Snowmass Capitol Creek Caucus Minutes of March 18, 2025

The meeting was held at the Old Snowmass Firehouse

Board members: Ned Andrews, David Chase, Martha Ferguson, Chris Collins, Michael Kinsley, Judy Lovins, Gaelen Means, Forrest Thomas, Jen Rupert, Johno McBride, and Pete McBride on Zoom

Guests: Suzanne Wolff/Director of Community Development, Molly Child, Helene Slansky, Jeffrey Woodruff/BOCC, Sharon Caulfield, Lisa and John Howard

CONSENT AGENDA

Michael moved to approve the Minutes of February 18th and Martha seconded. All approved.

The treasurer’s report showed a total of $31,151 with $25,805 in the Unrestricted account, $4,145 in the Water Studies account, and $1,203 in the Dark Skies account.

LAND USE PROPOSALS

The Pond, LLC proposal does not apply to property in the Caucus area. However, the existing reservoir - which has a dam and spillway - was briefly discussed. The reservoir apparently was illegally built 20 years ago. The spillway has been upgraded as it was illegal originally.

Opal Point, LLC VIIII is on the McCabe Ranch. Both David and Chris have reviewed it and have no objections. It is an application to build a new single-family residence and associated structures and two lot line adjustments.

DRAFT OF ZONING CODE OVERLAY REVIEW

Ned commented that the Caucus’ Master Plan has already been approved by P&Z and the BOCC. The Zoning Code Overlay, which is intended to provide guidance and regulatory standards for the County’s Land Use Code implementation, was edited by land planner Tim Malloy with contributions by Suzanne Wolff and Ellen Sassano, and given to the Caucus in November for review.

Suzanne described the overlay as a “tool” to integrate the Caucus’ MP into the Land Use Code, with it’s additional set of standards and restrictions. Each caucus in the County has it’s own overlay which is specific to their caucus’ master plan. The only specific item in our overlay is the 5,750 sq ft residence house size limit. Suzanne added that an overlay can be amended, and that can take time. There are no exceptions to the overlay once it is approved. All applications are bound by the overlay code.

There was discussion as to whether such restrictions are too tough and limit desired construction, or whether it gives more value to land with the restrictions. Jen commented that we want a balance of regulation with the freedom for buyers to fulfill their dream. Susanne commented that if an application for an 8,250 is made before the codifying, then that right remains.

David counseled that a potential monastery buyer would meet with the caucus and we would need to be available to help their plan move forward, and if we agree, we should get behind it.

John Howard commented that the overlay is flexible for the BOCC, but Community Development tries to stick to the MP.

Pete pointed out that since we can’t know who any future buyers might be, the MP gives constancy. And that a “special review” leaves open possible approval.

Suzanne pointed out that in regards to blocking a scenic view, the county’s regulation is only concerned with the view from a county road, and that HOA’s make restrictions within their own covenants.

There was lengthy discussion about how to proceed on a vote on the Overlay and it was decided that Tim Malloy will be asked to do a final editing of the draft, integrating the comments and edits made by Suzanne Wolff, Ellen Sassano and himself on the draft. That final copy of the document will then be voted on by the Board at the next meeting, in April.

Jen moved to adjourn. All approved.