

SCCC Minutes

Zoom meeting, hosted by David Chase, President SCCC

April 20, 2021

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

Guests: Michael Forrest, Ellen and Peter Itzler, Marty Treadway, Sky and Sierra Flanigan, Kathy deWolfe, John McBride, Brent Gardner-Smith and Mark Harvey

PUBLIC COMMENTS

Regarding the County's Wildfire Mitigation Grant which the Caucus is considering applying for, Glenn commented that an applicant must have a project in mind for the grant, that the grant didn't allow for permanent structures and/or equipment, but that it was mostly for clearing and replanting, and that the May 19 grant application deadline is difficult to meet at this point and we would need a plan in mind as well as a 50% matching grant fund.

Chris commented that the "deadfall clearing area" just up from the Conoco would be appropriate for grant application - a thinning of dead trees as fire hazard as the Snowmass Creek Road is the main exit/entrance road for valley residents, in addition to Watson Divide and Sopris Creek Road.

Glenn added that the grant has to be for private land, so we would have to have land owners' permissions to put together a grant that would effect their property along the creek, as well as have a company in mind to do the work, and then get the 50% matching grant monies. Each grant is for one million dollars.

Molly stressed that Gateway would be effected by any fire along Snowmass Creek Road area as a fire would travel upwards towards Gateway area, and that cottonwood trees are not especially flammable.

David added that there are two areas in the McCabe Ranch area of fire concern because of scrub oak - near John Rich property and McBride property areas.

Chris added that the grant is not only for fire but for falling trees which could block road traffic in emergencies, and that there are a lot of dead cottonwoods leaning out over Snowmass Creek Road in that area.

MINUTES and TREASURER'S REPORT

The Treasurer's report showed \$18,491.97 in the unrestricted account and \$13,540.51 in the Snowmass water work account, for a total of \$32,032.48.

Molly moved to approve the Minutes of the March 16th meeting and the Treasurer's report. Glenn seconded.

MASTER PLAN REVISIONS

David and Molly to put together ideas concerning revision of the 2017 Master Plan, specifically house size and TDR's.

Molly thanked Chris for his leger of home owners/land etc but stressed that house size was missing. Molly said she wrote to the Community Development for more data information which we need to gather - like how many undeveloped lots remain in our valley. Molly added that we

need a committee and a survey, but that we may be able to revise the previous 2002 survey questions for a new survey. Of foremost importance is to tighten the language of the 5750 sf maximum building size, subject to specific provisions to be determined, and how best to minimize the visual impact. As to TDR receiver sites, concerns are where they can be considered, what minimum size parcel can be considered, setbacks from neighboring densely developed subdivisions, maximum house size, and other considerations like energy requirements, lighting, water storage, landscaping, and if GMQS competition in our Caucus area is appropriate.

On request, Judy and Amory Lovins wrote the following recommendation:

“On net-zero houses: new houses over 5,750 sf (including outbuildings and outdoor energy uses such as snow-melters and pumps) must, and smaller ones are strongly encouraged, to be net-zero or net-positive-energy, i.e. to produce from renewables at least as much total energy as they consume over a typical year. This should have little or no effect on construction cost, and markedly reduce lifecycle cost and increase comfort and resilience, if very efficient and passive design are emphasized. On-property but off-house renewables can be considered where necessary to meet this requirement.”

Chris stressed the need for a new survey to get community involvement since the Caucus' function is to represent the community. He felt we should table for now discussion until we have the survey committed.

David said he will check again with our attorney about a building moratorium the Caucus had requested.

Helene stressed the need for us to have something in the interim to stop further development until the new Master Plan revisions are made.

David said that of foremost importance is the TDR issue.

Chris commented he thought the rush to develop was due to the County's plan to limit house size to 3250; Molly added it could be effected by Covid.

David recommended tabling the discussion for now.

ITZLER Land Use Application, 39 Starlit Lane, Lot 3, Capitol woods Subdivision

Ellen and Peter Itzler, owners, and Marty Treadway their architect made the presentation.

The Itzlers have been here 16 years and built a CDU under 1,000sf which they have been living in and now want to start building their main house of 4,730sf, which is under limits on all points.

The site is near the end of Starlit Lane, tucked against the hillside.

Marty addressed the ornamental pond planned with water permitted from Capitol Creek, approximately 10' wide, 20' long and 10' deep.

They are hoping for solar use, and will need 18kw to offset their electrical use and be close to Net 0. The home will be mostly electric, except a gas stove.

There was discussion about their driveway paralleling the existing Flanigan neighbor driveway, and to research the possibility of merging partly with it to minimize road space.

Chris made a motion to support the project, commenting that it is thoughtfully laid out and close to Net 0. David moved to approve the application as presented. Glenn seconded. All in favor.

Aspen Journalism

Brent Gardner-Smith, Executive Director, and Mark Harvey, Board President of Aspen Journalism made a presentation of what their organization aspires to do and what it has traditionally covered - things like watersheds, irrigation, the Colorado Compact, climate change, imperiled species, land use planning, COVID coverage and updates. It is a non-profit organization, covering all local news in depth. They addressed the “news deserts” - places where there are no local papers, and that having local news coverage is much better for communities. They have a staff of several writers and use the Swift Newspapers which cover distribution in Aspen, Steamboat

Springs, Vail, Craig, Summit County and Glenwood Springs. Aspen Journalism collaborates with the Aspen Times in that the Times publishes it but AJ is not paid by the Times, and is not syndicated.

David thanked Brent and Mark for sharing their vision with the Caucus.
Helene stressed her concern for covering the impact of growth on the water supply and other qualities of life as we have known them here.

The meeting was adjourned.