

MINUTES
OPEN SPACE AND TRAILS BOARD
REGULAR SESSION
April 1, 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, Carly Klein, Jessie Young, Lindsey Utter, Janet Urquhart, Paul Holsinger, Dale Will

Others Present: Ezra Louthis

Media Present: Olivia Emmer, Sopris Sun

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

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Michael Kinsley moved for the OSTB to approve as amended the 03/02/2021 OSTB & BOCC Joint Regular and Executive Draft Minutes, and 03/16/2021 OSTB & BOCC Special Meeting for Executive Session Draft Minutes. Graeme Means seconded. Motion passed (5-0).

Olivia Emmer left at 9:20 a.m.

173 Buchanan Drive (Starwood) Land Use Referral

Jessie Young explained that 173 Buchanan Drive is located in a rural area at Starwood Subdivision, on a previously developed lot zoned RS-20. The applicant, Cola, LLC, is requesting Growth Management Quota System (GMQS) approval for a rural area floor area allotment of 1,425 square feet on a 2.6-acre lot with an existing home. Young stated that the additional square footage is requested in order to construct a garage and below-grade solar storage area, which also requires an activity envelope, a site plan and scenic protection reviews through the Community Development department. The applicant is allowed a maximum gross floor area of 15,000 sq. ft., 5,750 sq. ft. or the existing square footage is exempt from the GMQS quota system, she said.

Young explained that the applicant has proposed a number of donations to achieve the GMQS points, including: a \$10,000 donation to the Roaring Fork Conservancy (RFC) to improve riparian habitat and water quality in the Filoha Meadows area of the Crystal River Valley; \$12,000 to the Aspen Fire Protection District toward a new brush truck; \$15,000 to Open Space and Trails for the Rio Grande Trailhead and Node Plan improvements (specifically, the shade

structure at the Jaffee Overlook); and a \$5,000 donation to Aspen Center for Environmental Science (ACES) for invasive weed management at Hallam Lake. They are also proposing minor on-site mature mountain shrub thinning to improve wildlife habitat. She noted that the donation allotted for the Transit and Trails System (\$15k to the OST program to help fund improvements at the Jaffee Overlook), would represent \$10.53/square foot of development rights. This donation seems appropriate and proportional to the proposed development to receive the requested two points within the GMQS application, she said.

Ezra Louthis thanked OST staff for the opportunity to help with the Rio Grande Trail Node Plan. He noted that through the GMQS process the applicant was able to work with RFC and ACES to expand environmental efforts with the community.

Graeme Means ask about potential impacts with development. Louthis stated that Starwood Subdivision is a previously developed area. He noted that the garage will include solar, and there will be limited impacts as a portion of the development is below grade and the height is limited to 12 ft., therefore there will be no scenic impacts. Louthis stated that the applicant is working with neighbors to address any additional concerns.

Howie Mallory asked how the proposed monetary amount was created for the recommended donations. Louthis stated that the donation amounts were based on past applications. Additionally, the applicant wanted to donate something valuable for the community, Louthis said.

Mallory asked about the broader impacts of development. Gary Tennenbaum stated that Community Development will be reviewing the entire GMQS process in the future. Means commented that impacts and benefits need to be looked at within the OST program.

Barrow noted that the development is in the Aspen area, therefore she would like to see the proposed funding associate up-valley where impacts are higher. Young stated that in future applications it can be added that the benefit is more proximal to the property.

Board action below.

Ezra Louthis left at 9:45 a.m.

BOARD AND STAFF COMMENTS

Tennenbaum noted an overall significant increase in recreation and impacts on trails and public lands. He recommended that the OST program initiate proactive management opportunities by looking into areas to focus on improvements to accommodate high impact use. Additionally, he recommended discussing recreation management as an OSTB retreat topic. Kinsley asked what range of responsibilities OST and the County as a whole should take on. Kinsley suggested having a broader conversation about recreation impacts with multi-jurisdictional land use managers within the valley. Tennenbaum stated that OST has an opportunity to collaborate with other public land managers. Mallory noted that the public does turn to OST for guidance, therefore OST must be stronger on management guidelines. Means stated that OST needs to

look into environmental limits and carrying capacity on specific areas. Tennenbaum stated that staff will continue to expand its education outreach campaign to teach the public the importance of protecting natural areas.

Tennenbaum introduced Carly Klein as OST's new Senior Planner. He thanked Lindsey Utter for her hard work and dedication to the OST program.

Tennenbaum announced that an additional Seasonal Ranger was hired making a total of six Rangers for the summer season.

Mallory asked about the current status of Windstar access. Dale Will stated that Windstar has a limited amount of parking, and there have been compliance issues with the small size of the trailhead and lack of space for equestrian trailers. This has been in discussion with the neighbor of Windstar, Will said.

BOARD ACTION

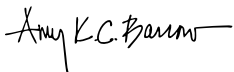
173 Buchanan Drive (Starwood) Land Use Referral

Michael Kinsley motioned to approve as amended the 173 Buchanan Drive (Starwood) Land Use Referral. Graeme Means seconded. Motioned passed (5-0).

ADJOURN

The OSTB meeting of April 1, 2021 adjourned at 12:25 p.m.

Approved:



Amy Barrow, Chair
Pitkin County Open Space & Trails Board

Attest:

Kimberly Arensdorf
Pitkin County Open Space & Trails
Administrative Specialist