

SCCC Minutes of August 21, 2018

Snowmass Fire Station Annex

Board members present:

David Chase, Chris Collins, Vicki Treece, Helene Slansky, Jill Sabella

Guests: Ken Smith, Andrea Korber, Alan Short, Judy Collins, John McBride, Susanne and John Clark, Steve Childs, Judy Frey

Minutes

David moved to approve the minutes of the July 17, 2018 meeting. All approved.

Treasurer's Report

The bank balance remains the same as last month at \$41,131.44 with \$16,150.93 unrestricted and \$24,980.51 restricted for Snowmass water work. The gift of \$1,000 from the Caucus to the Wildland Firefighter Foundation has been acknowledged but not yet cleared, and a \$100 gift from Fidelity Insurance from Emory Lovins has been received.

Land Use Committee

There was lengthy and in depth discussion regarding the Abundant Acres building project at 6801 Sopris Creek Road.

Andrea Korber, architect for the project, and Ken Smith, construction manager on the project presented drawing boards of the Activity Envelope site plan showing the house plan, equipment barn, stall and hay barn. Andrea stressed how the height of all buildings was reduced, as requested, and that the locations of some buildings were moved slightly, as requested. She also stated that the Russells plan to have benefit/charity horse events, that three events per year are allowed with up to 50 people at each event and if there are more than 50 people, a Special Events Permit is required. Parking would be off the main road on the west side of the site. Discussion followed about the judge's stand which is built on the south side of the riding arena. This stand was not on the original site plan that the Caucus reviewed and approved last summer. There is concern about what a judge's stand implies in terms of the size of horse events. Presently the tree screening is planned only on the west side of the building site. The Caucus had requested in a letter to the County that trees be planted on the south, southeast and southwest sides of the site as a screen for Little Elk Creek community and neighbors to the east and north.

The size of the pond - holding 500,000 gallons, was discussed. Ken Smith said they had purchased rights for evaporation.

The riding arena area, which had the original dirt removed and new fill brought in, will have a synthetic material laid in the upper layers. Alan Short assured the Caucus that this would not leach into the ground water. The Caucus stressed that the synthetic material must be an earth color other than the light brown which is in the arena owned by the Russell family in their own home arena at 5809 E. Sopris Creek Road and the Caucus also would like to see that the light colored material at 5809 be replaced by material of a more natural earth tone.

Neighbors expressed their concern that this site is changing the character of the valley. There is concern that the loudspeaker system which has been installed - without being approved by the Caucus and which was not on the original site plan approved by the Caucus - would be offensive. Also the increased car and horse trailer traffic would be substantial and questions arose as

to whether this site is actually a commercial business. Additional comments addressed whether the owners have any concern - or knowledge - of how the community feels about the scale of the site plan, it's impact, and it's potential commercial uses not being appropriate in a residential area.

Andrea stressed the owners have been willing to accommodate in modifying their plans and Ken Smith stressed they are interested in doing charity horse shows. Steve asked that the owners live up to the letter on any special events and said a special events permit does go back to the Caucus for final approval, and that if the first event does not go as approved, and there are complaints to the County, that would effect any future permits.

Steve stated that the three events allowed per year means three one-day events and that horse shows are generally each three day events, and also that there is a County noise ordinance.

David summarized:

1. a thank you to representatives of Abundant Acres for coming to the meeting and making their presentation;
2. that the caucus approved the Abundant Acres Activity Envelope and Site Plan in August 15, 2017, but it was not the plan that is being used now;
3. that what continues to be the biggest issues are the judge' stand and that the current tree screening is not adequate and has to be extended to the south, southeast and southwest of the site, preferably with spruce;
4. that there is concern about the announcement/loudspeaker system which is now installed - and which was not part of the approved plan - be mitigated because of how the sound will travel across the lower valley to adjacent neighbors and up the valley to Little Elk Creek;
5. and that the color of the synthetic arena material be earth colored.

David asked that they please try to remediate. He stated he will write a letter to the County (Cindy Houben) and state that there are legitimate concerns by the caucus that the plan the Caucus approved is not what is being built, and that it is fair to ask for remediation, especially on the judge's stand, landscaping, and loudspeaker system.

Chris Collins, chair of the Land Use committee, will follow up with a letter to the County Community Development department as well.

David also reviewed the new Pitkin County Joint Caucuses Committee, organized by Valerie Braun. The particular issue of the JCCC is that the process the County goes through in developing plans within the county should include participation with the surrounding caucus groups, especially when land use change is proposed. The JCC feels t may be messy in the beginning but longterm is beneficial. The JCC has made a "position paper" which will be sent to the county. Of particular concern is the proposed Holy Cross solar farm - a 5 megawatt, 35-acre sold farm across the river from the Intercept Lot on what was the county sanitation fill area. Steve commented it is the only place in the valley not visually intrusive. Also that all power will go back into the general Aspen grid, it has to get FAA approval for solar glare, that solar panels are now made of a non-glare matt glass, and that Hoy Cross should have had public reviews.

Water

The ditches are very low, even no water in some of the LEC ditches, tho this will be mitigated. Chelsea Condon is proposing that the caucus do "low water studies" this fall - i.e. water temperatures, fish populations, in both Snowmass and Capitol Creeks.

Fun(d)-raising

The upcoming picnic will be again at the McCabe Ranch. Board members are bring food dishes, the Curry Trio will be playing, and all valley residents are welcome.

David moved to adjourn the meeting. Helene seconded.