

Snowmass Capitol Creek Caucus Board Meeting
September 15, 2020
Zoom conference, hosted by David Chase, Caucus President

First Draft

Board members: David Chase, Molly Child, Helene Slansky, Judy Hill, Chris Collins, Glenn Russell, Vicki Treece, Jill Sabella

Guests: Ann Tobey, Joede Schoeberlein and Judy Margolis, Michael Forrest, Mathew Smith and Ryan Chadwick, Bob Clark, Jennie Curtis, Katie Morland

MINUTES

Molly moved to approve the minutes of the July 21st meeting. Vicki seconded the motion.

TREASURER'S REPORT

The balances for July: Unrestricted account is \$20,323.11; Restricted Snowmass water work account is \$22,480.51. Total is \$42,803.62. Major expense is liability insurance for \$650.00.

The balances for August: Unrestricted account is \$20,298.96; Restricted Snowmass water work account is \$22,480.51. Total is \$42,779.47

Web design work by Shayla thus far is \$1,875 and \$4,200 due for more work.

Vicki proposed that the Caucus do our year-end fundraising letter in November since there was no annual Caucus picnic fundraising event. In that letter she suggested we do a list of people to thank for their donations, without mentioning amounts, to encourage donors.

COMMUNICATION

Web Development

Molly gave her approval to activate the new design Shayla has done. Glenn commented how navigating the website is "comfortable" and easy to navigate. Helene commented discomfort with the newsletter's "marketing" aspect. There was discussion about whether individual articles, i.e. Amory Lovins' article on Vit. C - are appropriate to post on the site, or does there need to be a special place on the website for opinions. David suggested a "Bulletin Board" on the website where members can interact. The consensus was that the new design was accomplishing what we intended. Same for the new format for Constant Contact email blasts.

Elections

Nominations for Caucus board are a month away - around October 15th, 30-60 days before the election. Then there need be a 30-day election period before the last board meeting of the year. There are self-nominations, or nominations by an other. Shayla has designed an election

format using Constant Comment for a totally electronic voting procedure. The procedure will track that only Caucus members are voting.

LAND USE REVIEW COMMITTEE

26800 Snowmass, LCC - Conoco Redevelopment, 2nd Hearing

Michael Forrest, owner, spoke on the design for the proposed self-storage units and wanting to tie the design into the existing buildings, but soften with wood cladding, earth-tone colors and landscaping. He presented two options:

1. low-pitch roof line, 15' high, stone or slate gray exterior, doors and roof a charcoal/matte black
2. high-pitch with an 18-19' high roof with same materials and colors as above

Storage unit parking would be in the back area. They have CDOT approval for traffic flow around by the post office. In the front area, by the highway there is a no parking/no standing area with stripes on the ground. They do have parking spaces behind the fence next to the highway in front of Midstate Motors. They would install underground fire hydrants and have addressed storm water run-off.

They plan to match the existing leased buildings in design/colors for doors, roofs, walls; to have consistent signage; and to add planters by the existing newspaper area. CDOT wants to improve traffic flow at the U-turn median strip into the gas station off Snowmass Creek Road.

The developers asked the Caucus for recommendations.

The Board responded with a variety of comments on design and landscaping. Chris spoke strongly against the storage unit complex, saying he felt it was the wrong project for the wrong location, and that adding more building in that location will make access to Old Snowmass more difficult. He proposed that they start fresh with a new project and not a renovation.

Michael Forrest said the existing leases are in place for a while - the liquor store, the deli, and Midstate Motors, and that they cannot redo all the property.

Landscaping was recommended as a means to soften the commercial look of the store units. Forrest stressed they are doing their best to soften with landscaping and wood exterior, but that it is zoned as a commercial property, and that at the last Caucus meeting they stressed that storage units would have minimum traffic impact.

No recommendations were made by the Board. Discussion will continue on this project at a special Board meeting soon.

730 Rose Spur Road

There was consensus that the Bergerud residence proposal for a greenhouse and pond redesign a good project. Helene made a motion to approve the application. Judy seconded. Passed unanimously.

1630 Gateway Road Reprise

This application was discussed extensively at the July Board meeting and there was a consensus that the plan is well conceived, however, since then new concerns to be addressed. One is the height of the house. Another is the risk of rock slide on both the east and west slopes of the lot site, and the earth/rock stability of the site. Chris said he's received a letter from Joede addressing a new design with the roof height reduced by 3', making it 19' at the highest, when the allowable is 28'. The footprint has been reduced by 20%, with the width reduced by 8'. They had a geo-tec company prepare a report on the earth composition at the site and there are no real issues. They are adjusting the location of the septic system.

Vicki expressed appreciation for their resigns but said the neighbors still feel it's too high, and overtakes the ridgeline and that she will write a letter expressing the neighbors' concerns. Molly commented she thinks it might be a graceful addition to the natural landscape and that it would likely soften the ridgeline and minimize the effect of Rick Heede's house on the ridgeline immediately above.

David commented that with the reduction in the footprint and the lowering of the roofline, and with our approval at the July 21st meeting, that we should stand with our previous approval. David thanked Joede for coming again and for making a substantial effort to ameliorate our concerns.

Bear At Door

David said he's spoken with Mike Albert, principal landscape architect and spokesperson for Bear At Door, that in October or November there was a new revised plan coming, and that he is pleased with the new plan.

OTHER BUSINESS

County Land Use Code Revision

There was discussion on the future zoning and land use for the valley which could chiefly mean a reduction in allowable house size - redrawing urban growth boundaries, from 5,750 sf to 3250 sf, but still 15,000 sf within Aspen city limit. More development in the urban areas concentrates services, not rural areas as a means to reduce greenhouse gas emissions. Also modifying the TDR system and re-vamping the GMQS system. There was concern by some members that there wasn't enough caucus involvement at an early stage.

Chris Collins called attention to the issue, expressing concern that the Caucus may not have been notified about on-going Committee planning meetings on zoning and building revisions.

Bob Clark commented the change would have a major impact to land owners and that it will devalue their land, and that there needs to be more public input.

David asked that Chris write a letter to the BOCC, P&Z, Cindy Houben about the Caucus wanting to participate. Vicki asked that all caucuses were cc'd. David commented that there have been 96 invitees as well as Caucuses invited to those meetings but the matter didn't seem urgent.

Helene moved to adjourn.
All in favor.

Addendum:

1) Molly Child's follow-up comments on September 16, 2020:

There's still plenty of time to study and make comments on this issue, with some decisions slated for a year from now and others two to three years out. Community Development will make presentations to the Caucuses once the preliminary recommendations have been solidified.

The committee working on all this is made up of members of the community and the Community Development Department (not the BOCC or the P&Z) - contractors, real estate people, architects, builders, etc. They've had nine meetings over a year's time and that the meeting Tuesday, the 15th's meeting was the first time the BOCC heard their preliminary recommendations for Land Use Code Revisions. Also, that the average house size in Pitkin County is around 3200 sf and that lowering the pre-approved base from 5750 to 3250 doesn't mean you can't build a bigger house but that it would help support Pitkin County's goals for the future, by giving incentives for less-impactful, more energy-efficient, more sustainable building. Molly doesn't feel a letter should be written but rather that the Caucus should ask Jeffrey Woodruff to attend a Caucus meeting where we can address questions and concerns.

2) Chris Collin's consensus conclusions to the SCCC Response to 26800 Snowmass, LLC/ Conoco Redevelopment on September 23, 2020 and with Michael Forrest, Owner, response (in *italic*):

1. Unit size. Our minutes show unit size up to 10' x 14'. Do these need big roll-up doors or could they be accessed from an interior hall?

We will agree to remove all roll-up doors from the Hwy 82 (North) side of the building, restricting access to those units to the interior hallway.

This will cause the Hwy 82 (North) units to become slightly larger as we will need to shift the interior hallway.

It will also cause us to lose 15 units in Building 1 but we will accept this nonetheless.

2. Create a minimum setback from streets and lot lines of 10' from back of curb.

Most of the time there is at least a 10-foot setback or more around the buildings. It is just along the access road where it goes below 10'.

There is a 10' setback from the post office lot and obviously a lot of setback from Hwy 82.

But along the access road the setback varies from over 30', to 26' to 2.7'.

We would like to keep it that way.

3. Reorient the units with roll-up doors shown facing Hwy 82 so they are accessed from a center drive between the two buildings.

Agreed. See above #1 - all roll-up doors along Hwy 82 will be removed. It will now be a solid wall with a new, larger, landscaping plan.

Our idea is to move Building 1 about 5' north towards Hwy 82 thereby providing 20' of space between the two buildings so that cars/trucks can be side-by-side between the buildings and there will be more room to maneuver now that access along Hwy 82 is gone.

Our back of the envelope drawing shows about 3.5' of space for landscaping between the northern edge of the moved Building 1 and the curb/gutter - thus allowing for Juniper bushes and the like all along that HWY 82 facing area.

4. Provide tree planting west and east elevations as you show along the property line with the Post Office. South elevation.

Agreed. we will do this.

5. Restrict building access to drive between buildings. Roll-up doors would be allowed here.

Agreed, we will do this.

6. Keep low profile and similar look to existing Conoco building. This would be a flat roof.

Agreed, we will do this. Just to be clear the "low profile/flat roof" is the 1/4" rise for every 12' of horizontal run.

7. Color should be consistent across all buildings. Group likes a softer tone. Please come back with ideas when you provide new elevations.

Agreed.

8. Move fence around the MidState Motors lot to allow for tree planting along the access drive. Remember this is a one parcel of land.

Unfortunately, we cannot move the fence around MidState Motors for a couple of reasons.

First, MidState Motors has a lease that includes that parking area and they utilize every inch of it and would not want to make it any smaller. Second, there is a lot of infrastructure underground in that area including gas, electric, petroleum storage, metro lines, gas station infrastructure, leak detectors, etc. and we cannot dig down around there at all.

What we can commit to is making that fence look nicer by installing flower planters where we can or maybe changing the color of the fence slats? Fixing any broken areas, etc. Any suggestions here are welcome.

9. Re-work fence along Hwy 82 with picket design as discussed in the previous meeting.

The fence along Hwy 82 is within the CDOT right-of-way. We are contacting CDOT to find out what options we have to change/beautify that fence.