SCCC June 21, 2022 Minutes

Snowmass Fire Station

Board members present: Ned Andrews, Chelsea Brundige, Chris Collins, Sierra Flanigan, Michael Kinsley, Johno McBride, Jacqueline Russell, Jill Sabella, Helene Slansky, and Molly Child via phone

Guests: Steve Child, Judy Collins, Laurie Collins Chamberlain, David Chase

CONSENT AGENDA

Helene moved to approve the Minutes of May 17, 2022, seconded by Johno. All approved.

The Treasurer’s Report showed a total bank balance of $37,617.95 with $28,127.44 in the unrestricted account and $9,490.51 in the water study account. It was accepted by consensus.

PUBLIC COMMENTS

The annual Caucus picnic was discussed briefly. As of now, an appropriate site is has not been selected. Johno offered to look into locations.

County Review of Growth Management Strategies

Steve described that the County is about to start their study of the growth Management Plan. This review/study may take six months to 1 1/2 years. It will review concerns like maximum house size, the TDR system and the GMQS scoring system. The County has solicited residents to participate in the process. Applications are due by June 26. Members will be selected and interviewed to be on this residents board - the Community Growth Advisory Committee. The County wants variety and diversity among the new committee members. This board will make it’s recommendations to P&Z, which will then go to the BOCC. Sierra offered to submit her name. The caucuses can also be involved in making recommendations to the County.

Revised Snowmass Capitol Creek Master Plan

Ned had requested all Board members review the latest circulated Draft Master Plan v. 13 before the meeting. At the meeting there would be discussion of each section, 16 sections total, and a Caucus Board vote would be made on each section discussed.

Chelsea said that we would be approving revisions as a draft, with amendments certain to follow as the Caucus Board will have several open public discussions for all caucus members to participate, as was done for previous Master Plan approvals, before being sent to the P&Z and BOCC.

Review began of the first three sections of the Master Plan.

1. Purpose and Function of this Master Plan
2. Vision
3. Introduction

Helene moved to approve them. Michael seconded the motion. All approved.

IV. Residential Uses

A. Development Standards

Ned and Chelsea drafted a revision which the Board had reviewed. Since the County’s growth management regulations review is about to begin it is best for our Caucus MP not to make final recommendations on certain issues - like house size, TDR’s and GMQS - until the County has made it’s revisions/decisions.

Michael felt the Caucus should continue to advise the County as to how our Caucus Board feels about these issues and not wait on the County’s revisions, and that we should put what we want in our MP and present it to the County.

Chelsea concurred that the Caucus could have an opinion, but since the County has not decided, she advised to wait until the decisions are made by the County as we do not want conflicting opinions of the Caucus and County. Ned added that we are expressing our opinions, but not considering TDR’s for now and that we need to consider things other than just acreage.

Michael said the two pivotal issues are house size and lot size.

David commented that this specific revision would essentially create a moratorium within the Caucus area by stopping discussion on TDR’s until the County is ready. He added that the previous MP draft did not define TDR qualifications clearly enough.

Chris added that currently there are not a lot of requests for TDRs.

Johno commented that house size does effect the rural character and felt land size should not determine house size.

Steve brought up the idea of transferring square footage if a potential building site were sterilized in order to build an 8250 residence.

Ned asked for a vote. Jacqueline made a motion to approve the amended IV. Development Standards. Chelsea seconded the motion.

Helene commented that the TDR process has become obsolete. It no longer achieves the original intent. David cautioned the need to let people know where we stand on the issue and that we are waiting for the County to make their decisions before we review new TDR proposals. We accept the proposal that Ned has put forth, and that if one said “no” to TDR’s then you have set the tone. Chelsea cautioned we need to be attentive to TDR receiver sites/donor sites.

The vote was taken: 9 (including Molly’s vote by phone) in favor; one opposed. Motion passed.

IV. B. Scale and Siting

Helene moved to approve and Sierra seconded. All in favor.

IV. C. Materials

After minor word revisions and a change to “short sections of ‘lay-down’ fences”, Michael moved to approve and Chelsea seconded. All in favor.

IV. D. Visual Impacts

 E. Lighting and Windows

 F. Floodplain Development

Michael moved to approve. All in favor.

V. Commercial and Institutional Uses

A thru E

Regarding E, commercial greenhouse were discussed and will remain “prohibited”. Wind turbines and hydroelectric should remain under “special review.”Michael moved to approve and Johno seconded. All in favor.

F, G, H

There was discussion on G - that local food production is allowed and that it can not have any visible operational lighting at any time of day.

VI. Roads and Transportation

Michael moved to approve. Chris seconded. All in favor.

Remaining items under Master Plan review moved to next meeting.

Meeting was adjourned.