Valley Trail update: Open Space and Trails director, Gary Tennenbaum will provide a brief update on the progress of the trail.

Request for continuation for small marijuana grow operation at 11556 Hwy 133 by "One River LLC". There has been a change in ownership to the marijuana grow operation at this site and the new owner is requesting approval to continue the grow operation.

Prior to the general Caucus meeting, the Crystal River Trail Committee will meet at 6:00 pm at the Church. We Would Love your Participation!

- The Trail Committee is open to any interested Caucus member! Please join us! We will be discussing the script of a membership survey that will attempt to identify concerns related to trail development, and other concerns as time allows.
-

For more information call Dee at 963-2143

Crystal River Caucus
General Meeting Minutes
July 14, 2016

Meeting began at 7:10 pm and lasted until 7.37 as no quorum was present, there were two presentations with limited discussion for the 18 members in attendance.

George Newman updated us on Road Safety Issues:

- Radar Speed signs to inform drivers of their speeds at the South Entrance to town (both directions.) These should be installed shortly and hopefully will slow traffic down.
- CDOT plans to clean up excess signage on Highway 133 near town.
- They will add signs to inform drivers of the Elk Park parking area in advance.
- CDOT has established a design and budget for the Southbound turn lane at the South entrance. The change will require moving the Coke Oven parking to an area behind the ovens. Estimated cost is ~\$400,000.

Funds have not yet been found to do the work. It is hoped that it may be part of CDOT's 2018 re-paving project South of town to McClure pass, if the turn lane is funded.

A brief discussion followed. The highway is outside of Redstone, which is not an incorporated town and it seems that the town therefore cannot change the maximum speed as the highway passes the town.

John Emerick provided an update on the TV, FM and broadband translator on Elk Mountain. It is badly out of date and in an old building which is hard to maintain. This past winter the system failed because of a heating failure on one occasion and a cooling failure on another. It is hard to get to for maintenance (helicopter generally needed.) The Board of County Commissioners plan to have a new building constructed in 2017 for both public safety and general communication support which solves these reliability problems. In addition, it is planned to upgrade to a high speed (20 – 50 Mbps download) broad band service for the Valley.

Mark Hilberman,
Caucus Secretary

CRYSTAL RIVER CAUCUS MEETING AGENDA SEPTEMBER 15, 2016

1. Finalize the Master Plan! A number of questions, mostly from careful County review have been answered in Agriculture, Housing and Development
 - [Attached is a set of proposed changes to the submitted revision to the Master Plan](#)
 - Deletions are shown as crossed out text
 - Proposed additions or changes scheduled for a vote on Thursday are in red
2. Jason Sewell will discuss his ranch development plans
3. A brief informal discussion of the Trail Committee meeting
4. A motion to support a County GOCO Trail Planning Grant Application
5. Millie Hamner, our State Representative may attend and talk to us about her campaign and goals.

Trail Committee: The first meeting of the Crystal Valley Recreation Trail Committee will be held at 6:15 in the Church

The Trail Committee meeting is open to any interested Caucus member – We would live your participation

The focus: Identify concerns and desires of Caucus members related to the trail, and our participation during trail planning and development

Thanks!

Minutes of the Meeting of the Crystal River Valley Caucus, January 14, 2016

The meeting was called to order at 7:07 p.m. by Mark Hilberman, presiding in the absence of Delia Malone. The 31 members who had signed in by that time constituted a quorum. Attendance subsequently grew to 48.

The minutes of the November 11, 2015 meeting were unanimously approved as submitted, with no discussion, corrections, opposition or abstentions.

Roads Committee

Bill Argeros presented a report on behalf of the Roads Committee, addressing concerns about safety at the main (south) intersection of Redstone Boulevard and CO-133. The danger is exacerbated by lack of visibility and the proximity of the Coke Ovens and Elk Park. Both CDOT and Pitkin County were contacted, the latter requesting that the issue be included in the Caucus Master Plan. The following addendum was proposed by Bill Argeros.

VI. Infrastructure

Access improvements to the South entrance of Redstone Blvd and the Coke Ovens area.

- Delineated left hand turn lane for southbound traffic on Highway 133.
- Clear sight distance at the corners of Redstone Blvd. and Highway 133.
- Natural entrance landscaping set back from north side of Blvd. and Highway 133.
- Delineated trail crossing for pedestrians accessing the Coke Ovens (under highway).
- Signage to inform oncoming traffic of busy intersection.

After some discussion, a motion to insert this addendum into the Master Plan was approved, with 30 in favor and 1 opposed. A second motion to request more patrolling and enforcement in this area by the State Highway Patrol and County Sheriff was approved, with 19 in favor and 4 opposed. Both are to be added to the Infrastructure section.

Proposed Marijuana Grow Sites

Two proposals for Marijuana grow sites were presented to the Caucus .

1. Tom Bleskan presented a proposal by *Crystal River Growers* for a marijuana grow site on 36 acres of land on the west side of CO-133 near mile marker 59, midway between Carbondale and Redstone. Initially, approximately 200 plants would be grown in an existing barn, well separated from neighbors and the highway, with plan to expand the facility over time in keeping with County guidelines. The property is bordered on 3 sides by forest-service land. The facility would be innovative and resource efficient, featuring LED lighting, drip irrigation, waste-water evaporation and organic methods (no synthetic chemicals). Water usage from an existing well is initially projected to be 1 pint per plant per day (9,125 gallons per year). The product would be wholesaled to retailers within the State for recreational use.

2. Candace Resnick and Adam Phillips presented their plan to develop a marijuana grow site entitled *Sopris Verde* on her property located on West Sopris Creek Road. The facility would consist of a 200 sq. ft. vegetative greenhouse and a connected 1000 sq.ft. flowering area. With recirculation the estimated water use is less than 62,000 gallons/year. Greenhouse lighting for 600 plants would be initially provided by 32 1000-Watt halogen lights, which would eventually be replaced by LED lights for energy savings. Resnick also stated that by growing some outdoor summer crops they will offset some of their energy consumption as the plants will “take advantage of the free Colorado sunshine”. The outdoor areas would be properly secured with tall fencing and surveillance cameras. Other innovations include organic hydroponics and on-site composting to reduce waste and provide fertilizer. Carbon filters would suppress odors and the buildings would be sealed to eliminate light pollution. The facility would employ 2 people full-time and a harvest crew of 10-11 every 2-3 weeks. The product would be wholesaled to

retailers state-wide for recreational use. A niche market is anticipated for milder heirloom varieties with balanced THC and CBD content.

These two proposals elicited considerable discussion and questions. In particular, a question was raised about whether sufficient notice had been given to the membership prior to the meeting concerning these proposals. Mark Hilberman indicated that an e-mail notice was sent out to 179 members of the Caucus on January 2 and that this was a regular meeting at a regular time. There was no change in the notification procedure for the current meeting and it was noted that attendance was more than double what has been customary during the past several years. A general consensus was expressed that notification had been adequate. A suggestion was made that in the future notices for Caucus meetings be posted in the local events calendars of the Sopris Sun and Crystal Valley Echo. George Newman of the Board of Pitkin County Commissioners clarified that the Caucus is advisory to the Commission. The Caucus does not have authority to approve or disapprove proposals that it receives. The Commissioners take recommendations by the Caucus & the strength of support for a proposal into advisement when deciding whether or not to act on the proposal.

A motion was made and seconded for the Caucus to consider these two proposals separately by secret ballot. The results were as follows.

Proposal 1 by Crystal Valley Growers: 36 approve, 12 disapprove.

Proposal 2 by Sopris Verde: 37 approve, 9 disapprove.

A show of hands was requested by Mark Hilberman to consider the next item on the agenda.

Crystal Valley Master Plan Revision

Mark Hilberman described the procedure that was followed by the Caucus Board to produce the revised Crystal River Valley Master Plan (CRVMP) circulated to the membership on January 2. The process to develop these revisions had gone on for over 18 months with multiple meetings held to modify and approve updates to sections of the existing 2001 - 2003 CRVMP. Minor changes were made throughout to re-format and streamline the document and to eliminate redundancies. These became evident when the slides which had been voted upon were put together on paper. The last sections were approved at the November 12, 2015 meeting and incorporated into the CRVMP. A few minor modifications were felt needed by the Board. Copies of the complete draft with these sections in red were distributed after the holidays on January 2 and again with minor punctuations and word smithing on January 11. These are underlined in the current paper version distributed at the meeting for approval by the Caucus.

In the Executive Summary, attention was drawn to the subsection under "Environment":

"Anthropogenic Climate Change: Human development of agriculture, industrialization and fossil fuel consumption has progressively changed the atmosphere of our planet resulting in global warming and more extreme weather patterns. These changes present an immediate and long-term threat to our Valley's character and ecosystems. To mitigate and respond to these changes local efforts are essential."

Mark apologized as this was to be the same as the one in the main Environment section and had been inadvertently left behind. After considerable discussion and some disagreement concerning the causes of climate change and whether that was relevant to the CRVMP, Mark Hilberman proposed to replace the above text with the following revised and related text taken from pages 5 and 6, which had been drafted after Board discussion:

"Present climate change trends present a significant threat to our Valley's character and ecosystems in the near and long-term. To mitigate and respond to these changes local efforts are important. The County is encouraged to work with private and public individuals and agencies on the following issues."

A motion to approve this change passed with 15 in favor and 3 opposed.

A motion to reinstate the language from the approved slides was made by BJ Blocker who stated that it had read: "To promote an environmental ethic that reflects a response to climate change and preparedness." This motion was defeated by a margin of approximately 2:1.

In section IV on Infrastructure on page 10, 3 sentences were drafted to replace the last sentence in the revised introductory statement as more reflecting strong feelings expressed at prior meetings:

"The Caucus is strongly opposed to the routine transportation of hazardous chemicals used in the drilling, fracking and extraction of fossil fuels. The potential for damage to the Crystal River and our environment is simply too high. The caucus requests that the County and State work to reduce or eliminate this hazard."

This drew a vigorous discussion which accentuated differences of opinion. Following this discussion, a motion to accept the wording in the January 11, 2016 draft passed by an approximately 2:1 margin.

An explanation of the addition on page 9 under "Housing" of "Incentivize affordable housing for employees" was requested and given. A motion to include this statement was approved with 9 in favor and none opposed.

A motion that the Board send the January 11, 2016 draft with the approved revisions to the Pitkin County Board of Commissioners was approved with 9 in favor and 0 opposed. Toward the end of the meeting a member noted that approximately 30 members were still in attendance. No protests were raised and a discussion of, or call for abstentions was not made.

A motion was made and the meeting was adjourned at 8:35 p.m.

Minutes of the Meeting of the Crystal Valley Caucus, May 12, 2016

The meeting was called to order at 7:06 p.m. by Delia Malone. The 20 members who signed in constituted a quorum. The meeting was adjourned at 9:02 p.m.

The March minutes were presented briefly, then Becky Trembley gave the Treasurer's report, showing \$1721.67 in the Caucus' bank account. Both were approved without opposition.

ANNOUNCEMENTS:

George Newman discussed the new and much improved Caucus website and the ability on the County portion to sign up for news and information. In addition, he noted that a joint meeting of the Pitkin and Gunnison County Commissioners would be held in Redstone, most likely on June 14, 2016 at 4 pm at the Inn – finalized time & date pending.

Bruce Gledhill noted that this Saturday, June 14 was cleanup day. Moreover, on Saturday May 28 there would be a Community Garage Sale at the Church – used stuff for re-sale, not crafts, etc.

Stephanie Askew gave an update on the possible return of the Redstone Castle Greenhouse and its possible re-location behind the Coke Ovens. Pending complications include possible sale by the nursery owner who now has it, and that the potential purchaser for the Castle who may wish to buy it for return to the Castle grounds.

Greg Poschman is running for the Board of County Commissioners in District 3 (George is our present commissioner, but we can vote for Greg too!)

AN UPDATE ON PITKIN COUNTY'S RECYCLING AND COMPOSTING PROGRAMS:

Cathy Hall, the County Solid Waste Manager, discussed the landfill's filling up problem. Opened in 1960 the landfill likely has 15 more useful years left. They are looking to extend its life by a re-use, re-purpose and recycle program. In 2015 a Phase 1 study of material unloaded at the landfill revealed that 36% of the material was organic and compostable and another 49% was potentially recyclable, although not all of the latter would be useful (e.g. dirty cardboard.) The results of the study may be found with a brief discussion through the Pitkin Landfill site (with a link to the study as the second item at www.landfillrules.com.)

Dave Reindel of Evergreen Events/Zero Waste (www.evergreenevents.net) then discussed the major composting effort they have been making, quite successfully, with restaurants and individuals in Aspen, Basalt, Carbondale, Glenwood Springs, etc. He showed a home sized food & yard waste bucket and discussed how they might implement the Pitkin County program in Redstone. There was concern expressed about inviting more of our bears into town if a dumpster was left unlocked, but the idea generally received support. Having him come to one or more of our re-cycle days to distribute stuff and educate folks seemed a good way to promote this worthwhile program.

HIGHWAY 133 SAFETY UPDATE

Bill Argeros cheerfully discussed progress with CDOT moving resolve our safety concerns:

- With re-surfacing of the next section of Hwy 133 to the top of McClure pass they may have funds to create a Southbound turn lane at the South entrance to Redstone.
- They support cleaning up, reducing and focusing signage.
- They suggest that the most effective addition would be radar speed limit signs (your speed is XX mph!) facing in both directions near the South entrance to town. This was supported by

Caucus vote with ~16 supporting and none opposed. George Newman indicated that the County would likely be able to split the cost of these signs with CDOT.

MASTER PLAN UPDATE AND COMMENTS FROM THE COUNTY

Delia then discussed the comments made by Ellen Sassano and her colleagues at Pitkin County Planning and Zoning on our 2016 Master Plan update. She noted that most of the comments related to either Growth and Development or Agriculture and suggested we form two committees to address these areas as they dealt with different knowledge bases. Jason Sewell will head the Ag committee and Michael Askew the Growth and Development portion – both are to gather a few helpers! The Caucus voted approval without opposition of two of the suggestions made: to add P&Z wording on Waste Management as well as Emergency Planning in the appropriate places.

THE RECREATION TRAIL COMMITTEE

Delia presented her plan to have members representing special interest groups: Wildlife, Rivers, Economic and Private Property Issues. I suggested it was equally important to have a functional committee which could work well with Open Space and Trails and solicit input from Caucus members and Valley citizens. Open Trail Committee meetings were recommended. One important mechanism for including Caucus member opinions will be to have the Trail Committee update the Caucus at our regular meetings. It remains the Caucus as a whole which is advisory to the Board of County Commissioners.

The core membership initially volunteering or suggested:*

Name	Special Interests & Skills
John Emerick	Rivers & Wildlife
Terry Knapp	Property Rights
Vickie Smith	User Safety /Recreation
Ronald Phaneuf	Bicycle Transportation & Recreation
Michael Askew	Tourism & Business
Chuck Ogilby	Environment & Tourism/Recreation
Dee Malone	Wildlife & Sustainability
Mark Hilberman	User Safety/Transportation/Recreation
Bill Argeros	Participant/Board member

These folks will self-organize and keep us posted. Tom Newland who did the important 2004 study was present at the meeting and volunteered to review the report with the committee. His study is the likely starting point as Open Space and Trails updates information and the extent to which legal and usable right of ways exist for possible highway and off highway routes. It was suggested that the committee meet in mid to late June to have Tom explain the study and have preliminary discussions in anticipation of our next regular meeting Caucus on July 14th.

By Mark Hilberman
Caucus Secretary

* After the meeting Cathy Montgomery and Tammy Shirk both of the RCA asked to be included as did Dan Shirk.

The meeting began at 7:02 pm with a quorum of 33 present, and lasted until about 8:15.

The September 2016 Minutes were approved by a strong show of hands with no opposition or formal abstentions.

There was no treasurer's report as the treasurer was tied up elsewhere.

There was a brief summary of the Trails Committee meeting which preceded the main meeting. Margaret Hammel briefly presented an outline of goals and committee structure. The draft of the trail questionnaire will be revised for committee & caucus input by John Emerick and Mark Hilberman – The Open Space and Trails Planning timeline suggests we need to move ahead on this and determine how to get most responses quickly.

Sue McEvoy announced that the Castle had been sold to Steve & April Carver, current owners of the Hotel Denver with a strong interest in preserving Colorado history and landmarks. They plan to open it as a small B&B, and continue tours and its historical presence in Redstone.

A report on phase 2 plans for the Coke Ovens was presented by Melissa Sever of Pitkin County Public Works and Ryan Vugteveen, landscape architect of Lift Studio LLC. The first phase is done and involved full restoration of 4 of the ovens including their "wharf" space where coke was loaded from the ovens into rail cars for shipping. In addition, the other ovens in the front row were stabilized. The plan to add a turn lane for southbound traffic on Hwy 133 at the south entrance to Redstone requires moving the parking area to behind the the coke ovens. Entry to this parking area will be by the present route to the stables, between the Coke Ovens as well as off of Coal Creek Rd. The signage issues and desire to minimize signage were discussed by Bill Argeros. Other questions and comments were made. The remnant of the second (behind) line of ovens are to be left to deteriorate, though it was suggested that these are interesting to visitors to give the sense of scope of the original operation and should be kept clear of the vegetation which is accelerating their deterioration.

The revisions made to our Draft Master Plan (CRVMP) were presented by Dee Malone for Caucus approval. The Board had previously approved a change in wording throughout the document which eliminated our: *The County shall or should* language in our draft, with variations of: *the Caucus recommends or requests*. The latter more correctly reflects our advisory role to the County Commissioners (BOCC). The Board also recommended supporting the four specific changes which had been identified by careful review of our Draft and their approved revisions on a line by line basis. However, the Board felt these needed Caucus approval.

The first change involved eliminating a specific number for *historic average (%)* and replacing this with the phrase: *to maintain historic development and growth patterns*. This was approved by 22, with 2 opposing (desiring the specific number) and 0 formal abstentions.

The second change involved rewording incentives for building to LEED gold and platinum standards. This was approved by a strong show of hands, with 0 opposing and 1 formal abstention.

The third change involved relating future house size limits to the present buildout map in our portion of Pitkin County. This was approved by a strong show of hands, with 0 opposing and 0 formal abstentions.

The first change involved eliminating a specific number for historic growth rate. This was approved by a strong show of hands, with 0 opposing and 0 formal abstentions.

The Caucus then considered a request to support continuance of a previously approved marijuana grow site. The site is located in an ~1600 sq ft double wide modular home adjacent to similar homes north of Avalanche Creek. This discussion was introduced by Bill Argeros, attorney for the requesting One River, LLC. Mike Friend, an industry compliance consultant for local and State regulations, led the discussion. Mike currently owns a retail operation in Carbondale and plans to be the lead employee of 3 – 4 full time employees who will be joined by 6 or 8 part timers during harvest operations. He stressed these will be good jobs with salaries above average for the Valley. A motion to support their request was unanimously approved by all in attendance. Bill Argeros, attorney for One River, LLC, abstained from voting to avoid the appearance of a conflict of interest as he is also a Crystal River Caucus Board Member.

Gary Tennenbaum and Lindsey Utter of Pitkin County Open Space and Trails (OST) then gave an update on the Carbondale to Crested Butte Trail Planning. Long deferred, the initial ~6 mile portion south of Carbondale has been completed and they hope to receive an important planning grant for the next extensive portion which will

involve County, CDOT and Forest Service environmental, engineering, biodiversity and community concerns. They distributed their draft schedule for 2017. Their first meeting in Redstone is scheduled to precede our next Caucus meeting on January 12, 5-7 pm in the Church at Redstone. In addition, they would like a representative of the Trail Committee to join and participate in each of the two RFP selection committees: NEPA and engineering consultants.

Updates to OST projects are posted online at:

<http://www.pitkinostprojects.com>. And at:

<http://www.pitkinostprojects.com/carbondale-to-crested-butte-trail-plan.html>.

The final item was the annual Election of Board members with Chuck Ogilby and Becky Trembly retiring from the Board. No volunteers were found from the Caucus members present at the meeting. The Board's suggested five members were approved by acclamation with no opposition after a motion to that effect was made by Peter Martin.

New members elected were Michael Askew and Jason Sewell,

Re-elected were Dee Malone, Tom Bleskan and Phil Youngman.

The meeting then adjourned with small discussion groups forming afterwards.

Mark Hilberman,
Caucus Secretary
November 11, 2016