

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

May 3, 2023

Members Present:

Brian Marshack, Chairman
Matthew Dube, Vice Chairman
Jim Gustafson
Stan Clauson
David Seglin
Doug Faurer
Elese Denis

Staff Present:

Dave Shinneman
Brian McNellis
Virginia Baker

Members Absent:

None

Others Present:

Chris Kiley, Aspen SkiCo
Mak Keeling, Aspen Ski Co
Susan Cross, Aspen SkiCo

1-Roll Call/Call to order: The meeting was called to order at 4:02 p.m. by Brian Marshack, Chairman.

Item 2: Approval of April 19, 2023, Meeting Minutes:

The Minutes from the 04/19/2023 meeting was brought up for approval. Brian Marshack, Chairman, made a motion to approve, second by Elese Denis and approved unanimously.

Items for Discussion: PUD Coney Glade PUD Amendment:

Brian Marshack, Chair, opened to Brain McNellis for his presentation. Brian McNellis began by explaining the PUD Coneygame lift would occupy the old Burlingame lift and it would have a loading area. He then showed a graphic to the Council Members. The White River National Forest has approved a request. Brian McNellis and Dave passed out copies of public comments. The Commissioners took a few minutes to read through the public comments.

Brain Marshack, Chair, then gave the opportunity for the Applicant, (SkiCo) to give their presentation.

Chris Kiley spoke first. He introduced himself. He is working on an updated mountain ski area with a 10-year vision plan. He has submitted it under the existing Master Development Plan.

Mak Keeling spoke next. He explained the name “Coneygame” is a working name at the present time and is a combination of names. Mak explained his agenda. The agenda includes goals of the lift and the timing. The lift was originally built in 1986 and was one of the first high speed chairs at that time. Regarding the timing of the project, Mak explained work would begin just after Labor Day 2023, after the summer concert and events here in Snowmass concluded.

Brian Marshack, Chair, opened for the Commission to ask questions.

Doug asked for more definition of infrastructure details. Mak responded that they intend to be energy efficient, they are using Holy Cross Energy. Mak explained they intend to use a top-down motor. Mak also said they intend to move the Magic Carpet over to Assay Hill.

Gus spoke next. He said he has good faith in Aspen Ski Co. He feels that this project will enliven the Mall. He also expressed that the name is a concern.

Dave Seglin spoke next. He asked if there would be a mid-station point to get off. He also said he would like to see a large, more detailed site plan drawing to see what the relationship to other areas will look like in greater detail.

Matthew, Vice Chair, spoke next. He inquired as to what the shifting location might mean to park users.

Susan responded they have done extensive research on people/skier traffic and terrain. There will be no change to the existing run times.

Else asked about safety issues regarding to cross traffic into skier pathways.

Brain Marshack, Chair, said Aspen SkiCo will study and address this concern. He then referred to Staff (Dave and Brian McNellis) about design standards for ski lifts.

Dave added there are not specific design standards for a lift as there would be for a residential home. However, environmental impacts and safety concerns are always considered.

Matthew, Chair, asked if there would be any tree removal and if so, would there any tress be replaced? Mak replied that in this case, removal and not replacement.

Brain Marshack, Chair, opened up for discussion for recommendation for the amendment.

Discussion continued where Dave Seglin specified, he would like to see more detailed images. Matthew stated there should be a focus on minimizing impact on trails.

Dave Shinneman went over the amendments Reso 3, 2023 Coneygame PUD, which are:

1. A construction management plan will be submitted with the building permit for this project detailing the prevention of any hazardous materials and sediments entering Brush Creek during construction and follow the Ordinance No. 12, Series of 2007, the town-wide construction management plan standards, and regulations, including the provision of a fugitive dust control plan. The plan shall detail revegetation of disturbed areas, construction staging areas in effort to minimize disruption to nearby business and commercial operations during construction. Construction shall minimize impacts to recreational trails.
2. The development shall not modify historic or existing drainage patterns.
3. The Applicant shall provide a more detailed site plan of the lower lift terminus and its relationship to the surrounding area including the Snowmass Mall

Gus moved to approve the amendment Reso 3, 2023 Coneygame PUD with the three conditions. Matthew seconded, and all agreed. 7 to 0.

Aspen Ski Co staff thanked the Commissioners for their time and attention and then departed.

Dave Shinneman moved onto to address ADUs.

Dave stated the parameters of the ADUs issue is to address employee housing, as the goal. That this is not an opportunity for a homeowner to use an ADU for a STR. Dave expressed that we are at a point where we need to make a draft resolution and present this to the Commission.

Dave Seglin asked if the State legislation presently has any bearing. Dave replied that this does not affect us, as mountain resort towns are in a different set of circumstances.

Dave said staff would begin working on draft revisions.

Item 4: Community Development Director updates: none

Motion to adjourn by Brian Marshack was seconded by Doug Faurer.

The meeting was adjourned at 5:13P.M.