



Town Council
Town Council Meeting Minutes
Monday, June 17, 2024
 4:00 PM
 130 Kearns Road
 Town Council Chambers
 Snowmass Village, CO, 81615

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday June 17, 2024, at 4:01 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

1) CALL TO ORDER

4:01 pm

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson(virtually), Susan Marolt and Bill Madsen.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Jim Wahlstrom, Senior Planner; Dave Shinneman, Community Development Director; Doug Goldfluss, IT Manager; Sam Guarino, Transportation Director and Megan Harris Boucher, Town Clerk.

Public Present: Bob Wolfe, Mary Greco, Kristin Jones, Sherry Sultenfuss, Tom Sultenfuss, Mary Blankenau, Tom Cuccio, Leslie Desmond, John Rawlins, Judi Lohr, and Eduard Oliemans. Public Virtual: Ann, Anne, Bob Musher, Phillip Bogart, Chris

Pates, Dana Murray, David Jacobson, David McGrath, Eric Matis, Gary Crayton, Kate Grattan, Judy & Hall Lewis, Hiram, Jeff, Jeff Clark, Jill Cunningham, Jim Braband, Joe Mostowy, John Elmgren, John Hall, John Humphrey, Kathy Clark, Melissa de Cordova, NHV, Parker-Snider, Patricia Wyhinny, Rick Boeshaar, Sherry Goetze, Terry Snider, Todd B and Tony Neidenback.

3) PROCLAMATIONS AND PRESENTATIONS

4) PUBLIC COMMENT

5) CONSENT AGENDA

5.A) Town Council Draft Agenda Overview

[5A 2024 Agenda Overview](#) 

5.B) Minutes for Approval

[5B 06-03-24 TC Minutes DRAFT](#) 

5.C) Resolution approving changes to the Employee Handbook

[5C Agenda Item Summary - Employee Handbook Edits - June 17 2024](#) 

[5C 1 Resolution No. 14, 2024 - Adopting Employee handbook](#) 

[5C 2 2024 TOSV Employee Handbook](#) 

Councilmember Shenk sent a few corrections to the minutes to Town Clerk Boucher.

Council asked about the Ordinance regarding AEU's and staff confirmed it is planned to be on the July 1st agenda.

Councilmember Fridstein motioned to approve the consent agenda. Councilmember Shenk seconded. All in favor.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

8) ADMINISTRATIVE REPORTS

8.A) [Request to initiate an amendment to the Workforce Housing Master Plan](#)

[8A Agenda Item Summary - TC mtg 6-17-24](#) 

[8A 1 TC Reso 13, 2024, Amdt req to WF Housing MP DRAFT](#) 

[8A 2 PC Reso 4 2024 Amdt to WF Housing MP PC - signed](#)
[8A 3 Comprehensive Plan Update Proposal](#)
[8A 4 Housing Memo comments to CDD re Amending Housing Master Plan, 4-1-24](#)
[8A 5 Roaring Fork Fire District, 4-10-24](#)
[8A 6 Transportation comments re Amdt to WF Housing MP, 4-25-2024](#)
[8A 7 Public Comments - T. Shumaker, 5-5-24](#)
[8A 8 Additional Public Comment - Support Ltr](#)

Senior Planner Jim Wahlstrom summarized the agenda item. A request dated March 12, 2024, was submitted by legal counsel representing the Laurelwood Condominium Association and several other association complexes. They requested the Town initiate an amendment to the Workforce Housing Master Plan to remove the Upper Numbered Lots from consideration regarding a potential site to construct employee housing. It was presented to the Planning Commission on May 15 and June 5th. The Planning Commission recommended no changes to the Workforce Housing Master Plan and found that the plan continues to serve as an important long-range planning document for the Town.

Representing the Laurelwood and the other HOAs, Haley Carmer from Garfield & Hecht gave a presentation which highlighted specific objections to future development above the numbered lots and asked for that location to be removed from the Workforce Housing Master Plan.

Councilmembers comments included: TOSV is currently in a housing crisis with over 272 on a waiting list for workforce rental housing; SMV is about 95% built out; commercial businesses have all expressed interest and support for developing workforce housing; one of Council's 2023 goals states that they remain committed to implementing the 2021 Housing Master Plan which outlines areas for possible further develop; the 2021 Housing Master Plan had extensive community input while it was being developed as well as viability studies for all the sites considered; that the Public Parking lots are a valuable asset and there is no design or application currently being considered for the numbered lots.

Council stated that they want to keep it in the plan and a part of the long range plan. Some other options for housing are more viable, are currently being explored and need community support. Council asked for public comment on the agenda item.

Public Comment:

Mary Blankenau – In person – GM, Timberline - Wants Council to know how the homeowners feel. 347 homeowners have added their voice to this request. If you build on the parking lots, it will add so many more problems/issues.

Gary Crayton – Virtual - Condo owner, Top of the Village – Had a question about parking permitting – Town Manager Kinney and Garfield & Hecht Attorney Cramer clarified.

115 Bob Wolfe - In person – Concerned about density, finances, community and maintaining
116 the character of the village.

117
118 Jennifer & Terry Snider – Virtual - Condo owner, Timberline – While Council comments
119 that it is low on the list, does not understand why Council wants to keep it in the plan. It
120 effects condo owners long range plans.

121
122 Mary Grecco – In person -Top of the Village and speaking on behalf of Dave Spence.
123 Read the letter Dave Spence sent to the Council and was added to the packet.

124
125 Eric Matis – Virtual - Condo owner, Top of the Village. Concerned about the impacts to
126 Carriage Way.

127
128 Tom Saltenfuss – In person – Condo Owner, Sonnenblick - Concerned about potential
129 development and a private development partnership. Residents are concerned about
130 this.

131
132 Hiram Champlin- Virtual – President/condo Owner, Sonnenblick and former Chairman
133 of SRA. Stressed the long history of the numbered lots in providing parking for the west
134 village. Suggested that the rodeo parking lot should be included in the housing plan as a
135 much better option.

136
137 Jami Downs – In person – GM, Laurelwood & Interlude – Stressed that this means so
138 much for these 347 owners. Why can't this just come out of the Housing Plan? All want
139 employee housing but believes the numbered lots location is too close to the mountain,
140 too dense. Asked for more clarification.

141
142 Tony Neidenbach – Virtual - Condo owner, Aspenwood – Concerned about parking.
143 Made a statement that owner consent was required for any public project on the
144 numbered lots due to parking. NOTE: Attorney Jeff Concklin clarified and gave correct
145 information at the end of the public comments. See below.

146
147 David "Jake" Jacobson – Virtual - Condo owner & President of Laurelwood HOA. With
148 over 347 owners joining him, please take this off the plan. It makes no sense.

149
150 Dana Murray – Virtual – Condo owner & Secretary, Timberline HOA – Agree with these
151 others, please take this off the plan. This effects property value and potential profits for
152 future sale.

153
154 David McGrath – Virtual – Condo owner, Interlude – Believes it is vitally important to
155 find a place for employee housing but is concerned about parking and it as a limited
156 commodity. Ask Council to reconsider and please remove it from the plan.

157
158 Patricia Wyhinney - Virtual - Condo owner, Timberline - Concerned about parking. about
159 a potential development project and bait and switch tactics. Does not think employees

should be housed near the ski mountain but rather bussed a distance away.

Jim Braband – Virtual – Condo owner, Timberline – When they bought, they liked Snowmass for its open space and unblocked views. Now comparing SMV to Vail. Concerned about parking and feel development should be avoided at all cost.

Mayor Madsen thanked all for their comments. Madsen confirmed there is no commercial development planned on the numbered lots. Businesses come to the Town and tell us they have a hard time finding employees. While this is not something in the works, the Town needs to keep all options available. The Town is protective of the lots and parking.

Councilmember Fridstein read section three considerations from the resolution. That section protects many of the concerns the public mentioned. If a proposal does come in, then we will address the concern. It is just a visionary document.

Note: Attorney Jeff Concklin clarify Tony Neidenbach's comment. The 2006 agreement with reference to the numbered lots, if the Town wanted to redevelop that area, the Town has to provide notice to the adjacent property owners. If then a majority of the notified homeowners expressed opposition within 30 days, then the Council would need to approve the project by a SUPER majority vote. It was an incorrect statement that TOSV has to get permission.

Councilmembers all agreed that they will not be removing it from the Master Plan.

Councilmember Shenk motioned to approve Resolution 13, Seies of 2024.
Councilmember Marolt seconded. All in favor.

8.B) [Mall Transit Station Design Review](#)

[8B Agenda Item Summary - Mall Transit Center](#)

[8B 1 2024-06-12 TOSV Town Council Submittal](#)

[8B 2 TOSV Transit Center Concept Estimate](#)

[8B 3 2024 Incremental Improvements](#)

[8B 4 TOSV Transit Station Incremental Improvements ROM](#)

[8B 5 2022 Project](#)

[8B 6 TOSV Transit Center 75% CD CES](#)

[8B 7 2024 Mall Transit Design Criteria](#)

[8B 8 PC Reso 2, 2023, Transit Center Special Review](#)

Transportation Director Sam Guarino summarized the agenda item and introduced Alex Jauch, architect with SEH. Jauch highlighted some items in the packet and presented aspects of the potential designs.

Staff is recommending the incremental improvements plan and believes that plan has a path towards the larger 2024 two story plan without losing too much money.

Council discussion and comments included some general questions regarding costs for both designs; the plans for the bathrooms and if it could work for both incremental improvements and for new 2024 design; asked for information on a construction timeline as soon as possible; RFTA and the potential removal of the Stonebridge stop as well as having RFTA busses moved off lower Carriage Way and onto Brush Creek; the plans and how they fits into a potential Mall redevelopment; concern about parking and potential loss of parking spaces; concerns about the impacts during construction to local businesses and if it would be that different than what was proposed in 2022; and suggestions to go forward with the incremental improvements plan while moving towards 2024 two story plan.

Council would like next steps to include community input to ensure community buy in.

Staff suggestion is to get information ready for the public, get input from community on “Plan A, Plan B and 2022 Plan” for comparison via open houses, surveys, etc. Council then incorporates that input and decides next steps.

Council noted that the Comprehensive Plan was developed after much community input, and it sees the redevelopment of the Mall going hand and hand with developing the Transit Center. Take Comprehensive Plan as the guide, use it as guide and keep referring to it throughout the process.

Council suggested going forward with the incremental improvements plan with a design that will allow for the 2024 plan. Asked for team to develop a phased approach where Phase 1 is the incremental changes and Phase 2 is the 2024 plan. Allowing for operational efficiencies by designing them to work together. Then the team could develop information to go out the community for input. Noting the complexity, history and relationship of this potential plan.

Public Comment -

Leslie Desmond – Desmond likes the sound of this 2024 plan and has been taking public transportation recently. Question about where the CABS/Taxi stand will be and that it is not very safe as it is now. Please think about it.

Dywane Romero - Submitted an email for Council to consider. He likes the Phase 1 - Phase 2 approach. Suggests a bigger, broader, deeper outreach for community input, keeping the Comprehensive Plan goals central to the conversation. Construction schedule was a major concern last time around. Ways and means to lessen those impacts. Wants to help in the process.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Gustafson attended the Economic Development District (EDD) meeting after the NWCCOG meeting. They are interested in moving forward on strategic planning. The Sister Cities’ High School New Zealand trip is in progress.

Gustafson asked if we can have additional discussions with the Collective and find a way to make it more assessable and lower the cost for locals.

Councilmember Marolt - The Board of Health (BOH) is working on gun safety education. There is an event scheduled on June 21 from 5-5:30pm at Pitkin Co Library with a presentation regarding gun safety and storage.

Councilmember Shenk also attended the NWCCOG meeting in beginning of June. They continued the discussion on the Community Metrix project. Of note, the US Postal Service Union has signed off on the Cost of Living/locality pay. Hopefully this will help improve mountain towns postal service. RFTA board had a short meeting followed by the retreat where they discussed the housing plan, a housing navigator position to help new employees find housing, first /last mile and additional funding sources for future. Shenk attended the RFTA Audit Committee meeting where they discussed technology, fraud & cyber security issues. Kinney confirmed that the Town conducts cyber audits regularly.

Councilmember Fridstein - No meetings to report. Has heard from some community members that they are concerned about the Water & Sanitation project up on Faraway. Kinney confirmed that the Town helped coordinate with other utilities so that all was done at once but yes, Faraway will be closed completely rather than one lane in order to minimize length of time for the project.

Mayor Madsen – Both Kearns Culvert and the Highline project are wrapping up. The first Rodeo is Wednesday June 19th. The Community Celebration with ribbon cutting will be Wednesday June 26th. Town gave away 500 tickets to community members for the June 26th Rodeo. The Kind Neighbor project had an event last Tuesday. Great community event. Next one is July 9th at Town Park, community is invites to attend.

10) EXECUTIVE SESSION

10.A) Executive Session - Town Manager Review

[10 Agenda Item Summary Template for Exec Session - Performance Reviews of Town Manager](#) 

Mayor Madsen read the legal language for the Executive Session.

At 6:56 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Shenk seconded. All in favor.

At 7:38 pm, Councilmember Marolt moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

11) ADJOURNMENT

293 Councilmember Shenk motioned to adjourn. Councilmember Fridstein seconded. All in
294 favor.
295

296 Adjourned at 7:38 pm.

297
298 The Snowmass Village Town Council approved this set of meeting minutes at their
299 Regular Meeting on Monday, July 1, 2024.

300
301 Submitted By,
302

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

303
304
305 _____
306 Megan Harris Boucher, Town Clerk

307