Snowmass Capitol Creek Caucus Board Meeting

July 21, 2020

Zoom conference, hosted by David Chase, Caucus President

CALL TO ORDER

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

Guests: Rick Heede, Joede Schoeberlein and Judy Margolis all representing the Schoeberlein application; Mitch Haas, Michael Forrest, Ryan Chadwick representing the 26800 Snowmass LLC application

MINUTES

George Johnson moved to approve the minutes of April 21, 2020. Helene seconded. All approved.

TREASURERS REPORT

As of June 30, 2020, the Unrestricted SCCC account is $20,973.11 and the Restricted Snowmass water work account is $22,480.51, for a total of $43,453.62. A gift of $240.00 was received. Expenses were $228 for the Domain Listing and $1,875. for Design Finch web design work to date. It was noted that website design expenses will continue with more web work.

George commented that this is a good year for the LOTIC Capitol Creek water study with the present low creek levels. That study is actively underway.

LAND USE

Chris Collins led the discussion on the current three Land Use Applications.

1. The Schoeberlein Application, at 1630 Gateway Road, is for a residence on the 1970 platted lot on the ridgeline and in the saddle between two ridges at the end of Gateway Road of approximately 1700 sf plus garage, with two bedrooms. It was purchased by Schoeberlein in 2006. Concerns with the site are in regards to driveway and parking shared with Rick Heede whose residence is directly north and adjacent (Rick has an easement of the driveway), water & fire, external lighting, protection of the steep gully to the west shared with the Treece residence, and the view obstructions. The design plans for the residence were changed from two story to one with a sub-basement level and a more west-facing orientation. The plan is for minimal additional landscaping, which also meets fire requirements, with additional junipers to be planted on the east/Snowmass Creek side. The driveway will need to be graded and widened.Vicki Treece, neighbor to the west sharing property line, expressed concern about reflected light off the west windows. Joede said there is a berm to stop reflected light on the lower level but that possibly there will be a glare from the upper story windows. He commented on how he likes dark skies and will use only minimal lighting, and that it will be down facing at the front entrance and on the west deck. Rick commented he thought it is a good design and is sensitive to his proximity. Rick and Joede will continue to work out the driveway grading issues. The Schoeberleins plan the house color to reflect and complement the land.

Molly requested story poles be places on the three highest corners of the site. Joede said the County has also requested story poles, which will be installed by August 4th. He will notify the Caucus when they are up.

David said there seems to be a consensus that the plan is well conceived and takes into account the neighbors’ concerns subject to story poles and approval for construction and delivery parking as well as fire access. George moved to give conditional approval subject to story poles. All approved.

2. The Parsa Application, at 1325 Gateway Road is for a remodel and also new construction of a 2-car garage. The construction which has been underway for about 3 years was put on hold because there is no approved site plan. The new garages seem appropriate and are not impactful to neighbors. Concerned was expressed about the amount of traffic at the site, and the reckless driving by the workers on the main winding road.

Chris moved to approve the site plan and encourage them to finish the work. Molly seconded. All in favor.

3. The 26800 Snowmass LLC Application is for new site plan for the Conoco gas station complex at the junction of Snowmass Creek and Highway 82.

Mitch Haas and Michael Forrest, principle owners, bought out Bill Welcher and Tony Brevetti, as new owners of the property where the Conoco, Midstate Motors, liquor store and deli, and the lot behind which is currently used to park wrecked cars. The road behind is shared by the Post Office.

Chris stated this complex is the “gateway” to Old Snowmass and that it’s an important project because of this.

Michael and Mitch said they have comments thus far from CDOT, the fire department and county engineers, and will need to redesign and that they want feedback from the Caucus. They want to clean it up but not make any structural changes to existing buildings because those business currently have longterm leases. Where the wrecked cars are in the empty lot, they propose building mini-storage units. There would be two buildings, each with 30 unit, ranging from 5’x10’ to 14’x10’, three parking spaces, with additional parking in front of and behind Midstate. With storage units there’s no need for water or sewage as there are no employees, and that self-storage is clean, quiet, has no pollutants and is the least impactful with very little activity. There would be no electrical so there’s no possibility of living in them or for use as work spaces. Since the units would share the road easement with the Post Office, road “circulation” will be considered.

George mentioned concern about the steep hill on the south and concerns about storm water drainage. Molly stressed how the industrial look - concrete and metal, is not the look desired but that landscaping could help and David mentioned new storage in El Jebel that has a wooden facade. Michael said they want to make the entire property look better with improved signage, more uniformity of the facades, canopies etc to freshen it up.

David moved to continue the discussion and Mitch said any ideas, comments by the Caucus were welcomed.

Molly expressed gratitude to Michael and Mitch for coming to the Caucus early on in their project for the Caucus’ input.

OTHER BUSINESS

Road Impact Fee

The County is proposing amending the road impact fees which currently use only “heated square footage” as the criteria and giving smaller sites proportionally less of a fee than larger ones, given that larger sites generate more road wear and tear. There was discussion as to whether other additional types of construction - non-heated- which also impact the roads and traffic, should be considered. For instance riding arenas, polo fields, and new landscaping that requires importing and/or exporting soil and rock. Chris stated any agricultural/ranching construction fees should be considered for exemption given the desire of the Caucus to support ranching. He also noted that the McCabe Ranch polo fields were made entirely of local earth materials. David will write a letter on behalf of the Caucus to the County.

Website

Any suggestions to the Caucus website development should be directed to Shayla Groves, designer. She will be asked to attend the next Caucus meeting for review.

Bike Traffic on Capitol Creek Road

Chris spoke on his concerns of the amount and etiquette of bikers on Capitol and how at times there are 5-abreast on Capitol or riding in packs over Watson Divide thereby making driving difficult and dangerous both for bikers and cars. With the increase this summer of bikers, the Caucus felt it important to put up some signage possibly at the Conoco park n’ride and other smaller parking areas about biking etiquette and safety, especially given the horse-trailer and construction trucks on our narrow two-land county roads.

The meeting was adjourned.