

# **A G E N D A**

## **ASPEN PLANNING AND ZONING COMMISSION & PITKIN COUNTY PLANNING AND ZONING COMMISSION**

### **SPECIAL MEETING**

**TUESDAY, November 15, 2011, 5:30PM  
Sister Cities Meeting Room**

**130 S Galena St.**

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- I. ROLL CALL**
- II. COMMENTS**
  - A. Commissioners**
  - B. Planning Staff**
  - C. Public**
- III. MINUTES**
- IV. DECLARATION OF CONFLICT OF INTEREST**
- V. PUBLIC HEARINGS –**
  - A. Aspen Area Community Plan**
- VI. OTHER BUSINESS**
- VII. BOARD REPORTS**
- VIII. ADJOURN**

**Next Resolution Number: \_\_\_\_**

## MEMORANDUM

**TO:** City & County Planning & Zoning Commissions

**FROM:** Jessica Garrow, City Long Range Planner  
Ben Gagnon, City Special Projects Planner  
Ellen Sassano, County Long Range Planner  
Chris Bendon, City Community Development Director  
Cindy Houben, County Community Development Director

**DATE OF MEMO:** November 9, 2011

**MEETING DATE:** Tuesday, November 15, 2011  
5:30 – 7:30 pm, Sister Cities

**RE:** Joint Public Hearing on the AACP (document released 11.8.2011)

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**BACKGROUND:** The P&Zs have been meeting to finalize review of the 2011 Aspen Area Community Plan. A revised draft was released on September 15, 2011. The P&Zs have met to make final changes, which are incorporated into a new document released on November 8, 2011. Staff used track changes in the document to make it easier for the P&Zs and the public to follow the changes made since September. A copy of the revised draft is available online at [www.aspencommunityvision.com](http://www.aspencommunityvision.com).

The meeting on November 15<sup>th</sup> is scheduled as the final hearing on the AACP (for recommendation by City P&Z and adoption by County P&Z). Tentatively, November 22<sup>nd</sup> is scheduled to continue the review if needed. In an effort to notify the public that the vote is coming on November 15<sup>th</sup>, staff will have a letter to the editor in the papers on the 14<sup>th</sup> or 15<sup>th</sup>, special ads will be in the papers on November 11<sup>th</sup>, 14, and 15<sup>th</sup>, and staff did a special grassroots show on the AACP that should begin airing by November 11<sup>th</sup>.

**P&Z ADOPTION PROCESS:** Staff has received a few emails related to the adoption of the AACP in the City and County. The City and County adopt plans differently – City Council adopts the plan in the City after considering a recommendation from the Planning & Zoning Commission, while the County P&Z adopts the plan in the County and the BOCC ratifies the plan.

Given the differences in adoption between the City and County, Staff proposes the following two possible processes for the P&Zs to complete their work on the 2011 AACP. Having reviewed these options previously, the County P&Z expressed interest in Option 1 because it results in completion of Planning & Zoning Commission work in 2011 and facilitates concurrent City and County P&Z recommendation and adoption of one draft Plan:

1. County P&Z adopts the joint P&Z draft Plan at the same time the City P&Z makes their recommendation to Council to adopt; and in the event that substantive changes are made to the plan to facilitate Council adoption, County P&Z can direct Staff to bring the Plan back for amendment to accommodate changes.
2. City P&Z makes their recommendation to Council; County P&Z *delays* their adoption until Council completes their and adoption; Upon Council adoption, County P&Z chooses to adopt draft adopted by Council (to avoid multiple adopted drafts;) or to adopt the draft endorsed by the City P&Z (in which case there will be two different drafts for the City and the County respectively).
3. A third option offered by a P&Z Commissioner, is for City and County P&Zs to draft one resolution to adopt the Plan as a guiding document, to be forwarded with a recommendation to City Council to adopt and to BOCC to ratify.

Staff believes that Options One and Three are the most efficient adoption processes, but all three are valid ways to proceed. Staff has attached two draft Resolutions for P&Z review. One is a joint resolution with both P&Zs adopting the plan. The second is a City P&Z Resolution that recommends City Council adopt the AACP as a guiding document. Staff would like to hear from the P&Zs how you would like to adopt the plan, and if you have any suggested changes to the draft resolutions. The draft Resolutions are in Exhibit A.

**ATTACHMENTS:**

**Exhibit A.1:** Draft Resolution – Joint Adoption of the 2011 AACP

**Exhibit A.2:** Draft Resolution – City P&Z Recommendation to City Council regarding adoption of the 2011 AACP as a guiding document

**JOINT RESOLUTION OF THE ASPEN PLANNING AND ZONING COMMISSION  
AND THE PITKIN COUNTY PLANNING AND ZONING COMMISSION ADOPTING  
THE 2011 ASPEN AREA COMMUNITY PLAN UPDATE**

Aspen Planning and Zoning Commission Resolution No \_\_\_\_, Series of 2011  
Pitkin County Planning and Zoning Commission Resolution No. \_\_\_\_, Series 2011

**WHEREAS**, the Aspen Planning and Zoning Commission and the Pitkin County Planning and Zoning Commission (hereinafter referred to as “Commissions”) have the responsibility to review comprehensive plans (hereinafter referenced as a “community plan”); and

**WHEREAS**, the Pitkin County Planning and Zoning Commission has the final authority to adopt community plans for Pitkin County; and

**WHEREAS**, the City of Aspen Planning and Zoning Commission, pursuant to Section 26.212.010(R) of the City of Aspen Land Use Code, has the authority to adopt community plans for the City of Aspen that are guiding in nature; and

**WHEREAS**, in 1993 the Commissions joined together in the development and adoption of the 1993 Aspen Area Community Plan (referred to as “the 1993 AACP”); and

**WHEREAS**, in 2000 the Commissions joined together in the development and adoption of the 2000 Aspen Area Community Plan (referred to as “the 2000 AACP”) which encompassed the Aspen Urban Growth Boundary (referred to as the “UGB”); and

**WHEREAS**, in 2008 City and County Planning staff prepared the State of the Aspen Area: 2000 – 2008 report (referred to as “the Existing Conditions Report”) outlining the conditions in the Aspen Area UGB; and

**WHEREAS**, in 2008 the City of Aspen commissioned a study with Economic Research Associated (ERA), a consulting firm, who produced a White Paper on the Aspen Economy (referred to as the “Economic White Paper”) outlining a history of the Aspen economy since 1970; and

**WHEREAS**, in from October 2008 – Feb 2009, the public provided extensive input on an update to the 2000 AACP through small group meetings, large group meetings, and a survey (collectively referred to as “round 1 of public input”); and

**WHEREAS**, the Commissions met in work sessions from Feb 2009 through September 2010 to draft an update to the 2000 AACP using round 1 of public input, the Existing Conditions Report, the Economic White Paper, and comments from the public as well as City and County staff; and

**WHEREAS**, on September 30, 2010 a draft of the AACP update was released for public review; and

**WHEREAS**, from October 2010 – January 2011 a second round of public was held, which included small group meetings, large group meetings, and a survey (collectively referred to as “round 2 of public input”); and

**WHEREAS**, the Commissions met in work sessions from January 2011 – March 2011 to review round 2 of public input; and

**WHEREAS**, on March 28, 2011 a second draft AACP update was released for public review; and

**WHEREAS**, during duly noticed public hearings, the Commissions held public hearings to make edit the draft and to solicit public comment and input on the draft of the AACP Update on April 12, 2011, April 26, 2011, May 10, 2011, May 19, 2011, May 24, 2011, May 26, 2011, May 31, 2011, June 2, 2011, June 9, 2011, June 10, 2011, June 16, 2011, July 7, 2011, July 12, 2011, July 14, 2011, July 21, 2011, July 26, 2011, July 28, 2011, August 9, 2011, August 11, 2011, August 12, 2011, August 18, 2011, August 25, 2011, September 8, 2011, and September 13, 2011; and

**WHEREAS**, on September 15, 2011 a third draft AACP update was released for public review, and

**WHEREAS**, during a duly noticed public hearing on November 8, 2011, continued from September 22, 2011, September 29, 2011, October 11, 2011, the Commissions voted to adopt the 2011 Aspen Area Community Plan; and

**WHEREAS**, the Commissions find that the 2011 AACP furthers the goals of the Aspen Area community and that it is in the best interest of the community that the plan be adopted; and

**WHEREAS**, the Commissions find that this resolution furthers and is necessary for the promotion of public health, safety, and welfare.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY OF ASPEN AND PITKIN COUNTY PLANNING AND ZONING COMMISSIONS THAT:**

**Section 1:**

The City of Aspen and Pitkin County Planning and Zoning Commissions hereby approve the 2011 AACP as presented at the joint public hearing held on \_\_\_\_\_.

APPROVED by the Commissions at a public hearing on \_\_\_\_\_.

**APPROVED AS TO FORM:**

**CITY OF ASPEN PLANNING AND  
ZONING COMMISSION:**

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**James R. True,  
City of Aspen Special Counsel**

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**Stan Gibbs, City P&Z Chair**

**ATTEST:**

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**Jackie Lothian, Deputy City Clerk**

**APPROVED AS TO FORM:**

**PITKIN COUNTY PLANNING AND  
ZONING COMMISSION:**

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**John Ely, County Attorney**

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**Joe Krabacher, County P&Z Chair**

**ATTEST:**

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**County Clerk**

**RESOLUTION NO. \_\_\_\_,  
(SERIES OF 2011)**

**A RESOLUTION OF THE CITY OF ASPEN PLANNING AND ZONING COMMISSION  
RECOMMENDING THE CITY COUNCIL ADOPT THE 2011 ASPEN AREA  
COMMUNITY PLAN UPDATE**

**WHEREAS**, the Aspen Planning and Zoning Commission and the Pitkin County Planning and Zoning Commission (hereinafter referred to as “Commissions”) have the responsibility to review comprehensive plans (hereinafter referenced as a “community plan”); and

**WHEREAS**, the Planning and Zoning Commission, pursuant to Section 26.212.010(R) of the City of Aspen Land Use Code, has the authority to recommend City Council adopt community plans for the City of Aspen; and

**WHEREAS**, the City Council, pursuant to Section 26.208.010(I) of the City of Aspen Land Use Code, has the authority to adopt community plans that are guiding or regulatory in nature for the City of Aspen; and

**WHEREAS**, in 1993 the Commissions joined together in the development and adoption of the 1993 Aspen Area Community Plan (referred to as “the 1993 AACP”); and

**WHEREAS**, in 2000 the Commissions joined together in the development and adoption of the 2000 Aspen Area Community Plan (referred to as “the 2000 AACP”) which encompassed the Aspen Urban Growth Boundary (referred to as the “UGB”); and

**WHEREAS**, in 2008 City and County Planning staff prepared the State of the Aspen Area: 2000 – 2008 report (referred to as “the Existing Conditions Report”) outlining the conditions in the Aspen Area UGB; and

**WHEREAS**, in 2008 the City of Aspen commissioned a study with Economic Research Associated (ERA), a consulting firm, who produced a White Paper on the Aspen Economy (referred to as the “Economic White Paper”) outlining a history of the Aspen economy since 1970; and

**WHEREAS**, in from October 2008 – Feb 2009, the public provided extensive input on an update to the 2000 AACP through small group meetings, large group meetings, and a survey (collectively referred to as “round 1 of public input”); and

**WHEREAS**, the Commissions met in work sessions from Feb 2009 through September 2010 to draft an update to the 2000 AACP using round 1 of public input, the Existing Conditions Report, the Economic White Paper, and comments from the public as well as City and County staff; and

**WHEREAS**, on September 30, 2010 a draft of the AACP update was released for public review; and

**WHEREAS**, from October 2010 – January 2011 a second round of public was held, which included small group meetings, large group meetings, and a survey (collectively referred to as “round 2 of public input”); and

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**WHEREAS**, on March 28, 2011 a second draft AACP update was released for public review; and

**WHEREAS**, during duly noticed public hearings, the Commissions held public hearings to make edit the draft and to solicit public comment and input on the draft of the AACP Update on April 12, 2011, April 26, 2011, May 10, 2011, May 19, 2011, May 24, 2011, May 26, 2011, May 31, 2011, June 2, 2011, June 9, 2011, June 10, 2011, June 16, 2011, July 7, 2011, July 12, 2011, July 14, 2011, July 21, 2011, July 26, 2011, July 28, 2011, August 9, 2011, August 11, 2011, August 12, 2011, August 18, 2011, August 25, 2011, September 8, 2011, and September 13, 2011; and

**WHEREAS**, on September 15, 2011 a third draft AACP update was released for public review, and

**WHEREAS**, during a duly noticed public hearing on November 8, 2011, continued from September 22, 2011, September 29, 2011, October 11, 2011, the City of Aspen Planning and Zoning Commission voted \_\_\_ to \_\_\_ (\_\_\_ - \_\_\_) to recommend City Council adopt the 2011 Aspen Area Community Plan; and

**WHEREAS**, the Planning and Zoning Commission finds that the 2011 AACP furthers the goals of the Aspen Area community and that it is in the best interest of the community that the plan be adopted; and

**WHEREAS**, the Planning and Zoning Commission finds that this resolution furthers and is necessary for the promotion of public health, safety, and welfare.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY OF ASPEN PLANNING AND ZONING COMMISSIONS THAT:**

**Section 1:**

The City of Aspen and Pitkin County Planning and Zoning Commissions hereby recommends the Aspen City Council adopt the draft 2011 AACP as a guiding document.

APPROVED by the Commissions at a public hearing on November \_\_, 2011.

**APPROVED AS TO FORM:**

**CITY OF ASPEN PLANNING AND  
ZONING COMMISSION:**

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**James R. True,  
City of Aspen Special Counsel**

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**Stan Gibbs, City P&Z Chair**

**ATTEST:**

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**Jackie Lothian, Deputy City Clerk**