



Board of Commissioners Regular Meeting Agenda

WEDNESDAY, FEBRUARY 12, 2025, 12:00 PM

BOCC Meeting Room, 1st Floor

530 E Main St, Aspen, CO 81611

MEETINGS ARE VIRTUAL AND IN PERSON

View the livestream on our website (pitkincounty.com/374/County-Webcasts) or on Grassroots TV (Channel 11 CGTV)

PARTICIPATE IN MEETING VIA ZOOM: [CLICK HERE](#)

Passcode: 097314 | Webinar ID: 849 7774 0851 | Phone: 719-359-4580

Are you presenting at this meeting? Click [here](#) for instructions.

Additions/Deletions to Agenda

Public Comments (please limit to 3 minutes per speaker unless otherwise advised by the Chair)

Commissioner Comments

Consent Items: Consent items are generally perceived as non-controversial and allow the Board to spend its time on more complex items elsewhere on the agenda. A Board member or member of the public may ask for a Consent item be removed for individual consideration. Consent items typically have been discussed in work sessions with the Board and are approved by a single motion.

Consent Items - Single Reading:

1. Minutes of January 22, 2025 regular meeting.
2. Resolution to Appoint Citizen Board Members - Charlotte Anderson

Individual Consideration Items:

Individual Consideration Items / Public Hearing, One Reading:

3. Application for a New Beer and Wine Liquor License and a Takeout and Delivery Permit Submitted by Down Valley Hospitality Inc. dba Boulevard Barrel - Sam Engen, Jeanette Jones

Individual Consideration Items / First Readings set for Second Reading and Public Hearings on February 26, 2025

4. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Authorizing the Pitkin County Sheriff to Impose and Rescind Bans on Open Fires and Prohibitions on the Sale, Use and Possessions of all Fireworks in Unincorporated Pitkin County at anytime During 2025 - Alex Burchetta
5. Resolution of the Board of County Commissioners of Pitkin County, Colorado, Adopting the Pitkin County Debt Issuance Policy and the Debt Post Issuance Compliance Policy - Liz Woods
6. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Authorizing an Agricultural Lease of the Glassier Open Space Agricultural Lease D-1 between the Board of County Commissioners and Juniper Farm, LLC and an Agricultural Lease of the Glassier Open Space Agricultural Lease D-2 between the Board of County Commissioners and Ariel Rittenhouse - Drew Walters
7. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Approving the Purchase of 135 Juniper Trail, More Fully Described as Shadowrock Townhomes, Lot 135, Building J, Phase 1, Shadowrock Subdivision, Carbondale, Colorado - Greg Boyd
8. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Approving a Lease Agreement with SP+ Parking - Rich Englehart, Dan Bartholomew, Diane Jackson - **(Packet materials will be provided at the meeting)**

Individual Consideration Items / First Reading Set for Second Reading and Public Hearing on March 12, 2025

9. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Repealing and Reenacting Title 11 (Buildings and Construction) of the Pitkin County Code, Section 11.32 (2021) International Energy Conservation Code) - Jeff Erickson

Individual Consideration Items / Public Hearing, 2nd Readings:

10. Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Approving and Authorizing the Chair to Sign a Lease Agreement between the BOCC and Community Health Services for Space at the

AGENDA and TIMES ARE SUBJECT TO CHANGE

Land Use Items:

Land Use Public Hearings:

11. 143 Darling Farm LLC, Tami Kochen (**CONTINUE TO 03/12/2025**)
 - a. Ordinance Rezoning 143 Darling Farm LLC with Planned Unit Development (PUD) Overlay, 2nd Reading
 - b. Resolution Approving the 143 Darling Farm LLC Activity Envelope and Site Plan Review, PUD Review, Special Review & GMQS Exemption for Caretaker Dwelling Unit (CDU), Major Amendment, 2nd Reading
12. Nichols Family Trust TDR Review, Leslie Lamont (**TBD - CONTINUE OR TABLE**)
13. Resolutions Granting Approval for the BelleJackBlue LLC Parcel 1, 2 and 3 Activity Envelope, Site Plan Review, Growth Management Quota System Exemptions, Expansion of Non-Conforming Structures and Special Review for a Transferable Development Right Receiver Site and Extension of Vested Property Rights - Nicole Rebeck-Stout - (**Continued from January 22, 2025**)
 - a. Resolution of the Board of County Commissioners of Pitkin County, Colorado, Granting Approval for the BelleJackBlue LLC Parcel 1 Activity Envelope, Site Plan Review, Growth Management Quota System Exemptions, Expansion of Non-Conforming Structures and Special Review for a Transferable Development Right Receiver Site and Extension of Vested Property Rights
 - b. Resolution of the Board of County Commissioner of Pitkin County, Colorado, Granting Approval for the BelleJackBlue LLC Parcel 2 Activity Envelope, Site Plan Review, Growth Management Quota System Exemptions, Expansion of Non-Conforming Structures, Caretaker Dwelling Unit and Special Review for a Transferable Development Right Receiver Site and Extension of Vested Property Rights
 - c. Resolution of the Board of County Commissioners of Pitkin County, Colorado, Granting Approval for the BelleJackBlue LLC Parcel 3 Activity Envelope, Site Plan Review, Growth Management Quota System Exemption and Special Review for a Caretaker Dwelling Unit, and Growth Management Quota System Exemption for a Pre-1978 Parcel and Extension of Vested Property Rights
14. Resolution Approving a Ten (10) Year Extension of Vested Rights for Little Ditch 1 LLC and Little Ditch 2 LLC, and an Exemption from Site Plan Review for an Agricultural Building for Little Ditch 1 LLC, Franco Palumbo
15. Resolution Granting an Amendment to the Special Review Use, Exemption from Activity Envelope and Site Plan Review, and GMQS for Commercial Development for the Beyul Retreat Center Accessory Structure - Leslie Lamont

Land Use Actions:

Open Discussion

Adjourn Regular Meeting

