SCCC 4.15.25 Minutes Final

Snowmass Firestation and Zoom

Board present: Ned Andrews, Michael Kinsley, Judy Lovins, Martha Ferguson, Johno McBride, Gaelen Means, Forrest Thomas, David Chase (with proxy vote for Jen Rupert)

Board on Zoom: Jill Sabella, Sierra Flanigan, Chris Collins, Pete McBride

CONSENT AGENDA

The Minutes of March 18, 2025 were approved.

Forrest commented that Alpine Bank will put up a link on our Caucus website for donations at no charge which will go directly into the Caucus account, and will also include a way to note a donation going to Dark Skies.

LAND USE PROPOSAL

The Opal Point application on the McCabe Ranch, which was approved by the McCabe Ranch has a final evaluation due April 25. David approved, seconded by Chris. All in favor.

FEVAAG

Ned commented that the Caucus has sent out a referral of denial to the County on the Fevaag application and the P&Z concurred with the Caucus’ decision. Fevaag is now appealing a hearing to P&Z and P&Z has asked for a response from the Caucus by May 2. Ned plans to attend the BOCC hearing on the Caucus’ decision on June 10th. Martha noted that on their new site plan has a swimming pool and 25 exterior lights and questioned if they are aware of the new County lighting regulations. And also that the main issue is access to the building site.

Ned added that the big issue is access since most of the land is on the flood plain, with no setbacks.

David moved that we reiterate the Caucus’ previous statement, which P&Z reaffirmed, because our stance remains the same.

Michael affirmed that the main problem is access because there is no obvious way to do a driveway without damage through the watershed, that it’s too dangerous for a driveway off Snowmass Creek Rd and has a steep drop off Snowmass road to the creek with potential complications for fire trucks, and the State won’t allow access off Hi 82. Michael added that the County wanted to buy it but OST turned it down because it was too expensive.

Martha commented that since there was no dedicated entrance route there should not have been an approval of the site originally.

ZONING CODE OVERLAY

This final review of the Overlay on the Master Plan is in regards to comments made by Susanne Wolff, director of Community planning, and Tim Malloy, land planner.

Chris objected to “neighboring homes” having say in a building site/style (F1E) being in the overlay but rather it should be negotiated between neighbors. Ned agreed, and said it’s not practical for neighbors to have jurisdiction and Michael suggested it be striked.

Chris objected to restrictions on house design being “ranch style and broken roof lines” and suggested that more definition was needed. Discussion followed and Johno moved that the phrase “recommend that building be consistent with the overall character of the valley” be used, and Forrest seconded.

Ned asked for a motion to approve the zoning overlay. Michael made that motion, and David seconded. The final vote was twelve in favor, one opposed.

Ned applauded the Caucus for this final approval, being the 18th version of the Master Plan, and said Malloy will give us the final overlay as approved with our suggestions and he’ll send it to P&Z for their final approval.

ANNUAL SPRING ROADSIDE CLEAN-UP

Molly has suggested Saturday, April 26th for the annual roadside pick-up. Details are yet to be finalized, but likely starting at 8:30, emphasis on lower Snowmass Creek Road down to the park n’ ride and the one mile on Highway 82 both directions from the intersection. Plus the new requirement from CDOT that the pickup be done twice a year. A Constant Contact will be sent out to the greater Caucus with final details.

Chris noted that last week two goats on Buttercup Ranch had been killed and partially eaten by presumably a bear or lion. Apparently the animals had not been put in their shed that night.

David commented that the buyer’s contract on St. Benedict’s Monastery continues it’s “due diligence”, with a proposed closing date of June 9.

Meeting was Adjourned.