

**RESOLUTION OF THE PITKIN COUNTY PLANNING AND ZONING
COMMISSION
ADOPTING THE WOODY CREEK CAUCUS MASTER PLAN**

Resolution No. PZ 2016-08

RECITALS


1. By State statute, the Pitkin County Planning and Zoning Commission (P&Z) has the responsibility and the authority to adopt master plans for Pitkin County.
2. Adopted plans are used by the public, appointed and elected officials as a guide in consideration of County-wide land use related policies, as well as future land use designations, planning issues and development proposals within the Plan area boundaries.
3. The Pitkin County Land Use Code specifically requires consideration of master plans as a criterion of approval for certain types of land use reviews (including, but not limited to special review, location and extent review, code amendments, rezoning, activities of local and state interest, and growth management exemptions).
4. Recommendations made within all of the respective Caucus/Neighborhood master plans will be considered by appointed and elected officials in the context of consistency with overarching County land use policies and programs, and broader community goals, including but not limited to infrastructure and essential community facility needs. If a determination is made by the elected and/or appointed officials that a plan recommendation is inconsistent with broader community goals and does not benefit the community as a whole, such recommendation may be considered, but not implemented.
5. All of the respective Pitkin County Caucus/neighborhood plan updates will be adopted by the Planning & Zoning Commission separately. At such time as all of the plans have been adopted, they will be reviewed as a whole to ensure that there are no inherent conflicts that will impair the County's ability to achieve overarching community goals, land use policies and functional needs. Subsequently, the P&Z will identify and consolidate common plan themes in an update to the *2003 Overview of the Pitkin County Comprehensive Plan*. The Comprehensive Plan will provide the overall framework and approach for planning in rural Pitkin County, and the neighborhood plans will provide detail for specific areas.
6. The Woody Creek Caucus Land Use Master Plan was prepared by the Woody Creek Caucus Master Plan Committee with limited assistance from the Pitkin County Community Development Department and input from interested members of the public who reside in the Woody Creek Caucus area, as depicted on the attached map (Exhibit B.)
7. The Pitkin County Planning and Zoning Commission reviewed the plan at a worksession, which was a public meeting on October 25, 2015, and at a duly noticed public hearing on November 15, 2016, at which time public comment was heard with respect to the Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Pitkin County Planning Commission that it does hereby adopt the Woody Creek Caucus Land Use Master Plan, attached as Exhibit "A."

10th **NOTICE OF PUBLIC HEARING PUBLISHED** in The Aspen Times Weekly on the 10th day of Oct 2016.

APPROVED AND ADOPTED on the 15th day of November, 2016.

PITKIN COUNTY PLANNING AND ZONING COMMISSION


By Jeffrey Conklin, Chair


Date 2/16/2017

ATTEST:

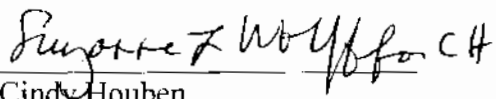
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Adopted by the Pitkin County Planning & Zoning Commission on November 15, 2016

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Introduction

In February 2014, the Woody Creek Caucus received a call from Pitkin County planning staff requesting an update to the adopted 1991 Woody Creek Master Plan.

The original Woody Creek Master Plan was prompted by the purchase by Pitkin County of the Pitkin Iron property in 1989 and a subsequent development plan showing as many as 90 units of housing on the property between River Road and the Roaring Fork River. In response to the threat of development by Pitkin County, the Woody Creek Caucus voted to explore the incorporation of Woody Creek as a municipality, thereby controlling local development and our destiny.

A compromise was struck with the Pitkin County Commissioners to create a Master Plan for the Woody Creek area which would be respected as an indicator for the future of the community that Woody Creek wished to be. The Master Plan was completed and adopted in 1991 and stood for many years as the basis of planning for this area.

The Woody Creek Caucus has been in place since the early 1970s as the political voice of the Woody Creek community. The Caucus has been a consistent influence throughout its history in moderating residential growth, limiting commercial development and protecting open space and the agricultural heritage of this area.

The concerns of Woody Creek have included loss of agricultural lands to development, impacts from expansion of Sardy Field, increased commercial uses and commercial recreation, increased traffic with limited public transportation and growth that could require urban services and result in suburban sprawl.

We are satisfied with the moderation of impacts that we have achieved, though the growth and expansion in the rest of this valley cause some distress. The positions of the Woody Creek Caucus have been consistent for more than 40 years and remain so. We find that the issues facing Woody Creek today are much the same as they have been, although the economic pressures are magnified, and this review of the Woody Creek Master Plan highlights the vision and insight of this community through all of its recent history.

This recapitulation of our vision of our future illustrates the determination that exists here to maintain the values and benefits of life in this part of the larger community. We have always wished to be a part of the whole of this Valley and to serve as an example, as best we can, for charting an appropriate and intelligent course into the future.

Character of Woody Creek

The historical position of the Woody Creek community has allowed slow growth, within our existing zoned capacity, and endeavored to enhance our rural disposition. Our character is probably our most important consideration in this Master Plan. Our vision is one of a rural residential community where open space, agricultural lands and wildlife habitat are prime components. The sense of community, friendliness, an open rural landscape and low traffic on modest rural roads are a significant part of the appeal to which residents have become accustomed. We prefer growth, if it comes at all, to come slowly and be assimilated into that character which has always existed. We would prefer that our expansion come as primary residences, rather than secondary, and that we remain a community populated by informed and involved residents.

Past studies of roads in Woody Creek were shown to be at or above capacity, even 20 years ago, an indicator that there was no ability to accommodate further development without changes to the existing service levels. However, it was and is very important to the Woody Creek community to retain the current rural character of small roads utilized by recreationalists and local traffic. More new development will adversely affect the areas such as Smith Hill, which are already congested during peak traffic hours. The capability of the roads, utilities and transit system to accommodate any new proposed development should be addressed before approvals are granted. Without showing that the services are adequate, new approvals should be denied.

The air quality is cleaner in the rural areas of Woody Creek. Traffic is light and industrial uses strictly monitored by the neighborhood. Increased development should not lead to a proliferation of fireplaces or any new industrial pollution of the air or water.

Water Resources in our semi-arid valley should be protected with tenacity. No development should be approved that threatens existing agricultural operations or their water rights, nor adversely affect stream

flow in Woody Creek or Little Woody, cause destruction of wetlands or natural meadows, or adversely affect the access of wildlife to water. Water Quality is of great importance to the residents of Woody Creek, both in the rivers and in our wells.

Scenic Quality should be protected in a natural, rural environment from land uses that serve only to impose boxes upon the landscape, without requiring from them all possible efforts to minimize aesthetic destruction and not disrupt the natural setting. Aspen, the resort, benefits from the surrounding greenbelt provided by agricultural lands and open space. As growth and development press on our open spaces, we have to meet it with aggressive preservation measures. Open space is the prime component of any rural area, much of it kept open by producing agricultural lands. Wildlife habitat is to be protected with the same tenacity.

Septic Systems are site specific in Woody Creek, in other words, developed with no excess capacity but sized only to accommodate that individual project. Any developer committed to increasing the population in a neighborhood must develop and finance a system on that site capable of handling its sewage demands. If zoning is kept as it is, there would not be a demand large enough to trigger the regional sewage treatment plant necessary with greater densities of population. Lots of 2 acres are considered the minimum size sufficient to support a leach field, septic system and well. Though the percolation rates have historically been very high in Woody Creek, we recommend that this 2-acre minimum be kept as a “septic definition” of supportable growth, unless serviced by an existing site-specific package plant.

Agriculture in Woody Creek

Policy Statement:

The Woody Creek community has encouraged traditional agriculture as a means to preserve our historic culture and maintain the open and rural character of our area. Traditional ranching and farming as practiced in Woody Creek are low-impact land uses that merge seamlessly with private residential and public areas. Our policy is to maintain these agricultural practices as a way to care for and maintain open spaces, and to preserve and protect important historic water rights.

Current conditions:

Traditional agriculture in Woody Creek leaves little trace of the activities that are completed each season, with the conditions of the agricultural land substantially the same at the end of season as they were at season's beginning. Agriculture in Woody Creek should continue to visually enhance the residential neighborhoods and surrounding areas, and to have minimal impacts on views, adjacent properties, roads, and existing utilities. Traditional agricultural crop production includes growing of hay, alfalfa, grains or potatoes. Small holdings for cattle and horses are customary and appropriate. Sheep, goats and poultry have been raised for home consumption and local distribution.

The Woody Creek Caucus has consistently discouraged any new or expanded commercial activity in Woody Creek. Agricultural activities that require substantial enduring infrastructure become "agribusiness" and permanently alter the landscape in a way that persists whether or not the original activity is continued. They are the antithesis of preserving our open undeveloped appearance. While we understand that even low impact agriculture may have a for-profit basis, we will not accept any projects that are primarily of a commercial nature. These commercial projects require intensive land uses that bring more traffic and noise, sometimes noxious odors, view encroachment, and impacts on local utility consumption and road service levels. We support agriculture that is sustainable with no degradation

to the land and minimal impacts to the surrounding neighborhoods. Water rights associated with the properties must be proven adequate to fully serve the requirements of ranch or farm operations, and domestic wells must have proper adjudication.

Concerns of the Community:

There must be a differentiation between “greenhouse” plant or food production -typically transparent structures which use natural light for plant growth, are energy efficient and do not emit light during nighttime, and “warehouse” production -typically opaque structures that require substantial artificial light and power to operate successfully. A quote from a report done by Martin Quigley, MLA, PHD, Professor and Director of Natural Sciences, Mathematics and Biological Sciences at the University of Denver, describes “warehouse production” as follows:

“Interior cultivation is generally done in converted warehouses, where light, temperature and atmosphere are regulated around the clock. This plant production is commonly an urban rather than rural activity. It requires more employees per plant than for any other kind of horticultural or agricultural enterprise. These operations require constant input of specialized ingredients: delivery and shipment generates more vehicular traffic than any other kind of plant production.”

Greenhouses that are approved for local food production as structures exempt from residential or agricultural square footage limitations should be reviewed annually for appropriate use and should have a requirement that they will be removed and the land restored if the activity of food production ceases or changes. We have concerns that greenhouses will be built that are exempt from other square footage limitations and will have only a short term use in food production and then leave a large building standing with no designated use or restrictions. Any small greenhouse operations for commercial food production should meet Pitkin County’s requirements for “home occupation”.

The distinctions between traditional greenhouses and commercial grow-houses are particularly significant at this time because of the proliferation of marijuana production facilities throughout the area. These operations are commercial by definition and have serious impacts when placed in residential areas. In Woody Creek they are also inconsistent with our long held limitation on commercial expansion. We will not make an exception for any commercial use in the guise of “agriculture” because of the potential negative impact. These may include:

- **Noxious odors**
- **Requirements for security and fencing**
- **Industrial type facilities with night lighting**
- **Increased traffic**
- **Fertilizers and chemicals that may impact rivers**
- **Excessive water consumption**
- **Structures inconsistent with residential areas**

Recommendations

- **There should be no zoning changes in Woody Creek that allow commercial expansion outside of the footprint of the Woody Creek Plaza building.**
- **No commercial uses, such as commercial nurseries, that do not meet the definition of “traditional agriculture,” should be allowed on agricultural lands .**
- **Residential greenhouse size should be limited to 500 feet, or less.**
- **Building of industrial grow houses of any kind should be prohibited.**
- **Greenhouse Sizes: We recommend a maximum size of 500 square feet for exempt residential greenhouses. Anything larger, up to a maximum size of 1,600 square feet, should be considered a commercial Food Production greenhouse and allowed by special review for local food production only. Food Production greenhouses should be required to undergo an annual review to insure that they continue to be used specifically and solely for local food production. If the Food Production greenhouse discontinues producing food it should be removed. Care must be taken to guarantee that there is not an ulterior purpose for large greenhouse development.**

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In the Woody Creek Caucus, our vision of rural agriculture is that it be an aesthetically pleasing aspect of sustainable (and non-industrial) land use. For the longevity of our open spaces and the continued health of our ranches and small fodder pastures, we hope to avert any degradation of land, water, natural processes, or harm to native wildlife that commercial development would bring.

Pitkin County Airport

Policy Statement:

The Woody Creek Caucus supports the existing curfew, safety restrictions on GA aircraft, current operating hours, and noise abatement restrictions. We also support variable takeoff headings so that no one neighborhood receives all the noise impacts. We support future elimination of Stage 2 aircraft and do not support expansion of facilities that would allow louder, larger, and heavier aircraft, such as the 737, to use the airport. We strongly support a cap of 125,000 pounds gross weight for aircraft using Sardy Field.

We continue to support safe operation of the Aspen/Pitkin County Airport and all efforts to minimize impacts on residents of Woody Creek and the surrounding area. Our airport should be sized to our small mountain community, in keeping with the rural character of the resort.

Current status:

Sardy Field is a valuable asset of the people of Pitkin County. The airport is a vitally important facility for the economy of the area, for the way we function as a whole community, and as a major link in the transportation chain of the Roaring Fork Valley. Even so, in its growth and development over the past decades, the airport has become a source of controversy. In view of the fact that Woody Creek is one of the affected communities directly under the flight path, we have in the past been a voice in this controversy and are concerned with noise impacts, air pollution impacts, and safety considerations.

Current airport planning:

Due to constant pressure from the business community and other special interest groups, there has been a prolonged effort to expand Sardy Field into a state-of-the-art, urban-style airport. The Caucus views the justification and predictions of future needs for this massive expansion with skepticism. Ultimately, it may not be in the best interests of the community at large, including Woody Creek.

Beginning in 2010, a study was commissioned by the Pitkin County Commissioners and airport personnel on the adequacy of the airport terminal facilities for the future. Past studies have consistently overestimated the projected number of passengers using the airport. Although airport use remained relatively flat over the past fifteen years, according to airport records, the study predicted significant passenger increases in the next 20 years, and therefore a need for a new \$80 to \$100-million-dollar terminal. The Pitkin County commissioners have approved this new terminal with the adoption of the 2012 Airport Master Plan. The County intends to conduct a multi-phased design process for this facility, which is to include comprehensive public input prior to construction.

Predictably, there is now a follow-up study, “The ASE Future Air Service Planning Study,” that recommends expanding and strengthening the airport runways and allows for a second FBO operation, so as to increase air service to the airport, especially GA. The technical phases 1 and 2 of the study to expand the airport to the west were made with no public input, and specifically, no contact with the Woody Creek Caucus. Phase 3 is now in progress, calling for an Environmental Analysis as well as public input. However, the choices for the expansion and operation of the airport, which will be presented to the public, are limited to the results of Technical Phases 1 and 2.

The claim of the “ASE Future Air Service Planning Study” is that, without a \$120 million to \$130 million expansion of the runway to accept a new generation of airplanes, Aspen will not have a viable service after 2021.

Concerns of the Community:

The Woody Creek Caucus is skeptical of the claim that there will not be a viable commercial service after 2021 without a huge expansion. Just in 2012, The Airport Master Plan stated that “no change will be made in the existing prohibitions on (1) aircraft with wingspans greater than 95 feet, and (2) aircraft weighing more than 100,000 pounds maximum gross landing weight.” However, it has recently been revealed that the FAA did not accept this portion of the Master Plan.

We are opposed to a larger, urban-style airport close to the center of Aspen, with all of the negative impacts this could bring to Woody Creek and the community at large. The increased traffic of larger, heavier, more intrusive airplanes will dramatically increase the discomfort of the many residents around the airport and in the flight path. It would be yet another step in Aspen’s path toward commercialization and the loss of Aspen’s unique character.

The airspace and mountainous surrounds of the narrow valley at the entrance to Aspen is a constant. A larger airport will certainly increase the pressure on this environment and on the people who live in the valley. There will be more noise, more air pollution, more safety concerns, and more competition in our limited airspace between commercial and GA aircraft.

In an issue of Snow Magazine some years ago, an article by Andrew Nemethy describes a theory about the rise and decline of tourist towns, which even 25 years ago was being seen in resorts east and west. The resort starts as an attractive small town with amenities and natural environments that attract

many to settle there. These places are often small, with low traffic, low taxes, and a strong sense of community, set in a lovely rural landscape. Growth moratoriums are gradually put in place, with the result of raising the cost of real estate. The cost and the cost of living also rise and become too high for many residents. They must now travel to shop for basic needs. Traffic jams and higher rents – residential and commercial -- drive out the locals. As improved infrastructure is deemed necessary for all the traffic, taxes rise. New schools, hotels, and hospitals are required to serve the upscale population.

This is a common pattern of development in desirable resort areas, including the Roaring Fork Valley. We in Woody Creek would like to put on the brakes and preserve some of the character of old Aspen and the appeal of the ski resort lifestyle.

The local economy has become less driven by tourism and local residents than by construction and development or redevelopment and luxury maintenance. Suddenly the community needs an excessive amount of architects, planners, lawyers, designers, contractors, and trades people.

Our government continues to grow, and it demands more taxes and more bureaucracy to keep pace with the growth. None of the decisions that create growth are based on the character of the town we want. Rather, they are based on the need to keep people who have moved here for economic reasons employed. Government and the commercial infrastructure have to keep growing.

The perceived need to keep the tourist base ever growing creates an onerous spiral in which quantity overwhelms quality. Prices on businesses and real estate keep rising. Homes just built are remodeled every several years. Chain stores replace small, locally owned shops. Prices go so high that locals don't even bother to shop locally. Our town begins to look like a small version of Los Angeles, New York, or Dallas. Folks don't mingle, and the sense of neighborliness has disappeared. The appeal and character are destroyed. People leave. Corporations arrive.

Summary of the Airport Chapter:

- 1. The Caucus is concerned that, while the future air service planning study supports airport expansion, it fails to study alternatives that relate to the health, welfare, safety and capacity of our valley. Therefore, we recommend that the EA and any ultimate decision regarding airport improvements include consideration of the following alternatives:**
 - A. Develop an alternative which assumes airplanes currently serving the Aspen market or their equivalent will continue to be available beyond 2021;**
And/or
 - B. Develop an alternative that limits the airport to commercial regional jets and private aircraft with a gross landing weight of no more than a maximum 125,000 pounds.**

Because of our altitude and the nature of our topography, larger airplanes would create unacceptable burdens of noise and toxic pollutants for the many residents near the airport and for many miles down valley. Large airplanes such as 737s would severely impact the livability of the upper Roaring Fork Valley forever. Furthermore, our Alternative B is critical because the Aspen community does not have a large enough emergency capability or the infrastructure to manage a mishap involving larger airplanes.

- 1. We are also concerned that runway expansion and strengthening to allow for larger regional commercial airplanes will open the airport to larger, heavier and louder aircraft, both commercial and private. The community has been promised for many years by various government boards that no 737-type aircraft would be allowed to use the Aspen/Pitkin County Airport. If this promise is not kept, the impacts of noise and air pollution, as well as growth generation, will be greatly increased.
Larger aircraft such as the 737 require much larger and noisier engines. The Roaring Fork Valley would be changed forever if these heavy aircraft were allowed to operate here.**

If the airport must ultimately accept new regional jets, these

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should be limited to commercial regional jets and private aircraft with a gross landing weight of no more than 125,000 pounds. The FAA should recognize that one size does not fit all. An airport at 8,000 feet in a narrow valley is in a very different environment than one on the plains at a lower altitude. Our valley has confined airspace, numerous homes around the airport and in the flight path, and decreased air circulation, resulting in more air pollution. The Aspen community should require flexibility in how the airport is operated, and not be forced to accept a standard that will damage the community and cause severe discomfort to its citizens.

2. Our list of concerns includes but is not limited to:

- **Noise abatement.**

"As with most rural resort environments with low ambient noise levels, any noise emissions, especially during the evening hours, are a serious local environmental concern. Woody Creek is no exception. In addition, Aspen may be unique as a result of the increased sound transmissions in a low-humidity, high-altitude, valley-constricted environment."

-Brad Christopher, former airport manager

- **Light pollution**
- **Air pollution. Jet fuel, the most toxic of pollutants, is often strongly present in our valley.**
- **Larger, heavier, louder aircraft**
- **Flight hazards. This valley is a problematic location for increased air traffic**
- **Encouragement of growth from overbuilding the airport**
Increases in airport traffic will require commensurate growth in accommodations and accompanying development.
- **Degradation of our community's character**

3. In general, we believe that bringing more air traffic to Sardy Field is not in the best interest of the community. The valley is too confined. In addition, the airport is dangerously close to Aspen, the North Forty neighborhood, and large-scale events at Buttermilk.

- 4. The new terminal is out of balance with the projected long-term population growth. A larger airport with more capacity will drive development.**

- 5. Since the rationale for enlarging the airport is to enable it to accommodate the new generation of commercial regional jets, it should be possible for the commercial airlines to maintain their schedules. It has become increasingly evident that the restricted air space in the Aspen area creates a conflict between ever-increasing numbers of private aircraft and commercial service. Large numbers of private aircraft should not be allowed to crowd out commercial flights. This is one more example that one size does not fit all situations. The FAA should modify its regulations in the case of an airport with a single runway located in a confined, high altitude, narrow valley.**

Commercial/Public

Existing Commercial Zoning in Woody Creek should not be enlarged or increased in density or intensity and no additional commercial zoning permitted. No new industrial uses should be allowed. Home occupations will be permitted provided they comply with the Pitkin County Land Use Code. Commercial development is not an accepted use in our rural, residential community where open space is still prized for traditional agricultural pursuits. The Woody Creek Caucus voted to prohibit all licensing for both medical and recreational marijuana within the Woody Creek Caucus area. This decision has been supported formally by the Pitkin County Commissioners.

Current Commercial Uses and Conditions:

- **B-1 Zoning: The Business (B-1) Zone in Woody Creek is limited to the 3100 square foot footprint of the Woody Creek Plaza Building and no floor area expansion is allowed.**

Concerns regarding activities in the B-1 commercial zone:

1. Traffic safety is a concern with the expansion of commercial delivery vehicles and vehicles transporting tourist patrons to and from the Woody Creek Tavern. The increase in activities has overwhelmed the immediate area in front of the tavern with people, bicycles, large trucks and cars and is a traffic hazard. The safety of people standing in the road and cars and commercial vehicles stopped in the road to load/unload people and bicycles has become an ongoing concern. No expansion, including additional seating at the Woody Creek Tavern, is acceptable.

2. Impacts of the use should be contained on the site. Currently there is overflow onto adjacent property and public property causing congestion and hazards from the unsafe mix of vehicular and pedestrian traffic. We cannot stress enough our concern for the traffic conditions on River Road around the Woody Creek Tavern.

Commercial Recreation:

Commercial recreational uses are having ever increasing impacts in Woody Creek from bicycle tours, raft tours, fishing guides, snowmobiling companies, outfitters, jeep tours, etc. Currently, there are few guidelines to distinguish appropriate use versus over-use of the river, roads and backcountry access. We suggest that Pitkin County implement a specialized permitting system to allow monitoring and, if necessary, limiting commercial recreational uses, in order to preserve fragile natural habitat and resources. Access needs to be limited if there is to be preservation of resources and land. There are presently several places within the Woody Creek Caucus area, which allow public access to the Roaring Fork River for fishing and other water activities. These places are, among others, at Jaffe Park, Gerbaz Bridge, Pitkin Iron and the Dart property. The commercial recreational use of publicly owned open space should be managed in such a way that it does not conflict with or curtail the enjoyment of the open space by other users. Commercial use should not add to traffic and parking congestion, and all impacts should be mitigated.

Elam Gravel Pit:

Elam Construction has a Special Use Permit for the Vagneur Gravel Pit. On August 12, 2009 the Pitkin County Commissioners granted Elam Construction a 20-year extension to their permit allowing continued operation of the Vagneur Gravel Pit, with the approval of Resolution 052-2009. In 2011 the Elam family sold their business to Summit Materials. Based in Washington, D.C., Summit Materials was formed in 2009 to acquire and grow companies in the aggregate, asphalt paving, cement; construction and ready mix concrete industries. The investors in Summit Materials include The Blackstone Group and Silver Capital Partners.

Their permit must be reviewed yearly and expires in 2029. Woody Creek realizes there is a need for this product throughout the community and agrees to continue the Special Use Permit for the Vagneur Gravel Pit providing performance standards contained within the permit are met by the operators. Elam had been a good neighbor in Woody Creek and had addressed concerns from the neighbors and the caucus. Summit Materials should be required to continue to address specific complaints of residents and correct them expeditiously. The

Caucus will remain vigilant about the impacts of this operation. Any modification, whether temporary or permanent in nature, shall not occur without input and review by the Woody Creek District Planning Commission and Woody Creek Caucus.

Elam's Special Use Permit covers the entire Vagneur Gravel Pit including the extraction of aggregates, production of asphalt and the operation of the concrete batch plant.

Concerns of the Community regarding Elam Gravel Pit:

- 1. Annual review of the special Use Permit should include consideration by the Woody Creek District Planning Commission and neighborhood input.**
- 2. Reclamation - We support the reclamation plan for the entire property.**
- 3. Temporary seasonal housing of employees is allowed according to the Operating Permit. We are concerned with any excessive use of this campsite and would like to have it terminated or restricted.**
- 4. Noise in the immediate vicinity has been an issue and noise abatement measures should continue. We ask that members of the Woody Creek Caucus be allowed site visits when necessary to insure performance. Strict enforcement of all noise restrictions and limited hours of operation are critical.**
- 5. Dust pollution has been an issue. The company should continue to upgrade with new equipment with better dust collection and control.**
- 6. Expansion of the Vagneur Gravel Pit onto adjoining properties would not be supported by the Woody Creek Caucus.**
- 7. The snowmelt facility at the pit causes concern of potential ground water contamination from the contaminants in the snow. Increased truck traffic on our rural roads during winter snow and ice conditions is an additional concern.**
- 8. River Road and McClain Flats Road are not to be used to or from the plant to avoid the main highway by concrete trucks or dump trucks. The only circumstance acceptable for the use of River Road by their**

trucks is to deliver materials to an address only accessible via River Road.

9. Noise pollution from the backup signals on the trucks, the noise of the jake brakes, as well as banging on the sides of the trucks to empty them should continue to be addressed.

10. The operation of the concrete batch plant should run concurrently with the permit for Elam Construction and should expire when Elam's permit expires or the aggregate is exhausted. In other words, this is not to be a permanent industrial site and we do not envision a permanent concrete batch plant.

Woody Creek Racetrack

Aspen Sports Car Club operates at the Woody Creek Raceway. The County considered car racing a grandfathered use of the racetrack. The operation is subject to a special use permit which should be reviewed on an annual basis. Uses of the racetrack expand as the limitations on the allowable operations are “forgotten” by history. The track should not be rented out to other racing clubs. Charity events or additional uses are not allowed.

Automobile models with mufflers and catalytic converters should be used to further abate the noise. Motorcycles are prohibited on the track, as the noise is excessive, and all vehicle noise should be limited. There is currently one permanent home/office on the site. Should the recreational use change in the future, the property should revert to underlying zoning. The Woody Creek Caucus opposes any commercial/industrial uses of this property other than the racetrack.

Commercial Nurseries:

There are currently two such businesses in our caucus area. One is on Hwy 82 at the junction of Gerbaz Rd. and is located on the property that used to house a veterinary business. The second is located on Woody Creek Road and was developed without input from Woody Creek neighbors or without Pitkin County approval. These businesses must continue to be good neighbors, keep their operations at a small scale with low impact to their neighborhoods, and not expand. Woody Creek acknowledges their existing uses, but these are not to be permanent commercial sites. At any change of ownership they should revert to their underlying zoning.

Commercial Agriculture Businesses:

Commercial greenhouses and grow houses are not traditional agricultural uses and are not compatible with our traditional rural residential character and the open lands for our native wildlife. Heavy truck traffic on Woody Creek roads is a significant impact to Woody Creek neighbors. This is a considerable threat to a rural residential neighborhood. Greenhouses for food production need to conform to Pitkin County home business rules. The size now allowed by the county is a concern.

Home Business/Home Occupations

Home Occupations are allowed as described under the Pitkin County Land Use Code.

Bed and Breakfast & Commercial Lodging

Bed and Breakfast accommodations are allowed by the Pitkin County Land Use Code, if the owner of the premises resides in and manages the establishment. Lodges are not allowed under current zoning, and should continue to be a prohibited use within the Woody Creek Caucus area. Any short-term accommodations use, outside of the definition of “Bed and Breakfast,” should also be prohibited.

Woody Creek Subdivision:

The Laundromat and other outbuildings at the Woody Creek Subdivision, formerly the WC Trailer Park, are not commercially zoned and use should be for the park residents only. These accessory buildings at the WC Subdivision should conform to Home Occupation statutes.

Snowmass Cottages:

The commercial use of these cottages is historic and may continue under current zoning without expansion.

Special Events:

No properties in Woody Creek should be designated “venue” properties. Residential property and agricultural structures should not be allowed to be used in a commercial manner in the Woody Creek Caucus area. It is inappropriate to use agricultural zoned property for other than agricultural uses. Residences and associated land, homes, agricultural and other accessory structures should not be used in a

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commercial manner or for corporate events. Nor should “non-profit” events or “private events” be used for any multiple large-scale events that are not compatible with our residential Woody Creek community. There is a continual and increasing use of private residential properties in a de facto commercial way, mostly in an un-official manner and without permits. Any commercial uses such as: snowmobiling (in Lenado), golf course development, yoga retreats, continued short term rentals of a property, multiple ‘charity’ events, and many “corporate” events, etc. are not acceptable to the Woody Creek Caucus. There has been an abuse of frequency of use when a development has multiple owners; each owner and owner’s family should not have rights to multiple, large scale parties/gatherings.

Existing Woody Creek Public Use Spaces:

The Woody Creek Community Center (WC3) is located in a business zone in the south end of the commercial building. WC3 generates a small amount of traffic, moderate noise, and other minor impacts. WC3 has provided access to affordable health care services, arts and culture, book readings, exhibits by local artists, music by valley locals, and a community gathering place. The impact is presently small relative to the benefits that it provides to the community. Expansion of current uses and traffic generation should be carefully reviewed.

The Woody Creek Post Office and the Woody Creek Firehouse are located on the property east of the WC Subdivision mobile home park, across Upper River Road on a parcel of land owned by the fire district. The design permits traffic to flow in a safe manner. The site of the Post Office is not to be rezoned as Commercial. It is a PUB (Public) zone.

Should the Post Office or Firehouse decide to close its doors one day, the land should not become a commercial zone. The design of the buildings fits with the rustic, rural look of Woody Creek. They are set off from the road so as not to present a huge facade to Upper River Road. The location of these services in Woody Creek decreases response time and increases public health and safety. There is a safety concern from the increasing numbers of bicyclists cutting through the parking lot of the Post Office.

Compass/Aspen Community School:

Compass and the Woody Creek learning community is a valuable part of the social and cultural life of the Woody Creek community, and provides important educational opportunities for the Roaring Fork

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Valley and beyond. It is the policy of the Woody Creek Caucus to support educational pursuits on the campus, which include the Aspen Community School and the Community Preschool. Any additional development of the School site should include full mitigation of any impacts created, with consideration of formal recommendations and comments by the Woody Creek Caucus. Any commercial uses other than for educational purposes should not be allowed.

Traffic is the primary continuing concern of the community. Traffic impacts from expansion of the campus should be mitigated. The school has busses from Basalt and from Aspen/Snowmass. However many parents drive their children to school. This increased traffic and their speed is an impact to our rural roads. Under all circumstances, the School should mitigate its traffic impacts.

Housing & Growth

Policy Statement:

The historical position of the Woody Creek Caucus has been to maintain our rural, residential and agricultural character. We believe our participation in the larger community, to future generations, and to ourselves should be a housing pattern that results in true health to the people living here and that result in the preservation of the natural elements that are so much a part of Woody Creek's rural character.

Woody Creek is proud to currently devote an exceptionally large percentage of its housing stock to low and moderate income housing. No additional high density housing developments should be permitted; resident housing will continue to be provided in scattered low density housing patterns.

Growth Centers should be synonymous with the urban centers, and kept away from the rural areas which cannot provide the services to support it. One of the policies of the Aspen/Pitkin County Growth Management Policy Plan was "*to divert urban levels of growth away from those areas which are incapable of handling it.*" The quality of the Aspen area as a resort depends partly upon the distinct separation between Aspen and Snowmass centers of growth and the rural countryside which surrounds it with a more natural beauty, available for recreationalists as well as the historic uses of agriculture and wildlife habitat. Aspen's urban growth boundary is well-defined, ending at the Airport Business Center, and should not be allowed to blur into endless suburban sprawl throughout the Roaring Fork Valley, following the suburb model that dominated growth policies in the United States for the past 6 decades. Intensive development in the downvalley portions of Pitkin County which have generally been characterized as rural would further aggravate the congestion felt on roads already over their capacity, schools already at capacity, etc. Focusing growth in existing urban environments and slowly and carefully adding density using aesthetic considerations of compatibility, and keeping growth away from the rural areas, will preserve the open spaces while still providing important housing for a sustainable community.

Proximity to support services and the utilization of public mass transportation is a key ingredient for determining the suitability of an area for more development. Woody Creek is not on any major transportation corridor or near any employment center. Development becomes less efficient as it gets further from the urban centers, automobile travel and energy consumption increases. As discussed in the Transportation chapter, public bus service is still in 2015 not reliable for residents of Woody Creek.

Growth Rates:

Woody Creek has maintained that there is to be no re-zoning for increasing density.

The Woody Creek Master Plan 1991 was based on a total buildout (according to the county figures from Pitkin County Planning Office) of 600 units in Woody Creek. Due to negotiations and conservation easements on many ranches, about 150 potential free market building sites have been eliminated from the 1991 figure and 50 price controlled units added. The 2015 count of undeveloped building rights in Woody Creek currently sits at 55 with 445 dwelling units constructed. These numbers do not take into account the possible addition of scattered infill units, so called “caretaker” housing, which are occurring.

The Woody Creek Caucus' position is that individuals build affordable housing better in Woody Creek than either the public sector or commercial developers in the private sector. The number of people seeking to live in this valley will always be greater than the amount of space available to house them. It is a desirable place for all the reasons we have stated in the character analysis, and some people will always prefer to leave the crowding of other areas. We set numbers for a maximum buildout that does not change the character and capacity of our community.

The Aspen Area Community Plan is recognized as a vision statement of the urban area. Those residents at the time felt unable to solve their housing problems within the urban planning area, and subsequently extended their solution into the rural areas. The Woody Creek Caucus' position is that it is appropriate to put density where services currently exist to serve it, and to put more effort into solving those problems within the urban area, a trend that is increasingly being supported as urban Aspen is finding new sites for affordable housing development.

This 500 unit number, our current build-out projection, represents a significant, but acceptable, change in the population density of the Woody Creek community. The community established this number assuming it would not create a need for substantial infrastructure improvements. In order to add density while at the same time keeping our rural character, our order of preference for method of adding density would be:

- 1. Responsible development within existing zoning.**
- 2. Scattered, low-density infill of deed-restricted units**

Recommendations to Implement Plan:

1. Mapping of Urban Growth Boundaries has been accomplished in order to stop the sprawl of development into the rural areas of the County. Urban growth boundaries promote compact and contiguous development patterns that can be efficiently served by public services and at the same time preserve open space. The benefits of successful urban containment techniques can include more cost-effective provision of public services, encouragement of infill and redevelopment of existing urban areas, reduction of sprawl and protection of agricultural land and open space resources. The growth boundary is made effective by not expanding urban services beyond them as development tends to follow the expansion of services.

- A. Septic Treatment Package Plants when replaced should be scaled to minimum functional requirements. Under no circumstances should a regional plant be built to connect the smaller plants being designed in Woody Creek.**
- B. Waste Treatment Plants: Some existing developments in Woody Creek may be suitable for a small package plant sized to serve the existing properties only. These existing developments are Phillips Trailer Park, Water View Condos and Pitkin Iron affordable housing. The package plants should be sized and designed to serve the needs of the already**

built development and cannot be allowed to be “growth generators” used as an excuse for expansion.

2. **The Woody Creek Caucus encourages slow growth in our affordable housing inventory first through responsible development within the existing zoning and further through the addition of low-density deed-restricted employee units scattered throughout the community as infill homes where the impact is minimal and the assimilation of new residents beneficial.**
3. **The Phillips property on Lower River Road is currently an existing non-conforming mobile home park. We would like to see all existing non-conforming units converted to Affordable Housing without any expansion of the density.**
4. **Use of TDRs: We reiterate our position as stated in the adopted 1990 Woody Creek Master Plan that we oppose the use of TDRs to increase density in Woody Creek. Increasing house size using TDRs is acceptable. We recommend the use of TDRs generated within Woody Creek to enlarge houses in Woody Creek.**
5. **House Size Caps: We do not feel that any additional restrictions on house size are necessary. Poor and intrusive design, for which there are few restrictions, create more impacts than well designed and well sited square footage.**

Woody Creek Water

Policy Statement:

The future of water in Woody Creek is of great concern to us. Water rights and ditch easements in Woody Creek date from the earliest settlement of this part of the Roaring Fork Valley and command respect and protection. They serve the continued rural agricultural focus reflecting the vision we have for the community. They sustain wildlife and vegetation and create a local buffer from seasonal drought. With demands for water growing and the value of water escalating it becomes increasingly difficult and expensive to protect rights that have been utilized and protected for over 130 years. Ditches and ditch easements must be carefully maintained in order to efficiently deliver the water to those who have long used and depended on it. Legal challenges are constant from those who believe that water will always flow to money.

Recommendations:

We request that any applications made to Pitkin County for construction or excavation permits involving water or water features also be reviewed to be sure that the applicants can prove existing adequate water rights to service those features. A legal deed for water rights should be presented and all affected and neighboring properties should be notified. Water rights are difficult to enforce and expensive to maintain and we wish to avoid creating new conflicts in the community caused by granting permits to properties that wish for water features but have no legal water right to serve them.

Open Space, Trails & Wildlife

Open Space

Policy Statement:

The term “Open Space” describes land that is specifically restricted from further development by deed or conservation easement. We support the preservation of open space and the sense of keeping lands and views clear and unobstructed. Our goal is to help create more Open Space, public and private, deed-restricted and functionally constrained, as a way of mitigating the impacts of development. We intend to add to the total conservation acreage in Woody Creek.

We want to preserve and enhance wildlife habitats, open space, trails, parks, and agricultural uses. We do not encourage activities that interfere with traditional wildlife corridors. We do not perceive the trend of turning Open Space into linear public parks and increasing areas of human recreation as beneficial to the environment. We encourage the debate of the preservation of the environment versus public access so the decisions will be made with clear eyes and the results well understood.

Land Use Designations in Woody Creek:

- **Rural Residential:** Rural Residential land is non-irrigated land, which is located outside of critical wildlife winter range and migration corridors. Very low density residential development is acceptable in this zone.
- **Agricultural/Wildlife Reserve-AWR:** The Principal Land Use Objective of the Pitkin County land use code since the Down Valley Plan of 1987 is to identify the highest priority land for preservation and recommend suitable locations for development. The plan established approximately 31,000 acres, or 40% of land down valley, as part of the Agricultural/Wildlife Reserve. Residential development is strongly discouraged on AWR lands.
- **Rural and Remote:** This zoning district was adopted by the BOCC in 1994. The intent of Rural and Remote is to preserve the natural

environment and move development from the isolated back country to more appropriate areas. This zone district applies to areas of the County which are not served by utilities, year round road maintenance or emergency services. Typically, lands within this zone are subalpine and alpine and represent a unique environmental resource in the Community. These lands are often encumbered by a variety of natural hazard areas such as steep slopes, avalanche, and may be prone to wildfire. The Woody Creek Caucus has consistently supported this designation for land within Woody Creek.

- **Dedicated Open Space:** Open Space is one of Woody Creek's highest priorities. As demands on this limited asset compound it is very important that we are deliberate in its preservation and that we participate in responsible uses and management of the space. We recognize the contradiction between preservation of open space and increasing public access and we need to continue to work toward resolving this dilemma. Where there is a conflict our recommendation is to preserve the land and the expansion and creation of public recreational practices would be discouraged.

Concerns of the Community:

1. **Commercial Uses.** There is a growing concern regarding the increasing commercial use of public lands. While individual uses of these areas cause small impacts, commercial recreational uses cause significant impacts. A few kayakers going down the Roaring Fork cause little notice. Dozens of commercial rafts loaded with passengers on a daily basis cannot be ignored. Cross-country skiers in the winter backcountry do minimal harm. Commercial snowmobile operations in the National Forest have great impacts.
2. **Overdevelopment and conversely, the underuse of land that is suited for agricultural purposes.**

Recommendations:

1. **If there were a way to limit commercial uses in public areas, greater public access for individual use could be acceptable in specified areas. The County should have a special use permit for commercial recreational uses on public lands in Pitkin County including use of**

- public parking areas on publicly owned land in order to control use and damage to public access areas.
2. Conservation easements are mechanisms by which a landowner can contribute development rights from land but still maintain ownership and specific use of the land and receive benefits. We should seek to protect as many parcels of productive agricultural land from development as possible, including irrigated meadows, open croplands and historic ranching areas.
 3. Change the tax laws that penalize landowners for not developing their land. Developed residential lands are assessed at 10 percent of actual value by the Colorado state assessor's office and undeveloped lands are assessed at 29 percent of actual value. We would like to see undeveloped lands taxed at a lesser rate to encourage them to remain undeveloped.

Recreation and Trails

Policy Statement:

Trails are linear parks. As such, our own Rio Grande trail provides for miles of recreation throughout the valley. We encourage use of the Rio Grande Right of Way for non-motorized, non-commercial recreational uses. We have supported the recent completion of this trail with a soft surface as well as a paved surface as it makes it available for safe community pedestrian connections for walkers, joggers, skiers, bicyclists and equestrians.

Wilton Jaffee Sr. Park is the only public park in Woody Creek. It provides river access for fishermen and boaters. It is considered a passive park though for all practical purposes it serves mainly as a parking lot and staging area for commercial enterprises. In 1997, Trout Unlimited donated a log picnic table and benches, as well as planted nine clumps of aspen trees around the site to honor Chuck Fothergill.

Concerns of the Community:

1. Current overuse of River Road by non-motorized recreationalists creates extremely hazardous conditions.
2. We do not support unlimited access to sensitive lands.
3. Inappropriate use of designated parking areas and general parking violations.

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4. **Recreational usage by people and dogs having negative impact on adjacent private properties.**
5. **Jaffee Park is used excessively by commercial businesses catering to kayakers, rafters, fishermen, etc. Illegal camping is a frequent occurrence.**

Recommendations:

1. **We want to encourage commuter and recreational traffic to keep to the trail.**
2. **Trails providing access to back country, wilderness and public lands should be retained, but not be physically maintained except under circumstances where significant health/safety issues exist.**
3. **Continuing our effort to highlight the debate between preservation of and access to the back country, we recommend differentiating between popular heavily trafficked trails and wild or semi-wilderness trails. Intensive use should be focused on specific areas which can be maintained and patrolled, with appropriate signage, and where levels of development and grooming can be economically sustained. Rural backcountry trails should remain in as original a state as possible where more natural conditions can prevail. We suggest creating, with community input, a “significant high use” designation for those specific trails considered acceptable for high traffic/frequent use and directing the majority of traffic to those specific trails.**
4. **Parking areas at trailheads and loading areas on the River need to be better defined. Land adjacent to these parking and loading areas needs to be protected through signage and physical barriers. Overnight parking should be restricted as they encourage uses other than trail access.**
5. **Trail users should create minimal impacts on private property. Dogs should be restrained from disturbing wildlife and ranch animals.**
6. **Jaffee Park is being over used by commercial enterprises. Overnight parking and illegal camping needs to be prevented. The park needs to be better designed and landscaped as a passive park. Enhancement of the riparian environment should be strongly encouraged. Parking needs to be limited with non-parking areas protected by barriers. Landscaping with the use of hardy native plants should be done. Commercial use impacts should be limited**

Wildlife

Policy Statement:

It is the policy of Woody Creek to identify and protect habitat for the preservation of wildlife and prohibit land use patterns which disrupt such habitat, in agreement with the Pitkin County Land Use Code. An abundance of wildlife is part and parcel of our rural character. This includes herds of deer and elk, which the Woody Creek Caucus is dedicated to preserving and protecting.

Riparian Areas & Wildlife Habitat:

Wide expanses of open space and long riparian stretches are significant parts of a Woody Creek ecosystem, a symbiotic relationship between flora and fauna providing for a home to a vast array of wildlife -- red fox and coyotes, deer and elk, eagle and owl, turkey, beaver, bear, raccoon, skunks, and many more.

The elk herds of Woody Creek are viewed with much awe and serve as more than just a symbol of a quality of life and are valuable environmental resources worthy of preservation. Many elk herds do exist in our region and one that resides primarily on McLain Flats has safely migrated and grazed throughout Woody Creek for over 75 years. The herds, numbering in the hundreds in 2015, include many young calves, cows and several bulls and is often seen crossing McLain Flats Road, feeding on many of the south-facing slopes and pastures. A single herd may range throughout the W/J and White Star ranchlands, migrating and grazing in the upper and lower regions and across to the Airport Ranch Open Space.

Of principal concern are these large animal migration routes, winter range and calving areas, including public and private lands. Established elk and deer migration corridors may conflict with development patterns. Case in point, the migration corridor has already been reduced to a fraction of its former size along Owl Creek Road.

Local experience has proven that there is more wildlife activity in areas where housing exists than is reflected on DOW maps. The above-mentioned herd of elk winters at the W/J ranch although the herd is not adequately represented on the DOW maps. These maps could be refined.

Riparian areas – the zones on banks and borders of natural waterways, are a part of the wilderness habitat that provides for a rich and varied balance of

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wildlife. A high concentration of wildlife species exist in riparian areas. The conflict in preservation of riparian areas versus access by the public and landscaping with non-native plants threaten the sustainability of a healthy environment for wildlife. It is the clear consensus of the Woody Creek Caucus that there should be no measures taken which would decrease wildlife habitat in any way. It is our intention that wildlife habitat be increased whenever possible.

Concerns of the Community:

- 1. Increased speed and traffic along McLain Flats Road and River Road by motorists who use the road as merely a convenient route to bypass the busy Highway 82.**
- 2. Dogs running loose may threaten attack, maim, wear out, or even directly kill wildlife.**
- 3. Increasing presence of insensitive human activities in wildlife habitat, including increased traffic on roads, increase stress on animals and make habitat less viable.**

Recommendations:

- 1. Wildlife habitat and the ability for wildlife to move freely should be protected. Migration patterns of elk and deer depend on our maintaining targeted corridors. Conservation easements should be acquired wherever possible in Woody Creek to protect wildlife habitat.**
- 2. Native plant species should be maintained and habitat protected in its natural state.**
- 3. Springs, marshes, ponds and other watering areas shall be preserved.**
- 4. Protect vulnerable areas including but not limited to wildlife, riparian and wetland areas, from further development, and restrict development to areas with minimal wildlife impacts. Prohibit development from blocking any corridor and interfering with migration between summer and winter ranges.**
- 5. Smooth wire fencing shall replace any barbed wire fencing and none shall exceed 5 feet for the sake of the animals. The County should explore measures requiring wildlife-friendly fencing, even on lands assessed as “agriculture.”**
- 6. Outdoor lighting shall be kept to a minimum.**

Roads & Busses

Policy Statement:

Woody Creek area roads should be maintained as they currently exist, rural and small, except for required safety improvements. To reduce our dependency on the automobile, upgraded bus service should be provided.

Road Status:

The Woody Creek area is essentially rural, with the accompanying lack of busy traffic. Local use is the most common, and the road serves as a network for walkers, joggers, and bicyclists. The number one goal of the Woody Creek community is to preserve the rural character outside the urban boundaries of Aspen and Snowmass growth centers in order to enhance visual quality, preserve and protect agricultural operations and wildlife habitat, and maintain standards for new development to assure compatibility with the neighborhood. We will resist development pressures to overcrowd and over-utilize all support services (roads, water, schools and sewage) which would bring urban service levels to the rural community, forever changing the uniqueness of the existing rural area into just another suburb. The Caucus position is that the roads remain two lanes with no paved shoulders, maintain the existing width with side ditches on most sections adjacent to the paved surface. The open vistas shall be retained to allow unobstructed views of wildlife grazing in open fields.

"Safety" Upgrades shall be kept to a minimum on River Road and Woody Creek Road. Widening of the road and straightening of curves will only add to the speed of the vehicles and is not a desired effect. The current road specifications classify most of Woody Creek roads as Rural Access, with less improved sections on Woody Creek Road classified as Country Access and more improved sections like Jaffee Hill classified as Local Access. *"It is recognized that a road system based only upon traditional engineering standards and specifications may be in conflict with the County goals of preserving community character and environmental quality."*(DVCP page 118).

Concerns of the Community:

1. We do endorse the continued use of traffic control methods such as speed bumps near the Tavern and Community Center to further slow cars and bicycles. These speed bumps should be painted as often as necessary to be visible to those unfamiliar with their existence. We would support additional measures such as raised walkways that would help slow traffic in that congested area. Speed control is a major concern as much of our vehicular use is caused by vehicles trying to “beat the traffic” by bypassing congestion on Highway 82.
2. The three-way intersection at Smith Bridge is a difficult location, with cars not observing “stop” or “yield” signs. Traffic requirements entering and leaving Jaffee Park remain unclear. We do not support the development of a roundabout at this intersection. Possibly adding signage notifying traffic of upcoming requirements such as “Left turn must stop ahead” or “Yield to River Road Traffic” may be effective. We recommend that the foliage around the intersection of Upper River Road and Smith Hill Way be kept cut and managed to assure clear visibility and maximize the line of sight for oncoming vehicles. Smith Hill Bridge over the Roaring Fork accessing Jaffee Hill and Upper River Road appears to be set too low to allow for adequate vision of traffic coming from Upper River Road. Complicating this issue are the native shrubs which encroach into the line of sight and further diminish clear viewing. The shrubs should be regularly trimmed or removed so as to not allow them to grow into the sight line. It is recommended that the County also address a similar problem at the median of the intersection of Smith Hill Road and Highway 82, regularly removing or trimming vegetation that interferes with seeing up valley bound traffic on Highway 82 and making the left turn for Aspen directed traffic more difficult.
3. We endorse the addition of a raised crosswalk in the center of the commercial area. There are no defined pedestrian patterns in this area and there is a problem with too many patrons of the Woody Creek Tavern wandering in the middle of Upper River Road.
4. Bicycle traffic has increased many times over in the last few years, creating dangerous congestion and risk to pedestrians and bicyclists. The numbers of bicycles on River Road create frequent conflicts with automobile traffic and the high speed of bicyclists going through the

commercial area add to the confusion. Bicycles are expected to obey all current traffic laws in Woody Creek, including speed limits and riding single file. We would hope that an educational program could be created through the bicycle shops and commercial operators that would minimize these unsafe and unpleasant interactions.

5. The old Elam access road, just up valley from the Woody Creek Post Office, should not be used by trucks to access the gravel pit area. “No Truck Traffic” signs both on the hill and at the gravel pit would alert new drivers to the fact that the old private road is for resident vehicles only.

6. Parking congestion occurs at trailheads. We recommend “No Overnight Parking” signs be placed in such areas, although not excessively. Any future parking areas designed for River Road need to be presented to the Woody Creek Caucus prior to being built.

Busses

Current Service has Woody Creek receiving hourly bus service during peak winter and summer seasons which is then cancelled in the off-seasons. RFTA says that the cost for service is too high in Woody Creek. RFTA has no extra revenue to build these services; at issue are limited resources.

RFTA has not created adequate year-round transportation in Woody Creek that is consistent and convenient. The result is that residents' travel patterns are disrupted and they have turned back to the automobile, at least in part. We would like to recommend some off-season alternatives: perhaps a dial-a-ride service or a longer headway of ½ or even 1 hour would be acceptable on a continual schedule.

Summary of Woody Creek Master Plan Positions

Preferences of the Woody Creek Community

YES	NO
Existing zoning	Up zoning for inflated density of residential or commercial
Allow individual “caretaker” units	New multifamily developments
Congestion mitigation at the Woody Creek Tavern is critical	Commercial uses of residential properties
Support the Woody Creek Mosquito Abatement District	

AGRICULTURE

YES	NO
Preservation of agricultural lands	Subdivision to 35 acre ranchettes
Ag buildings used traditionally for animals and equipment storage	Party barns or properties used as 'venues' exempt from special review with multiple large scale events
Wildlife-friendly fencing	Barbed wire, 6-8 foot high fences that obstruct view planes
Trees & shrubs, low impact fencing on road	Berms & high fences along roads
Increase wildlife habitat	Disrupt traditional wildlife patterns
Personal greenhouses up to 500 sq ft. Food producing greenhouses require annual review to assure use is continuing for legitimate food production.	Commercial greenhouses over 1600 sq ft including food producing.

Preferences of the Woody Creek Community

AIRPORT

YES

NO

Sized and scaled to community	Overbuilt urban-style airport
Aircraft weight limit of 125,000 lbs	Expansion to facilitate 737's
Current operating hours & curfew	Airport as growth generator. Expansion that creates additional development.
Noise abatement restrictions	Expansion beyond current carrying capacity of the community
Variable takeoff headings	
Reservation schedules/system of slots to allow commercial planes to operate on time	Interference by private aircraft (GA) with commercial schedule

COMMERCIAL/PUBLIC

YES

NO

Manage impacts of existing commercial and industrial uses	No new or expanded commercial or industrial uses
Resident-owned businesses, 1 employee maximum. No commercial traffic.	Commercial activities disruptive of, or incompatible with, the community
Family occupied and operated B&B's	Commercial hotels and lodges or residential properties used for frequent short term rentals
Occasional personal and family gatherings	Frequent corporate or charity events/venues
Long-term rentals, 2 annual short-term rentals maximum	Continual short-term rentals (less than 1 month is short term).
Special revue should be required for multiple large events	No property in Woody Creek should be designated a "venue" property and be exempt from review or special use permit.
Mitigate traffic impacts around the Woody Creek Tavern	No licensing of marijuana businesses, medical or recreational
Create permit process for commercial recreation using public property	Expansion of commercial recreational businesses
Annual review of Elam Gravel Pit	"Temporary" housing site at Elam should be eliminated
Support for the Aspen Community School	Motorcycles or noise generating engines at the Woody Creek Raceway
Support for the Woody Creek Community Center	

Preferences of the Woody Creek Community

HOUSING/GROWTH

YES

NO

500 units maximum build out in the Woody Creek Caucus area	Rezoning to increase density
Urban Growth Boundary	Extension of utilities to increase density
Low-density clusters for new development	“Blue Lake” density, large urban "plexes"
Small scale, slow rate buildout	Development “out of character” with the rest of the area
Rural Residential character	Suburban character
1 unit per 2 acre minimum lot size	Multifamily
Site specific septic systems (ISDS's)	Regional sewage plant, centralized water
Outdoor lighting minimized	Light pollution that diminishes night sky
Caretaker units of 1,000 square feet or less	
Conversion of the existing units at the Phillips Trailer Park to deed restricted affordable housing	

OPEN SPACE/TRAILS/WILDLIFE

YES

NO

Abundant open space	Suburban density
Usable common areas and/or conservation lands to offset development	No TDR’s should be used to increase density
Pristine air quality	Dust from industrial uses, fireplaces
High water quality in rivers	Runoff from fertilized fields
Riparian environments protected	“Golf course” type lawns abutting the river
Cluster cell towers for multiple providers	Multiple cell towers for single providers
Encourage low-impact residential solar	Solar farming (commercial)
Protect scenic quality	Allow homes or berms to block vistas
Preserve wildlife habitat and riparian areas	Public lands threatened by too much access
Encourage conservation easements	
Properly maintain public open space	Commercial uses of open space and public lands
Better monitoring and maintenance of Jaffee Park	No camping or overnight parking at public parks and trailheads
Wildlife friendly fencing	Excessive outdoor lighting

Preferences of the Woody Creek Community

ROADS/BUSSES

YES

NO

Small rural roads, speed bumps, traffic control	No Expansion of Upper or Lower River Road to serve as a bypass to Highway 82
Prune and maintain shrubbery at Smith Hill intersection to improve sight lines.	No roundabout at the Smith Hill bridge intersection
Create a defined raised crosswalk at the Woody Creek Tavern	Drastic road "improvements" that increase speed and traffic
More reliable public transportation	No overnight parking in trailhead lots
Recreationalists are safe if in traffic	No parking on roads
Mitigation of car/bicycle/pedestrian congestion at Woody Creek Tavern	No bike lanes or paving of shoulders on roads
Bicyclists should be educated about road etiquette. Riders should be single file only and obey traffic laws.	No uses of public services by commercial operations
Safety upgrades at the Aspen Community School entrance	Limit commercial uses and traffic in Lenado
Trailhead parking lots with approval of the Woody Creek Caucus	No additional parking lots or signs in Lenado
Prompt repair of pot holes when reported	Truck engine air brakes without mufflers

Addendum

Appendix

Bylaws of the Woody Creek Caucus

Adopted by the Woody Creek Caucus on July 31,

2014 These Bylaws supersede any previous adopted

Bylaws.

• Function

The Woody Creek Caucus (WCC) is a political and social organization that shall serve, protect, and promote its community in the present and in the future. The Caucus shall have an advisory function to Pitkin County Commissioners, Pitkin County Planning and Zoning, and Pitkin County Community Development Staff for all matters that affect the Caucus area, as well as other County matters affecting the Caucus area including, but not limited to land use, planning, budgetary and work program matters. Further, the WCC shall permit its members to report minority views, as well as majority views and the division of votes with any such recommendation.

• Caucus Area (see map)

The boundaries of the Woody Creek Caucus (WCC) are as follows: All land within the following boundaries:

- 1) All land bordered by Highway 82 on the West and South and to the North and East from Smith Hill Road (including properties with access on Smith Hill Road).
- 2) Both sides of the Roaring Fork River including Jaffee Park and including W/J Ranch and White Star Ranch as Southern boundaries.
- 3) All land in the Woody Creek drainage including Lenado and Little Woody Creek.
- 4) All land bordering Upper and Lower River Roads including Chaparral, Aspen Valley Ranch, Phillips, Aspen River Valley Ranch and the Dart Ranch to Old Snowmass and Highway 82 intersection.

• Membership

The membership of the Woody Creek Caucus shall consist of all qualified electors who have resided in the Caucus area (voters 18 and over) a minimum of 60 days, together with the non- resident owners of real property within the Caucus area. It is the responsibility of all WCC members to provide the Caucus with up-to-date contact information including e-mail,

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residing address, postal address and phone number.

• Voting

Members of the Woody Creek Caucus shall be eligible to vote on all matters appropriate for Caucus voting with the following criteria:

- 1) Each Caucus member must attend a minimum of one Caucus meeting a year and register annually at a Caucus meeting to vote.
- 2) Votes may be cast in person or cast by official absentee written ballot provided by the WCC only when the Caucus calls for an absentee ballot. Each registered Caucus member shall have one vote only.
- 3) Registered non-resident property owners are allowed one vote. A Woody Creek property with multiple non-resident owners qualifies for one vote only. Non-resident owners of multiple properties in Woody Creek get one vote only, regardless of the number of properties owned.

• Ballot Voting Registration Process

A qualified member can register in person at any WCC meeting and vote at that meeting or any following meeting as long as their registration is current. A registered member may vote absentee as long as their registration is current. Registration is good for one year. It is the responsibility of each member to maintain their eligibility.

• Absentee Ballot Voting

Absentee ballot voting takes a minimum of two caucus meetings: the first meeting to create the ballot and the second meeting to record the vote. Absentee ballots for registered members of the WCC will be provided by the WCC and information and wording of the issue published on-line. Absentee ballot voting will be used to record the voting for:

- 1) Election of officers at the biennial General Election
- 2) Any changes or amendments to the WCC By-Laws
- 3) Adoption of the WCC County Master Plan
- 4) Any issue the WCC may decide is appropriate for absentee ballot voting.

• Absentee Ballot Voting Process

The process for obtaining a ballot will be on the WCC website, along with the motion being voted on. The qualified absentee voter must request an official ballot and the caucus will provide the official written ballot with the motion to the absentee voter by email. The absentee ballot must be returned and received no later than 48 hours before the WCC scheduled voting meeting begins.

• Meetings

Woody Creek Caucus meetings shall be held regularly the last Thursday of each month at 6:30pm at the Woody Creek Community Center or designated alternative. There are no regularly scheduled Caucus meetings in November and December. Robert's Rules of Order shall govern the conduct of all meetings.

The Annual Meeting will be held every June and if an absentee ballot is called for, the voting tally will be completed in July. Special meetings or Community gatherings can be scheduled by the District Planning Commission (DPC) and noticed to the membership.

WOODY CREEK CAUCUS MASTER PLAN 2016

• District Planning Commission (DPC)

The District Planning Commission (DPC) is an advisory body to the WCC. The DPC will bring land use or other matters to the WCC for Caucus consideration. The DPC shall consist of 5 voting members and 5 alternates elected at the general election every two years in June and July.

Nominated or volunteer qualified members names will be on the ballot of the general election. WCC qualified members vote for 10 DPC members for a term of two years. There is no limit to the number of terms a member may serve.

The DPC will determine the voting members, alternates, Moderator, Alternate Moderator and Secretary/Treasurer. A minimum of 3 DPC members are needed for a quorum. Alternates may participate in discussions but can only vote in replacement of a regular member. If a vacancy occurs in the DPC, the DPC members will appoint a qualified member from the general WCC membership to fill the vacancy. If the DPC is unable, due to time constraints, to take an issue to the full Caucus, the DPC may forward their recommendation to the appropriate body. The DPC will distinguish between forwarding a recommendation from the WCC and a recommendation from the DPC.

• DPC Meetings

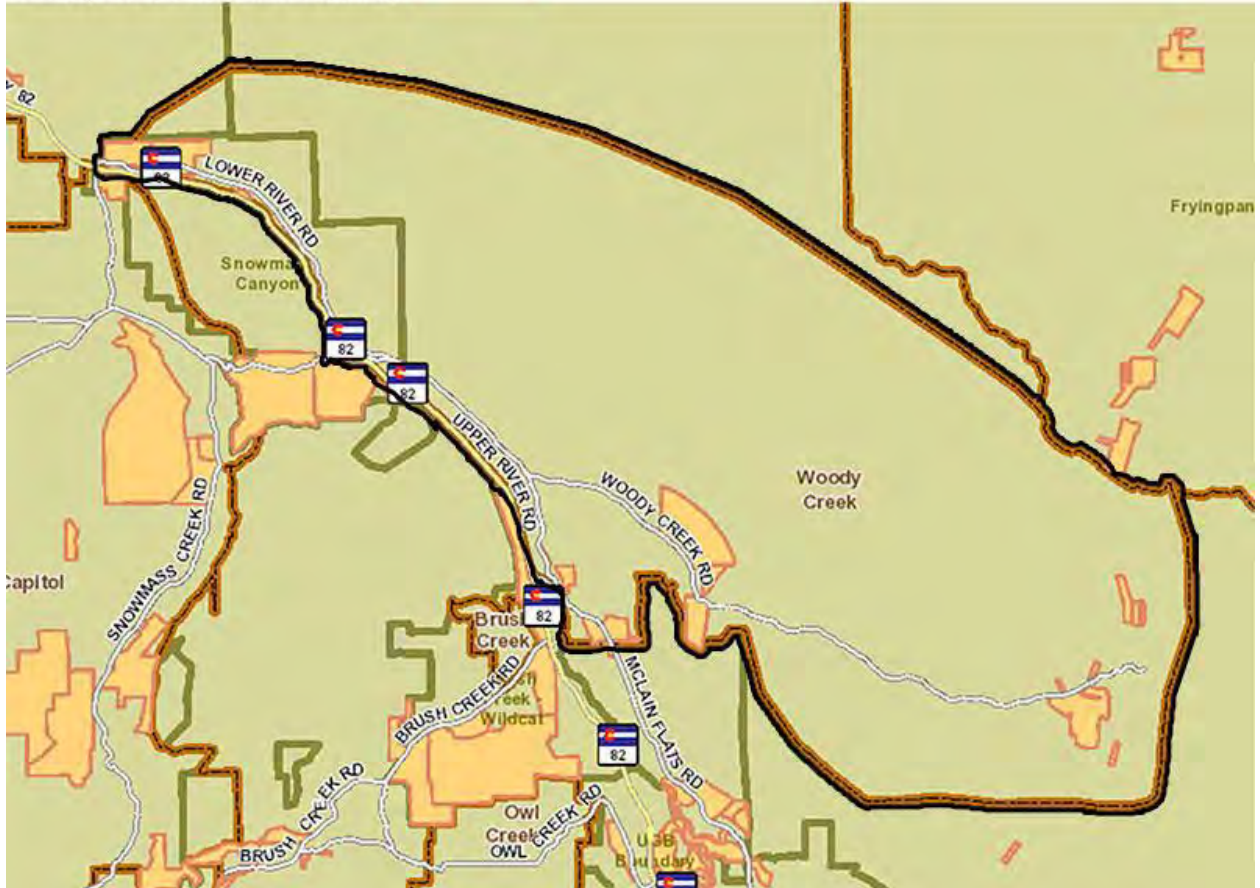
The Woody Creek District Planning Commission meets every Monday at 4:30 at the Woody Creek Community Center or designated alternative. All meetings are open and anyone may attend and participate. Only DPC members can vote at DPC meetings.

• Additional Committees

The WCC may form additional committees to further its purpose.

WOODY CREEK CAUCUS MASTER PLAN 2016

Woody Creek Caucus Boundary



Officers of the Woody Creek Caucus, Elected August 25, 2016

Nancy Mackenzie, Moderator

Cathy Jandegian, Backup Moderator

Linda Waag, Secretary

Jan Schoeberlein, Treasurer

Phillip Holstein

Valerie Braun, Alternate and Backup Secretary

Bill Dinsmoor, Alternate

Steve Prudden, Alternate

Anita Rayburn, Alternate

Anita Thompson, Alternate

Participating Officers of the Woody Creek Caucus 2014 & 2015

District Planning Commission Voting Members:

Phillip Holstein-Moderator

Jan Schoeberlein-Treasurer

Linda Waag-Secretary

Nancy McKenzie

Cathy Jandegian

District Planning Commission Alternates:

Gus Filiss

Anita Thompson

Master Plan Oversight Committee Members

Rachal Baxter

Phillip Holstein

Jim Collins

Jan Schoeberlein

Daniel Delano

Cathy Jandegian

Jane Dinsmoor

Nancy MacKenzie

Jean-Marie Hamel

Linda Waag

Additional Committee Members

Jennifer Craig

Pat Scanlon

Marty Schlumberger

Emily Taylor

Susan Taylor

Woody Creek Caucus Master Plan Process Attendees and Participants

- **Attendees from May 2014**
 - **Jane Dinsmoor**
 - **Jim Collins**
 - **Jan Schoeberlein**
 - **Karim Souki**
 - **Michael Owsley**
 - **Judy Royer**
 - **Jeff Jandegian**
 - **Cathy Jandegian**
 - **Cindy Galardi Culpepper**
 - **Bill MacKenzie**
 - **Nancy MacKenzie**
 - **Hilary Glass**
 - **Peg O'Brien**
 - **Greg Rydell**
 - **Heather Rydell**
 - **Robert Stevenson**
 - **Martin Schlumberger**
 - **Sharon Cole**
 - **Daniel Delano**
 - **Steve Prudden**
 - **Dick Kipper**
 - **Marianne Kipper**
 - **Anita Thompson**
 - **David Swersky**
 - **Jennifer Craig**
 - **Jean-Marie Hamel**
 - **Rachal Baxter**
 - **Linda Waag**
 - **Phil Holstein**
 - **Gail Holstein**

X. Attendees from June 2014

- a. **Bob Ritter**
- b. **Karen Ritter**
- c. **Donna Gardner**
- d. **Jean-Marie Hamel**
- e. **Barbara Shaw**
- f. **Cheryl Dart**
- g. **J. Dart**
- h. **Wheatie Gibb**
- i. **Cathy Jandegian**
- j. **Daniel Delano**
- k. **Valerie Braun**
- l. **Peg O'Brien**
- m. **Janet Schoeberlein**
- n. **Jim Collins**
- o. **Phil Holstein**
- p. **Gail Holstein**
- q. **Linda Waag**
- r. **Marianne Kipper**
- s. **Rachel Baxter**
 - t. **Tom Hansen**
 - u. **Missy Prudden**
 - v. **Steve Prudden**
 - w. **Marty Schlumberger**
 - x. **Kimberly Higgins**
 - y. **David Borman**
 - z. **Robert Stevenson**
 - aa. **Bill Mackenzie**
 - bb. **Nancy Mackenzie**
 - cc. **Judith Gettinger**
 - dd. **Ellen Anderson**
 - ee. **Susan Taylor**
 - ff. **Rob Pew**
 - gg. **Sherry Mahoney**
 - hh. **Emily Taylor**

Δ. Attendees from July 2014

- a. Jan Schoeberlein**
- b. Terry End**
- c. Cynthia Haines**
- d. Sherry Mahoney**
- e. Linda Waag**
- f. Cathy Jandegian**
- g. Emily Taylor**
- h. Valerie Braun**
- i. Alfred Braun**
- j. Peg O'Brien**
- k. Gail Braun**
- l. Bill Braun**
- m. Jane Dinsmoor**
- n. John Beetham**
- o. Marianne Thompson**
- p. Mark Thompson**
- q. Audrey Krill**
- r. Gary Krill**
- s. Irene Holloway**
- t. G. K. Holloway**
- u. Wheatie Gibb**
- v. Bob Gibb**
- w. Bob Amter**
- x. Rob Henneberg**
- y. Janine Guerrero**
- z. Lafayette Burns**
- aa. Helen Schermerhorn**
- bb. George Schermerhorn**
- cc. Donna Gardner**
- dd. Jean-Marie Hamel**
- ee. Marianne Kipper**
- ff. Barbara Shaw**
- gg. Bob Gibb**
- hh. Bland Nesbit**

- ii. Marty Schlumberger
- jj. Phil Anderson
- kk. Rosalin Slam
- ll. Carol Jenkins
- mm. Bob Jenkins
- nn. Anita Thompson
- oo. Nancy Mackenzie
- pp. Bill Mackenzie
- qq. Tom Hanson
- rr. Daniel Delano
- ss. Michael Owsley
- tt. Ellen Anderson
- uu. Lanny Curtis
- vv. Germaine Dietsch
- ww. Ann Trede
- xx. Liz McLain

E. Attendees from August 2014

- a. Greg Rydell
- b. Heather Rydell
- c. Donna Gardner
- d. Julie Wyckoff
- e. Janet Schoeberlein
- f. Rob Pew
- g. Nancy MacKenzie
- h. Rachal Baxter
- i. Cathy Jandegian
- j. Jim Collins
- k. Emily Taylor
- l. Susan Taylor
- m. Steve Prudden
- n. Missy Prudden
- o. Barbara Shaw
- p. Daniel Delano

Φ. Attendees from September 2014

- a. Gail Holstein
- b. Phil Holstein
- c. Linda Waag
- d. Marty Schlumberger
- e. J. Dart
- f. Jean Marie Hamel
- g. Janet Schoeberlein
- h. Rachal Baxter
- i. Cathy Jandegian
- j. Jeff Jandegian
- k. Ellen Anderson
- l. Donna Gardner
- m. Donna Harper
- n. Jane Dinsmoor
- o. Jim Collins
- p. Emily Taylor
- q. Rob Ittner

Γ. Attendees from October, 2014

- a. Jim Collins
- b. Jane Dinsmoor
- c. Emily Taylor
- d. Linda Waag
- e. Jan Schoeberlein
- f. Judy Royer
- g. Cathy Jandegian
- h. Jeff Jandegian
- i. Ruth Hoff
- j. Dave Hoff
- k. Judith Gettinger
- l. Bill Dinsmoor
- m. Ellen Anderson
- n. Marty Schlumberger
- o. Bill Braun
- p. Gail Braun
- q. Heather Rydell
- r. Monty Thompson
- s. Kim Coates

- t. Gail Holstein
- u. Phil Holstein
- v. Jean-Marie Hamel
- w. Nancy Mackenzie
- x. Anita Thompson
- y. Julie Wyckoff

H. Attendees from January 2015

- a. Anita Thompson
- b. Bill Dinsmoor
- c. Cathy Jandegian
- d. Emily Taylor
- e. Gail Holstein
- f. Greg Rydell
- g. Heather Rydell
- h. Jane Dinsmoor
- i. Janet Schoeberlein
- j. Jim Collins
- k. Linda Waag
- l. Marty Schlumberger
- m. Nancy MacKenzie
- n. Phil Holstein
- o. Rachel Baxter
- p. Susan Taylor

I. Attendees from February 2015

- a. Bill Dinsmoor
- b. Jane Dinsmoor
- c. Nancy MacKenzie
- d. Phil Holstein
- e. Gail Holstein
- f. Cathy Jandegian
- g. Julie Wyckoff
- h. Ellen Anderson
- i. Lanny Curtis
- j. Judy Royer
- k. Donna Gardner
- l. Leslie Thomas
- m. Holly McLain

Θ. Attendees from March 2015

- a. Nancy Mackenzie
- b. Ellen Anderson
- c. Marty Schlumberger
- d. Linda Waag
- e. Jean-Marie Hamel
- f. Cathy Jandegian
- g. J. Dart
- h. Alfred Braun
- i. Valerie Braun
- j. Gail Holstein
- k. Rachal Baxter
- l. Michael Owsley
- m. Phil Holstein
- n. Greg Rydell
- o. Jan Schoeberlein
- p. Shelly Wilcox
- q. Daniel Delano
- r. Emily Taylor

K. Attendees from April 2015

- a. Phil Holstein
- b. Nancy Mackenzie
- c. Kim Coates
- d. Jim Collins
- e. Ellen Anderson
- f. Marty Schlumberger
- g. Linda Waag
- h. Jean-Marie Hamel
- i. Cathy Jandegian
- j. Gail Holstein
- k. Rachal Baxter
- l. Jan Schoeberlein
- m. Judy Royer
- n. Don Birnkrant
- o. Peg O'Brien
- p. Cody O'Neil
- q. Richard Brinkley.

Λ. Attendees from May 2015

WOODY CREEK CAUCUS MASTER PLAN 2016

- a. Cathy Jandegian**
- b. Gail Holstein**
- c. Kimberly Higgins**
- d. Missy Prudden**
- e. Steve Prudden**
- f. Bob Jenkins**
- g. Heather Rydell**
- h. Greg Rydell**
- i. Allen Jones**
- j. Janet Schoeberlein**
- k. Charles Jones**
- l. Jim Collins**
- m. Phil Holstein**
- n. Judith Gettinger**
- o. Linda Waag**

M. Attendees from June 2015

- a. Jim Collins**
- b. Janet Schoeberlein**
- c. Cathy Jandegian**
- d. Daniel Delano**
- e. Emily Taylor**
- f. Rachal Baxter**

WOODY CREEK CAUCUS MASTER PLAN 2016

Summary of the 1991 Woody Creek Master Plan

WOODY CREEK MASTER PLAN

AMENDMENTS TO PITKIN COUNTY DOWN VALLEY COMPREHENSIVE PLAN

- A. Local control of planning process is essential:
1. Right of the Woody Creek Caucus and the Woody Creek District Planning Commission to interpret and amend the Woody Creek Master Plan and that portion of the Down Valley Comprehensive Plan that deals with the Woody Creek Master Plan Area.
 2. Any proposed land use activities in the Woody Creek Master Plan Area shall require the approval of the Woody Creek District Planning Commission after receipt of formal recommendations and comments by the Woody Creek Caucus.
 3. Payment of an annual fee by Pitkin County to the Woody Creek Caucus for maintenance and updating of the Woody Creek Master Plan.
 4. To the extent that the Woody Creek Master Plan is not reviewed in the day to day planning process, the Woody Creek District Planning Commission is encouraged to review the Woody Creek Master Plan at least every five years.
- B. Woody Creek Trailer Park:
1. The Woody Creek Caucus supports the existing Woody Creek Trailer Park use in its present location.
 2. The Woody Creek Caucus supports efforts which will improve the living environment and provide economic stability for residents of Woody Creek Mobile Home Park. The Caucus supports the tenants in their efforts to own their sites rather than lease them.
- C. Commercial zoning in Woody Creek should not be enlarged and no additional commercial zoning shall be permitted.
- D. The Woody Creek Master Plan supports a Post Office in Woody Creek as approved through the special review process by the Woody Creek District Planning Commission.

WOODY CREEK CAUCUS MASTER PLAN 2016

E. Employee Housing:

1. Woody Creek is proud to currently devote an exceptionally large percentage of its housing stock to low and moderate income housing. No additional high density or high rate employee housing developments shall be permitted. Further employee housing will continue to be provided in scattered low density housing patterns.

F. No new high density developments in Woody Creek:

1. Maintaining the population status quo is critical to the residents of Woody Creek. No changes in zoning which increase density shall be permitted.
2. The "cluster residential" designation on the Down Valley Comprehensive Plan land use map (page 101) and the description of "cluster residential use" in the text (page 106) will be deleted from the Down Valley Comprehensive Plan and the "rural residential" designation shall be retained to cover the Pitkin Iron property which shall maintain its existing zoning (AF1).
3. Reference to a train station as an appropriate use for the Pitkin Iron property shall be deleted from the Down Valley Comprehensive Plan.

G. No Transfer Development Rights shall be used to develop more density in the Woody Creek Master Plan Area.

1. Transfer Development Rights or Purchase Development Rights used to move density out of Woody Creek Master Plan Area are acceptable.

H. Existing Industrial and Commercial Special Review Permits should not be renewed and no new ones issued without specific approval by the Woody Creek District Planning Commission after formal recommendation and comment by the Woody Creek Caucus.

1. The following properties currently in use under Special Review Permits should revert to underlying residential (AF or RS) zoning upon expiration of their permits, or if operating without a permit, no permit should be issued and the operation should immediately be terminated:

WOODY CREEK CAUCUS MASTER PLAN 2016

H. (Continued)

- a. Racetrack Property
 - b. Elam Property
 - c. Mountain Mobile Mix at Pitkin Iron
2. Existing Institutional Special Review Permit for the Community School is acceptable.
 - a. Any additional development of the Community School must include full mitigation of any impacts created and shall require approval of the Woody Creek District Planning Commission after receipt of formal recommendations and comments by the Woody Creek Caucus.

I. Woody Creek Area Roads:

1. Should be maintained as they currently exist except for required safety improvements and the addition of bicycle/pedestrian lanes where possible.
2. We insist that local government and the highway department do all possible to minimize impact on the Upper River Road and McLain Flats Road during construction on Highway 82.
3. The Woody Creek Caucus does not support those portions of the Down Valley Comprehensive Plan dealing with roads that are inconsistent with paragraph I-1 above (for example table 5-2, page 124 and 5-4, page 126 of the Down Valley Comprehensive Plan are inconsistent with the Woody Creek Master Plan). Any changes to roads within the Woody Creek Planning Area require specific approval of the Woody Creek District Planning Commission after receipt of recommendations and comments by the Woody Creek Caucus.

J. Support for restrictions on the Pitkin County Airport:

1. Support existing curfew differentiation, current operating hours, and previous noise abatement restrictions.
2. No expansion of ramp area or parking area for General Aviation aircraft or of commercial facilities to service General Aviation.

WOODY CREEK CAUCUS MASTER PLAN 2016

J. (Continued)

3. Support eliminating Stage 1 and Stage 2 aircraft.

K. Encourage use of Rio Grande Right of Way for non-motorized, non-commercial recreational uses.

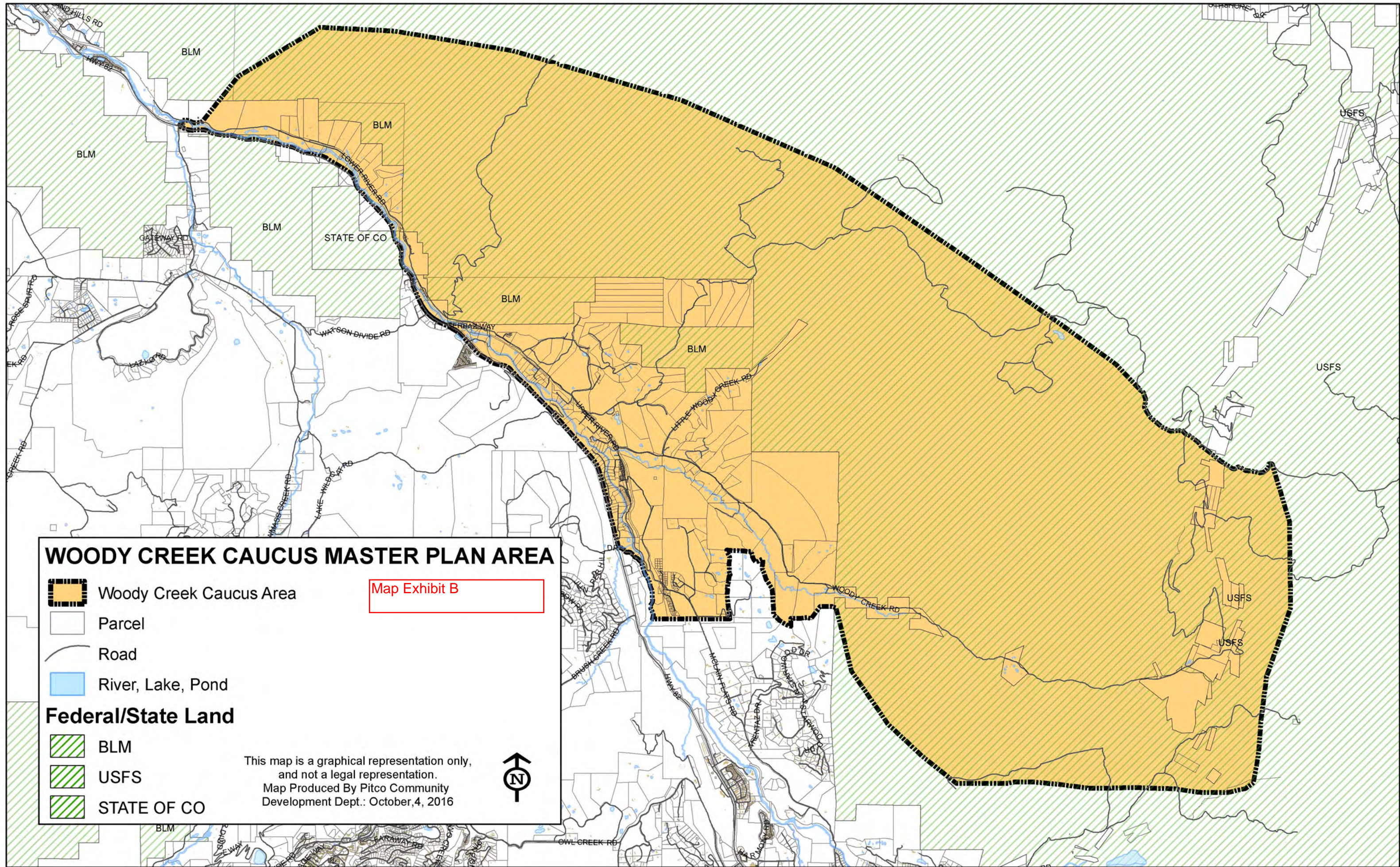
1. The Woody Creek Caucus supports the installation of the Rio Grande Recreational Trail on the Rio Grande right of way at the earliest possible time.

2. Use of the Rio Grande right of way for rail is not favored for reasons outlined in the paper on rail transportation in the Roaring Fork Valley prepared by Dr. Vuchic for the Aspen Valley Improvement Association (see position statement, ~~document~~ number P. 26).








L. Restrictions and conditions that apply to existing land use approvals and other deed restrictions will remain in effect with no change being contemplated by this document.

M. This plan assumes that maximum populations won't exceed those permitted by current zoning. However, in the planning process we reserve the right to look at mechanisms that will result in lower total populations which meet our community objectives, such as 35 acre zoning density.

On September 25, 1991 it was moved and seconded and passed by unanimous vote of the Woody Creek Caucus to forward this document along with supporting data to the Pitkin County Planning and Zoning Commission for approval.



WOODY CREEK CAUCUS MASTER PLAN AREA

-  Woody Creek Caucus Area
-  Parcel
-  Road
-  River, Lake, Pond
- Federal/State Land**
-  BLM
-  USFS
-  STATE OF CO

Map Exhibit B

This map is a graphical representation only,
and not a legal representation.
Map Produced By Pitco Community
Development Dept.: October, 4, 2016

