SCCC Minutes of May 17, 2022

Meeting was held at the Old Snowmass Fire Station

Board members present: Helene Slansky, Michael Kinsley, Vicki Treece, Molly Child, Judy Hill Lovins, Sierra Flanigan, Chris Collins, Jacqueline Russell, John McBride and Pete McBride, Jill Sabella

Guest: Steve Child

CONSENT APPROVAL

The Minutes of April 19, 2022 were approved and will be posted on the website.

The Treasurer’s Report was also approved. The balance of accounts is $37,920.44 with $28,429.93 in the Unrestricted Fund and $9,490.51 in the Funds for Water Studies. The only expense was for WIX annual fee.

Annual Spring Cleanup

Molly reported on the roadside Cleanup held on April 30, that 19 people participated and that there was less roadside trash than in past years.

Revised Snowmass Capitol Creek Master Plan Committee Report

Michael led the discussion on revisions to the 2017 Master Plan that Master Plan committee members Michael, Helene, Chelsea, Ned and David have recommended.

Discussion was on issues on which the committee has not found consensus.

1. Materials - since dark roofs are not energy efficient, whether lighter roofs have a net energy gain, yet that reflective light can be a blinding light. Steve commented that dark roofs help keep a house warmer in the winter. And that light roofs work in “hot areas” and cities, and help control “heat island” effects. Judy offered to look into the research of whether higher reflectivity is a benefit at this altitude.
2. Under Commercial and Institutional Uses - that of Commercial Retail, and how that applies to greenhouses. For instance: the size allowance, the greenhouse’s operation, roadside signage of such an operation, and whether it's commercial, retail or agricultural. Michael questioned what is the criteria for a “special review” since that has not yet been defined. Pete added that commercial greenhouses over a certain size have considerations like light and noise to consider. Steve commented that the County reviews requirements of “cultivation of controlled substances”.
3. Considering Noise Pollution, there was discussion about allowable noise levels. The County regulation is 60-70 db at a property line of sustained sound (a gun is 130db, a rock concert 120 db, an average firearm is 140-175 db.
4. Environmental Stewardship Committees - Michael asked the ESC to review their statements and submit them for the next Caucus review
5. Materials - windows with a bird safety imprint (infrared - that only birds can see) are now available and should be encouraged to help prevent bird deaths. Costs will be looked into.

When asked about the timing/deadline for MP submittal to the County, Steve commented that the BOCC will be reviewing GMQS’s, TDR, etc in their upcoming land use review. Community Development wants to standardize the Caucus’ MP’s.

Johno questioned whether the Caucus can have a different criteria than the County - could our Caucus lead the way environmentally and be more restrictive in regulations than the County.

Steve said the Land Use Code is the County’s MP and that the Caucuses are advisory, but that the BOCC respects the Caucuses input as long as it’s “reasonable”.

Michael added that we are a constituency and therefore a political entity and therefore we need to push our views and at the same time keep our credibility. Chris concurred that between our criteria and County code, we have to have a reasonable basis for our recommendations. Steve said our SCCC’s reputation is good. In summary, the Caucus can take a strong voice in what we want, as long as it’s reasonable.

Michael asked that the TDR discussion be postponed to the next Board meeting. One consideration is whether to consider the option of sterilizing, for instance, one 30-acre part of a 60-acre parcel in order to build an 8250 sf house instead of the allowed two houses.

There was discussion as to how to best inform new residents of the Caucus’ concerns. Pete suggested a sort of “welcoming tutorial”, as well as having a document available to all new residents on how to use the land, water, view planes etc.

Meeting adjourned.