

UPPER FRYINGPAN VALLEY
MASTER PLAN

Adopted by Pitkin County on March 14, 2000
Amended March 4, 2008

Submitted to Pitkin County Board of Commissioners and Eagle County Board of Commissioners
By Upper Fryingpan Valley Caucus
October, 1999

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I. INTRODUCTION

People come to the Frying Pan Valley for various reasons, but primarily they come to enjoy the natural assets of the valley. The valley offers a profusion of wildlife including mountain lions, elk, deer, bear, fish, and birds. It contains an abundance of highly-coveted water, which flows year round. The spectacular mountain views attract both visitors and residents. The area's pristine forests, high-country lakes, and delicate alpine tundra, protected by public land boundaries and wilderness status, continue to be priceless resources. The accessibility of these natural assets draws more and more residents and visitors every year.

The valley is inhabited by a small year-round community whose make-up is quite varied, including retirees, families, and single individuals. Many residents work in Aspen and make the long commute of over an hour (on a good day), having chosen to live far up the valley because of its affordability. Some have chosen to live up here to be near recreational activities and natural beauty; some have been drawn by the remote, rural lifestyle; some have come for all three. The community centers around a church, a volunteer fire department, a general store, and a post office. In the summer months, the community is enlarged by summer residents, who come for varying lengths of time, from a few days to a few months. Some own second homes, some simply rent and return year after year, but all support the local community. In addition, the valley is visited by numerous tourists who visit for recreational purposes-- to hike, hunt, snowmobile, camp, cross country ski, snowshoe, horseback ride, and motorcycle. Finally, there are also a number of people who only own land but do not reside in the area.

Historically, there have been varied economic activities in the valley, many of which are still in operation. Before the white man pushed into the area, the Ute Indians inhabited the valley. The Upper Frying Pan Valley was their spring, summer, and fall hunting grounds, as well as the site of many of their religious rituals. Once white men made their entry, they brought trapping, the Colorado Midland Railroad, logging, ranching, mining, water diversion, hydroelectric power, schools, development, tourism and recreation. The valley population has changed with the activities of the day. Many of the workers on the railroad were immigrants from China and Italy, providing a more culturally diverse population at that time than is currently the case. Economically, proximity to Aspen has been, and continues to be, a significant influence on why people come to the valley. The railroad was primarily built to bring silver, coal and timber from Aspen to the Eastern Slope. Because of its accessibility from Aspen, Basalt and Eagle, the valley draws many of its recreational visitors. Finally, agriculture has played a role in the valley's development through cattle grazing, horse operations, haying, and fish hatchery operations. Currently, the population of the valley has ebbed but is slowly growing.

Because of the diverse nature of the valley and the community, this Master Plan is an attempt to satisfy a wide variety of motives, needs, and visions. A unifying theme in this diversity, however, is the deep desire to preserve the rural and recreational nature of the area while at the same time sustain the viability of its unique community. It is our strong intention that this Plan will be the instrument to bring into being that vision for the future.

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II. AN OVERVIEW OF THE PLAN

The Upper Fryingpan Valley Master Plan is a comprehensive long-range guide for future development of the Upper Fryingpan Valley. It is the product of the Fryingpan Valley Caucus. The Fryingpan Valley Caucus (hereafter, “the Caucus”) was formed in January 1997 to be a legally constituted neighborhood coalition for the purposes of planning matters affecting the caucus area. Membership is derived from local residents, property owners and registered voters in the Upper Fryingpan Valley. The caucus area extends from the Ruedi Dam up the Fryingpan River and its watershed to the Continental Divide, including all tributaries flowing into the Fryingpan River and Ruedi Dam and their watersheds. It includes areas in both Pitkin and Eagle Counties.

The Planning Process

In the summer of 1997 a Questionnaire was distributed to all residents and members of the Fryingpan Valley Caucus to poll their opinions regarding long-range community and land use planning. Over 240 Questionnaires were disseminated and approximately 150 were returned. Co-owners of property were each given a Questionnaire, as were renters (for at least 30 days). The Questionnaire was written, disseminated and tallied by members of the Caucus. Members were asked questions regarding growth and zoning, land use, roads, community services and historical preservation. They could strongly or mildly agree, strongly or mildly disagree or have no opinion. The results were grouped according to “agreement” or “disagreement” in general. See Attachment 1 for Questionnaire results. All “additional” comments submitted on the questionnaires were also published with the survey results.

Using the results of this Questionnaire, the Planning Committee began work on the Upper Fryingpan Valley Master Plan. Subcommittees met to ensure that all goals were met as dictated by the results of the Questionnaire. Over the summer of 1998, a Draft Master Plan evolved and was presented to the Caucus for approval. Copies of the Draft Master Plan were sent to all Caucus members for their review and comments.

After these comments were collated and reviewed, the Planning Committee, which included a balance of approximately eighteen summer and year-round residents, met throughout the summer of 1999 to develop and revise the Plan. The Committee voted to incorporate all members’ views, including those received in writing and those expressed at Committee meetings, into options for the membership to vote on. The Master Plan with options was finally ready for presentation to the Caucus membership for approval in August 1999. The mailing included the 1997 Questionnaire with tallied results and charts, and zoning maps and regulations for Pitkin and Eagle Counties. The ballot sheet allowed members to “accept” or “reject” the Master Plan and indicate their preferences on each set of options.

In early October, a Tabulation Committee met and tallied the votes. Members overwhelmingly approved the Master Plan. This document reflects the majority results of votes for each option. Two options related to Rural and Remote Zoning were selected by a plurality and are so noted. Attachment 2 summarizes the results for the options offered and Attachment 3 gives detailed results for Eagle and Pitkin Counties.

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III. GROWTH AND ZONING

The 1997 /98 Fryingpan Valley Caucus survey of property owners and residents of the Upper Fryingpan Valley revealed a overwhelming preference to limit residential and commercial growth in the valley. A large majority also expressed a strong desire to preserve the rural and recreational nature of the area.

A. RESIDENTIAL GROWTH

Analysis

Many, if not most, of the residents and landowners of the Upper Fryingpan Valley have lived or vacationed in the area for generations. Many of these residents have watched the transformation of the neighboring Roaring Fork Valley over a period of years with an increasing degree of concern and anxiety. Indeed, most are aware that the development pressures throughout Colorado and the Western United States are at a unparalleled level. The residents of the Upper Fryingpan Valley do not want their valley to undergo a destructive, poorly planned, and unnecessary transformation for the worse. They fear the loss of its primitive, low key, and rural character. Most are worried they will be driven from their land by ever-escalating tax rates caused by real estate speculation and expensive trophy home development. The residents of the Upper Fryingpan Valley do not want powerful outside development corporations to destroy the character of their area.

The residents of the Upper Fryingpan Valley have expressed their view for the future with extraordinary conviction. It is their wish that the Pitkin and Eagle County Government Officials and Planners take them seriously. There is both broad and deep support for a strong master plan which includes elements designed to curb residential growth. In short, the Upper Fryingpan Valley is one of the last areas of its kind in Central Colorado and the majority of the residents wish it to retain its rural and recreational character, to the maximum extent possible.

While the residents of the Upper Fryingpan Valley have a conservative view of private property, the desire to control and contain the effects of explosive growth is stronger still. There are currently about 13,000 dwelling units slated for development in the area between Aspen and Rifle. The average sale price of these units in this geographic area is \$400,000 and rising. As these homes are built out, the pressures on the Fryingpan Valley will escalate. The pressure to build will escalate and the price of homes and taxes will escalate.

Actions to restrict growth in sensitive areas have precedent in the West in order to protect rural and recreational areas. An inspection of the current Pitkin and Eagle County zoning maps for the Upper Fryingpan Valley reveals that the present zoning patterns are seriously inadequate to carry out the limited growth vision for the future of the area as expressed through the results of the Fryingpan Valley Caucus survey. Current zoning could allow 200 or more new residences to be built in the Valley, which far exceeds the level of growth desired by its residents. Moreover, many of these new residences would be in sensitive areas, and the size of these residences could be as large as 15,000 square feet. Furthermore, without a strong statement opposing subdivision of land parcels, despite current zoning restrictions, it is not beyond the power of land speculators to push through rezoning to permit additional sub-developments like Ruedi Shores. Time is short to address this situation.

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Rural and Remote zoning has been a galvanizing issue for many in the valley. Potential options for areas with current Rural and Remote zoning are included in the Pitkin County zoning recommendations below.

Goal

It is the goal of this Master Plan, in keeping with the Caucus survey, to limit residential development in the Upper Fryingpan Valley to the maximum extent possible. Below will be outlined specific recommendations for changes to be adopted by the Pitkin and Eagle County Commissions for the area. A majority of the land in the Upper Fryingpan Valley is within Pitkin County, but key lands are contained in Eagle County as well so their participation in this process is critical.

Recommended Actions-Pitkin County

(1) In general, existing Pitkin County zoning classifications can be applied to the Upper Fryingpan Valley with primarily minor modifications to make them more suited to the unique characteristics of the area. It is recommended that the following classifications be utilized: ~~A_{FR}-2~~, ~~A_{FR}-10~~, RS-30, RS-160, and RR. A category RS-35 is also recommended. Existing units and buildable lots of legal record should be included in the density count on properties with lands that are still candidates for residential development after rezoning. For specific area zoning recommendations, see item (8) below.

~~BOCC Ordinance No. 001-2001 adopted the Fryingpan Valley RS-35 Zone District (UFRS-35) and rezoned the Nichols property on the North Fork of the Fryinpan to UFRS-35. A correction to the ordinance was made by Ordinance No. 010-2012. In the 2006 Land Use Code, "UFRS-35" was changed to "RS-35."~~

(2) It should be noted that applications for zoning changes and/or variances will always be possible for landowners, but these actions would require public comment, input from the Caucus, and careful consideration by the County. It should also be noted that property owners with existing lots of legal record in areas that are rezoned for lower density (for example, rezoned from ~~A_{FR}-10~~ to RS-30) still have the right to build on their land.

~~(3) Under the zoning classifications used for the area, the maximum allowable size of a single family dwelling should be reduced to 4000 sq. ft for all lands since large, extremely expensive homes are not in character with the Upper Fryingpan Valley and would have negative taxation implications for the surrounding landowners and residents.~~

~~BOCC Ordinance No. 012-2000 adopted the Upper Fryingpan Valley Overlay Zone District and rezoned the Upper Fryingpan Valley to be within the Overlay, with the exception of properties zoned Rural/Remote and Public. The Overlay limited the maximum floor area for any dwelling unit to 4,000 square feet and specified "Additional Review Standards for Development Applications" within the Overlay.~~

(3) Under the zoning classification used for the area, in compliance with the Pitkin County Land Use Code, the floor area for the principal structure, including all below-grade space and attached accessory uses and structures, should be limited to 4,000 square feet, measured according to Land Use Code standards for the rural area; and that up to 1,750 sq. ft. of floor

Comment [SW1]: This language was struck in the 2008 amendment to the MP. I threw it back in to show the change and to show that we addressed that item.

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area should be allowed for accessory structures and uses that are detached from the principal structure, since large, extremely expensive homes are not in character with the Upper Frying Pan Valley and would have negative taxation implications for the surrounding landowners and residents. The 5,750 square foot floor area limitation should be implemented as a hard "cap," that may not be exceeded through the use of growth management competition or growth management exemptions for Transferable Development Rights (TDRs). The floor area for barns however, should be calculated as it is for all rural areas in the County.

The Master Plan was amended with this language, pursuant to Resolution No. PZ-2008-02. The BOCC subsequently amended the Code consistent with this recommendation, pursuant to Ordinance No. 022-2008.

(4) Specific standards for review of special review applications within caucus boundaries should be established so that issues of character, impacts and growth in the Upper Frying Pan Valley are better addressed. Existing "grandfathered-in" uses such as guest ranches should be allowed to continue on lands that are zoned under the RS classification.

(5) Under all, but especially under the RS and RR classifications, there should be explicitly written restrictions on the location of residential development on buildable lots. To the maximum extent possible, residences and access roads should be placed in the least sensitive areas. Buildings and roads should not be allowed on meadow and hillside view sheds, ridgelines, slopes over 30 ~~degrees~~percent, wetlands, riparian areas, and in key wildlife habitat. In some cases, the proposed residential development may not be able to satisfy these requirements and/or other RS zoning restrictions, so the proposed development would not be appropriate. These protections are critical in order to maintain the primitive and rural character of the Upper Fryingpan Valley. All access roads to developments in the RS zones should be privately constructed and maintained so as to not increase the tax burden on the local residents.

Siting of new residential development and access roads is subject to the Development Standards in Chapter 7 of the Code. The Activity Envelope/Site Plan Review process considers constrained areas and visual impacts.

(6) Only single family homes and cabins should be allowed in the Upper Fryingpan Valley. No multifamily housing such as condominiums, apartments, or townhouses should be allowed. No commercial timeshare residences should be allowed. Mobile homes should be/and are allowed within their present locations in the towns of Meredith and Thomasville, but these parks should be rezoned to "Mobile Home Park" to address the issues of health and safety, and to provide standards for redevelopment. It is also recommended that zoning for Mobile Home Parks be limited to the area immediately adjacent to or within the already densely developed centers of Thomasville and Meredith in order to retain a low density rural character for the area. It is also recommended that mobile homes be brought into compliance with building code standards and that septic systems be brought into compliance with local and state regulation. Resort lodging should be allowed in their existing locations. Expansion of these facilities is generally not favored by the local residents and thus should require extensive local input.

Comment [SW2]: Only single family allowed in the zone districts up there. Except AR-2 – duplex is special review use. Would need to change code if that was to be prohibited in FP Overlay.

(7) The clustering of development near the Fryingpan River Road should be encouraged and given special consideration to the maximum extent possible in order to preserve large unbroken tracts of natural open space. Under no circumstances should the overall density for the area exceed that for the recommended zoning. Note that the Pitkin County Planning Commission has

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reviewed zoning recommendations; finds their intent to be clear; and will consider the recommendations at such time as the County initiates a full analysis of the rezoning action in the Upper Frying Pan Valley.

(8) The proposed zoning recommendations for the various Pitkin County areas in the Upper Fryingpan Valley are as follows:

(a) The towns of Thomasville and Meredith should remain zoned AFR-2 consistent with the conditions described in items (3) - (6) above. They should also remain as distinct towns with a significant lower density rural buffer between them, with zoning RS-30.

(b) The area to the South of the Thomasville/Meredith/Ruedi corridor from the old kilns near the eastern edge of Thomasville to the South shore of Ruedi should be zoned RS-30 within ½ mile of the Fryingpan River Road (and RR beyond) with the additional modifications to the RS classification described in items (3) - (6) above. The same zoning should be implemented for the Pitkin County lands on the north and east side of the Fryingpan River which are outside of the Thomasville and Meredith town zones. Most properties in question are larger than thirty acres, but in the case an individual property is below the base density, adjacent properties could be combined to achieve the required acreage. Alternatively, development rights could be transferred from RR properties to achieve the required acreage base. The property from which the development rights have been transferred would then remain in perpetuity as deed restricted natural open space. The requirements in item (5) above will also be particularly important. It should be noted that the proposed zoning classification for these areas will still allow residential growth beyond the level desired by the community as expressed in the results of the survey, but it provides the landowners in the area with a reasonable potential to develop their land. This development will be consistent, however, with the desired character of the area.

Comment [SW3]: Accomplished by the Overlay

(c) The areas on both sides of the county road from the eastern edge of Thomasville to the confluence of the Main and North forks of the Fryingpan should be zoned RS-30 with the additional modifications to the RS classification described in items (3) - (6) above. It should be noted that these areas already have considerable density on them from the existing guest ranch developments.

Comment [SW4]: Accomplished by the Overlay

(d) The Pitkin County lands further up the Eagle-Thomasville road which are currently zoned RR should be treated such that Rural and Remote zoning should remain as is (by plurality vote).

(e) The Norrie Colony area to the south of the county road from the confluence of the Main and North Forks of the Fryingpan River to the Forest Service Chapman Campground should be zoned RS-30. It should be noted that the area has undergone extensive residential build out and is already at a density which approaches one unit per ten acres.

Comment [SW5]: It is zoned RS-30

(f) All lands from the beginning of the Fryingpan River and North Fork confluence to Elk Wallow campgrounds, including those currently zoned AFR 10, should be zoned RS 35. The North Fork consists of an existing subdivision. Any future development should be a planned unit development that takes into consideration the existing residential density and does not exceed the density selected above. Future development, if it occurs, should place a strong emphasis on lot clustering in forested areas to preserve the remaining open space. The land base for any further subdivision density calculation should exclude wetlands, wildlife corridors, meadow open space, and bodies of water. Further subdivision of existing lots of record should not be allowed.

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The Nichols property was rezoned to RS-35 in 2001. In 2013, the BOCC approved a rezoning of the property to CD-PUD, pursuant to Ordinance No. 18-2013, and approved a CD-PUD Plan for the property, pursuant to Resolution No. 039-2013. The property is encumbered by a Conservation Easement, and development is limited to 2 single family residences (each of no more than 4,000 square feet of floor area), 2 caretaker dwelling units (each of no more than 1,000 square feet of floor area), and no more than 2,500 square feet for barns and accessory structures.

(g) The Federally owned lands to the south and east of Fryingpan River Ranch (Horseshoe Bend) should remain RS-160 zoning. The Caucus stands in opposition to any land conversion that would transfer any publicly held land into private ownership or control.

(h) Properties now zoned AFR-10, beyond Fryingpan River Ranch (Horseshoe Bend) on Road 105 (Hagerman Pass Road) should be zoned RS-35. The Hagerman Pass Road area is far removed from the population centers of Meredith and Thomasville and from County services (including snow removal). It is a recreational and scenic area that is enjoyed by local residents dating back to the days of the Colorado Midland Railroad, as well as by thousands of citizens of Colorado and surrounding states. Residential development is entirely inappropriate for this area. Properties at Sellar Meadow should remain RR.

Comment [SW6]: Looks like they were zoned RS-160 by Ord 001-2001. County acquired 2 parcels (Rikker/Walden) containing 160 acres in 2000; they are zoned RS-160.

Comment [SW7]: Properties owned by State of Colorado Game and fish are zoned RR.

(i) The properties to the South and East of Ruedi Reservoir up the Miller and Deadman Creek drainages presently zoned RR should be treated such that Rural and Remote zoning should remain as is. It should be noted that investment and development corporations hold many of these properties, a fact that is of considerable concern to the local residents. Pitkin County should encourage transfer of development rights (TDR) from these RR areas, as well as the RR areas up the Hagerman Pass road. The same is true of Forest Service in-holding acquisition and private foundation open space preservation efforts for these areas.

Comment [SW8]: I don't see any private properties up that way.

(j) The properties to the South of the Meredith/Thomasville corridor in the upper reaches of Bessie Park currently zoned RR should be treated such that Rural and Remote zoning should remain as is (by plurality vote).

(k) Preservation of agricultural lands should be an objective if and when rezoning is considered for the Upper Frying Pan Valley.

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Recommended Actions-Eagle County

(1) While much less of the Upper Fryingpan Valley is within Eagle County, the areas which do fall within the County jurisdiction are environmentally and visually sensitive. Furthermore, they are all far removed from Eagle County services. These lands can be broken into three areas: the Meredith/Thomasville corridor, the Eagle-Thomasville Road, and Ruedi Reservoir. All of these lands should remain or be placed in the "Resource" zoning category with a maximum density of one unit per 35 acres.

To the maximum extent possible, residences and access roads should be placed in the least sensitive areas. Buildings and roads should not be allowed on meadow and hillside view sheds, ridgelines, slopes over 30 degrees, wetlands, riparian areas, and in key wildlife habitat. Only single family homes and dwellings with a maximum size of 4000 sq. feet should be allowed in the Upper Fryingpan Valley.

No more than 2 outbuildings should be allowed per dwelling, unless for special use considerations. One dwelling may be a caretaker dwelling not to exceed 1500 square ft in size, which shall not be sold separately from the main dwelling, and shall only be allowed on parcels of at least 35 acres.

No condominium complexes, apartment buildings, townhouses, duplexes, or commercial timeshare residences should be allowed.

Trailers, located in current trailer parks, should be/and are allowed only within their present locations in the towns of Meredith and Thomasville, but as the owners move from the area, these should not be replaced when eliminated.

All access roads to developments in the zones should be privately constructed and maintained to preserve the rural character and so as to not increase the tax burden on the local residents. In some cases, the proposed residential development may not be able to satisfy these requirements and/or other zoning restrictions, so the proposed development would not be appropriate. These protections are critical in order to maintain the primitive, rural and visual character of the Upper Fryingpan Valley.

(2) The zoning recommendations for the various Eagle County areas in the Upper Fryingpan Valley are as follows:

- (a) The North side of Fryingpan River in the Meredith/Thomasville corridor should continue as currently zoned in the Resource category with a maximum density of one unit per 35 or more acres, including Jakeman Creek.
- (b) The properties up the Eagle-Thomasville road should continue as currently zoned in the Resource category with a maximum density of one unit per 35 or more acres.
- (c) The properties around the North shore of Ruedi Reservoir from Ruedi Shores subdivision to the town of Meredith should continue as currently zoned as Resource with a density of one unit per 35 or more acres. The higher density residential development around Ruedi Reservoir is localized to the Ruedi Shores subdivision and it desired that it remain that way. The Eagle County Master Plan shows that the north shore is critical elk winter range. It is

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also important deer habitat and extremely visually sensitive. The fact that the land use map on p. 81 of the Eagle County Master Plan designates two areas to the East of Ruedi Shores as "Countryside" land use zones is of great concern to the residents of the Upper Fryingpan Valley. Such a land use designation would allow a density potentially as high as one unit per two acres, which is completely contrary to the rural character of the area. Under no circumstances should the density of the Ruedi Reservoir area exceed one unit per 35 acres, with the exception of the existing Ruedi Shores subdivision.

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B. COMMERCIAL GROWTH

Summary

The current commercial activities, not including established guest ranches and lodging facilities, are concentrated in two distinct areas, Meredith and Thomasville.

Goal

This plan would support projects that would provide quality growth and development consistent with the goals and policies contained in the master plan. Projects must provide a benefit without creating a financial burden on the Caucus area or the respective communities.

Recommended Actions

- (1) Future commercial development shall be limited to areas of Meredith and Thomasville that are currently zoned commercial. (See maps in Appendix E.)¹²
- (2) To insure that future growth reflects sensitivity to the natural environment, development should occur at a slow rate and meet the needs to the Upper Fryingpan Valley.³
- (3) The Caucus should be active in reviewing new business proposals. The Caucus should continue to support existing County, Federal, State, and other legal processes.

Comment [SW9]: One parcel zoned B-1, rest are AR-2. Currently no commercial – general store is closed, Sunnydale Tavern burned.

¹ Present commercial development in Meredith and Thomasville is sufficient to meet the needs of the Upper Fryingpan Valley

56% Agree
17% No opinion
26% Disagree

² Future commercial development should be limited to the Meredith and Thomasville areas adjacent to the Fryingpan River Road.

81% Agree
13% Disagree

³ Acceptable commercial enterprises, but not restricted to, are as follows:

1. General Store
2. Service Station (including mechanics)
3. Restaurant
4. Fly and Tackle Shop (implemented into general store)
5. Small Home Businesses

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IV. LAND USE AND ENVIRONMENTAL CONSIDERATIONS

The Upper Fryingpan Valley and its watersheds constitute a unique environment which has historically accommodated a balance of agricultural and recreational uses. The preservation of the Valley's backcountry character and its valuable ecosystems is the primary concern of the majority of the citizens of this community and is the focus of this section of the plan.

Analysis

The land use in the Upper Fryingpan Valley reflects the rustic and rural character that has been dominant since the closing of the railroad. Most large parcels of private land have traditionally been reserved for grazing and agricultural use. Three small guest ranches with cabins and lodges, as well as privately owned cabins, provide adequate accommodations for the public. Public lands, mostly US Forest Service, provide camping and recreational facilities. Based on 1994 USFS figures, the six campgrounds (Chapman, Dearhammer, Little Mattie, Little Maude, Mollie B, and Ruedi Marina), with a combined total of 171 campsites, have a summer occupancy rate of 40%.

Comment [SW10]: There's also Elk Wallow campground up North Fork – small – only 7 sites.

Goal – Land Use

Preserve the land in the Upper Fryingpan Valley and its watersheds primarily for agricultural and recreational purposes.

Recommended Action

Maintain the general undeveloped character of present agricultural land.

Goal – Water Use and Quality

Protect the water supply, which is a unique environmental resource for both the Upper and Lower Fryingpan communities.

Recommended Actions

- (1) Protect the water flow in the Fryingpan River, its tributaries and the level of the Ruedi Reservoir in order to ensure a healthy aquifer and sustain the fisheries and other recreational activities.
- (2) Minimize ground pollution by maintaining adequate septic systems and adhering to codes, especially minimum setbacks from water sources.
- (3) Encourage the Counties in efforts to prevent further diversion of our water resources.
- (4) Preserve current individual water rights.

[2006 Land Use Code increased the stream setback to 100'.](#)

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Goal – Air Quality

Preserve present air quality; keep all air pollution to a minimum.

Recommended Action

- (1) Continue compliance with the Colorado Clean Air Act and with relevant county codes, and regulations of the Fire District

Goal – Wildlife Preservation

Preserve wildlife areas and riparian and wetlands areas.

Recommended Actions

- (1) Protect important wildlife areas, such as reproduction areas, winter range areas, migration routes, and wildlife corridors. Any development in the Caucus area should have wildlife corridors, as determined by the ~~Department of~~[Colorado Parks and Wildlife](#), that are free from fencing.
- (2) Continue to protect riparian and wetlands areas from the adverse impacts of residential development, as well as from the impacts of recreational and agricultural activities.

[Land Use Code Development Standards protect wildlife habitat and riparian and wetland areas.](#)

Goal – Camping, Hiking, Outdoor Activities

Maintain campgrounds, recreational sites, and trail systems in their current condition and at good, usable capacities, consistent with backcountry usage.

Recommended Actions

Work with Eagle and Pitkin Counties to:

- (1) Cap the number of campgrounds and their capacities, since they will be adequate to accommodate an increase in camping with no expansion of current campgrounds or creation of new ones.
- (2) Return campgrounds on National Forest lands, currently run by private concessionaires, to the management of the USFS. Or at a minimum, revise the bidding procedures so that local bidders for the concession might participate. Current bidding procedures combine all campgrounds in the Fryingpan, Roaring Fork, and Crystal River Valleys into one large concession. Divide the concession into 3 permits so that local bidders may compete more successfully.
- (3) Maintain all current hiking trails on public land consistent with wilderness preservation.
- (4) Preserve historically established access to public lands.
- (5) Identify trailhead parking for year round recreational uses. Coordinate US. Forest Service and County efforts to establish adequate, efficient and safe parking at trailheads.
- (6) Continue vigorous enforcement of the ban on camping along roadways.

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V. ROADS AND COMMUNITY SERVICES

Members of the Fryingpan Valley Caucus expressed a great interest in road maintenance, safety improvements and enforced speed limits. They were also concerned about law enforcement and other community services.

At present, it is clear that many county services including road maintenance are not readily available due to the distance to the county seats (Aspen and Eagle). For example, a 100-mile trip may be required to register an automobile. School buses are reluctant to come all the way to Thomasville. Law enforcement remains a problem due to distance.

A. ROADS

Analysis

In the future, county services and maintenance can be expected to come under increasing pressure. There are currently 13,000 or more dwelling units in the development pipeline for the area between Aspen and Rifle. As these homes are built out, the pressures on the Fryingpan Valley will escalate to levels never imagined.

Results from the Fryingpan Valley Questionnaire showed an overwhelming majority of members felt the existing paved road (Fryingpan River Road) should not be widened to accommodate additional traffic as development occurs. The majority felt that there should be no paving of currently unpaved public roads in the Upper Fryingpan Valley. This means that development must be curtailed in the Upper Fryingpan Valley.

Goals

The existing paved road (Fryingpan River Road) should be well maintained year-around in order to ensure safety. All existing county roads should be maintained to current standards, including striping. Speed limits should be strictly enforced.

Recommended Actions

Report these concerns to the appropriate county.

1. The Eagle – Thomasville road should not be paved nor have substantial improvements.
2. The Hagerman Pass road should not be paved nor have substantial improvements.
3. Provide additional guard rails for Pitkin County sections of the Fryingpan River Road.
4. Provide ways to safely accommodate bicycle users on the Fryingpan River Road, by enforcement of single file riding rules.

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B. LAW ENFORCEMENT

Analysis

Because of the Upper Fryingpan Valley's remoteness, it takes a significant amount of time (over an hour) for an officer to respond from the Pitkin County Sheriff's Office when needed. The Valley is approximately 40-50 minutes driving time from Aspen.

Goal

Improve law enforcement in the Upper Fryingpan Valley by having a faster response time when an officer is needed.

Recommended Action

Continue to work with the Sheriff's Offices from both Pitkin and Eagle Counties to provide officers that can respond to incidences in a more timely manner. This could be accomplished by assigning a full time officer for the Fryingpan Valley.

C. EMERGENCY SERVICES

Analysis

As residents, commuter and recreational users in the upper Fryingpan Valley increase, there are more and more accidents and medical emergencies with a consequent need for increased emergency services. Currently excellent emergency services are provided by the local Thomasville Volunteers of the Basalt Fire Department. However, because of its rural nature, local infrastructure could be improved to more adequately support emergency services.

Goal

To improve local infrastructure, such as posted bridge weight limits, road signs to support emergency services and posting numerical street addresses at all residences and entries.

Recommended Actions

- (1) Consider address signage for emergency medical and fire equipment
- (2) Post weight limits on all bridges to allow safe access with fire and emergency equipment.

D. SCHOOL BUSES

Analysis

It has become increasingly difficult to get a school bus for the Meredith/Thomasville children. Our community believes that the school bus service for the upper Fryingpan Valley must be provided, free of charge, by the Roaring Fork School District. Everyone pays taxes on property in this valley to their respective counties and school districts. They should receive the same benefits as the residents in other areas.

Goal

Have bus service available for school children in the Upper Fryingpan Valley.

Upper Fryingpan Valley Master Plan

Recommended Action

A year-around resident of the Upper Fryingpan Valley should be designated to be the contact for all school bus issues.

E. NOXIOUS WEEDS and TRASH CONTROL

Analysis

In order to control noxious weeds (particularly thistles) and unsightly trash, a constant effort is needed by both county governments as well as private landowners. When thistles are allowed to spread, native plants are crowded out. Aggressive thistles are also decreasing the natural food supply of our wildlife.

Goal

Organize a vigorous, coordinated effort to eliminate noxious weeds as well as junk piles, junk cars and unsightly trash along the Fryingpan River Road and within the Caucus area.

Recommended Actions

- (1) Encourage cooperative efforts among the counties to provide spraying along the Fryingpan River Road and the Eagle Road twice during summer months.
- (2) Advise private landowners of their obligation to control thistles and other noxious weeds, and to remove junk and trash from their properties.
- (3) Encourage Pitkin and Eagle Counties to require private landowners to place trash receptacles away from the roadway and away from public view.
- (4) Discourage the sale of birdseed containing thistle seed.
- (5) Organize an annual highway beautification project whereby litter would be collected along the roadway in the Caucus area. The Caucus would serve as the local mechanism to encourage private landowners to use this time to improve their properties.

Upper Fryingpan Valley Master Plan

VI. HISTORICAL AND CULTURAL CONSIDERATIONS

The Upper Fryingpan Valley has many historical and cultural sites that need to be studied for possible preservation. The majority of survey respondents felt that this preservation was extremely important.

Analysis

There are several areas in the Upper Fryingpan Valley that still reflect the rich history of the area. The first to live and use this area were the Ute Indians who summered here. Remains of teepee rings, flint chippings and “vision quest” sites have been found. These areas are now being studied, with a goal of protecting them.

When the Colorado Midland Railroad linked Leadville, via Hagerman Pass through the Fryingpan Valley, there were several important sites used to support that venture. The Lime Kilns above Thomasville and the Coke Ovens at Sellar Meadow which are, unfortunately, slowly deteriorating. There are other buildings in the area including the Thomasville Community Church, Norrie Colony, the Fryingpan River Ranch (Horseshoe Bend) and the Meredith Store.

Comment [SW11]: The County got funding to stabilize the kilns – I think Jodi Smith handled the project.

Goal

Preserve and protect the cultural and historical sites of the Fryingpan Valley.

Recommended Actions

- (1) Encourage Pitkin and Eagle Counties to work with the Ute Indian Nation to ensure that cultural and spiritual sites will be preserved.
- (2) Work with the County Historical Societies to identify and make recommendations for preservation of historical sites for future generations.

The County’s historic preservation program is based on a voluntary commitment by property owners to preserve historic resources, with incentives available for their preservation. The County’s Historic Preservation Officer works with landowners who are interested in listing their properties on the Historic Inventory or designating their properties to the Historic Register. The County adopted the Preservation Handbook for Historic Properties in 2008 to provide guidelines for alterations to existing structures, historic sites, additions, new construction and site work, in order to promote the preservation of the historic, cultural, and architectural resources.

Upper Fryingpan Valley Master Plan

Attachment 1 QUESTIONNAIRE WITH RESULTS

The purpose of this questionnaire was to poll the residents of the Upper Fryingpan Valley regarding long-range community planning. The results from this questionnaire will aid the Fryingpan Valley Caucus in developing a consensus for presentation to Pitkin/Eagle County planners. The results are as follows.

In filling out the questionnaire numbers were filled out to the questions as listed:

- (1) Strongly agree
- (2) Mildly agree
- (3) No opinion
- (4) Mildly Disagree
- (5) Strongly disagree

1.GROWTH AND ZONING

1.1 The overall character of the Upper Fryingpan Valley, which is mainly rural and recreational, should remain substantially unchanged.

- (1) 123
- (2) 15 138
- (3) 1
- (4) 1
- (5) 7 8

Residential Development

1.2 In order to maintain the rural character of the Upper Fryingpan Valley, multi-family housing development should be prohibited.

- (1) 123
- (2) 13 136
- (3) 1
- (4) 2
- (5) 8 10

1.3 In order to maintain the rural character of the Upper Fryingpan Valley, subdivision development should be prohibited.

- (1) 97
- (2) 25 122
- (3) 5
- (4) 6
- (5) 12 18

1.4 Residential development should be limited to tr existing population centers in the Upper Fryingpan Valley.

- (1) 77
- (2) 24 101
- (3) 2
- (4) 18
- (5) 20 38

1.5 Residential densities should be reduced in areas that have a large impact on wildlife and the natural environment.

- (1) 83
- (2) 22 105
- (3) 9
- (4) 12
- (5) 18 30

1.6 Future residential development should be limited to single family dwellings.

- (1) 119
- (2) 14 133
- (3) 3
- (4) 7
- (5) 3 10

1.7 Limit residential development in the Upper Fryingpan Valley to preserve the sensitive natural environment and to ease traffic congestion.

- (1) 91
- (2) 29 120

Upper Fryingpan Valley Master Plan

- | | | | |
|------|--|-----|------------|
| | (3) | 6 | |
| | (4) | 10 | |
| | (5) | 10 | <u>20</u> |
| 1.8 | Notifications of petitions for any zoning variances should be made to the Fryingpan Valley Caucus as well as to adjacent land owners. | | |
| | (1) | 102 | |
| | (2) | 24 | <u>126</u> |
| | (3) | 9 | |
| | (4) | 3 | |
| | (5) | 8 | <u>11</u> |
| 1.9 | Notifications of petitions for any zoning variances should be made only to adjacent landowners with a general posting on the property. | | |
| | (1) | 44 | |
| | (2) | 3 | <u>47</u> |
| | (3) | 13 | |
| | (4) | 23 | |
| | (5) | 74 | <u>97</u> |
| 1.10 | Present zoning restrictions are appropriate for the Upper Fryingpan Valley. | | |
| | (1) | 36 | |
| | (2) | 19 | <u>55</u> |
| | (3) | 30 | |
| | (4) | 22 | |
| | (5) | 26 | <u>48</u> |
| 1.11 | Rural and remote zoning is inappropriate for the Upper Fryingpan Valley. | | |
| | (1) | 57 | |
| | (2) | 14 | 71 |
| | (3) | 13 | |
| | (4) | 21 | |
| | (5) | 29 | <u>50</u> |
| 1.12 | An overall sense of community should be the goal for additional development. | | |
| | (1) | 74 | |
| | (2) | 32 | <u>106</u> |
| | (3) | 27 | |
| | (4) | 6 | |
| | (5) | 9 | <u>15</u> |

Commercial Development

- | | | | |
|------|---|----|------------|
| 1.13 | Present commercial development in Meredith and Thomasville is sufficient to meet the needs of the Upper Fryingpan Valley. | | |
| | (1) | 56 | |
| | (2) | 26 | <u>82</u> |
| | (3) | 25 | |
| | (4) | 24 | |
| | (5) | 15 | <u>39</u> |
| 1.14 | Future commercial development should be limited to the Meredith and Thomasville areas adjacent to the Fryingpan River Road. | | |
| | (1) | 84 | |
| | (2) | 31 | <u>115</u> |
| | (3) | 10 | |
| | (4) | 6 | |
| | (5) | 12 | <u>18</u> |
| 1.15 | Cottage industries and small home business (i.e. gift shops, galleries, maintenance) should be permitted. | | |
| | (1) | 41 | |
| | (2) | 39 | <u>80</u> |
| | (3) | 24 | |
| | (4) | 13 | |
| | (5) | 30 | 43 |

Please express your opinion on the following possibilities for future commercial enterprises.

- 1.16 General Store

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	(1)	43	
	(2)	41	<u>84</u>
	(3)	14	
	(4)	9	
	(5)	37	<u>46</u>
1.17	Curio Shop		
	(1)	10	
	(2)	16	<u>26</u>
	(3)	26	
	(4)	23	
	(5)	70	<u>93</u>
1.18	Service Station		
	(1)	50	
	(2)	49	<u>99</u>
	(3)	13	
	(4)	5	
	(5)	26	<u>31</u>
1.19	Restaurant		
	(1)	41	
	(2)	44	<u>85</u>
	(3)	14	
	(4)	10	
	(5)	34	<u>44</u>
1.20	Bar		
	(1)	17	
	(2)	19	<u>36</u>
	(3)	18	
	(4)	17	
	(5)	81	<u>98</u>
1.21	Lodging 1-10 Units		
	(1)	25	
	(2)	30	<u>55</u>
	(3)	21	
	(4)	19	
	(5)	45	<u>64</u>
1.22	Lodging 10-20 Units		
	(1)	7	
	(2)	9	<u>16</u>
	(3)	11	
	(4)	20	
	(5)	98	<u>118</u>
1.23	Lodging over 20 units		
	(1)	7	
	(2)	3	<u>10</u>
	(3)	6	
	(4)	13	
	(5)	115	<u>128</u>
1.24	Fly and tackle shop		
	(1)	32	
	(2)	41	<u>73</u>
	(3)	24	
	(4)	12	
	(5)	32	<u>44</u>
1.25	Outdoor equipment rental/sales.		
	(1)	21	
	(2)	27	48
	(3)	19	
	(4)	19	
	(5)	57	76

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2. LAND USE

- 2.1 The Upper Fryingpan Valley should be preserved primarily for recreational purposes.
- | | | |
|-----|----|------------|
| (1) | 85 | |
| (2) | 29 | <u>114</u> |
| (3) | 7 | |
| (4) | 13 | |
| (5) | 10 | <u>23</u> |
- 2.2 The rural quality of the Upper Fryingpan Valley should be preserved by limiting development on agricultural lands.
- | | | |
|-----|----|------------|
| (1) | 72 | |
| (2) | 44 | <u>116</u> |
| (3) | 13 | |
| (4) | 5 | |
| (5) | 13 | <u>18</u> |
- 2.3 Burning trash on public or private land should be prohibited in the Upper Fryingpan Valley.
- | | | |
|-----|----|-----------|
| (1) | 63 | |
| (2) | 21 | <u>84</u> |
| (3) | 10 | |
| (4) | 21 | |
| (5) | 29 | <u>50</u> |
- 2.4 Protecting the water supply (quality and quantity) should be a primary concern for development in the Upper Fryingpan Valley and Ruedi Reservoir.
- | | | |
|-----|-----|------------|
| (1) | 124 | |
| (2) | 12 | <u>136</u> |
| (3) | 3 | |
| (4) | 5 | |
| (5) | 2 | <u>7</u> |
- 2.5 Development should retain and preserve water rights and maintain existing irrigation ditches.
- | | | |
|-----|----|------------|
| (1) | 94 | |
| (2) | 31 | <u>125</u> |
| (3) | 12 | |
| (4) | 3 | |
| (5) | 1 | <u>4</u> |
- 2.6 Wildlife calving, migration and wintering areas should not be developed and wildlife corridors should be preserved.
- | | | |
|-----|----|------------|
| (1) | 95 | |
| (2) | 26 | <u>121</u> |
| (3) | 9 | |
| (4) | 4 | |
| (5) | 9 | <u>14</u> |
- 2.7 Riparian, wetlands, and flood plain areas should not be developed.
- | | | |
|-----|----|------------|
| (1) | 95 | |
| (2) | 31 | <u>126</u> |
| (3) | 9 | |
| (4) | 1 | |
| (5) | 8 | <u>9</u> |
- 2.8 No additional campgrounds should be created in the Upper Fryingpan Valley.
- | | | |
|-----|----|------------|
| (1) | 85 | |
| (2) | 23 | <u>108</u> |
| (3) | 14 | |
| (4) | 17 | |
| (5) | 5 | <u>22</u> |
- 2.9 Existing campgrounds should not be expanded beyond their current capacities.
- | | | |
|-----|----|----|
| (1) | 76 | |
| (2) | 23 | 99 |
| (3) | 12 | |
| (4) | 18 | |
| (5) | 2 | 20 |

Upper Fryingpan Valley Master Plan

- 2.10 Upper Fryingpan campgrounds should be locally operated.
- | | | |
|-----|----|-----------|
| (1) | 49 | |
| (2) | 22 | <u>71</u> |
| (3) | 38 | |
| (4) | 14 | |
| (5) | 20 | <u>34</u> |
- 2.11 Upper Fryingpan Valley campgrounds should be operated by the US Forest Service.
- | | | |
|-----|----|-----------|
| (1) | 49 | |
| (2) | 26 | <u>75</u> |
| (3) | 27 | |
| (4) | 8 | |
| (5) | 21 | <u>29</u> |
- 2.12 Hiking trails should be maintained, consistent with wilderness preservation.
- | | | |
|-----|----|----------|
| (1) | 98 | |
| (2) | 31 | 129 |
| (3) | 6 | |
| (4) | 6 | |
| (5) | 3 | <u>9</u> |
- 2.13 Public rights-of-way need to be established for access to public lands.
- | | | |
|-----|----|----|
| (1) | 37 | |
| (2) | 27 | 64 |
| (3) | 19 | |
| (4) | 17 | |
| (5) | 42 | 59 |
- 3. ROADS**
- 3.1 The existing paved road (Fryingpan River Road) should be well maintained year-round in order to ensure safety.
- | | | |
|-----|-----|------------|
| (1) | 131 | |
| (2) | 8 | <u>139</u> |
| (3) | 3 | |
| (4) | 2 | |
| (5) | 0 | 2 |
- 3.2 All existing county roads should be maintained to current standards.
- | | | |
|-----|-----|------------|
| (1) | 111 | |
| (2) | 21 | <u>132</u> |
| (3) | 5 | |
| (4) | 5 | |
| (5) | 1 | <u>6</u> |
- 3.3 There should be no further paving of public roads in the Upper Fryingpan Valley.
- | | | |
|-----|----|------------|
| (1) | 81 | |
| (2) | 21 | <u>102</u> |
| (3) | 16 | |
| (4) | 12 | |
| (5) | 13 | <u>25</u> |
- 3.4 The Fryingpan River Road should be widened and improved to accommodate additional traffic as development occurs.
- | | | |
|-----|----|-----------|
| (1) | 19 | |
| (2) | 13 | <u>32</u> |
| (3) | 17 | |
| (4) | 24 | |
| (5) | 70 | <u>94</u> |
- 3.5 The Fryingpan River Road is in need of safety improvements.
- | | | |
|-----|----|-----------|
| (1) | 41 | |
| (2) | 31 | <u>72</u> |
| (3) | 31 | |
| (4) | 19 | |
| (5) | 21 | <u>40</u> |
- 3.6 Speed limits should be strictly enforced.
- | | | |
|-----|----|--|
| (1) | 42 | |
|-----|----|--|

Upper Fryingpan Valley Master Plan

- | | | | |
|--|---|-----|------------|
| | (2) | 41 | <u>83</u> |
| | (3) | 27 | |
| | (4) | 18 | |
| | (5) | 20 | <u>38</u> |
| 3.7 | A biking/pedestrian trail system along the Upper Fryingpan Road should be constructed. | | |
| | (1) | 28 | |
| | (2) | 18 | <u>46</u> |
| | (3) | 17 | |
| | (4) | 17 | |
| | (5) | 63 | <u>80</u> |
| 4. COMMUNITY SERVICES | | | |
| 4.1 | There is presently adequate law enforcement for the Upper Fryingpan Valley. | | |
| | (1) | 27 | |
| | (2) | 17 | <u>44</u> |
| | (3) | 43 | |
| | (4) | 26 | |
| | (5) | 26 | <u>52</u> |
| 4.2 | There should be a law enforcement officer that can provide fast response to the Upper Fryingpan Valley. | | |
| | (1) | 59 | |
| | (2) | 30 | <u>89</u> |
| | (3) | 30 | |
| | (4) | 11 | |
| | (5) | 12 | <u>23</u> |
| 4.3 | Existing animal control services are adequate in the Upper Fryingpan Valley. | | |
| | (1) | 34 | |
| | (2) | 28 | <u>62</u> |
| | (3) | 60 | |
| | (4) | 13 | |
| | (9) | 10 | <u>23</u> |
| 4.4 | Boat storage, lake services and current facilities are adequate. | | |
| | (1) | 38 | |
| | (2) | 24 | <u>62</u> |
| | (3) | 47 | |
| | (4) | 11 | |
| | (5) | 16 | <u>27</u> |
| 4.5 | The signage in Basalt adequately reflects the services available in the Upper Fryingpan Valley. | | |
| | (1) | 32 | |
| | (2) | 6 | 38 |
| | (3) | 51 | |
| | (4) | 21 | |
| | (5) | 25 | <u>46</u> |
| 5. HISTORICAL PRESERVATION | | | |
| Preservation of historical sites (e.g. Lime Kilns, Coke Ovens, Meredith Store, Thomasville Community Church) is important for retaining the character of the Upper Fryingpan Valley. | | | |
| | (1) | 109 | |
| | (2) | 22 | <u>131</u> |
| | (3) | 8 | |
| | (4) | 12 | |
| | (5) | 4 | <u>16</u> |

Upper Fryingpan Valley Master Plan

Attachment 2 Master Plan Ballot Results

III. GROWTH AND ZONING: A. RESIDENTIAL GROWTH

Recommended Actions-Pitkin County

- (3) ... maximum allowable size of a single-family dwelling should be reduced to
- 125 OPTION A: 4000 sq. ft for all lands or
 - 70 OPTION B: 4000 sq. ft. within AFR 2 and AFR 10, and 7500 sq. ft. within RS 30 ...
- (4) Under the RS zoning classifications, the "Special Review Uses should be
- 100 OPTION A: precluded in the Upper Fryingpan Valley.
 - 94 OPTION B: addressed using existing County processes for approving Special Review.
- (6) Trailers should be/and are allowed within their present locations..., but these
- 103 OPTION A should not be replaced
 - 96 OPTION B may be replaced if in conformance with building codes (current zoning)
- (7) The clustering of development near the Fryingpan River Road should be encouraged ...
- 84 OPTION A: This may require a variance from current or proposed zoning
 - 112 OPTION B: Delete any mention of variance.
- (8) The proposed zoning recommendations for the various Pitkin County areas ...
- (a) The towns of Thomasville and Meredith...should also remain as distinct towns with...lower density rural buffer between them., with zoning
- 90 OPTION A: AFR 10 (current zoning)
 - 109 OPTION B: RS-30
- (b) The area to the South of the Thomasville/Meredith/Ruedi corridor from the old kilns near the eastern edge of Thomasville to the South shore of Ruedi should be zoned
- 51 OPTION A: AFR-10 within ½ mile of the Fryingpan River Road (and RR beyond) (current zoning)
 - 47 OPTION B: AFR 10 within ¼ mile of the Fryingpan River Road and RS-30 between ¼ and ½ mile from the Road (and RR beyond)
 - 103 OPTION C: RS-30 within ½ mile of the Fryingpan River Road (and RR beyond)
- (c) The areas on both sides of the county road from the eastern edge of Thomasville to the confluence of the Main and North forks of the Fryingpan should be zoned
- 63 OPTION A: AFR-10 (current zoning)
 - 135 OPTION B: RS-30
- (d) The Pitkin County lands further up the Eagle-Thomasville road which are currently zoned RR should be treated such that:
- 71 OPTION A The status of each property in the Upper Fryingpan which is zoned rural and remote should be reviewed upon request of the landowner on an individual basis ...
 - 96 OPTION B Rural and Remote zoning should remain as is.
 - 37 OPTION C. Encourage county to assist the caucus to develop new Rural zoning ...
- (e) The Norrie Colony area to the south of the county road from the confluence of the Main and North Forks of the Fryingpan River to the Forest Service Chapman Campground should be zoned
- 88 OPTION A: AFR-10 (current zoning)
 - 110 OPTION B: RS-30

Upper Fryingpan Valley Master Plan

(f) All lands from the beginning of the Fryingpan River and North Fork confluence to Elk Wallow campgrounds, including those currently zoned AFR 10, should be zoned

- 51 OPTION A: AFR-10 (current zoning).
- 151 OPTION B: RS 35.

(h) Properties now zoned AFR-10, beyond Fryingpan River Ranch (Horseshoe Bend) on Road 105 (Hagerman Pass Road) should be zoned:

- 155 OPTION A: RS-35
- 46 OPTION B: AFR-10 (current zoning)

(i) The properties to the South and East of Ruedi Reservoir up the Miller and Deadman Creek drainages presently zoned RR should be treated such that:

- 65 OPTION A The status of each property in the Upper Fryingpan which is zoned RR should be reviewed upon request of the landowner on an individual basis ...
- 102 OPTION B Rural and Remote zoning should remain as is.
- 36 OPTION C. Encourage county to assist the caucus to develop new Rural zoning ...

(j) The properties to the South of the Meredith/Thomasville corridor in the upper reaches of Bessie Park currently zoned RR should be treated such that:

- 71 OPTION A The status of each property which is zoned RR should be reviewed upon request of the landowner on an individual basis
- 95 OPTION B The Rural and Remote zoning should remain as is.
- 34 OPTION C. The County should assist the caucus to develop new Rural zoning

Recommended Actions-Eagle County

(2) While much less of the Upper Fryingpan Valley is within Eagle County...

- 132 OPTION A: All of these lands should remain or be placed in the "Resource" zoning category with a maximum density of one unit per 35 acres.
- 66 OPTION B: Lands in the Resource category with a current density currently lower than one unit per 35 acres would remain as currently zoned.

Only single family homes and dwellings with a maximum size of –

- 120 OPTION A: 4000 sq. feet
- 47 OPTION B: 7500 sq. feet
- 23 OPTION C: No limit (current zoning)

No more than:

- 122 OPTION A: 2
- 67 OPTION B: 5 (current zoning)

outbuildings should be allowed per dwelling, unless for special use considerations. One dwelling may be a caretaker dwelling ...and shall only be allowed on parcels of

- 131 OPTION A: at least 35 acres (current zoning)
- 37 OPTION B: at least 10 acres

No condominium complexes, apartment buildings, townhouses, or ... should be allowed.

- 155 OPTION A: also exclude duplexes
- 53 OPTION B: allow duplexes (current zoning)

Trailers should be/and are allowed only within their present locations ..., but these:

- 112 OPTION A should not be replaced when eliminated
- 86 OPTION B may be replaced if in conformance with building codes

(2) (b) The properties around the North shore of Ruedi Reservoir from Ruedi Shores subdivision to the town of Meredith should

- 167 OPTION A: Under no circumstances should the density of the Ruedi Reservoir area exceed one unit per 35 acres, with the exception of the existing Ruedi Shores subdivision.
- 32 OPTION B: Current zoning should be retained

Upper Fryingpan Valley Master Plan

Approve Master Plan: YES 170 NO 36 No Response 5

Upper Fryingpan Valley Master Plan

Attachment 3: Detailed Master Plan Voting Results