

A G E N D A

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

SPECIAL MEETING

TUESDAY, May 24, 2011

4:30 p.m. Sister Cities

CITY HALL

- 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 – West of Castle Creek Corridor**
- 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: May 17, 2011

MEETING DATE: Tuesday, May 24, 2011
4:30 – 7:30 pm, Sister Cities

RE: Joint Public Hearing on new draft of AACP
West of Castle Creek Corridor and Urban Growth Boundary

BACKGROUND: The P&Zs agreed to review the document chapter-by-chapter. This memo addresses the “West of Castle Creek Corridor” chapter and the “Urban Growth Boundary” section. All P&Z members have been given a hard copy of the plan, so an additional copy is not provided with this packet. A direct link to the chapter is at: [West of Castle Creek Corridor](#).

A quorum of each board is required for all public hearings. If a quorum is not present, the meeting will need to be continued. Each meeting date has been scheduled based on chapter, and members of the public are planning on attending meetings based on the publicized schedule. Staff recommends that if a meeting is continued that the topic be moved to the end of the review schedule.

WEST OF CASTLE CREEK CORRIDOR: The West of Castle Creek Corridor chapter is nearly identical to the September 2010 draft. The Vision section is unchanged, and the Philosophy section is largely unchanged. The first paragraph in the Philosophy section is new, and was added in an effort to help elaborate on the ideas of “pockets,” “nodes,” and “transition” that are referenced in the Vision.

The “What’s changed,” and “What’s New” sections are new. The September 30th draft did not include any background information about the corridor. These sections are intended to provide background to help familiarize the reader with the area.

The “linkages” section draws on the Policy sections in the chapter and identifies other chapters that will be important to consider as the West of Castle Creek Master Plan is written.

The Policy sections were re-ordered, but the text is the same. The Action Items are generally the same. Action item I.1.e (old III.1.e) was re-written for clarity. Language was added to Action

item I.1.g (old III.1.g) to clarify what “coordinated” means. A new Action Item (III.1.b) calls for obtaining information about traffic levels along the corridor.

THE URBAN GROWTH BOUNDARY (UGB): City Council, BOCC, and the P&Zs met on February 2, 2011 to discuss the Urban Growth Boundary. At that meeting, the group decided that no changes should be made to the Boundary east of Highway 82 (to include the County’s 10-Acre Parcel and the Snow Dump Parcel,) but that the Boundary on the west side of Highway 82 should be modified to include the Airport Property. The text and map have been updated to reflect this direction. The group agreed that other changes to the UGB should be discussed as part of the West of Castle Creek Master Plan following the adoption of the AACP.

HOMEWORK PRIOR TO MEETING: In an effort to facilitate discussion at the meeting, staff requests that the P&Zs please come to the meeting with a list of the items you would like to “flag.” It would be helpful if the commissioners who are unable to attend the meeting forward their “flags” to the entire group prior to the meeting. This will allow the group to discuss the feedback in the meeting.

BACKGROUND INFORMATION USED BY P&Z: There were a number of documents the P&Z used in the initial drafting of this chapter. These include:

- [State of the Aspen Area Report Managing Growth Chapter,](#)
- [State of the Aspen Area Report Economics Chapter,](#)
- [State of the Aspen Area Report West of Castle Creek Corridor Chapter,](#)
- [Economic White Paper,](#)
- [Build-out Analysis,](#)
- [Population Estimates,](#)
- [History of Managing Growth Paper,](#)
- [Carrying Capacity White Paper,](#)
- [Clicker Session data,](#) and
- [2008 Survey data.](#)

All are available at www.AspenCommunityVision.com. In addition, all the past P&Z packets are available under the Adoption section of the website, or by clicking the links below:

West of Castle Creek Corridor Packets

- [May 11, 2010](#)
- [May 25, 2010](#)
- [June 8, 2010](#)

Review of UGB

- [February 2, 2011](#)

The most recent [clicker sessions](#) (Nov 2010) and [survey](#) (March 2011) are also available online.