

Snowmass Capitol Creek Caucus Board Meeting
December 15, 2020
Zoom conference, hosted by David Chase, President

CALL TO ORDER

Board Members present: David Chase, Molly Child, Chris Collins, George Johnson, Judy Hill Lovins, Jill Sabella, Helene Slansky, Vicki Treece

Guests: Steve Child, Judy Frey, Vanessa Madera, Aviva Rubin, Thomas Regatos, Michael Forrest, Mitch Haas

MINUTES

George made a motion to approve the minutes of November 17, 2020 . Chris seconded it. All approved.

TREASURER'S REPORT

The balance in the Unrestricted account is \$14,487.68; the balance in the Restricted Snowmass water work account is \$22,480.51, for a total of \$37,168.19. The significant expense has been \$4,585.50 this month for web design work., and \$260.65 for the postcard printing.

Vicki expressed concern that we're down \$8,000 from the beginning of the year. The website is much improved which will hopefully help bring in contributions. Year-end donations usually come late December so that will be seen in next month's statement. The anticipated bill from Lotic is about \$8,000 and George said more expenses are to come from the work done. We should get the final analysis from the data done this summer in January or February. That will complete the Phase I of the Capitol Creek study, which was anticipated to cost about \$15,000.

COMMITTEE REPORTS

Elections

All nominees were elected, with 30 people voting. David noted the new voting system used this year was more successful than in past years. In January officers will be elected.

Web and Email

About 350 residents get the Constant Contact.

David addressed communication of regular constant Contact email blasts and wants to keep it up as an interim announcement to keep informing members as to what's on the website. We need to develop policies as to what's put on the site. Also we need to find a less expensive person than Shayla to do the updates. We will have an interim meeting about training with someone.

Molly plans to talk with Dwight Maurin about a History piece.

Bear @ Door

Mitch Haas, land planner for Bear at Door, said this new application is basically the same as the plan presented to the Caucus in October. He clarified questions about the vesting rights - they are not asking for an extension of the vested rights like they did in the first application last Spring. They plan on submitting all of the building permits before the vested rights expire in 2022. The 10-year vesting period referred to in the application is the length of time to build the building permit expires. (This is a right of all homeowners which is described in the Pitkin County Land Use Code). This application is not asking for anything that is not already granted in the LUC.

Molly made a motion to approve the application, and stressed the Child family is very pleased with the outcome. George seconded the motion. All in favor.

26800 Snowmass LLC (Conoco Self Storage)

David opened the discussion thanking Mitch Haas and owner Michael Forrest for what has been accomplished on this project.

Mitch addressed the Caucus' comments by first removing doors facing the highway and losing 15 units in the process, but there will be less traffic on the north/highway side. With no doors on that side the building will be pulled back a little from 82 and consequently there can be more landscaping. On the west side there will be a sidewalk and exit door and additional landscaping. The landscaping will be drought tolerant and hearty to resist the salts. The center drive aisle now allows 24' between buildings, which will help with traffic circulation and parking. There are five parking spaces outside the building for the 33 planned units. They plan to put in a stop sign at the corner slow traffic to the post office or gas station. The fence along the highway cannot be altered as it is owned by CDOT and needs to be small chain links for snow plowing. The area behind MidState Motors cannot be altered either as there are long term leases on those properties and there is a large amount of underground storage tanks in that area, especially up along the fence.

They felt the biggest improvement is a their full landscape plan to screen the buildings.

There is a consistent color scheme with the existing buildings. The roofs are flat and slope slightly to the north.

Chris suggested planting trees along the MidState fence and access road behind the Conoco.

Michael stated the fence lines have to remain as is, as it's on the property line, and Tony Brevetti was adamant to not touch that area at all because of the underground old storage tanks.

George made a motion to approve the project contingent on further consideration for landscaping issues. Jill seconded. Eight in favor; one opposed.

Vicki cautioned one can overdo landscaping.

Crow's Nest Partners

Crow's Nest Partners LLC has made an application for an addition to the house (Dottie Fox) located at the lower end of Snowmass Creek Rd, just up from the Conoco. The addition would be 528 sf to the existing home of 624 sf. David recommended approval. Chris moved to approve the application and said they had done a good job on a constrained site. Molly seconded and also voiced concerns about driveway "runway" lighting, which is prohibited in both the Caucus Master Plan and the Pitkin County Land Use Code. David said he would include a reminder in our approval letter.

All in favor.

