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Town Council
Town Council Meeting Minutes
Monday, June 3, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

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11 Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town
12 Council on Monday June 3, 2024, at 4:00 pm.

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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**

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4:00 pm

2) **ROLL CALL**

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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; Betsy Crum, Housing Director; Jim Wahlstrom, Senior Planner; Dave Shinneman, Community Development Director; Doug Goldfluss, IT Manager; Cam Luck, IT Support Specialist and Megan Harris Boucher, Town Clerk.

Public Present: Leslie Desmond, John Kenney, Paul Taddune, Lucy Paterson, Cecily DeAngelo and Julia Kintch.

3) PROCLAMATIONS AND PRESENTATIONS

4) PUBLIC COMMENT

5) CONSENT AGENDA

5.A) 2024 Town Council Agenda Overview

[5A 2024 Agenda Overview.pdf](#) 

5.B) Minutes for Approval

[5B 05-13-24 TC Minutes - DRAFT.pdf](#) 

[5B 05-20-24 TC Minutes - DRAFT.pdf](#) 

5.C) Ordinance No. 09, 2024 - Amending the 2024 Budget - Second Reading

[5C Ordinance 09, 2024 - 2nd Reading-Budget Revisions 2024 -Purchase Employee Hsq Unit.pdf](#) 

5.D) Resolution No. 12, Series of 2024 - Approving a contract to buy & sell real estate: 1412 Brush Creek Lane

[5D Agenda Item Summary - RE Resolution to buy/sell 1412 Brush Creek Lane.pdf](#) 

[5D Attachment A - Purchase Contract 1412 Brush Creek Lane.pdf](#) 

[5D Attachment B - Reso 12, 2024 - Real Estate Contract - Purchase 1412 Brush Creek Lane.pdf](#) 

Councilmember Shenk sent some minor corrections to the minutes to Town Clerk Boucher.

Councilmember Shenk asked for clarification regarding the locations of the signatures on the contract. Conklin clarified and will get it corrected. Additional question regarding the numerous sections crossed-out of the contract. Conklin clarified that Town does not need all those extra sections.

Councilmember Shenk moved to approve the Consent Agenda including the second reading of Ordinance No. 9, 2024. Councilmember Marolt seconded. Roll call vote was taken. All Councilmembers in favor.

6) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

7.A) [Ordinance No. 10, 2024 - regarding ACCESSORY EMPLOYEE UNIT REPLACEMENT STANDARDS - First Reading](#)

[7A Agenda Item Summary - AEU LUDC changes.pdf](#) 

[7A 1 TC Ord 10, 2024 AEU Code Amdts - draft.pdf](#) 

[7A 2 EXHIBIT 'A' PROPOSED REDLINED CODE CHANGES, 2024, MASTER draft 5-3-24.pdf](#) 

[7A 3 PC RESO NO. 3 2024 w EX 'A' AEU code changes, SIGNED.pdf](#) 

Senior Planner Jim Wahlstrom and Community Development Director Dave Shinneman summarized the agenda item regarding the drafted Accessory Employee Unit amendments. These amendments include combining the Accessory Caretaker (ACU's) and Accessory Employee Units (AEU's) code language, modifying the definitions, modifying the use and location parameters for AEU placement on the property, setting standards for AEU's, and clarifying the allowances for AEU's.

Council asked some clarifying questions within the definitions. Discussion included the 5-year review period, the concept of an owner building out the 1000 AEU and then moving into it themselves and renting out the big house for income, compliance and enforcement.

Public Comment -

Paul Taddune - Attorney for Snowmass HOA – Tuddune commented that they are not aware of any properties within the 874 single family homes that have more than 1 unit per home. He further commented that the HOA covenants do not allow for duplexes. The Snowmass HOA wants to be more a part of this discussion. As a past city attorney, he expressed that it will be very difficult to regulate and keep all in compliance.

John Kenney – Snowmass HOA Manager. Kenney commented that there seems to be confusion on the number of units and emphasized the need for accurate information. Kenney commented that prevention is more desirable than enforcement. He expressed concern that this is confusing for homeowners.

Both Tuddune and Kenney commented how difficult it would be to amend the Snowmass HOA declaration and/or covenants.

Council suggested continuing the discussion to a date certain. This would allow for some additional meetings with stakeholders to discuss the options.

Councilmember Shenk moved to continue the Public Hearing to date certain of July 1, 2024. Councilmember Marolt seconded. All in favor.

8) ADMINISTRATIVE REPORTS

8.A) [Roaring Fork Safe Passage - Wildlife/Hwy 82 Project](#)

[8A Agenda Item Summary - Wildlife Crossing Study funding request.pdf](#)

[8A 1 Mitigation Budget Memo.pdf](#)

[8A 2 Presentation - RFSP Snowmass Village Town Council Mtg 2024-06-03.pdf](#)

[8A 3 RFSP Prioritization Methods & Results Report - Final.pdf](#)

[8A 4 RFSP Prioritization Study Summary Reprt - FINAL-2.pdf](#)

[8A 5 Mitigation Plan - Airport to Woody Creek - Budget 02-20-24-2.pdf](#)

Executive Director Roaring Fork Safe Passages Cecily DeAngelo and the owner of Eco Solutions Julia Kintch presented materials from the packet summarizing the organization, the concerns regarding wildlife crossings over main roads in the Roaring Fork Valley, a completed prioritization study, and their goals of connecting the landscape for wildlife while also protecting motorists.

DeAngelo and Kintch requested Town of Snowmass Village to contribute 10K for stage 2, the Concept Development Plan. Pitkin County and City of Aspen have already funded stage 1, the Mitigation Strategy Development. The fund request would be most helpful before the end of the calendar year.

Council expressed general support. Council asked staff about the process to allocate funds when the Council decides to approve. Town Manager Kinney said an Ordinance would be needed to amend the 2024 budget for a General Fund appropriation.

Council requested DeAngelo return in the fall with additional information from other stakeholders for Council to consider further and determine what level of funding they will approve.

9) [TOWN COUNCIL REPORTS AND ACTIONS](#)

Councilmember Shenk will attend the RFTA meeting. It will be both a regular meeting and a retreat on June 13th. Shenk had the opportunity to present the SAAB scholarship to a very deserving Aspen High School senior at the AHS Scholarship event this past week. Aspen Times ran a nice article.

Mayor Madsen and Councilmember Fridstein attended the Watershed Collaborative where they discussed areal snow observations. 30-40% of our water is used for irrigation. Pipe water is mostly recoverable – 90%. But irrigation water is lost. SMWS will come out and evaluate your irrigation system to help with efficiency.

Councilmember Fridstein toured the SMWS new housing facility. It is very nice. He briefly described the Shoshone Water Rights Project and asked if TOSV would consider contributing. They might come to TOSV in future to ask for money in the 2025 budget. He attended a CORE meeting where they discussed and gave updates on the following:

a project to sell Carbon Credits to offset the cost of electrifying homes; the Coal Basin methane project has received a lot of federal funding in moving along; and they are exploring a few buildings in Snowmass Village they have identified as potential improvement projects. Fridstein commented on the Draw site and the significant costs in the proposed project. He is worried about the large cost and asked staff to get some rough estimates for Council soon. Staff clarified that we are approximately a month out for those estimates and are getting civil and design development more completed.

Councilmember Gustafson has a NWCCOG and an EDAD meeting on Thursday.

10) EXECUTIVE SESSION

10.A) Executive Session

[10 Agenda Item Summary - RE Exec Session - Performance Review of Town Manager.pdf](#)

Mayor Madsen read the legal language for the Executive Session.

At 6:31 pm Councilmember Fridstein motioned to go into Executive Session.
Councilmember Marolt seconded. All in favor.

At 7:56 pm, Mayor Madsen moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Shenk seconded. All in favor.

11) ADJOURNMENT

Councilmember Shenk motioned to adjourn. Councilmember Fridstein seconded. All in favor.

Adjourned at 7:56 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, June 17, 2024.

Submitted By,



Megan Harris Boucher, Town Clerk