

## SCCC 8.17.21 Minutes

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

Guests: Kathy DeWolfe, Susie Frazier, Jeffrey Woodruff, Mitch Haas

Zoom, guest of David Chase

### MINUTES

The Minutes of the Board meeting on June 15, 2021 were approved on a motion by Molly and seconded by Judy Hill.

### TREASURERS REPORT

Vicki reported that as of July 30 there is \$16,212.07 in the unrestricted account and \$9,490.51 in the Snowmass water work account, for a total of \$25,682.58.

Devon Child has talked with Shayla about taking over her website work and now has an account with the website. His chief new responsibility will be doing Constant Contact. Devon's expenses are expected to be less than Shayla's were, now that the new website design and content has been established.

### PUBLIC COMMENT

David asked that the next meeting be scheduled for Tuesday, September 14, instead of the September 21 date. All approved.

### LAND USE

#### Consideration of 1630 Gateway Redevelopment

Mitch opened the discussion saying the Echts are taking "a step back", and to "bump them off the agenda" for now.

Judy Frey told of a known rock cliff in Boulder that is destabilizing due to climate change, as an illustration of the potential instability of building on a Mancos Shale ridge in Gateway.

Mitch said there is more geo-technical work to be done. They will bring in a civil engineer to look at the Mancos Shale there and will do a better analysis. Mitch acknowledged there's lots of questions and they will do a better analysis before presenting again.

#### 730 Rose Spur

Laurie and Ken Reiner are now owners of 730 Rose Spur, formerly owned by Chris Bergerud. Mitch said a preliminary nod of approval has been given to the site and house - a plan that had been proposed by Bergerud. That it's the same envelope but with a different alignment of buildings - minor changes. It's still 8,250 sf residential, but will be a new house and caretaker unit. The existing house will be demolished. The new house is well below the height limit. It will be "solar ready" meaning 39% is available for solar as structurally and conduit ready. The pond will be used for fire and irrigation. The new architecture will be an improved design from the former proposal. As to the TDR, Bergerud had purchased a TDR earlier.

David noted that the McCabe Ranch architectural committee had approved the project. He also noted that the McCabe Ranch HOA had approved the use of a TDR for this site and all others at the ranch.

George questioned that since we are currently doing a valley survey whether we should approve a TDR for this application or wait.

David said he would accept a motion of approval which would include the TDR.

Chris made a motion to approve. Judy Hill seconded. A majority voted to approve with two against, stating it was premature to vote on the TDR before the survey was completed..

#### MASTER PLAN/TDR ACCEPTABILITY/CAUCUS SURVEY

George Johnson, Chris Collins, Kathy DeWolfe and Chelsea Brundige have been putting together a survey about the nature of a TDR - what it is, what it potentially means for the valley, qualifications for obtaining a TDR. This survey will go to all Capitol Creek valley property owners as a letter with a postcard for response.

The first draft was discussed with editing and format suggestions. Vicki said her concern was that the questionnaire should be clear, and should encourage questions and comments beyond the survey. That it's important to reach all property owners. There was discussion about certain leading questions, proper wording for technical phrases and lot size references. George stressed that surveys are anonymous. There was consensus that the survey go by "snail" mail to all property owners. Editing revisions will continue til all agree.

The meeting was adjourned

AD-

DEN-  
DUM/TDR  
Survey



September 1, 2021

**A Survey of Community Opinions regarding the Use of Transferable Development Rights (TDRs) and home size in the Snowmass Capitol Creek Caucus Area**

The Snowmass Capitol Creek Caucus is not-for-profit and is advisory to its residents and the Pitkin County Board of Commissioners for our largely rural and agricultural 17,061 acre area. The Caucus strives to preserve the rural character, protect ecosystems, and foster communication and participation in our community. Our Master Plan encompasses the goal of preserving the quality of life in our unique valley.

The enclosed postcard survey seeks to solicit your feedback about how Transferable Development Rights (TDRs) should be addressed in an update to the Caucus Master Plan. The current maximum house size permitted by Pitkin County is 5,750 square feet (sq ft). The average Caucus house size is 2,846 sq ft. In our Caucus area, a house can be as large as 8,250 sq ft, but only if the owner, 1) purchases a TDR, which allows an additional 2,500 sq ft of new construction to be added, or 2) additional square footage is approved through the County's Growth Management Quota System (GMQS) competition.

For your reference, the current Caucus Master Plan stipulates the following with respect to TDRs:

- "The Caucus encourages a maximum house size of 5,750 square feet."
- "The caucus respects the County's policies relating to the use of Transferable Development Right (TDRs) and GMQS protocols in our area to build a home larger than 5,750 square feet, but not to exceed 8,250 square feet."

The entire Caucus Master Plan is available at: <https://www.snowcapcaucus.org/master-plan>. The survey results will be posted on the website: <https://www.snowcapcaucus.org>. Respondents can post any comments related to the survey on the website.

Please take the time to fill out the enclosed survey and return the pre-paid postcard by mail by September 15, 2021. Circle your preferred answer. Please only reply if you live in the Snowmass Capitol Creek Caucus area. One reply per household. Postage has been pre-paid.

Thank you.

The Snowmass Capitol Creek Caucus Board

**Snowmass Capitol Creek Caucus Survey on the  
Use of Transferable Development Rights (TDRs)**

Do you live in the Gateway or Little Elk Creek subdivisions? **Yes No**

Do you live in the Caucus: (circle one) **Part time full time not at all**

Should the Caucus allow TDRs to be used in the Snowmass Capitol  
Creek Caucus area to increase house size above 5,750 sq ft? **Yes No**

Should houses larger than 5750 sq ft be restricted to properties of: (circle one)  
**20 acres? 30 acres? 40 acres?**

Should TDR's 5750 sq ft size be reduced in the Caucus area to protect the  
environment and conserve energy? **Yes no**