

MINUTES
OPEN SPACE AND TRAILS BOARD
REGULAR SESSION
April 5, 2022
Zoom Video Conference

OSTB Present:

Graeme Means Dist. 1 Not Present	Howie Mallory Dist. 2	Amy Barrow Dist. 3	Michael Kinsley Dist. 4, Chair	Wayne Ives Dist. 5
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Staff Present: Gary Tennenbaum, Jessie Young, Liza Mitchell, Carly Klein Janet Urquhart, Paul Holsinger, Kim Arensdorf, Dale Will, Drew Walters, Ellen Sassano, Leslie Lamont

Others Present: Glen Horn

Michael Kinsley called the meeting to order at 9:00 a.m.

PUBLIC COMMENT

No public comment.

APPROVAL OF THE MINUTES

Wayne Ives moved for the OSTB to approve the amended 2/24/2022 OSTB and City of Aspen Parks and Open Space Joint Regular and Executive Draft Minutes, 03/01/2022 OSTB & BOCC Joint Regular and Executive Draft Minutes, and 03/15/2022 OSTB & BOCC Joint Executive Draft Minutes. Amy Barrow seconded. Motion passed (4-0).

Deer Creek Management Plan Adoption

Gary Tennenbaum explained that the Deer Creek Draft Management Plan was released for public review after the OSTB provided comments at the February 3rd meeting. Additionally, staff presented the draft plan at the February meeting of the Woody Creek Caucus, where they received support for the Plan's action items. Tennenbaum stated that the goal of today's meeting is to review the updated action items, specifically updates to housing, stewardship, and agriculture management.

Carly Klein reviewed the updated housing and structure management actions:

- Redefine the residential lease boundaries and renew housing lease with Colorado Parks and Wildlife (CPW). The desired outcome is to modify lease areas from term-based (i.e. 'short-term' and 'long-term') to location and purpose-based (i.e. residential and agriculture).
- Evaluate the potential for the existing caretaker unit to support housing for land stewards. The caretaker unit on the property, which is currently uninhabitable and used for storage, provides an opportunity to support much-needed employee housing for OST department staff or other aligned land managers.

Michael Kinsley asked if the Plan could maintain flexibility with the planning/future use of the caretaker unit, including scraping and replacing the building if necessary. Tennenbaum

explained that the building has been evaluated by an inspector, which found that the structure itself is in good shape and it would be best to rehabilitate it.

Kinsley recommended to update the proposed action item “Make effort to offset energy use associated with housing through use of on-site renewables” to strike the phrase that limits it to onsite usage. Klein stated that staff can update in order to keep flexibility and include broader climate objectives.

Paul Holsinger provided the updates to the agriculture management action items:

- Redefine the long-term agricultural lease area, renew lease with CPW, and work with lessee on siting agricultural structures.
- Evaluate fencing on the property, amend as appropriate for rotational grazing that benefits land/soil health and to minimize impacts to wildlife movement.
- Explore opportunities to improve pasture vegetation diversity and soil health.

Howie Mallory asked about the 2019 Elk Production Survey. Klein provided the Elk Production Habitat Proximate to Deer Creek OS Map. She explained that the actual elk production is occurring on the adjacent Forest Service land and not specifically on Deer Creek OS, however it does serve as a migration corridor for elk to reach the river. Mallory requested that the Elk Production report continue in the future. Tennenbaum commented that it can be included in the next 5 year update for the Management Plan.

Mallory asked about rehabilitation of vegetation in the riparian area. Tennenbaum stated that the riparian zone will continue to be monitored. Additionally, there is an action item in the Plan to evaluate identify improvements, he said.

Mallory asked about fishing and river access along the property. Holsinger explained that the public can access the Roaring Fork River along the property as well as two adjacent fishing easements.

Board action below.

Brush Creek Master Plan Update

Ellen Sassano explained that the Brush Creek Master Planning process has engaged the Brush Creek Metro District and the Brush Creek Caucus, which was formed in 2021.

Jessie Young provided a map depicting the Brush Creek planning area, which is adjacent to the Mills Open Space on the eastern boundary and Cozy Point Ranch Open Space. She noted that the Plan provides synergy regarding supporting wildlife, riparian restoration, and climate action planning.

Young explained that the Plan recommends rezoning “county-owned open space and trails parcels and parcels with long-term conservation easements granted to the County to the RS-G (Resource Government) zone district”. Staff has commented that while this zoning change may be appropriate for county-owned open space parcels, it is likely not appropriate to rezone lands where a conservation easement is in place on private parcels as these parcels often retain existing

development or development potential, she said. Sassano noted that the RS-G zone district was intended to make sure federal lands were not developed for residential purposes.

Young noted that Action Item 5 was updated to clarify that the Brush Creek Caucus will “work with the Pitkin County Open Space and Trails Department to monitor and analyze potential impacts on wildlife habitat associated with the recreational activities and facilities within the planning area to determine whether refinements to current use restrictions, or additional use restrictions, should be considered in order to protect critical wildlife habitat.”

Young stated that the Plan will continue to encourage agricultural landowners to consider clustering and/or conservation easements and other measures to preserve existing agricultural use and to ensure their continued productivity.

Young explained that the Plan’s wildlife, habitat, and water quality are mutually supported by the Sky Mountain Park Management Plan.

Mallory requested additional information / clarification of what is meant by Action Item 1.4 (IGAs and Special Districts) in regards to the annexation of Aspen Mass Property. Young stated that Aspen Mass is a City Open Space property, however the County has the Aspen Mass Trail that crosses it. Staff can get further clarification of what this action item is intending to achieve, she said.

Mallory asked for clarification in the water quality existing conditions in reference to *"The new wastewater plant reduces nutrient discharges and will filter out phosphorus to 1 milligram per liter and nitrogen down to 11.4 milligrams per liter. Both results exceed Colorado's existing limits for treatment plants"*. He noted the importance of having a uniform water quality objective. Young stated that the Brush Creek Master Plan action items address water quality to support that goal.

Mallory requested to ensure that the City Open Space and Trails Board is given a chance to review and comment on the plan.

Board action below.

Land Use Referral – Highland Bavarian Lodge and Ranch

Holsinger explained that staff have reviewed the updated Highland Bavarian Lodge and Ranch application and remain supportive of the unchanged elements which include the Castle Creek Parcel Conservation Easement and the Conundrum Creek Trail Easement.

Holsinger provided the changed elements to the recommendation based on the OSTB meeting and site tour in January:

- North Ranch CE: OST recommends that the North Ranch Conservation Easement should extend to the envelope boundary, resulting in more benefit to the public by way of conservation value.
- The OSTB expressed concern about the barn / ranch managers ADU location, due to scenic value and the need to cluster development. The updated plan has revised the

location for the barn that clusters all the planned structures, keeping the northern portion of the Ranch Parcel undeveloped.

- OST is in support of the South Ranch Conservation Easement and recommends that the land located west of the activity envelope to the parcel boundary be included within the conservation easement.
- Highland Bavarian Overlook Trail: Currently the Trail is not being offered due to privacy concerns. OST staff feel the historic designation granting the applicant 5,750 square feet of development should be visually accessible to the public.
- The OSTB also expressed interest in further encumbering the land outside the activity envelope of the Mesa Parcel.

Holsinger explained that the subdivision and site plan approval is accomplished through a one-reading resolution. The BOCC will take this up on April 13th at their regular meeting. The BOCC will conduct a site visit on April 7th, to observe story poles representing the new location of the barn. OSTB members are welcome to attend, he said.

Wayne Ives recommended adding comments with regards to the Overlook Trail stating the OST would support alternative route and overlook location to afford the public visual access.

Mallory asked what the guidelines are included with respect to public access of the property. Tennenbaum stated that there would not be public access unless the Overlook Trail is allowed. However, there will be public access on Conundrum Creek Trail, he said.

Glen Horn noted that the applicant is offering an interpretive panel to be placed on Castle Creek Road with a link or QR code linking to the film describing the lodge and its importance to the Valley as a public benefit.

The OSTB supported the new location and configuration of the barn/caretaker dwelling.

The OSTB recommended to conserve the area outside of the Mesa Parcel Activity Envelope, in addition to the conservation easements already proposed, therefore ensuring limited future development.

Board action below.

BOARD AND STAFF COMMENTS

Kinsley asked about the timing and usage of the Watershed Biodiversity Initiative (WBI) mapping model. Tennenbaum stated that WBI is currently working on a public interface and making adjustments, however the model can only look at larger areas of land and not small acre properties.

Howie asked for an update on the Wildwood land exchange with the Forest Service. Dale Will explained that staff is in preliminary phases in regards to analyzing the environmental attributes and legal constraints, in order to come up with a viable exchange.

Tennenbaum commented that staff is looking into hiring a security officer in lieu of a naturalist to help at North Star Nature Preserve this summer, specifically to assist with parking. Additionally this summer OST Rangers will have more authority for parking because of the CDOT lease. He noted that OST is still enforcing limited group sizes with commercial permitting.

BOARD ACTION

Deer Creek Management Plan Adoption

Wayne Ives motioned to adopted the updated Deer Creek Management Plan. Howie Mallory seconded. Motion passed (4-0).

Brush Creek Master Plan

Wayne Ives motioned to approve the Open Space and Trails Board comment letter for the Brush Creek Master Plan Update as amended. Amy Barrow seconded. Motion passed (4-0).

Highland Bavarian Lodge and Ranch

Wayne Ives motioned to approve the Highland Bavarian Lodge and Ranch referral with amended Open Space and Trails Board comments. Howie Mallory seconded. Motion passed (4-0)

ADJOURN

The OSTB meeting of April 5, 2022 adjourned at 12:00 p.m.

Approved:

Michael Kinsley

Michael Kinsley, Chair
Pitkin County Open Space & Trails Board

Attest:

Kim Arensdorf

Kimberly Arensdorf
Pitkin County Open Space & Trails
Administrative Specialist

2022.04.05OSTB Regular Minutes_Aproved

Final Audit Report

2022-05-12

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-  Document created by Kim Arensdorf (kim.Arensdorf@pitkincounty.com)
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