

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

May 15, 2024, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Matt Dube, Vice Chair
David Seglin
Doug Faurer

Staff Present:

Dave Shinneman
Jim Walstrom
Ashleigh Huff
Betsy Crum
Brian McNellis
Clint Kinney

Members Absent:

Else Denis
Stan Clauson

Others Present: Andrew Atkins, Anne Hunter, Bill Zimmerman, Bob Wolfe, Brad, Brad Stephens, Chad Yates, Chris Kiley, Cynthia Kristensen, Dana Dalla Betta, David (Jake) Jacobsen, David Arnold, Diane, Hal & Judy Lewis, Hiram Champlin, J Parker-Snyder, Jami Downs, Jan Friedlander, Jerrilynn Kline, Jim Braband, Jim Gesler, Jim Royston, Joe Cornett, Joe Mostowy, John Hall, John Humphrey, John Purcelli, Judy Lohr, K&M, Karen Dubilier, Karen Purcelli, Kirsten Bassion, Kristi Munroe, Lee & Amy - Timberline C3E, M.Anderson, Marry Grego, Mary Blankenau, Melanie Humphrey, Nancy Kreager, ORSON MUNN, Phillip Bogart, Rick Boeshaar, Todd B (Interlude owner), Tom Mcpherron, Vickie Arnold

Call to order: The meeting was called to order at 4:02 pm and roll was called. Commissioner Denis and Commissioner Clausen were absent. Attendance was corrected to show that Commissioners Dube and Seglin were online when the roll was called. The meeting achieved a quorum at 4:04 p.m.

Item 1: Approval of April 3, 2024, Meeting Minutes:

The Minutes from the 4/3/2024 meeting were brought for approval. Commissioner Gustafson clarified his statement on height standards. Commissioner Faurer motioned to approve, seconded by Commissioner Gustafson, approved unanimously.

Item 2: Request to Initiate Amendment to Workforce Housing Master Plan:

Jim Walstrom, Senior Planner, explained that the meeting is not a development review process per municipal code. Dave Shinneman, Community Development Director, introduced the applicant, Andrew Atkins and explained the Planning Commission would follow the same process to review this request as the Commission did with review of the original Plan.

Andrew Atkins, attorney with Garfield & Hecht, presented his request for an amendment to the Workforce Housing Master Plan to remove the upper-numbered lots as a workforce housing site. Mr. Atkins' presentation highlighted several key arguments: cost, parking, and density. Mr. Atkins introduced Bob Wolfe.

Mr. Wolfe, Laurel Wood Condominium representative and long-time resident continued voicing the applicants' concerns. Mr. Wolfe cited density, safety concerns, traffic congestion, community character, and parking as concerns for the proposed project on the numbered lots. Mr. Wolfe introduced Hiram Champlin.

Mr. Champlin highlighted his extensive town engagement through the Snowmass Village Resort Association (SRA) and gave historical context of SRA and their transfer of the numbered lots to the Town's ownership. Mr. Champlin expressed concerns about the concentration of workforce housing in prime real estate locations and argued that the proposed workforce housing project does not meet the town's parking requirements and would strip adjacent properties of essential parking rights.

Mr. Atkins finalized the applicant's presentation by suggesting there are more suitable and cost-effective alternatives in Snowmass Village.

The meeting proceeded with Betsy Crum, Housing Director, presenting on the need for workforce housing. Mrs. Crum emphasized the importance of supporting the housing needs of the local workforce while maintaining a vibrant, sustainable community. Mrs. Crum clarified the plan was a conceptual framework, not a specific project proposal. Mrs. Crum also emphasized the need for further evaluation and detailed planning and development review before any project could proceed. Mrs. Crum stressed the importance of retaining housing in the master plan and emphasized the value of evaluating all opportunities for workforce housing.

Mrs. Crum ended her presentation by emphasizing the need to maintain the balance between individual needs and community values and urged against any amendments to the plan that would compromise this balance, emphasizing the importance of preserving the housing idea and continuing the evaluation process.

The commissioners' discussion expressed that it is premature to preclude potential proposals for development on the numbered lots as no project has come up for consideration at this time. While concerns about density and community impact are acknowledged, flexibility in planning alternatives are essential to address future needs. Commissioners emphasized the importance of transparency and community involvement in the planning process. Commissioner Marshack expressed empathy for applicants navigating the planning process, noting its complexity and challenges, and opened the meeting to public comment.

John Humphrey, a long-time local and former business owner, expressed disbelief at the reported shortage of workers. Mr. Humphrey emphasized the prime retail space in the community and suggested alternative uses that align with Snowmass Village's resort character.

Melanie Humphrey, John's wife, voiced concerns about the lack of infrastructure to support proposed developments on Carriage Way. Mrs. Humphrey highlighted safety issues and questioned the feasibility of accommodating increased traffic and construction activities.

Mary Blankenau, the general manager of Timberline Condominiums, echoed concerns about inadequate infrastructure and safety risks associated with proposed developments. Anne Hunter, an owner in Timberline Condominiums, agreed with previous comments and indicated that housing should go elsewhere.

Jim Royston, President of the Top of the Village Association, stated that he opposed the proposed development on Carriage Way, emphasizing potential negative impacts on property values and community congestion as well as construction concerns.

Jamie Downs, General Manager of the Laurelwood and a full-time resident of Snowmass Village highlighted concerns raised by owners and advocated for considering alternative locations for workforce housing.

Judy Lohr voiced concerns regarding evacuation in an emergency. Jim Gesler indicated that he is against the development of the upper lots for housing and indicated that he would rather see more parking developments.

Commissioners listened to public comments and moved the discussion along. A motion was made to draft a resolution reflecting public concerns and recommendations for any future workforce housing projects, with input from the Fire Chief and Transportation Director. Commissioner Gustafson motioned to direct the staff to draft a resolution for the Planning Commission to consider at the next meeting, and Commissioner Fauer seconded the motion, all in favor, none opposed.

Commissioner Gustafson recused himself at 5:41 p.m. due to financial involvement with the Lynn Britt Special Review item up next for discussion.

Item 3: Lynn Britt Special Review

Brian McNellis, senior planner, introduced Dana Dalla Bella and Chris Kiley from the Aspen Skiing Company. Dana Dalla Bella presents the project, addressing operational challenges and proposing solutions like enclosing outdoor areas and adding modular food and beverage containers.

The proposal includes a European-style umbrella system for weather protection with side walls for an area of the deck. This area has been debated as indoor or outdoor space for employee generation calculation. Staff have recommended this be considered as indoor space and that housing mitigation include this area.

Commissioner Seglin supports the expansion but raises concerns about the employee housing requirement calculation and design coherence. Commissioners decide to continue the discussion in the next meeting and request more detailed plans from the applicant but generally supported the staff position at this time. Staff said they would bring back a draft resolution for consideration by the Planning Commission at the next meeting.

Item 4: Community Development Director Updates

- Little Red Schoolhouse is moving along and is expected to be submitted to the Community Development Department this summer.
- The Drawsite housing project will not come back before the Planning Commission until after the vote in November at the earliest.
- Snowmass Mountain PUD was approved.
- AEU regulations will be going to the council for consideration in June

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

The meeting was adjourned at 6:26 p.m.