

MEMORANDUM

TO: City of Aspen Planning and Zoning Commission; Pitkin County Planning and Zoning Commission

FROM: Jessica Garrow, City Long Range Planner
Ben Gagnon, City Special Projects Planner
Ellen Sassano, County Long Range Planner

THRU: Chris Bendon, City Community Development Director
Cindy Houben, County Community Development Director

DATE OF MEMO: July 8, 2009

MEETING DATE: July 14, 2009, 5:00pm in Plaza 1

RE: AACP Update: Environmental Quality / Housing

RECAP FROM PREVIOUS MEETING: The P&Zs met on June 23rd, where they continued the review of the Housing chapter. The meeting summary from this meeting is attached as Exhibit A. The P&Zs requested an additional meeting to finalize the review of the Environmental Quality section.

The P&Zs met on June 30th to review a draft of the Environmental Quality section. At that meeting the group agreed on a new format for the draft that lists the Policies/Goals and the Action Items side by side to clearly indicate how they are related. The revised draft also includes a Vision Statement, and a Philosophy Section.

REQUEST OF P&Zs: No formal action is requested at this time. The meeting is devoted to completing the review of the Environmental Quality draft. If there is an opportunity, the P&Zs can continue their review of Housing.

DISCUSSION: At the direction of P&Z, staff has moved applicable items to the “Renewable Energy” category and has created additional categories for “Weed Management” and “Wildlife.” The Policies and Action Items are divided as follows:

- Emissions Policies & Action Items:
1. Greenhouse Gases
 2. Air Quality
 3. Water Pollution
 4. Waste Management & Reduction
 5. Renewable Energy

- Natural Resources Policies & Action Items:
1. Water
 2. Weed Management
 3. Wildlife and Wildlife Habitat

Staff also attempted to put the document in a format that reads easily. The Policies under each category are numbered. The associated Action Items are lettered. An example is below:

<p>I. GREENHOUSE GASES POLICY</p> <p>1. Reduce the carbon footprint of the Aspen Area by 30% from 2004 levels.</p>	<p>I. GREENHOUSE GASES ACTION ITEMS</p> <p>1.a Create incentives for Aspen Area property owners to voluntarily reduce their personal carbon footprints. (LT- CI)</p> <p>1.b Evaluate and quantify the water vapor caused by artificial snowmaking and its impact on global warming. (LT- CI, EH)</p>
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Staff would like to get feedback from the P&Zs regarding this format. Does this work, or is there a different way you would like to see this done?

Staff has contacted the Environmental Quality Resource Experts and their comments are included in the revised draft (Attachment B). The draft uses “track changes” to indicate the areas where staff and the resource experts amended the document. All the text that was in the draft from June 30th is in regular text. Any additions are in green underline and any deletions are in ~~red strikethrough~~. There are some comments from staff and the resource experts, which are in “bubbles” on the side of the page.

Staff has been keeping track of all the linkages identified to date for this and the other chapters. So far, the P&Zs have identified Growth and Transportation as linkages to the Environmental Quality section. Staff plans on adding the linkages to each chapter in the final drafting to ensure the document is internally consistent.

ATTACHMENTS:

Exhibit A: Summary of 6/23 discussion on Environmental Quality and Housing

Exhibit B: Revised Environmental Quality Draft

Summary of Joint Planning and Zoning Commissions Meeting Sister Cities Room / June 23, 2009

The following is not intended to serve as minutes of the 4/07/09 meeting, but to summarize areas of consensus and discussion on major issues.

Review of Environmental Quality

There was consensus to hold a meeting on June 30 to go over the goals and action items.

How the AACP will be used

There was consensus that the action items need to provide specific direction to take future action, whether it be amending land use codes and building codes or setting budget priorities and work programs. Action items should include what agency/department is responsible.

The ADU Program

The group agreed that the ADU program is not working well, and an Action Item is needed for a comprehensive re-evaluation of the ADU program. There was concern that most ADUs are used as bedrooms or guest “cottages.” Is there some kind of incentive that would encourage people to rent them out?

A Buy-Down Action Item

The group agreed that while previous AACP’s have talked about buying down existing buildings, an Action Item is needed to create a comprehensive buy-down program that makes sense and sets priorities. The study should address concerns about buying one unit in a free market building, where assessments can be too costly.

The Enforcement issue

Some wanted better enforcement to make sure people in affordable housing are eligible for it. Resource experts said they have ramped up enforcement in recent years, but when they have asked for more enforcement authority and manpower, Council has not approved it. Resource experts said this is not as big a problem as it is perceived to be.

How much housing is needed?

The group agreed that we can’t build our way out of the problem, that a workforce retiring in affordable housing, gentrification and high costs downvalley are making it hard to make real progress. Some weren’t sure if they wanted a specific goal for a number of affordable housing, but the consensus appeared to favor some kind of number as a goal for additional units, or an affordable housing cap that’s based on an overall target population number, including pillows.

Mitigation for development/redevelopment

There was consensus to impose 100% mitigation for development and redevelopment. However, there were several related suggestions, including:

- It should be built on-site;

- Developers should buy down existing units so as not to further escalate development;
- The 100% rate could be lowered if applicant provides other community benefit.

Role of the public sector

Consensus was not clear, but there appeared to be support for the public sector partnering with private sector groups to build some number of units. There was agreement to explore ways to accommodate smaller businesses as well.

Why is affordable housing important?

The group had a discussion on this general topic, agreeing that affordable housing makes for a strong community. The group then came up with “indicators” that help define what a “strong community” looks and feels like, and what a weak community looks and feels like. Descriptions included:

- Community is fostered by year-round residents; without a strong community we’d be a ghost town in the off season. The people who do visit in off-season enjoy it because of the local community that’s here. The experience of tourists here is more genuine because of our year-round community, it’s a more authentic experience in the bars, on the lift.
- Volunteerism is strong; I see us step up to the plate when we have to. So many people want to live here because it is a town with the volunteer fire department, the schools, the vibrancy that other resort towns don’t have.
- There is a sense of community to the degree that the lights are on. You know your neighbor, you engage with people, you know people on the street, you’re comfortable engaging on the street. We need places to congregate. La Cocina was a place like that and it was a big loss to the community. The skate park is on that list of places more likely to be used by locals, it’s one of those gathering places.
- There’s interest, there’s involvement, there’s passion and strong opinions and a lot of perspectives. People care about the future. Nine people run for two slots on Council. A lot of other towns are politically stultified. People feel they have a stake. People are willing to give something and get something back. Community is communal, its two ways.
- A strong community is integrated with a lot of social and economic diversity. The seasonal element brings diversity in workers and visitors, including a real international flavor.
- A strong community means you can have lasting relationships. Every now and then someone leaves. A lack of community would be if I felt like I was surrounded by really transient people. A strong community is about having peers, whether you’re a local business owner or a manager -- we can talk about our experiences.
- A strong community is seeing children and families around. It’s when local institutions like the school and the hospital are supported, when a new high school football team is started after 15 years without one, when adult recreation programs are jam-packed after 5 pm.

- Housing is important for the local economy to function, so services can be provided efficiently – especially emergency services. Nobody wants to live in or commute to a ghost town. It's a place where you can afford to retire.

VISION

The Aspen Area will be a regional, state and national leader in all aspects of environmental stewardship, including the improvement of: sustainable building practices and land development regulation; renewable energy and energy conservation; air and water quality; recycling and waste reduction; preservation of natural ecosystems and habitat; and public education and awareness.

[The order and description of this vision should be reviewed]

PHILOSOPHY

As stewards of our environmental heritage and resources, it is our responsibility to balance human activity and the natural environment. This ethic is our defining characteristic. Our greatest challenges include population growth, year-round development, increasing vehicular trips and intensive employment demands are seriously damaging and threatening to destroy the ecological carrying capacity (environmental sustainability) of the Aspen Area. The land use decisions we make today as a community have a significant impact on the future our environmental sustainability and the health of our community.

The community has adopted an Ecological Bill of Rights, which states the overall environmental philosophy for the Aspen Area:

- The right to breathe clean air and enjoy clear vistas.
- The right to the preservation of natural riparian areas and wetlands.
- The right to permanently protected minimum stream flows in rivers and creeks.
- The right to the preservation and restoration of native wildlife and plant diversity by preservation of sufficient habitat.
- The right to protection of designated wilderness through management of adjoining land in a way that preserves the integrity of the wilderness areas.
- The right to a landscape kept free of noxious and invasive weeds.
- The right of appropriate access to public lands on roads and trails historically open to the public, consistent with the nature and designation of the public lands.
- The right to dedicated open space protected from urbanization and development.
- The right to the efficient and renewable use of energy.
- The right to be free from excessive noise.
- The right to see the night sky without the interference of unnecessary artificial light from growth, urbanization and highway development.

2010 ASPEN AREA COMMUNITY PLAN

ENVIRONMENTAL QUALITY

- The right to the absolute minimum involuntary exposure to toxic chemicals, radioactive substances and energy forms that are hazardous to health.
- The right to maintain and not exceed the carrying capacity (sustainability) of the land and water, including protecting water quality.
- The right to expect from our government legislation and active enforcement of land use and development regulations consistent with this Ecological Bill of Rights.

POLICIES AND ACTION ITEMS

The policies and action items are organized ~~in terms of policies regarding~~ under two main categories: environmental emissions and preservation of natural resources. The environmental emissions policies and action items are adopted to establish the Aspen Area as a leader in: (1) reduction of greenhouse gasses, which cause global warming; (2) reduction of air pollutants to reduce health risks; (3) reduction of water pollutants, which impact the health of our population and ecosystems; (4) ~~streamline waste handling and~~ reduce waste generation and increase re-use and recycling to lower our environmental impact; and (5) increase renewable energy sources and decrease our dependence on fossil fuels to reduce long-term energy impacts and costs. The natural resources policies and action items are adopted to sustain and improve Aspen’s natural environment, including: ~~water bodies; weed management; and~~ wildlife and wildlife habitat.

Comment [J1]: Is there anything else that should go here besides water, weeds, and wildlife?

The action items are arranged alongside the policies, so the purpose of the action item is understood. Each Policy is numbered, while the associated Action Items are lettered. For instance, Action Item “1.a” is associated with Policy “1.” Because this is a ten year plan, the action items are prioritized in terms of “immediate” (“I”) and “longer term” (“LT”), so that there is immediate progress made to implement the immediately necessary policies of this section, while still allowing for development of ideas and legislation that may further the broader policies of the plan in the long-term. The city/county department responsible for the action item is indicated as follows: Planning (“P”); Building (“B”); Environmental Health (“EH”); Canary Initiative (“CI”); Utilities (“U”); Landfill (“L”); Renewables (“R”); Engineering/Stormwater (“E/SW”); Airport (“A”); Land Management (“LM”); Open Space & Parks (“OS/P”); and Transportation (“T”).

EMISSIONS POLICIES

EMISSIONS ACTION ITEMS

<p>I. GREENHOUSE GASES POLICY</p> <p>1. Reduce the carbon footprint of the Aspen Area by 30% from 2004 levels <u>by 2020.</u></p>	<p>I. GREENHOUSE GASES ACTION ITEMS</p> <p>1.a. Create incentives for Aspen Area property owners to voluntarily reduce their personal carbon footprints. (LT-P, B)(I- CI)</p> <p>1.b Evaluate and quantify the <u>sources of greenhouse gas emissions through community wide greenhouse gas inventory.</u> (LT – CI)water vapor caused by</p>
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<p>2. Require zero net emissions for new mixed use developments and planned unit developments. Strive for development that produces zero greenhouse gas emissions in post-construction operations.</p>	<p>artificial snowmaking and its impact on global warming. (LT-P, B)</p> <p>1.c Continue the Canary Initiative and bitri-annual <u>community wide</u> greenhouse gas emissions inventory and establish more ambitious goals if possible<u>interim reductions goals.</u> (LT-P, EH CI)</p> <p>1.d Study methods to further decrease greenhouse gas emissions and implement them. (LT-P, EH CI)</p> <p>1.e Require that new City and County vehicles, including maintenance fleets, operating within the Aspen Area utilize renewable fuels or power. Existing vehicles utilizing gasoline shall be retired as soon as possible. Maintenance fleets shall be accounted for in terms of numbers of trips and greenhouse gas emissions. Implement purchasing policy for new City and County vehicles to include hybrid, electric, or alternative fuel vehicles whenever possible. All vehicles purchased should score at 8 or higher for both air pollution and greenhouse gas emissions as listed in the EPA’s green vehicle guide. (I – EH, CI)</p> <p>1.f <u>Encourage air travelers to voluntarily offset impacts from flights through the purchase of Canary Tags. (I – CI)</u></p> <p>2.a Amend the City and County building codes to prohibit the use of woods that contribute to the deforestation, which is one of the major causes of global warming. (I-B) Revisit elements of the efficient building checklist to minimize the use of unsustainable resources and those that have high levels of embodied energy. (I – CI, B)</p> <p>2.b <u>Amend the City and County land use codes to require all development go through an environmental review that ensures it will have as a little emissions as possible. (I-P)</u></p>
<p>II. AIR QUALITY POLICY</p>	<p>II. AIR QUALITY ACTION ITEMS</p>

Comment [J3]: Resource Experts Lee Cassin and Kim Peterson: The inventory already quantifies the impacts of significant sources. We should not call out one source among hundreds, but should look at all significant ones.

Comment [J4]: Resource Experts Lee Cassin and Kim Peterson: The current goals are VERY aggressive and will be a huge challenge to meet.

Comment [J5]: Resource Experts John Hines, Lee Cassin, & Kim Peterson: The City already accounts for maintenance fleet GHG emissions. There are no fully renewable fuels. The best environmental impact is a combination of better mileage, hybrids, and reduced trips. Alternative fuels should be considered after more evaluation to make sure the benefits outweigh the impacts.

Comment [J6]: Resource Expert Lynn Rumbaugh: We have some concerns here and would be more comfortable with adding some language such as “if feasible”, “if effective”, etc. For example, if we have limited funding to provide service and to pay for a vehicle, it would be more effective from our point of view to buy a clean diesel vehicle and provide service that could remove 40 single occupant vehicles from the roads, than to buy a hybrid vehicle at twice the cost that would remain parked because we couldn’t afford to operate it. . .

Comment [J7]: Staff Comment: The P&Z discussed the possibility of including an item on the airport. This language was suggested by Kim Peterson.

Comment [J2]: Resource Experts: Efforts are underway to address this goal, including: adoption of the IECC 2009 Energy Code, the commercial and residential REMP programs, and a system to look at the environmental impacts of development.

<p>1. Improve existing air quality.</p> <p>2. Eliminate the wintertime brown cloud.</p> <p>3. Maintain a maximum PM-10 level of 50 or less with 98% of days with PM-10 levels below 35.</p> <p>4. Achieve and maintain healthy ozone levels.</p> <p>5. Maintain or reduce trips to 1993 levels across Castle Creek Bridge to reduce total emissions.</p>	<p>1.a Improve public education and awareness of toxic pollutants, such as pesticides, and develop- implement programs to decrease their use so their use will be decreased. (LT-EH)</p> <p>2.a <u>Reduce the number of PM-10 days each year in the winter when inversions create a brown cloud. (LT – EH)</u></p> <p>3.a <u>Inform the public of rising PM-10 levels and implement programs to encourage bus and carpool use at those times (I – EH, T)</u></p> <p>3.b <u>Amend the land use and building codes to require development to mitigate a portion of the PM-10 the project will generate in order to prevent PM-10 levels from increasing. (I – P, EH)</u></p> <p>4.a Create-Monitor and determine baseline ozone data-levels for the Aspen Area and monitor. (I-EH)</p> <p>4.b Determine ozone levels in the Aspen Area and-Evaluate ozone monitoring data and develop a program to attain and maintain healthy ozone levels, including improving tracking of ozone levels. (LT-EH)</p> <p>5.a Evaluate the possibility of linking building permits to traffic levels, so that if the 1993 threshold is exceeded, building permits do are not issued.</p> <p><u>5.a Develop a set of strategies that can be implemented if trip levels are exceeded. (LT-P, B, T, EH)</u></p>
<p>III. WATER POLLUTION POLICY</p> <p>1. Reduce the <u>amount of urban pollutants in stormwater runoff that discharges from the Aspen Area into</u> the Roaring Fork River and its tributaries.</p>	<p>III. WATER POLLUTION ACTION ITEMS</p> <p><u>1.a Conduct master planning of the Aspen Area’s subwatersheds and install regional stormwater treatment facilities to capture and treat runoff, beginning with the most heavily developed areas. (I-E/SW?)</u></p> <p><u>1.b Reduce the potential for stormwater pollutants from municipal facilities and operations, such as vehicle maintenance and street flushing, by reviewing</u></p>

- Comment [J8]:** Staff comment: Is this a policy that can be moved to a linkages section, or incorporated in the Transportation chapter?
- Comment [J9]:** Resource Expert Lynn Rumbaugh: There needs to be a definition of “exceed.” This issue should be addressed when the group discusses Transportation
- Comment [J10]:** Resource Expert Lee Cassin: We would like to see this wording instead of what is currently proposed.

<p>2. Ensure Treat-runoff <u>is treated</u> before it enters the Roaring Fork River and its tributaries.</p> <p>3. Minimize the impact of return flows and storm drainage systems on the Roaring Fork River and its tributaries.</p> <p>4.3. Require new development to address treat its storm water runoff on site unless there is a stormwater management system available for the area.</p> <p>5.4. Require pervious surfaces for all development to create opportunities for on-site stormwater management. <u>Examine the environmental impacts of impervious areas and create standards or incentives for reducing impervious areas throughout the Aspen Area.</u></p>	<p><u>facilities and operations and implementing stormwater best management practices.</u></p> <p><u>1.c Pursue partnerships between government and local businesses and property managers to develop and showcase measures to reduce the amount of urban pollutants in stormwater runoff. (LT – E/SW, EH)</u></p> <p><u>2.a Educate and engage the public in Clean River Initiative project (I – E/SW)</u></p> <p><u>2.b Develop and implement a plan to detect, identify, and eliminate illegal or improper discharges to the stormwater system. (LT – E/SW)</u></p> <p>3.a <u>Amend the land use and building codes to require development and redevelopment to incorporate best management practices that will permanently pervious space to manage stormwater runoff on site. (I-P, B, E/SW)</u></p> <p>3.b Develop a construction management plan to control runoff during construction. <u>Require Construction Management Plans to include provisions for the installation and maintenance of pollution prevention measures on construction sites. (I-B, E/SW)</u></p> <p>4.a <u>Require development and redevelopment to implement best management practices to treat stormwater runoff from their site. (LT – E/SW)</u></p> <p>4.b <u>Examine amending or lowering parking requirements to help reduce the amount of impervious surfaces in the Aspen Area. (I – P, E/SW)</u></p>
<p>IV. WASTE MANAGEMENT AND REDUCTION POLICY</p> <p>1. Require <u>The Aspen Area's recycling rate should at a rate</u></p>	<p>IV. WASTE MANAGEMENT AND REDUCTION ACTION ITEMS</p> <p>1.a Implement programs to significantly increase recycling and reduce waste.</p>

Comment [J11]: Resource Expert Comment: This is covered in Policy number 1

Comment [J13]: Resource Expert Comment: This is currently done in the CMP, but could be strengthened.

Comment [J12]: Resource Expert April Barker Comment on proposed rewording: Impervious areas don't just apply to development and redevelopment, though that is the easiest way for us to control it. It also applies to existing impervious areas, roadways, parking areas, etc. I think it needs to be looked at from all perspectives – can we give an incentive to someone that retrofits their property to reduce their impervious area (for example, rips up their concrete driveway and puts in driveable grass)? Can we reduce our requirement for parking spaces? Can we reduce roadway widths? Etc.

<p>that meets or exceeds the national average.</p>	<p><u>including evaluating amending</u> the regulations to require that all residences and businesses in the Aspen Area recycle <u>office paper, comingled, magazines/newspaper, and cardboard.</u> (I-EH, L)</p>
<p>2. Increase the amount of recycling and effectiveness of recycling, including diverting most construction and organic waste from the landfill.</p>	<p>2.a Develop a system for food waste pickup and a permanent food waste compost operation at the landfill. (I – EH, L)</p> <p>2.b Establish <u>Incorporate</u> a program to promote “zero waste,” with education and incentives <u>into the existing ZGreen program.</u> (LT – EH, L)</p> <p>2.c Require all events in the Aspen Area to meet the zero waste and low impact requirements established by the Zgreen Program. (I – EH)</p>
<p>Provide adequate facilities to accommodate recycling.</p>	<p>2.d <u>Ensure there are adequate facilities to accommodate increased recycling levels and a diversity of materials.</u> (LT – EH, L)</p>
<p>3. Require the deconstruction of buildings to increase the amount of construction and development materials that are diverted, reused or recycled.</p>	<p>3.a Amend the <u>land use and building codes regulations</u> to require deconstruction of existing structures and recycling of materials <u>rather than demolition so that materials that can be reused are separated and materials and components can be made available for salvage and reuse.</u> [DEFINE DECONSTRUCTION.] (I/LT-B, EH, P, L)</p> <p>3.b Explore opportunities to create incentives in the building process for using the Pitkin County Landfill and increasing deconstruction and salvage. This could include giving discounted access to the Pitkin County Landfill, coordinating landfill/building permit fees when a building is deconstructed instead of demolished, <u>imposing fees at time of building permit to cover the costs of construction waste that goes to the landfill,</u> or prioritizing building permit review based on the amount of construction and development waste that is recycled. (LT – EH, B, L)</p> <p>3.c Explore opportunities in the state to recycle construction and development waste that cannot be accommodated at the Pitkin County landfill, such <u>as including evaluating</u> the possibility of recycling sheet rock at the plant in Gypsum. (LT – EH, L)</p>

Comment [J14]: Resource Expert proposed re-wording. We cannot require this now.

Comment [J15]: Resource Expert proposed re-wording: “The Aspen Area should implement programs and encourage behavior that aims to move as close to creating a zero-waste community as possible in both the commercial and residential sectors.”

Comment [J16]: Staff re-wording using ideas from original and Lee Cassin: “Create a zero-waste community by increasing the amount and effectiveness of recycling, and by diverting construction and organic waste from the Landfill.”

Comment [J17]: Staff Comment: Moved and reworded as action item 2.d

Comment [J18]: Staff Comment: The final draft should have a list of defined items. Since there is sometimes confusion on the difference between deconstruction and demolition we suggest this be one of those terms. A definition from Stephen Kanipe is: “In the context of physical construction, *deconstruction* is the selective dismantlement of building components, specifically for re-use, recycling, and waste management. It differs from demolition where a site is cleared of its building by the most expedient means.”

Comment [J19]: Resource Expert Comment: Not everything can be re-used or recycled.

Comment [J20]: Resource Expert Comment: It may use more energy to truck sheet rock to Gypsum than it is to put it in the landfill. Preferred wording would include evaluating the option instead of forcing the option.

<p>2.4. Maintain Ensure adequate funds <u>are available</u> for environmental monitoring and <u>eventual</u> remediation of <u>the Pitkin County Landfill</u> activities.</p>	<p>4.a Staff will follow up at 7.14.09 meeting with a proposed Action Item from the Landfill <u>(LT – L, EH)</u></p>
<p><u>V. RENEWABLE ENERGY POLICY</u></p> <p>1. Reduce our dependence on the conventional energy grid <u>non-renewable energy sources</u>.</p> <p>2. Reduce electricity and natural gas usage in the urban growth boundary by 15% from 2004 levels <u>by 2020</u>.</p>	<p><u>V. RENEWABLE ENERGY ACTION ITEMS</u></p> <p>1.a <u>Retrofit existing city and county buildings with renewable energy sources and efficiency improvements, when applicable. (I – CI, R, U)</u></p> <p>1.b <u>Amend the building code to require a central switch to turn off electronics. (I-B)</u></p> <p>1.c <u>Support technologies that reduce phantom energy loads. (I – B, U)</u></p> <p>1.d Evaluate and quantify the remaining square footage to buildout under the zoning and its average energy and employment needs. Consider whether square footage should be decreased to conserve energy and reduce trips. (LT P, B) <u>Evaluate potential energy requirements and greenhouse gas emissions if the Urban Growth Boundary was completely built out according to current zoning. Make any necessary changes to the allowable square footage, etc following the evaluation. (LT – P, EH, CI, T, R, B, U)</u></p> <p>1.e <u>Implement programs to reduce the use of non-renewable energy in large homes. (LT – CI, B)</u></p> <p>2.a Create incentives for Aspen Area property owners to convert from Holy Cross to City of Aspen Electric, including preferential rates and tax credits. (LT-P, B) <u>Work with Holy Cross to ensure they provide the Aspen Area with a higher renewable energy mix in their electricity. (LT - R, CI, U)</u></p> <p>2.b <u>Promote efficiency programs in conjunction with Source Gas, fuel switching from natural gas to ground source heat pumps, the creation of geothermal heating districts, and the use of renewable energy where applicable. (LT - R, CI, U)</u></p>

Comment [j21]: Resource Comment: the Resource experts were not sure what is meant by “conventional energy grid,” so they proposed the alternative language.

Comment [j23]: Resource Expert proposed change.

Comment [j24]: Resource Expert Comment: we cannot force people to switch to our utility. Many people do not have an option on which utility they have to use (City or Holy Cross) – this is a physical impossibility in many cases.

<p>3. Encourage existing development and require new development and redevelopment to utilize renewable energies to the greatest extent possible and discourage cash in lieu except where there is a demonstrated benefit to the community, and discourage offsets outside of the Aspen Area.</p> <p>4. Continue to pursue efforts to establish an electric grid of 100% renewable energy.</p>	<p>2.c Invest in renewable energy production and encourage others, including utility providers and local, state and national governmental bodies, to make similar investments. <u>(LT – CI, R)</u></p> <p>3.a Amend the City and County building codes to require electric generation from solar/hydro the use of renewable energies for new development, additions and significant remodels. (I-B, <u>CI, R</u>)</p> <p>3.b Amend the City and County land use codes to require all mixed use developments, PUDs, and development requiring a rezoning to add criteria that considers <u>demonstrate</u> whether the proposed development has utilized <u>renewables</u> to the greatest extent possible. (I-P)</p> <p>3.c Amend the City and County building codes to prohibit outdoor fire pits, hot tubs and snowmelt unless it is powered by 100% renewable energies. (I-B)</p> <p>3.d <u>Require energy audits when a home is sold so the new buyer is aware of the energy costs of the building. (LT – CI)</u></p> <p>3.e <u>Explore adopting a program that would allow property owners to get a loan from the City or County for energy upgrades that would be paid back over time through increased property taxes (i.e. a lien on the property). (LT – CI, R)</u></p> <p>3.f <u>Explore land use code amendments that would eliminate existing barriers to the use of renewable energy, such as solar panels, on development. (I – P)</u></p> <p>3.g Extend the REMP program to commercial [and mixed use?] permits. (I-B)</p> <p>4.a <u>Complete and implement the Clean Energy Plan. (LT – R, U, CI)</u></p>
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Comment [j25]: Resource Expert Comment: Two programs are already starting to do this. 1. The new REMP program gives more credit for onsite renewable, and 2, there are tired electric rates. To do more, REMP could be amended to more strongly encourage renewable onsite.

Comment [j22]: Resource Expert Comment: While there is some debate, the best numbers we have indicate that we get 2 to 3 times the “bang for our buck” when we get cash-in-lieu as opposed to on-site renewables.

Comment [j26]: Staff and Resource Expert Comment: This has been done.

Comment [j27]: Resource Expert Comment: This is a white paper that will be formally adopted by City Council in the upcoming months.

NATURAL RESOURCE POLICIES

NATURAL RESOURCE ACTION ITEMS

<p>I. WATER POLICIES</p> <ol style="list-style-type: none"> 1. Maintain minimum stream flows for the Roaring Fork River and its tributaries. 2. <u>Reduce detrimental effects of river diversions for the Roaring Fork River.</u> 3. Maintain and preserve existing riparian habitat and wetlands. 	<p>I. WATER ACTION ITEMS</p> <ol style="list-style-type: none"> 1.a Pursue dedication of water rights to maintain minimum stream flows. (I-U?) 1.b <u>Develop a reliable methodology for dedication of water rights for instream flow purposes. (LT – U)</u> 2.a <u>Increase mitigation efforts targeted at lowering the detrimental effects of river diversions. (LT – U, E/SW)</u> 2.b Modify existing water policies and regulations to incentivize hookups to municipal water sources. (I-U?) 3.a <u>Examine existing land use policies to ensure they protect the riparian habitats to the best extent possible. (I – P, OS/P)</u>
<p><u>II. WEED MANAGEMENT POLICIES</u></p> <ol style="list-style-type: none"> 1. <u>Ensure there is proper resource management on all land in the Aspen Area</u> 	<p><u>II. WEED MANAGEMENT ACTION ITEMS</u></p> <ol style="list-style-type: none"> 1.a <u>Broaden education of the public on specific techniques to limit the spread of invasive noxious weeds. (I-LM, OS/P)</u> 1.b <u>Partner with other governments, businesses, educational facilities, and non-profits in the Roaring Fork Valley to address proper land management. (LT-LM)</u> 1.c <u>Create new and enhance existing policies that enable partnerships and cost sharing between government and property owners to achieve compliance with the Colorado Noxious Weed Act. (LT – LM)</u>

III. WILDLIFE AND WILDLIFE HABITAT POLICIES

1. Sustain, protect and restore biodiversity and native ecosystems through land use planning, acquisition and best land management practices on public and private lands.

III. WILDLIFE AND WILDLIFE HABITAT ACTION ITEMS

- 1.a Develop coordinated City and County standards; and pursue a regional approach to buffer development from the riparian ecosystem associated with the Roaring Fork River and its tributaries. (LT – P)
- 1.b Use designated funds to purchase title to or easements on riparian habitat along the Roaring Fork River as opportunities become available. (LT – OP/P)
- 1.c Support use of City and County Open Space and Trail funding for purchase and maintenance of intact, unfragmented wildlife habitat, or connections between habitats where it is critical for the preservation of native plant and animal species. (LT – OS/P)
- 1.d Promote the protection of healthy trees and the overall health and vitality of the “urban forest” that exists both within the City of Aspen and at the urban/rural interface that exists within the Urban Growth Boundary. (LT – OS/P)
- 1.e Improve existing standards, enforcement and education as needed to address the healthy co-existence of bears and people in the City of Aspen and in Pitkin County. (LT – EH, LM)