TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION
MEETING MINUTES

June 5, 2024, 2024

Members Present:
Brian Marshack, Chair
Matt Dube, Vice Chair
Jim Gustafson
David Seglin
Elise Denis
Stan Clauson

Staff Present:
Dave Shinneman
Jim Walstrom
Ashleigh Huff
Brian McNellis

Members Absent:
Doug Faurer

Others Present: Andrew Atkins, Bob Wolfe, Chris Kiley, Dana Dalla Betta, Jami Downs, Hiram Champlin, Chris Cawley

Call to order: The meeting was called to order at 4:01 pm and roll was called. Commissioner Fauer was absent.

Attendance for the May 15th meeting was corrected to show that Commissioner Dube left the meeting at 5:15 pm.

Item 1: Approval of May 15, 2024, Meeting Minutes:
The Minutes from the 5/15/2024 meeting were brought for approval. Commissioners discuss changes to the wording of previous minutes and ultimately decide no changes are needed. Commissioner Dube motioned to approve, seconded by Commissioner Seglin, and were approved with Commissioner Clausen abstaining (he was absent from the 5.15.24 meeting).

Item 2: Continuation of the Amendment of the Workforce Housing Master Plan:
Jim Walstrom, Senior Planner, reviewed the Planning Commission's decision from the last meeting on May 15th not to amend the Workforce Housing Plan, considering it a relevant long-range planning document. Mr. Walstrom stated that a draft resolution was prepared to document issues and concerns in future applications.

Andrew Atkins, Attorney representing the applicant, emphasized the verbal support from various HOA presidents at the previous meeting.
Mr. Atkins indicated that the applicant committed to providing formal letters of support before the Town Council's final approval. Commissioners discussed and agreed to not include reference to other HOA support letters as they had not yet been received.

Commissioners moved on to discuss the prepared resolution and suggested edits. Commissioner Clauson proposed adding a 3rd "whereas" statement to acknowledge the review of the petition and public comments from the May 15th meeting. Additionally, the Commissioners aimed to clarify Section 2, line 30, to specify that the plan should not be amended per the Laurelwood Condo Association's request but should allow for future amendments. The Commissioners also recommended modifying Section 5, line 42, to emphasize that significant concerns must be reviewed before approval.

The motion to approve Resolution #4, Series 2024, with the discussed amendments was proposed by Commissioner Denis, seconded by Commissioner Clauson, and unanimously approved.

Item 3: Lynn Britt Special Review
Brian McNellis, Senior Planner, re-introduced the discussion of the proposed expansion of the Lynn Britt Cabin restaurant. Mr. McNellis began the discussion, noting that the Planning Commission had previously directed staff to prepare a resolution in the affirmative, which was presented as Resolution #5, Series of 2024.
Mr. McNellis highlighted a few corrections and clarifications in the resolution, such as the correct date of the first meeting (May 15th) and details regarding employee generation linked to architectural plans versus a matrix in Attachment I. Mr. McNellis emphasized that the expansion includes filling in a breezeway, adding exterior bar and food container areas, and an umbrella structure with outside plexiglass walls, which staff recommended be considered as interior commercial space for employee generation purposes. Mr. McNellis introduced Chris Kylie to continue the presentation.

Chris Kylie, Senior Vice President of Planning and Development with Aspen Skiing Company, presented. Mr. Kylie described the planned improvements, which aim to enhance both guest and employee experiences by upgrading kitchen and prep areas, bathrooms, and outdoor seating. The proposed outdoor area would feature a concrete deck, two food containers, and an umbrella system to extend usability in various weather conditions. Mr. Kylie argued that the umbrella space should be treated as covered outdoor space rather than interior space for employee generation calculations. He emphasized that the umbrella structure, while partially enclosed, would not provide the same conditions as indoor space and thus should be mitigated at a lower rate.

During the meeting, commissioners discussed several topics, including sustainability, noise mitigation for events such as weddings, access logistics for summer events, lighting concerns, design and aesthetic concerns, and the operational impact of the umbrella structure. The Planning Commission members discussed the appropriateness of applying a 50% employee generation rate to the area covered by the umbrella structure. Commissioner Clauson motioned to approve calculating the umbrella structure's employee generation at a 50% rate, resulting in a total of 3.24 Full-Time Equivalent (FTE) employees. Commissioner Dube seconded the motion. All voted in favor except Commissioner Seglin, who opposed (approved 5-1).

Item 4: Community Development Director Updates

- Lynn Britt Resolution will be updated, signed, and sent to Town Council on July 1
- June 19th (Juneteeth) meeting will be canceled (Town Holiday)
- Pre-sketch plan for Snowmass Club amendment has been submitted. A joint Town Council/ Planning Commission meeting will be held on July 8th
- LRSH and possibly several other items expected to be submitted in July
- Meetings postponed to 7/17
- Correspondence not related to an item on the agenda will be provided in bulk at the next meeting.

Motion to adjourn by Commissioner Denis, seconded by Commissioner Seglin. All in favor. None opposed.

The meeting was adjourned at 5:22 p.m.