

## SCCC Minutes

February 16, 2021

Board members present: David Chase, Molly Child, Chris Collins, Judy Frey, Judy Hill, George Johnson, Glenn Russell, Jill Sabella, Helene Slansky, Vicki Treece

Guests: John McBride, Michael Forrest, Mitch Haas - planner

Mitch Haas: in presenting the Wieben Ranch Activity Envelopes Application, Mitch said it is essentially a resubmission of an old approval from 2002, with seven lots - two which have sold and are now separate from the original application. The five remaining lots are: 1, 2, 5, 6 and 7. Lots 5, 6, and 7 are TDR receiver sites with still vested interests. Lots 5 and 6 originally had 500 sf building sites.

Most of the sites have a majority of the acreage in conservation easements or agricultural preservation.

Lot 1: allowed 7500 sf; 73 acres, mostly in conservation easement.

Lot 2: "fathering parcel" has two existing houses built in 40's and 50's, allowed 7500 sf, 35 acres, mostly conservation easement.

Lot 5: 500 sf, approved for TDR receiver site, 120 acres, mostly conservation easement.

Lot 6: 500 sf building, approved for TDR receiver site, 36.9 acres, mostly conservation easement. Borders McBride property.

Lot 7: 4,000 sf building, 42 acres, approved as TRD receiver site.

Lots 3 and 4 are under separate ownership and are not part of this application.

The building envelopes have lapsed so currently new Activity Envelopes are being resubmitted with new access envelopes. This application is just for the Activity Envelopes at this point and there will still need to be site and scenic reviews of the plan as things develop on the property.

Chris Collins: Asked John McBride's opinion if any envelopes should be moved.

John McBride: Commented on a hunting cabin being built on Lot 4, which is owned by Meeker.

Molly Child: concern is that three of the house sites on the mesa are visible from St. Benedict's monastery. Presently there are no signs of life on those sites, but because those sites are in the line of sight of Mt. Sopris, want to minimize and screen house lights on lots 5, 6 and 7.

Mitch: Those concerns will be thoroughly dealt with later.

Molly: Questioned what will become of Lot 2 - the "fathering parcel" which has several buildings?

Mitch: one house will be maintained as a caretaker's dwelling. Also there have been two parties possibly interested in purchasing the entire ranch, thereby minimizing the total number of buildings on site.

David Chase: This meeting just sets forth the Activity Envelopes

Mitch: Yes, subject to site plan review

David: Sympathetic to Molly's scenic protection consideration for the monastery. With the site review there can be changes to the building activity. Questioned how many years would there be for vested rights - three years for a vested right, and valid for 10 years

Mitch: The County will review the various views from Capitol Creek Road and that would breaking the ridgeline

Judy Hill: Are we tied to the 7500 sf?

Chris: We are now but can correct the building sites later. For now, it gives clarity to future buyers.

Molly: But can't increase the lot size?

| Helene Slansky: Hate to see these valleys being massacred.

| George Johnson: The Caucus should strongly encourage 5750.

| Molly: Asked that the pond, a manmade pond on Lot 7, which has become a wildlife habitat/bird sanctuary, noteworthy for the sandhill cranes - be preserved.

David: thinks this application is straight-forward, whether one buyer buys all or there are several buyers, and recommends approval as presented. Some issues can be correct later.

| Molly: Concern about the view of buildings from the monastery.

Chris: Noted that two sites - on Lot 1 and 2 - are currently approved for 7500sf

David: Moved to accept the application as presented, that we encourage homes not to exceed 5750 sf, that we want to preserve the scenic view from the monastery in future site reviews, and preservations of the wetlands .

| George: Seconded the motion.

All in favor. No opposition. Unanimous vote with clarifying points.

Review of the Buttercup Application took place this afternoon and was approved. The Hearing Officer, Tom Smith, has given approval for the Application, which includes the conditions the Caucus raised regarding commercial activities, maintaining wetlands and preservation of west end of the property.

The next meeting is March 16, and the discussion will be mostly LOTIC study of Capitol Creek. There may be some more applications for land use - 2 or 3 others brewing.

The Caucus board has considerations about amending the entire Master Plan, especially house size and TRD receiverships.

There followed a discussion about a possible moratorium on building applications. David said a county attorney would have to opine on the process. It's not something that the Caucus can do. Anything we do will take time to recast the Master Plan, which then goes to P&Z, a public hearing, and a BOCC hearing. Month's long process. We can begin that process whenever we want.

Molly: The Caucus should consider doing another survey of opinions of residents in the valley.

Chris: We need to hear from all owners in the valley

John McBride: The utmost concern is preserving the local character of this valley

George: Moved to adjourn

Judy Hill: Seconded

All in favor

Treasurer's report of January 29, 2021 showed \$17,642.10 in the unrestricted account, \$13,540.51 in the restricted Snowmass water work account - for a total of \$31,182.61. The income was \$1,177.67 from donations by individuals to the Caucus. Expenses were \$9,940 to Lotic Hydrological for the Capitol Creek study, \$281.25 for Design Finch monthly charge, and \$10 for state registration fee. Vicki has sent out the required letters to donors for their tax-deductible donations.