

TO: Bonny Shiles, Community Development
Mike Kramer, Community Development

DATE: 12/1/17

From: Snowmass Capitol Creek Caucus, Land Use Committee

Re: Koons Activity Envelope, Site Plan Review and Special Review for a
Caretaker Dwelling Unit (PID 2467-343-01-012; Case P068-17)

Land Use

The Koons Activity Envelope/Site Plan Review and Special Review for a Caretaker Dwelling Unit was discussed at length. Of concern was the steep slope of the lot, the septic viability, fire and erosion concerns as well as visibility and access. Benjamin Koons was invited to present at the meeting but did not appear.

“On November 14, 2017, the Snowmass Capitol Creek Caucus unanimously recommended to the county that absolute minimal amount of development be allowed on this extremely steep site. Additionally, under no conditions should a caretaker unit be allowed. The caucus is concerned particularly with visibility of the site, steepness of the site and driveway, viability of a sewage system, wildfire, emergency access, and parking. If there is a way for the county to prevent any development on this site, the caucus would enthusiastically support it.

“The caucus notes that, well before the current owner purchased this land, several neighbors informed the county of the potential for this inappropriate site to be developed. Additionally, they contacted members of the Gateway Metropolitan District to request that the Committee consider warning the prospective homeowner regarding the steepness of the lot and redistricted building options.”

Following the meeting of the Snowmass Capitol Caucus the Gateway Metro District met on November 29, 2017. Benjamin Koons was present for the discussion. The Gateway Metro District, voiced their concerns from a road and water perspective.

1. The Gateway Metro District does not support two dwelling units on a single parcel in the water district as per their water augmentation plan (as adopted by the State of Colorado). They support one single family unit of greater than 1000 SF as outlined in the Gateway of Snowmass Mesa Subdivision, as adopted on April 18, 1969 (Protective Covenants of Gateway of Snowmass Mesa Subdivision, Pitkin County, Colorado).
2. Second there was discussion of the requirements by Basalt Rural Fire to be a sprinklered building as per NFP 13D. Given the accessibility and slope of the site the dwelling unit will be sprinklered. As there is not a holding tank requirement, there is no way to ensure a minimum flow rate to the sprinklered system as per NFPA13D from the Gateway Metro District water supply.
3. Last the Gateway Metro board discussed the minimum set backs required in the Metro District. The set backs are 30' in the front and 7'-6" on the sides. The current parking area is in the set back.

Please let us know if you have any questions.
Chris Collins