SCCC Minutes FIRST DRAFT Nov. 16, 2021

Zoom

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

Guests: Ned Andrews, Sierra Flanigan, Gayle Morgan, Kathy de Wolfe

PUBLIC COMMENTS

Next meeting will be December 14, on zoom.

The purpose of the meeting will be to “seat” the new Board members, after the 2021 election results

CONSENT AGENDA: MINUTES of OCTOBER 19, 2021and the TREASURER’S REPORT

The Treasurer’s Report of October 29. 2021 showed a balance of $24,007.96 in the total funds, with $14,517.45 in the Unrestricted Funds, and $9,490.51 in the Snowmass water fund. The income this month was zero. The major expense this month was $416.00 to Devon Child for website work, $89.78 for Ionos/Web domain, $65.89 for Alliance Insurance and $20.00 for monthly PayPal charge.

Judy Hill Lovins moved to approve the Minutes of the October 19, 2021 Board meeting and the Treasurer’s Report of November 16, 2021. Chris seconded. All in favor.

MASTER PLAN DISCUSSION - RESIDENTIAL DEVELOPMENT AND TDR USE

David addressed the subcommittee that was formed to look at the Master Plan’s Residential Development. That subcommittee consisted of David, Molly, Chris, Vicki and Jill. The committee sent out to all the Board a proposal which would significantly restrict development through use of TDR’s, restrict eligible applications to over 30 acres, and with limiting qualifications. This means that when an application for a TDR comes in, the Caucus could say “no” if the qualifications aren’t met. The Board is trying to find a fair and equitable solution, yet one with more “teeth” as far as what is applicable. Right now, the Master Plan is an operating agreement for the Caucus and is ambiguous on TDR’s. David felt we must come to grips with this ambiguity, and refine the process until we can completely re-evaluate the entire Master Plan. He commented we will eventually resubmit the entire Master Plan.

Chris added that one thing was missed in the Master Plan, that being that trailer homes and permanent mobile homes be restricted, as well as the limits already in place on multi-family homes, condos, apartments, townhouses, which eliminates all of the employee housing potential in our caucus area - so what I’m saying is don’t allow trailer homes and don’t allow mobile homes. and no employee housing as is stated currently in the Master Plan. Also, however, that some situations are grandfathered in, there are very few - for instance a temporary structure as Outfitters have. We were required to remove a couple of trailers from McCabe, and I think rightly so, but some move trailers in and use them as a summer resort. you can have one if its a temporary structure- especially for agriculture.

Molly brought up thinking of Sarah Johnson, a valley educator, who was at the UN Glasgow Climate conference as to what we can do in regards to challenges of Climate Change, and that we have an opportunity to set an example and be as energy efficient as possible because climate change is imminent. So after thinking about this, and after the results of the survey, Molly said she’s changed her mind and doesn’t think we should be receiver sites for TDR’s. And those against TDR’s can defer to the P&Z. Seems like a majority of Capitol Creek residents are not in favor of larger homes, and so it might make sense to adopt the 30, 40, or 60 acres minimum to qualify for a TDR, but that we do need the criteria defined. So it might make sense to adopt the new portion of the Master Plan just to protect ourselves and go with whatever we can agree on - 30 ,40, 60 acres, but we do need to get that criteria in there because we worked pretty hard on that and it really helps to define what we’re trying to achieve.

Chris commented to Molly that is seems her biggest issue is that people are building larger homes and they’re not having local folks living here. And if it was just climate change, you would have taken the money you made from selling TDR’s in the community and you would have made yourself a net-zero house. So I have an issue with that. This Board is saying - “hey, you should be out there and they should have a new zero house . I agree. That would be great. I’m trying to do one right now. I’m working on it. I may not be able to get there because I can’t afford it. Number 2 - if this Board was really into climate change and really wanted to do something - individually you would take your house, go get a herz (?) rating - see what it is because my new house is going to be a 5750 when its done is going to be 4 times as efficient as the house that’s there now. . But if we were really concerned about climate change we would be doing this for our own homes.

There was discussion about how there is no employee housing in this valley and that there needs to be private investment to make that happen.

Molly’s concern was the impacts of TRD on rural housing and the number of sites that would be eligible for TDR’s. That with people tearing down houses and building new ones - that we need to look into the future.

David questioned whether we defer to the P&Z, and not the Caucus? He feels that’s how the upper Snowmass Caucus deals with size and other limitations.

Chris agreed and said that then there is no limitation from the caucus area and felt that with the Caucus limiting - like to 30 acres, whereas in the upper Snowmass Caucus, if the County approves it, then that caucus will approve it.

Vicki said that in her working on the subcommittee her goal was to be equitable, but that Molly’s letter and the points Molly made about the land and what’s equitable to the land and to protect the land - that maybe we should put aside the vote now and wait til the new Board is on - as of December 16th, especially with the new board expanding.

Judy Hill said she liked Molly’s letter and that what we’ve learned from Glascow is that we need to step out of our comfort zone and make some big changes. We can no longer have big messy houses, that we should stay with smaller houses, be more careful of allowing TDR’s - pretty much what we’re doing right now. and step up and be more religious about the land use all around us.

David questioned if we are in for limiting where a TDR can be applied , or deny TDZR’s in the Capitol Creek Caucus area.

Judy said she would be in favor of limiting it based on the merits of the application.

David stressed what he is concerned about is the ambiguity of the existing Master Plan and that we presently don’t have enough guidelines, but that the proposal does have those guidelines. And that with the new Board there will be new voices about what they think about this proposal and that we want to see and allow this new Caucus Board to deal with any new land use applications and give the new Board time to reflect on this.

Judy Hill commented we have carefully made several decisions, and that we should make decisions while we can - before the new Board controls.

Molly said she’s more comfortable with larger acreage for receiver sites and that the survey was clear about that.

Helene concurred with Molly about the 40-acre minimum, and stressed she not in favor of TDR’s at all, but at least they be restrictive.

Vicki concurred about the 40-acre, and that we need to be more restrictive.

Jill agreed on the 40 acre minimum.

Sierra noted that she is involved with Climate Change and Environmental Health, and that she wants to protect our environment.

Ned said the current board should decide and not leave it tp the new Board, but to get it done, and that climate change is important but that it’s not the only thing, that we need to maintain this valley and it’s environmental values and that there are others issues as well - like water, wildlife corridors, road access, fires -

Molly said 5,750 sf is not a small house, especially when you add on barns and sheds, and that she doesn’t think values will fall off if we restrict the home size, because it’s the land that is the precious commodity, not the house.

Judy Hill said she’s move to the 40 acres.

Gayle said she’s in favor of limiting the home size to be appropriate for the land size and that TDR’s now cost about 1.3 million and that we should think about what’s appropriate for the land size.

Chris made a motion to accept the subcommittee’s proposal on the 30-acre minimum.

Molly objected to accepting the 30 acre minimum in favor of a larger number.

Glenn offered a compromise of 35 acres, largely because many larger-land communities use 35 acres as their lot size.

??? Chris said there are five or six 30-35 acre parcels in the valley, the he likes the 30 acre minimum, and that 35 acres is a state law and can be divided.

Molly said she prefers clusters of small homes rather than one large house. And she questioned flat roofs ???? for energy efficiency?

David reported Chris’ motion. Judy Hill seconded it. A vote was taken. Four were against the 30 acre minimum; five were in favor. The motion passed.

David urged the new Board to reevaluate the proposal and said we have now established principles in development applications and that the County will be addressing the size of homes and TDR’s in 2022. He said this is an important step, especially new land use criteria for more sf through screening, and that there is far less ambiguity.

ELECTIONS

David said the nominations are in and that there are 16 nominations.

The Caucus By-Laws state nine board members are currently allowed.

Helene suggested we grow to 13 members

Jill made a motion to change the By-Laws from 9 to 13 board members allowed. Molly seconded the motion. A vote was taken. Eight were in favor; one opposed. The motion passed.

David said last year the election was entirely on-line through Constant Contact, and recommended we do the same this year. Devon has set up the election process.

Chris encouraged all who have not voted before to register their email addressed with the Caucus because you need to sign up on the website in order to vote.

Judy Hill addressed a marketing fundraising effort which she will manage of sending three letters to new homeowners/landowners in our valley. There will be three letters sent through the mail. There is a “welcome” letter written by Chelsea which is now posted on the website. Judy stressed we need to make many contacts to get new homeowners involved.

The ballots will be counted by hand even though the election is through Constant Contact.

Molly suggested a gift to David, who is not running for this next election, be a cap with “81654” printed on it. All agreed.

Meeting was adjourned.