

# Upper Snowmass Creek Caucus

Minutes for February 21, 2018

Meeting at 7:00PM at the Aspen Camp for the Deaf

**Call to Order** – 7:05 Board Present: Brian, Jan, Amy, Mindy,  
Michael: Quorum Established

**Approval of Minutes:** Motion to accept: Jan, Seconded: Mindy - All in favor:

Approved

**Treasurer's Report:** Michael – Balance: \$4,365.41 Recently received a letter from Kathryn Trauger, Senior Administrative Specialist with Pitkin County regarding the County's 2018 Caucus funding requesting an invoice be made in the amount of \$600.

**Master Plan Accepted by County:** The January 16, 2018 P&Z Commission Meeting (<http://pitkinco.civicclerk.com/Web/UserControls/DocPreview.aspx?p=1&aoid=511>) was attended by Amy and Brian and the Accepted Master Plan has now been posted on our Caucus's website: [https://www.uppersnowmasscreek.com/wp-content/uploads/2018/02/pz.reso\\_.002.2018.pdf](https://www.uppersnowmasscreek.com/wp-content/uploads/2018/02/pz.reso_.002.2018.pdf)

In Summary:

**Staff Recommendation:** Staff recommends that the Planning & Zoning Commission (P&Z) adopt the 2018 Upper Snowmass Caucus Master Plan subject to any modifications that may result from P&Z direction provided at the public hearing. A Resolution for adoption of the Plan is attached to this memorandum as Exhibit "B" for Planning Commission Chair signature. A Map exhibit of the Caucus Planning area is included as part of the Resolution document.

Furthermore, as the following excerpt is the language (pertinent part highlighted) in the current Land Use Code (LUC) it needs to be amended, based upon our Master Plan language:

"The Caucus supports the current Land Use Code provisions allowing up to a maximum of 15,000 sq. ft. of floor area, but encourages a maximum floor area of 8,250 square feet for preservation sites and for receiving sites."

**3-40-80: RS-30 (RESOURCE-30 ACRE)** (a) Intent The general intent statement included in Sec. 3-40-30 applies to the RS-30 zone district. (b) Locational Criteria The RS-30 zone district is intended to be applied primarily in the Crystal River Valley and **the Snowmass-Capitol Creek area**, but may also be appropriate where other lands share similar physical characteristics with those areas. The RS-30 zone district should generally not be applied when the result would be to increase the potential development density outside of the urban growth boundaries. (c) When PUD Required When a rezoning to the RS-30 district occurs, or when land within the RS-30 zone district is subdivided or otherwise divided into separate parcels through a subdivision exemption pursuant to C.R.S. 30-28-110, a PUD must be prepared pursuant to Sec. 2-40-50. The criteria for approval of a PUD are listed in Sec. 3-70-30(i). CHAPTER 3 – ZONING DISTRICTS Pitkin County Land Use Code CHAPTER 3 - ZONING DISTRICTS July 2006 Page 22 (d) Transferable Development Rights (TDRs) TDRs may not be severed and sold from parcels of land in the RS-30 zone district, unless the lot or parcel is determined to be constrained or visually constrained pursuant to Sec. 6-70-40 or is designated on the Pitkin County Historic Register or is approved as a limited development conservation parcel pursuant to Sec. 6-70-40. TDRs may be purchased and used in the RS-30 zone district for the purpose of increasing the maximum size of an existing dwelling within the limits on final maximum floor area established in Table 5-1, pursuant to Secs. 6-70 and 2-40-30, and as set forth in Table 2-1. (e) Growth Management Quota System (GMQS) Lands in the RS-30 zone district are subject to the GMQS (see Chapter 6).

CHAPTER 5: DIMENSIONAL REQUIREMENTS 5-10: Dimensional Standards Tables 5-10-10: Use Of The Tables Full LUC Approval Draft Pitkin County, Colorado May 2006 Page 3 TABLE 5-1.A: DIMENSIONAL REQUIREMENTS RURAL ZONES RS -G RR NOTE 1 RS - 160 RS - 35 LIR35 NOTE 2 TR-1 **NOTE 11: For land located within the Frying Pan area, the final maximum dwelling unit floor area shall be 4,000 square feet; in the Capitol Creek/Snowmass area, the final maximum dwelling unit floor area shall be 8,250 square feet;** and within the Basalt Urban Growth Boundary, the final maximum dwelling unit floor area shall be 5,750 square feet. These maximums shall apply regardless of application for a GMQS allotment for a larger area, and regardless of whether TDRs are purchased. These maximums shall also apply to a dwelling unit which is to be located on a parcel containing five hundred (500) acres or more unless the parcel was legally created and received development approvals prior to July 5, 2006, in which case previous approvals regarding house size shall apply. NOTE 12: (1) Lot size 0--25,000 sq. ft. = .13 up to a maximum of 3,250 sq. ft. of floor area; (2) Lot size 25,001--50,000 sq. ft. = 3,250 sq. ft. of floor area, plus 9 sq. ft. of floor area for each additional 100 sq. ft. in lot area up to a maximum of 5,500 sq. ft. of floor area; (3) Lot size 50,001--100,000 sq. ft. = 5,500 sq. ft. of floor area plus 5 sq. ft. of floor area for each additional 100 sq. ft. in lot area up to a maximum of 8,000 sq. ft. of floor area; (4) Lot size 100,000 and larger = 8,000 sq. ft. of floor area plus 1 sq. ft. of floor area for each additional 100 sq. ft. in lot area. NOTE 13: Notwithstanding any other provision of this Land Use Code, the gross floor area shall not exceed 4,000 square feet for lots and parcels ≤ 1 acre; for lots and parcels >1 acre, then gross floor area shall not exceed 5,750 square feet plus 1,000 Page 5 July 2006

Special attention was made at the meeting regarding the USCC's Fire Mitigation Study, and how it is at the forefront of such necessary considerations for all caucuses and counties.

### **Fire Mitigation Study – Community Wildfire Protection Plan (CWPP) Update:**

Jan brought us up to date on the 1<sup>st</sup> Draft which was prepared concerning Probability Modeling, which before it makes it into the Executive summary, will need to address the water inventory and resupply such as hydrants and ponds.

The next meeting will be on March 13 at the Basalt Library.

#### **Other Business:**

**Broadband:** Kevin Ward has brought forward a potential service for the area by Cedar Networks, and a message will be sent to residents presenting it.

#### **Land Use Updates:**

Two Land Use proposals have been presented since the last meeting and Amy described them:

Chateau Snowmass LLC in Shied-O-Mesa, which is a refreshing of an existing approval.

The Upper Snowmass Creek Caucus board reviewed this application for an Activity Envelope and voted to support this application with the following recommendations:

1. Applicant shall include a noxious weed mitigation plan when submitting for Building Permit review.
2. Applicant shall include a fire mitigation plan and schedule when submitting for Building Permit review, which shall include: **removing all dead and dying vegetation and removing "ladder fuels" (low-level vegetation that allows fire to spread from the ground to the tree canopy).**

LOIS B. POPE REVOCABLE TRUST ZONING & MINOR PUD APPLICATION in Wild Cat

Amy did a reading of the County's comments:

In summary, the County requests that the Town include the following as conditions of approval:

1. Future development or redevelopment on the Property shall not project above the ridgeline (silhouette against the sky) when viewed from Snowmass Creek Road, and shall be subject to review to ensure compliance.

2. The portion of Lot 2 from the ridge west into the Snowmass Creek Valley shall remain in the County or shall be encumbered by a Conservation Easement.

3. Applications for development or redevelopment of the property shall be referred to the Upper Snowmass Creek Caucus for comments.

4. No development shall occur outside of the building envelope shown on the plat recorded in Plat Book 31 at Page 85.

5. No further subdivision of Lot 2 shall be allowed, as specified in the Subdivision Agreement and Deed of Restrictive Covenant recorded as Reception #357209.

6. Require the owner to acquire and extinguish a Pitkin County TDR Certificate(s) in exchange for the additional floor area obtained as a result of the annexation (each TDR would be associated with 2,500 square feet of floor area).

Michael moved to agree with the County's conditions of approval, Brian seconded and all were in favor.

### **2018 Budget & Fundraising**

A discussion was held on what might come up in 2018. Maintaining the website and other organizational needs will continue, and funding will need to be determined after the results of the CWPP are made clear. With a wildfire educational gathering to be held around the early part of July, a community letter recapping 2017 and the 2018 outlook will be done around the same time.

### **Committees Formation: Road Cleanup – May Weed - June**

Discussion was made concerning an outreach to residents to participate. This will carry forward during the Spring and early Summer as more people return.

**Adjourn: 7:55**