

Posted June 25, 2020

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE PUBLIC OF THE FOLLOWING MATTERS OF INTEREST REGARDING THE PITKIN COUNTY BOARD OF COUNTY COMMISSIONERS:

- **Unless otherwise notified all regular and special meetings will be held in the BOCC Meeting Room first floor Administration/Sheriff's Building 530 East Main Street, Aspen, CO 81611**
- All regular meeting items begin at 12:00 p.m., or as soon thereafter as the conduct of business allows. Check agenda at: <https://pitkincounty.com/1001/Events-Agendas> or call 920-5200 for meeting times for special meetings.
- Copies of the full text of any resolution(s) and ordinance(s) referred to are available during regular business hours (8:00 – 5:00 in the Clerk to the Board of County Commissioners office, 530 East Main Street, Aspen Colorado at: <https://pitkincounty.com/1001/Events-Ag>

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY JULY 8, 2020:

[Ordinance](#) of the Board of County Commissioners Approving a Lease Agreement Between the Board of County Commissioners and the City of Aspen (Lessors) and Sachson, Inc. (Lessee) for Operation of the Cheryl and Sam Wyly Animal Shelter

[Emergency Ordinance](#) of the Board of County Commissioners Authorizing Temporary Expansion of Seating for Restaurants in Unincorporated Pitkin County, Colorado

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, JULY 22, 2020:

**RE: Elam/Vagneur Gravel Permit Annual Review 2019
(CASE# P008-20; PID 2643-161-02-010)**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, July 22, 2020 at a regular meeting to begin at 12:00 PM or as soon thereafter as the conduct of business allows, before the Board of County Commissioners, BOCC Conference Room, 530 East Main Street, 1st Floor, Aspen. The meeting may be held remotely due to the Coronavirus and associated Public Health restrictions. Please check the agenda prior to the meeting for remote meeting information-<https://pitkincounty.com/1001/Events-Agendas>. The Board of County Commissioners will consider an application submitted by Elam Construction Inc. (7057 West 2100 South, Salt Lake City, UT 84128) requesting an Annual Review required pursuant to BOCC resolution No's. 99-69, 052-2009, and

016-2016. The property is located at 7943 Upper River Road, and is legally described as a tract of land located within Section 16, Township 9 South, Range 85 West of the 6th P. M. The State Parcel Identification for this property is 2643-161-02-010. The State Parcel Identification for the property is 2643-161-02-010. The application/resolution are available for public inspection in the Community Development Department, 530 East Main Street, Suite #205, Aspen CO 81611 or online at <http://pitkincounty.com/DocumentCenter/View/25843>

For further information, contact Tami Kochen at (970) 920-5359.

RE: The Emma Fields LLC Rezoning/Amendment to Zoning Regulations, Land Use Code Text Amendment, and Special Review Use (CASE# P007-20; PID 2467-201-00-003)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, July 22, 2020 at a regular meeting to begin at 12:00 PM or as soon thereafter as the conduct of business allows, before the Board of County Commissioners, BOCC Conference Room, 530 East Main Street, 1st Floor, Aspen. The meeting may be held remotely due to the Coronavirus and associated Public Health restrictions. Please check the agenda prior to the meeting for remote meeting information-<https://pitkincounty.com/1001/Events-Agendas>. The Board of County Commissioners will consider an application submitted by The Emma Fields LLC (42 Pinehurst Place, Springboro, Ohio, 45066) requesting (1) Land Use Code Text Amendments and Rezoning/Amendment to Zoning Regulations to add a definition of “Accessory Agricultural Use” which means the use of a property for farm product processing and to list “Accessory Agricultural Use” as a Special Review Use in the Unclassified Zone District; and (2) Special Review Use approval for a distillery as an Accessory Agricultural Use on the property. The property is located at 165 Hoagland Ranch Road and is legally described as a parcel of land situated in Tract 55, Township 8 South, Range 86 West of the 6th P.M. The State Parcel Identification for the property is 2467-201-00-003. The application/resolution are available for public inspection in the Community Development Department, 530 East Main Street, Suite #205, Aspen CO 81611 or online at <http://pitkincounty.com/DocumentCenter/View/21751> For further information, contact Leslie Lamont at (970) 920-5482.

ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, AMENDING SECTION 11-10 AND SECTION 3-80-30 (c) OF THE 2006 PITKIN COUNTY LAND USE CODE, TITLE 8 OF THE PITKIN COUNTY CODE, SPECIFICALLY CREATING A DEFINITION FOR ACCESSORY AGRICULTURAL USE AND LISTING ACCESSORY AGRICULTURAL USE AS A SPECIAL REVIEW USE IN THE UNCLASSIFIED ZONE DISTRICT; AND CERTIFYING THE ZONING PLAN FOR THE EMMA FIELDS LLC FARM OPERATION

The Emma Fields LLC (42 Pinehurst Place, Springboro, Ohio, 45066) is proposing a Land Use Code Text Amendment and Rezoning/Amendment to Zoning Regulations to create a definition for Accessory Agricultural Use in Section 11-10 and amending Section

3-80-30 (c) to list Accessory Agricultural Use as a Special Review Use in the Unclassified zone district.

Proposed Definition: “Accessory Agricultural Use means the use of a property for farm product processing. Farm product processing is the alteration or modification, for the purpose of storage, transport, or sale of an agricultural product through the addition of other ingredients or components, provided that the initial agricultural product, grown on the property, remains the principal ingredient or component. Farm product processing does not include the operation of a stockyard or slaughterhouse, or cannabis cultivation and processing.”

The Code Amendments affect all property zoned Unclassified.

The Ordinance is available for public inspection in the Community Development Department, 530 East Main Street, Suite #205, Aspen CO 81611. For further information, contact Leslie Lamont at (970) 920-5093.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PITKIN COUNTY, COLORADO, APPROVING SPECIAL REVIEW USE APPROVAL FOR THE EMMA FIELDS LLC FARM OPERATION

The Emma Fields LLC (42 Pinehurst Place, Springboro, Ohio, 45066) is proposing a Special Review Use for an Accessory Agricultural Use in the Unclassified zone district.

The Special Review Use is being considered for the following property:

165 Hoagland Ranch Road and is legally described as a parcel of land situated in Tract 55, Township 8 South, Range 86 West of the 6th P.M. The State Parcel Identification for the property is 2467-201-00-003.

The Resolution is available for public inspection in the Community Development Department, 530 East Main Street, Suite #205, Aspen CO 81611. For further information, contact Leslie Lamont at (970) 920-5093.

NOTICE OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITY DEVELOPMENT DIRECTOR:

RE: 26800 Snowmass LLC Activity Envelope and Site Plan Review, GMQS Exemption and Subdivision Exemption for a Minor Plat Amendment and Lot Line Adjustment (Case P022-20)

NOTICE IS HEREBY GIVEN that an application has been submitted by 26800 Snowmass LLC (6800 Jericho TPKE #120W, Syosset, NY 11791) requesting a Subdivision Exemption for a Minor Plat Amendment and Lot Line Adjustment to merge Parcel No. 246727202001 with Parcel No. 246727200002, and Activity Envelope and Site Plan Review approval to redevelop the impound lot on Parcel No. 246727202001

with two, one-story self-storage buildings, and to remodel the exterior of the existing commercial structure. Parcel No. 246727202001 is located at 26800 Highway 82 and is legally described as Avalanche Associates Subdivision Exemption Plat, according to the Plat recorded in Plat Book 53 at Page 48, as Reception No. 443991, Pitkin County, Colorado. Per said Plat, the Commercial Parcel has an area of 1.66 acres. Parcel No. 246727200002 is legally described as Tract: 74 Section: 27 Township: 8 Range: 86 A Parcel of Land No. 501-R of the CDOT Project No. STR 0821-029 Unit 5 Containing 0.086 Acres. The application is available for public inspection in the Pitkin County Community Development Department, 530 East Main Street, Suite #205, Aspen, CO 81611 or online at <http://pitkincounty.com/DocumentCenter/View/25615>. Comments or objections are due by July 27, 2020. For further information, contact Tami Kochen at 970-920-5359.

NOTICE OF FINAL DETERMINATIONS BY THE COMMUNITY DEVELOPMENT DIRECTOR:

NOTICE IS HEREBY GIVEN to the general public that on June 11, 2020, the Pitkin County Community Development Director granted approval for the Pitkin County - Cougar Canyon Outparcel -Activity Envelope Review (Case P057-19; Decision #032-2020). The property is located on Juniper Hill Drive, commonly known as Cougar Canyon outparcel, and is legally described a parcel of land situated in Sections 20 and 21, Township 9 South, Range 85 West of the 6th P.M. The State Parcel Identification Number for the property is 2643-212-00-804. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Cindy Houben
Community Development Director

Published in the Aspen Times Weekend Edition on June 25, 2020
Jeanette Jones, Clerk to the Board of County Commissioners