SCCC Board Minutes of 2.20.24

Meeting was held at the Firestation in Old Snowmass. Zoom was available.

Board Members present: Ned Andrews, Michael Kinsley, Molly Child, David Chase, Martha Ferguson, Sierra Flanagan, Judy Frey, Chris Collins, Judy Lovins, Jen Rupert, and Jill Sabella

Guests present in person and on zoom: Forrest Thomas - ranch manager of the Darling Farms, Jeffrey Woodruff, Bob Clark, and Sharon Caulfield

CONSENT AGENDA

David moved to approve the January 2024 Minutes and the Treasurer’s current Report.

The Treasurer’s Report ending 1.31.24 shows a total of $42,511.08 with $34,129.38 in the Unrestricted Fund and $8,381.70 in the Water Studies Fund. There was a donation of $150, and expenses of $94.48 for Dark Skies Web Host, Colorado Sec. of State Annual Fee, and postage stamps.

DARK SKIES COMMUNITY UPDATE

Ned commented that a Roaring Fork Conservancy member inquired about our Dark Sky initiative, since Snowmass Village’s environmental advisory board will soon to revisit their lighting ordinance. Martha added that she will are meeting with them about Dark Skies and that she has been continuing to educate about LED bulbs. David has been in contact with Dr. Jeffrey Hall of the Lowell Observatory about a possible future talk at TAKAW in Willits. Molly said that there are 29 new communities in Western Colorado wanting to sign up for Dark Skies. The difficulty enforcing County lighting codes was addressed and that the County has ways to enforce lighting, but certain abuse still exists with Christmas lights still on, and that the Roaring Fork Club keeps lights on all year at their entrances. If contacting Chad Abraham, PitCo Code Enforcement officer, one should take a photo and send that with the offender’s address to Chad.

Judy Frey said also Indoor Lighting is a concern and Ned commented that on Red Mountain one now has to have curtains.

David stressed trying to enforce holiday lighting and Jill suggested contacting the lighting installers to require them to inform owners of the regulations. It was pointed out that federal buildings, like post offices, don’t have to follow County rules but Michael encouraged sending our local post office a letter to see if they could and Martha included the gas station area too.

MARCH MEETING : DISCUSSION FOR ASPEN AIRPORT EXPANSION

Ned said the upcoming March 19th meeting will host a discussion on Aspen airport expansion with Amory Lovins of aspenflyright.org, and Steve Child, Pitkin County Commissioner. The date will be confirmed.

A different location for the March Board meeting may be at the Basalt Library considering that there may be more of the public attending and parking and audio-visual equipment would be available at the library.

Michael said this is a remarkably complicated issue with the federal government and asked Judy Lovins to send information so the Board can be prepared.

CAUCUS EVALUATIONS FOR THE COUNTY OF THREE LAND-USE PLANS

*McCabe Ranch Tract 4 LLC*

David did write to the County that the McCabe Ranch Architectural Committee had approved the plan, so the Caucus approved as well

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*Fevaag Ranch*

This 30-40 acre parcel bordering Highway 82 and Snowmass Creek, running up either side of Snowmass Creek has been denied by CDT to put an entrance to the building site off the highway currently, so they have put up markers for a proposed driveway off Snowmass Creek Road, crossing the creek, and up the other side in order to get the right pitch from the road to the site. There does not exist the 100’ distance necessary between the road and creek, nor the creek and building site.

Michael said it is not the Caucus’ responsibility to offer a solution and queried what happens if we say “no”. Jeffrey, who is currently on the P&Z, replied that other agencies will say “no”, like the Fire Dept, and he suggested our letter from the Caucus board should be backed by other agencies.

David moved that it’s not an appropriate building site and we should send it back to the County to figure out access and propose a better plan. Jen seconded. Unanimous approval. The Caucus is sending a letter to the County P&Z reflecting the Caucus’ concerns.

Molly questioned if there is any way for sites like this to be identified as not suitable in advance of any sale.

*Darling Farms, LLC*

There was general approval of the plan of Darling Farms except concern that the home size is too large and that employee housing should be added to the plan. Forrest said the owners are open to employee housing and what works best for everyone. Chris said they are allowed 30,000 sf for house, barns, etc and strongly felt employee housing should be added because of the number of employees needed to run the ranch and concerns about local traffic. Jen added that she hoped the County would be flexible in locations of employee housing allowed. Discussion was of possibly two units - one could be a duplex - or three separate units.

Jen made a motion that the Caucus approve the Darling Farms development plan with the requirement of a minimum of two employee housing units and with the potential to increase on -site housing units as needed to offset the employee housing needs generated by ranch operations and to negotiate the right to change locations for new units on sites better suited to road access and employee accessibility to work responsibilities. All in favor.

Molly spoke on the concern of moving subterranean water, that is redirecting those water rights to other areas from what is now an irrigated hay field. Forrest said the pond/bird sanctuary will be restored when LEC is restored, as is planned.

Ned proposed (or Moved?) we accept their plan and all were in favor.

There was a motion to adjourn. Judy Lovins seconded. All in favor.