Snowmass Capitol Creek Caucus Board Meeting of September 15, 2021

Meeting was held on Zoom, starting at 4:45 pm

Board Members Present: David Chase, Chris Collins, Judy Frey, George Johnson, Glenn Russell, Helene Slansky, Vicki Treece

Guests: Kath DeWolfe, Sarah Oats (lead planner), Mathew Smith (architect), Chad and Jackie Clark (owners)

Since the Caucus meeting scheduled for Tuesday, September 14th was cancelled due to poor zoom/internet connections and was rescheduled for Wednesday, September 15th, the meeting did not cover all the normal agenda items. Those items will be added to the October 19th Caucus Board meeting.

TREASURER’S REPORT

Vicki reported that as of August 31, 2021 the is a total of $25,110.00 in the combined accounts, with $15,619.49 in the unrestricted account and $9,490.51 in the restricted Snowmass water work account. Major expenses were the two insurance policies and postage for the survey mailing.

LAND USE

Sarah Oats spoke on behalf of the Clark’s 82 Haystack Lane land application in Little Elk Creek Subdivision. The existing lot is a vacant one-acre lot. The proposed house will be for a single family, 3,858 s.f., with a two-car garage, all of which falls under Pitkin County code requirements and regulations. There were no deviations, exceeding limitations, or TDR’s. The activity envelope included the entire lot. They have received approvals from the local fire department, it meets county lighting requirements, uses neutral colors and has no reflective materials. The utilities, onsite septic and propane are all within guidelines.

Mathew Smith added there will be three solar panels on two gabled roofs, which are required due to energy efficiency criteria. The solar system will be under 10 kw which is typical for a house this size. The solar system is a Grid Tie only, so there is no battery backup or hybrid system. The solar panels are using a new non-reflective glass and dark frames so the reflection or potential glare is significantly reduced.

George commented the owners are wonderful people and the lot is flat and level.

Judy commented she walked the lot and it looks like a good project.

Chris asked about their proposed pond and where the water would come from. Mathew said that there’s a sunken or depressed area on the property near the proposed pond location that will capture rain and runoff naturally, and additional water will be taken from the ditch (Boram-White ditch?). George said he’s work with owners on water usage from the ditch.

David asked to accept a motion from the Board for approval of the application. George set the motion. It was seconded. The motion was unanimously approved by all present Board members.

David recommended starting the Board Members Nomination process right away and that it be done mostly on-line.

The meeting adjourned at 5:10 pm.