

MINUTES
OPEN SPACE AND TRAILS BOARD
REGULAR SESSION
January 7, 2021
Zoom Video Conference

OSTB Present:

Graeme Means Dist. 1	Howie Mallory Dist. 2	Amy Barrow Dist. 3, Chair	Michael Kinsley Dist. 4	Wayne Ives Dist. 5
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Staff Present: Gary Tennenbaum, Kim Arensdorf, Paul Holsinger, Jessie Young, Lindsey Utter, Dale Will, Janet Urquhart, Richard Neiley

Others Present: Thomaz Regatos, Hermanos Madera, Liz Newman, Mitch Haas, Harry Teague, Aviva Rubin, Martin Horowitz, Matt Annabel, Mitch Haas, Carolyn Shipp

Media Present: Scott Condon, The Aspen Times

Amy Barrow called the meeting to order at 9:00 a.m.

PUBLIC COMMENT

No public comment

APPROVAL OF THE MINUTES

Howie Mallory moved for the OSTB to approve as amended the 12/08/2020 OSTB joint regular and executive minutes. Michael Kinsley seconded. Motion passed (5-0)

Capitol Creek Ranch Land Use Referral

Paul Holsinger explained that the owners of Capitol Creek Ranch Lots 1-5 (Bear at Door LLC) have submitted an application to amend the lot lines, create new activity envelopes for the new lots, and obtain site plan approval. Bear at Door LLC submitted an application in 2019 to amend the lot lines of the property, including clustering Lot 2 with Lot 5 and Lot 4's activity envelope. OST was supportive of moving Lot 2 to cluster development, he said. Additionally, Bear at Door LLC proposed adjustments to the size of the activity envelopes and the square footage allowances, gain approval for the architecture of the primary residence and outbuildings, and establish an envelope to encompass a solar array. Holsinger stated that the adjustments to the activity envelope and square footage allowance were asked to come into compliance with the conservation easement which specifies 2 acre envelopes for lots 1, 2, 3, and 5 and 4.9 acres for Lot 4 and 5,000 square feet of residential floor area for each lot.

Holsinger stated that the current application has taken in consideration the OSTB and Capitol Creek Caucus comments and adjusted the lot lines and activity envelopes to obscure structures to the best of their abilities. He explained that with the new application there are no requests to adjust envelope sizes or square footage limitations, and the solar array is not included. The new

envelope locations associated with Lot 2 and 4 have been situated in a way to cluster the ranch headquarters area and primary residence as much as possible. Holsinger noted that OST staff supports the location and the clustered activity envelope, as it is a benefit to the overall conservation values of Bear Ranch. Additionally, Lot 5's envelope has been placed close to a hillside and protects the scenic qualities of the property.

Holsinger explained that the proposed new development consists of; a residence, a detached garage and barn on Lot 5, three agricultural structures and a pond on Lot 4, and a main residence and an agriculture structure on Lot 2. He noted that the Easement does reference the resolutions granting development rights, and a more detailed legal analysis of the documents are needed to ensure compliance with the Easement. According to Community Development and the applicant the below grade square footage is still exempt as the vested rights are still in effect till 2022, Holsinger said.

Mitch Haas, Bear at Door LLC representative, commented that the new plan has avoided impacts to wetlands in both Lot 2 and the access area to the existing homes. Additionally, the activity envelopes were designed not to affect scenic views and protect wildlife habitat. He noted that all development was clustered into the previously disturbed land on the property. The floor area vested rights are intact until Sept 15, 2022, which includes the floor area rules from 2002, and are also attached to the Conservation Easement, Haas explained.

Mallory asked for more details on the planned underground residential space. Haas stated that the homes are allowed 4,000 sq. ft. of subgrade space. The main residence will be designed with less than 2,000 and will be used for storage, he said.

Michael Kinsley asked if the solar array was removed due to a County decision. Haas commented that there was a County issue with the solar array and in order to simplify the application the applicant has removed the solar array for the time being. Kinsley recommended that that the OSTB does not discourage solar on this property if it can be executed within OST policies.

Graeme Means applauded the efforts of the applicant to protect the wetland area. He recommended that if the solar array is proposed in the future that it be put on a previously disturbed area and not affect scenic views. Wayne Ives added that rooftop solar could be looked into as well. Holsinger noted that if solar is proposed, comments can be added noting that OST does support clean energy, however there are specific guidelines within the Conservation Easement in regards to solar.

Board Action below

Mitch Haas, Hermanos Madera, and Aviva Rubin left at 9:45 a.m.

Richard Neiley entered at 9:30 a.m. Carolyn Shipp entered at 9:50 a.m.

Emma Store Building Future Use Recommendation

Jessie Young noted that the Emma Store Building Future Use planning is an action item within the 2017 Emma Management Plan. Young thanked the Emma Steering Committee for their dedicated work on the recommendation. The public process included a survey and public outreach conducted in the fall of 2020 based on the Steering Committee's draft recommendations. Young stated that the majority of the comments were supportive of the future use ideas in the draft plan. There were some public comments in favor of uses that would be considered too high intensity, she said.

Young stated that the Committee met on December 1, 2020 to review the comments and potential future uses. Clarification was added to the Committee recommendations and parameters, including limits on the number of vehicles accessing the site, and lack of parking will be considered in determining the type and scale of future uses. Under compatibility with the Emma Caucus Master Plan, language was added to specify "In general, new commercial, institutional or other intense high traffic-generating uses are considered to be incompatible with the rural residential character and the basic infrastructure of the Caucus area", she said.

Young reviewed the next steps, specifically updates to the park amenities and Emma Trail Realignment. She stated that OST will pursue some site improvements/amenities to serve those accessing the site on the Emma Trail, and encourage more people to explore the property and historic buildings. These amenities may include an enclosed port-a-potty, interpretive elements, a water fountain, seating or picnic tables, and/or a river overlook. She noted that as part of a phased approach to rerouting the Emma Trail, OST will first add a soft surface trail to provide away to activate the site. In the future, the trail may be completely relocated in order to create room for improvements on the highway side of the buildings and bring the public through the back of the site.

Ives thanked the Steering Committee for their time on the project, and noted support for the recommendation.

Means stated that some of the potential future uses could involve a large development project, therefore he recommended utilizing an outside group and partners. He recommended that the site become a passive park that is more inviting.

Harry Teague thanked OST staff for their work on the project. He stated that the site difficulties put limitations for the future uses, however there is amazing potential. Teague noted that overtime the proximity to the highway will wear on the buildings and therefore will require more protection. Students from Colorado University came up with many exciting possibilities, including the suggestion for re-routing the trail behind the buildings, he said.

Mallory applauded the committee, specifically on the inspiration and innovation comments. He asked what would be needed to support the buildings in the short and long term. Teague stated that realigning Emma Trail will provide space in front of the buildings to utilize for adding support to the buildings.

Barrow applauded the architectural piece of the plan, as it provided a different perspective on potential options.

Kinsley mentioned the Eagle County Safe Passages Initiative and asked if there is a possibility of a wildlife overpass around this site. Lindsey Utter stated that staff met with Eagle County on-site to review, and the location they identified in their plan is about a mile up-valley from the structures.

Liz Newman thanked OST and staff for their work on the committee and recommendations.

Martin Horowitz thanked the steering committee and staff's work on the project. He noted that the predicament with this property is the need to make it accessible to the public without overusing it.

Board Action Below

Martin Horowitz, Liz Newman, Harry Teague, Carolyn Shipp and Matt Annabel left at 10:30 a.m.

Frying Pan Trail

Michael Kinsley stated that Frying Pan trail is a gorgeous possibility, however OST will need to be cautious with wildlife impacts, and working with the surrounding private land owners.

Ives thanked Kinsley for suggesting the trail. He noted that the riverside area would be desirable, however if there were to be a connecting trail up to Arbaney Kittle it would be subject to the Forest Service's NEPA process. A permitted equestrian outfitter does have access up Burke Gulch, and they may be hesitant to opening up for public use, Ives said. Kinsley clarified that the trail suggestion is currently just for 1.5 miles along the river below Ruedi Dam.

Gary Tennenbaum commented that the Forest Service has expressed that they currently do not have the time to address the longer sections of the old wagon road, as it would require the NEPA process. However, the Forest Service stated they could look into doing some clearing, he said.

Great Outdoors Colorado Resilience Community Grant

Tennenbaum stated that this grant is a unique in that it provides funds to mitigate some of the impacts of Covid 19. This is a way for OST to partner with Roaring Fork Outdoor Volunteers (RFOV), in order to help fund trail projects that have been put off due to the pandemic, he said. The funding will help all public land managers.

Board action below.

BOARD AND STAFF COMMENTS

Holsinger noted that OST has opened to the public the agriculture lease bid process. The two areas in Emma up for bid are the large hay meadow and Lease F. This will be discussed at the next OSTB meeting in February, he said.

Means commented on the Redstone to McClure Trail underpass being a potential wildlife crossing. He noted that simple additions to the underpass can be made to benefit the wildlife, and suggested talking with Tom Cardamone with the Watershed Biodiversity Initiative. Tennenbaum stated that within the NEPA process staff will be working with wildlife experts for this area to determine culvert options.

Ives asked staff if there are plans to remove the old fencing around Thompson Creek to benefit wildlife. Liza Mitchell mentioned fence removal as a potential project to work with RFOV. Tennenbaum noted that an update can be provided to the Board next month.

Mallory asked when the Moore Open Space Nordic interconnector loop and wildlife study will be scheduled. Tennenbaum stated that the wildlife study has been accomplished, and it concluded that the interconnector loop can be created with a couple stipulations. Mitchell noted that the recommendation is that the interconnector loop does not extend outside the winter season.

BOARD ACTION

Capitol Creek Ranch Land Use Referral

Michael Kinsley moved to recommend BOCC approval of the Capitol Creek Ranch Land Use Referral. Graeme Means seconded. Motion passed (5-0).

Emma Store Building Future Use Recommendation

Wayne Ives recommended the BOCC approve Emma Store Buildings Future Use Recommendation. Michael Kinsley seconded. Motion passed (5-0).

Great Outdoors Colorado Resilience Community Grant

Michael Kinsley motioned to recommend BOCC approval of the Great Outdoors Colorado Resilience Community Grant. Wayne Ives seconded. Motion passed (5-0).

ADJOURN

The OSTB meeting of January 7, 2021 adjourned at 12:05 p.m.

Approved:



Amy Barrow, Chair
Pitkin County Open Space & Trails Board

Attest:



Kimberly Arensdorf
Pitkin County Open Space & Trails
Administrative Specialist