SCCC Minutes 1.18.22 DRAFT

Meeting held via zoom

Board members present:

David Chase, Molly Child, Chris Collins, Jill Sabella, Helene Slansky, Vicki Treece, Ned Andrews, Chelsea Brundige, Sierra Flanigan, Michael Kinsley, Peter McBride, Johno McBride, Jacqueline Russell

Guests: Aubrey and Bobby Epstein, Garland Lasater, John Geunther, Steve Child

David opened the meeting with compliments to the new board members and the continuing old members for their work done.

David commented it was bittersweet to relinquish the Presidency given that he has served six years as President of the Board.

CONSENT AGENDA - MINUTES AND TREASURER’S REPORT

The Treasurer’s report showed the following:

For the month ending 12/31/21 there is $18,107.31 in the unrestricted account, and $9,490.51 in the restricted account for water studies, for a total of $27,597.82. Expenses were $329.19 for insurance policies. To date, there have been year-end donations totaling $17,137.

Vicki commented that we are now at an all time bank account high - up $44,000 and therefore now in a good standing of cash buildup. The main expenses this past year were the water study (LOTIC) and website work. The Welcoming Letter was initiated and edited by Judy Hill.

The approved Minutes of December 15, 2021 will be posted on the website.

BOARD OFFICER ELECTIONS

David had asked a Nominating Committee to make a slate names for the new Board officers - that committee being Molly Child, Jill Sabella , Helene Slansky and Vicki Treece. Their selections were Ned Andrews as President; Molly Child and Helene as joint Vice President; Jill Sabella as Secretary; and Vicki Treece as Treasurer.

Helene moved to approve the slate as presented. Jill seconded. All were in favor. The motion was approved.

Ned commented that David has set a very high standard as former President, which has been evidenced by the success of the Caucus.

Helene also thanked David for his six years of calm and thoughtful approach to Caucus matters, and also acknowledged Chris for his service as Vice President.

ISSUES TO BE ADDRESSED

As President, Ned said the water report done by LOTIC, is a well done report and is ready to go on the SCCC website. Chelsea concurred and added she had asked Seth to prepare a summary of the lengthy report, and that it is now ready for posting. In 2022 we can start a conversation about irrigation to improve the streamflow of Capitol Creek.

Ned added it’s a good report with lots of information and lots of statistics on Capitol Creek. It’s an operational model for flows and diversions. There are 50 plus water rights on Capitol Creek and only 7-8 are in good standing and are being used and getting water from Capitol Creek. He added that we don’t actually know how much water is in Capitol Creek at any place and time because we don’t have a gauge in stream. Most streams are not gauged. What exists in Capitol Creek today is typical, but all across the western slope water concerns are being stepped up as there are more demands on water. Having irrigation moved from flood to sprinkler is a more precise use of water.

Chelsea said the full study could be sent to the State and the County, also to the Rivers & Streams Board, and to Aspen Journalism - which would cover all local publications.

MASTER PLAN RECONSIDERATIONS

Ned addressed there will be continuing revisions in the Master Plan and that it will be an ongoing issue for us.

David said the main action the Caucus had undertaken this past fall was the issue of the appropriate use of TDR’s within the Caucus area. It was a contentious issue. The vote was decided by one vote. Vicki raised the question of looking at the entire Master Plan since we’re going to be reviewing the segment of the plan about TDR’s. There are other caucuses in Pitkin County that are revising their master plans. Cindi Houben, head of Community Development , and Ellen Sassano would like to work with our Caucus Board to make these changes. Ultimately those changes go to the P&Z because they are responsible for accepting those changes. A subcommittee of the Board could study those changes to present to the Board.

Ned then addressed the list of subcommittees suggested by Vicki and that TDR’s are important and there will be other issues of concern coming up as well.

Helene said in 2001 and 2014 she was on the committees to revisit the Master Plan when the County asked all the Caucuses to revisit their Master Plans, and that she would be willing to chair that committee, knowing both Cindi and Ellen. Molly commented the Caucus did a lot of work to refine the language in the specific areas of the criteria and the guidelines for eligibility of using a TDR to build a bigger house.

Chelsea summarized that the TDR submission now needs to be incorporated into any larger changes we want to make to the Master Plan.

Helene noted that when an application for a TDR was granted for a residence next to Little Elk Creek (Buttercup) the wording in the Master Plan was ambiguous and owner’s consultant got around the intent of the ruling. So we need now to look more carefully that the wording is correct. She suggested engaging Tim Malloy - who worked with the original Master Plan committee - to work with us as we review the Master Plan. He knows the work well and we could ask him to review it with us for his professional opinion on get the wording right.

Michael said he knows him well - and said that he will ask what do we want that’s different from what’s in there now - what are the particular issues we’re concerned with.

Chelsea recommended all Board members read it thoroughly and Chris added that at the next meeting the Board thoroughly discuss it and see what other issues are not satisfactory as written. Vicki concurred. In the end any approvals have to go through the P&Z and the BOCC.

Chris commented the last TDR recently sold for $1.8 million, for an additional 2500 sf of residential space. Presently there are no TDRs for sale originating in our caucus area.

Michael asked if it was a majority Caucus vote to approve the 30 acre minimum lot size to qualify for a TDR in our area. Since it was a very close vote (5-4) and there is now a new board we might want to revisit that issue. Chelsea concurred.

Steve said in the county now there are around 135 TDR’s that are not committed and 2-3 more that will be created soon by County. The one that sold for $1.8 million recently was possibly the one was sold by the Braun hut system to be used as a donation for the hut system.

Ned advised that the Board all review MP for the next meeting.

COMMITTEES

Nine committees were suggested.

1. Fundraising

2. Website Coordinator

3. Land Use committee

4. Water

5 .Community Contact

6. Proof Reader & Community Outreach - maybe combine 5 & 6

7. Community Functions

The committees will be developed in more detail at the next Board meeting in February.

Molly expressed continuing interest in Biota and Sierra expressed continuing interest in addressing Climate Change, which could fit under Biota. Molly said Biota could cover efficient landscaping, being water wise, native species

As to a Master Plan committee, Chris advised we wait til the next meeting after everyone can read it and become familiar with the concerns. Any decisions would made by whole Caucus Board.

Michael requested review of notes made in the last Master Plan revision - passages that would highlight important concerns.

David will look for final resolution of last Master Plan work.

Bobby Epstein, new owner of the Weiben Ranch, said that 1-5 years from now they plan to propose condensing the building envelopes of their five lots into one and build one house of 8,000 sf.

Michael commented that is good land planning.

Meeting adjourned.