

8/27/26 WCC Meeting Minutes

Attendees:

Susan Taylor
Allen Jones
Richard Carr
David Aboodi
Nancy Pearce
Jane Dinsmoor

- 1) Land Use applications: we reviewed the Gardener building envelope plan and the 2569 Lower River Rd. plan to change its entrance driveway and build a barn.
- 2) We reviewed two event applications for weddings one at Chaparral and one at Lucky Dog Ranch.
- 3) We talked about the Elam gravel pit. They have asked to do some work in the pit at night to provide for greater efficiency in moving trucks in and out. There is a high demand for gravel from the airport project and we have been told that once the airport closes next April they may seek to run the pit 24/7. We have not been notified yet.
- 4) We discussed Ellen Anderson's brief on the measurement of ultra fine particulates at the airport. She provided a graph of the measurements showing a quite large difference in air quality between the hours when the airport is operating and when it's closed and links to articles from the controversy over the issue for European airports and the proposed Toronto airport expansion.
- 5) The second reading of the county wide Vision 2050 Master Plan will be September 23. Our complaints are the same: The potential to permit dense housing development outside the urban growth boundary, lack of a county wide zoning map, and the clause that permits the county master plan to supercede area caucus master plans, which we regard as a change to the Home Rule Charter of Pitkin County that should be approved by voters.
- 6) Short Term Rentals: we reviewed the recent discussion at the BOCC of their STR study and their proposal to lift the restriction on licenses that only allows those residences that had been short term renting in the 2017-2022 period to have licenses. The county feels that it has unnecessarily been missing revenue from licenses it could have issued. The caucus maintains , as stated in its master plan, that all STR businesses, aside from the home owner B&B exemption and the two week exemption allowed under Federal guidelines, should be prohibited.

Allen Jones