



**Part Time Residents Advisory Board
Tuesday, April 22, 2025
3:30 PM
130 Kearns Road
Town Hall
1st floor; Small Conference Room
Agenda**

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF THE MINUTES

2.a. Minutes for Approval

[03-25-25 PTRAB Minutes.pdf](#)

3. Public Comment

This section is set aside for the PTRAB to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the PTRAB will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

4. Administrative Updates & Discussion Items

4.a. Part-Time Residents Sentiment Survey Results

[Data_All_250418.pdf](#)

5. NON-AGENDA ITEMS & MEMBERS CONCERNS OR IDEAS

6. ADJOURNMENT



Part Time Residents Advisory Board
Regular Part Time Residents Advisory Board Minutes
Tuesday, March 25, 2025
3:30 PM
130 Kearns Road
Town Hall
1st floor; Small Conference Room

1. CALL TO ORDER AND ROLL CALL

Present: Charlie Hess, Jeff Steinberg, Michael Mayer, Michael Brizel, Roy Camberg & John Orton

Absent: Norbert Hansch

Others present: Councilmember Fridstein, Greg LeBlanc & Megan Boucher

2. APPROVAL OF THE MINUTES

2.a Minutes for Approval

Charlie Hess motioned to approve. Michael Brizel seconded. All in favor.

[02-25-25 PTRAB Minutes.pdf](#)

3. Public Comment

This section is set aside for the PTRAB to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the PTRAB will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

None.

4. Administrative Updates & Discussion

Items No major updates.

4.a Town updates

4.b wrap up from Après Event

Event had 15 -17 total attendees. Nine of which were Town Council, PTRAB or Staff. Members commented that it was a good location, good food, and well organized but

it needs more/different outreach in hopes of getting additional attendees. Members suggested staff reach out to John Kenny to have him do a blast email Staff clarified how TOSV advertises, emails, outreach, etc. and always open to ideas. Board discussed that the fact that this location is expensive and next year we try new location and possibly an alternative event.

5. NON-AGENDA ITEMS & MEMBERS CONCERNS OR IDEAS

John Orton will be out next month.

Charlie Hess suggested a future discussion topic - other methods of outreach. We have a good newsletter.

Survey is open until Mid April - had 81 responses so far! Base Village Board - Info board - other locations?

Councilmember Fridstein gave a short rundown of major capital project with TOSV.

While discussing the Thursday Night Concert Series this Summer it was suggested that PTRAB have a table. Staff will look into logistics.

SVHOA has 85% of all the homes - then Pine, Horse Ranch, Fox Run, Etc... John Kinney would be the best resource. SFH Condos, TH and multifamily are separate.

Raffle idea - sign up to get notifications, enter the raffle, incentivizing / prize. purpose is to collect PT residence email/contact info. Build the base. Who are the PT residence and what do they care about...Survey.

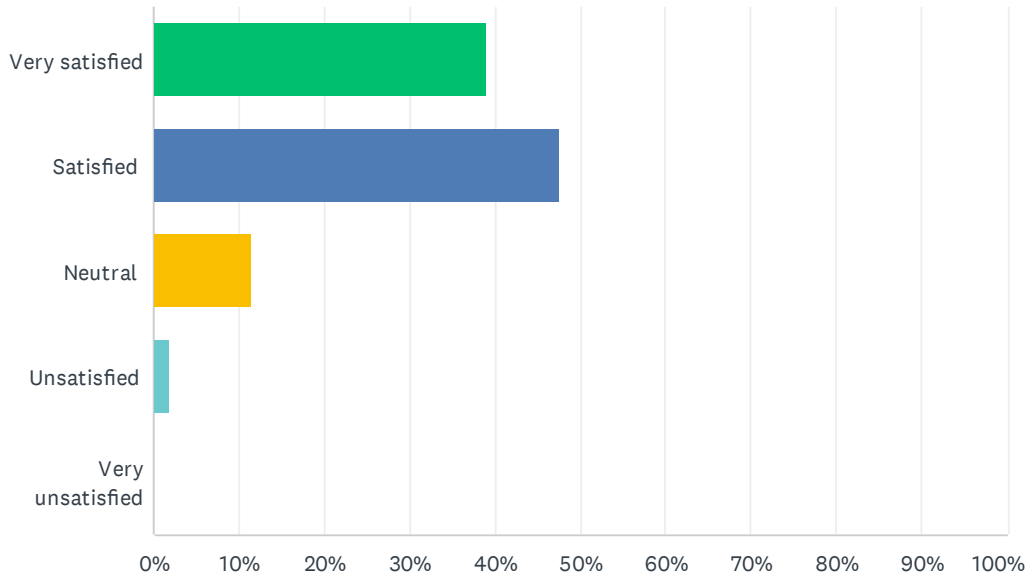
6. ADJOURNMENT

Michael Brizel motion to adjourn. Jeff Steinberg seconded. All in

favor. 4:14pm

Q1 How satisfied are you with your overall experience as a part-time resident of Snowmass Village?

Answered: 105 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very satisfied	39.05%	41
Satisfied	47.62%	50
Neutral	11.43%	12
Unsatisfied	1.90%	2
Very unsatisfied	0.00%	0
TOTAL		105

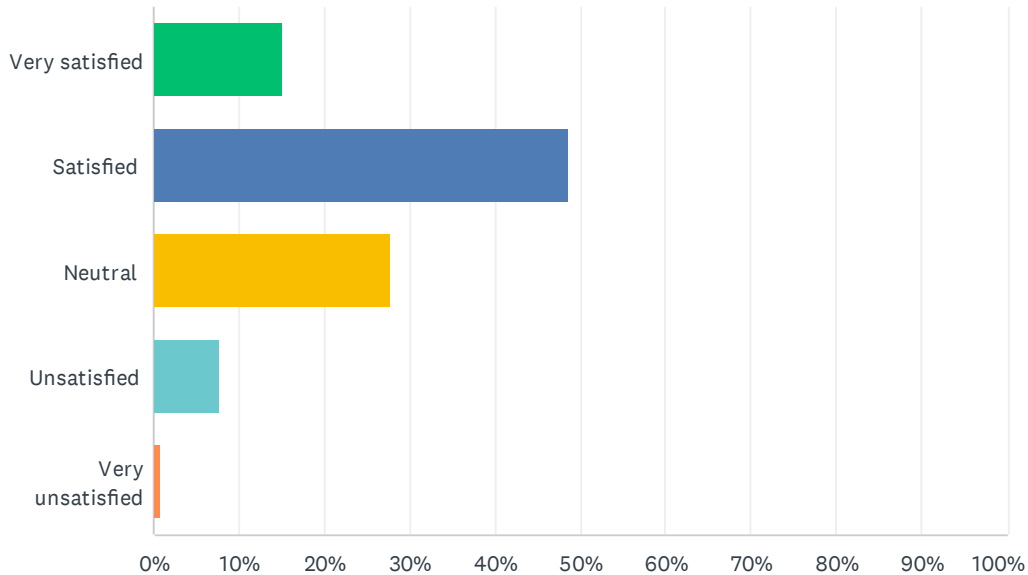
#	IF YOU ARE NOT SATISFIED, PLEASE SHARE WHY.	DATE
1	poor cell service. this is a major safety issue and frustration for people living in certain locations, including the Pines. This limits ability in certain areas of the slopes to immediately alert ski patrol. Also, accidents on roads, particularly during snow storms, can in many places not be reported.	4/6/2025 6:34 AM
2	As a homeowner, we have no formal say in township decisions.	4/4/2025 7:16 PM
3	There should be REASONABLY affordable parking in the village for those of us who spend 4-8 weeks per year there. I used to be able to buy a pass from TOSV for 50-80.00 to allow me to park from 1-16 lots (I don't recall exact #s) but because we own at One Snowmass they said can't do it (I was allowed to do this when I lived on Stellar Lane). Would like the option to be able to park up there on OCCASION	4/4/2025 3:29 PM
4	The constant threat of turning the parking lots that our condo uses into employee housing although there are many better options continues to be a problem and concern for us. It has been good to see more stores/shops/restaurants come back to the mall.	3/28/2025 4:58 PM
5	we do not have adequate access to a dumpster for trash deposit from our Woodrun home on	3/24/2025 1:35 PM

2025 Snowmass Village Part-Time Resident Sentiment Survey

	Edgewood Lane. Have to drive 6 miles to get rid of garbage. This is unacceptable.	
6	Was more satisfied before overbuilding of condos in the base area	3/22/2025 5:46 PM
7	Snowmass needs a long term calendar on the web with all the various events for both summer and winter. I find myself putting together a calendar from about 10 different web sources and combing the newspapers and magazines.	3/22/2025 2:27 PM
8	Need to improve Brush Creek and Owl Creek intersection. Also, the lines on the roads are all worn off and no reflectors, so really difficult driving at night.	3/15/2025 7:19 AM
9	Property taxes , I thought , were going to be , adjusted downward after last years tremendous increases.	3/11/2025 7:42 PM
10	Limited parking and high turn over in support staff due to lack of corporate housing makes for a sub par experience at times given the cost to own	3/11/2025 5:20 PM
11	I feel like part time residents have no say in the development and operation of the community.	3/11/2025 6:39 AM
12	Taxes are too high, especially for the amount of services owners receive. Regulation is too burdensome. You would have more tax revenue with lower rates and less regulation.	3/10/2025 6:40 PM
13	Upper parking lots are never plowed and day skiers take all of parking spaces.	3/10/2025 5:53 PM
14	Since my dad built the first house on View Ridge in 1968, we've felt a member of this community. We have always managed to hang onto the property by renting it a few times per year to cover expenses, that have grown considerably.	3/10/2025 5:28 PM
15	Parking in Summer is a mess - people coming here are way too pushy and entitled, starting fights while doing dumb things like setting up camp in spaces, "holding" spaces by standing in them and making other traffic go through so their person can arrive, etc.	3/10/2025 2:14 PM

Q2 How do you feel about the level of communication from the Town of Snowmass Village to part-time residents?

Answered: 105 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very satisfied	15.24%	16
Satisfied	48.57%	51
Neutral	27.62%	29
Unsatisfied	7.62%	8
Very unsatisfied	0.95%	1
TOTAL		105

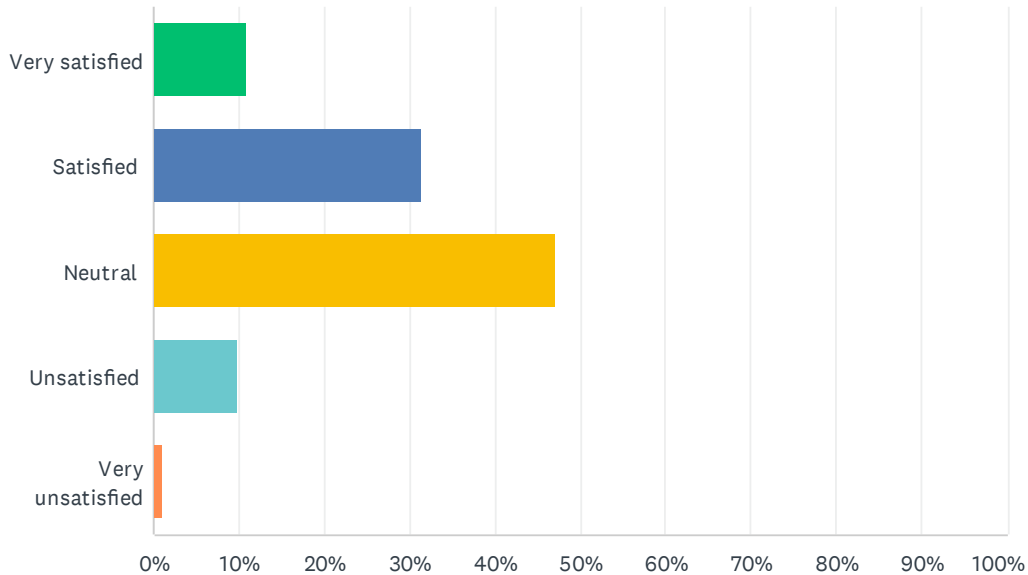
#	IF YOU ARE NOT SATISFIED, PLEASE SHARE HOW COMMUNICATION COULD BE IMPROVED.	DATE
1	We don't really hear anything direct.	3/28/2025 4:58 PM
2	Do not receive any information from the Town. Only information is from reading the paper.	3/22/2025 2:27 PM
3	Other than PTRAB (today for first time) and the newspaper, I don't feel like I hear anything	3/18/2025 6:20 PM
4	Zero transparency	3/13/2025 6:49 PM
5	We need much more information about road conditions and road repairs	3/12/2025 10:33 AM
6	I hear nothing from them know only what I read in the newspaper	3/11/2025 5:50 AM
7	I don't get any communication	3/10/2025 7:20 PM
8	I feel we have taxation without representation. I can't vote for you, yet you can regulate me in any way you desire.	3/10/2025 6:40 PM
9	I do not hear much from SV	3/10/2025 5:53 PM

2025 Snowmass Village Part-Time Resident Sentiment Survey

10	I don't received any communication from the village.	3/10/2025 5:41 PM
11	Communication seems adequate. Probably could be better, more frequent.	3/10/2025 3:09 PM
12	Only news I get is from Aspenl Times and Denver Post	3/10/2025 1:52 PM

Q3 How do you feel about the level of communication from the Part-time Residents Advisory Board (PTRAB) to part-time residents?

Answered: 102 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very satisfied	10.78%	11
Satisfied	31.37%	32
Neutral	47.06%	48
Unsatisfied	9.80%	10
Very unsatisfied	0.98%	1
TOTAL		102

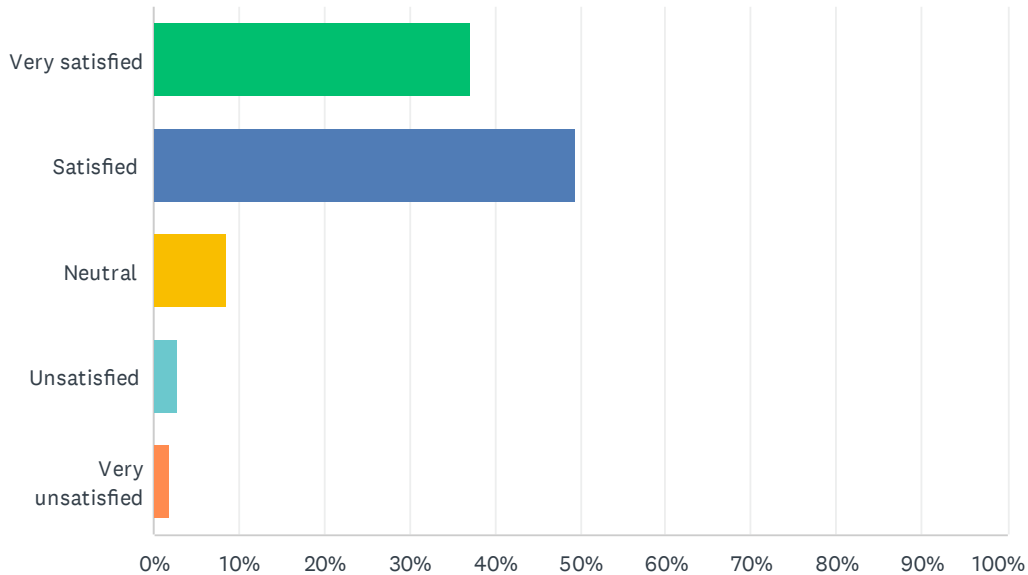
#	IF YOU ARE NOT SATISFIED, PLEASE SHARE HOW COMMUNICATION COULD BE IMPROVED.	DATE
1	don't know	4/4/2025 4:09 PM
2	We have never heard from this PTRAB.	3/28/2025 4:58 PM
3	Do not receive any information from the Town. Only information is from reading the paper. Is this because we do not have a mailing address? Why not have an email communication?	3/22/2025 2:27 PM
4	Haven't previously gotten any communication	3/19/2025 5:49 PM
5	Never heard of the board until this year	3/18/2025 6:20 PM
6	Answering Neutral because of my position with PTRAB.	3/18/2025 3:44 PM
7	Didn't even know it existed.	3/18/2025 6:24 AM
8	I have received no communication	3/11/2025 11:36 AM
9	Again. Nothing from them	3/11/2025 5:50 AM

2025 Snowmass Village Part-Time Resident Sentiment Survey

10	Unsatisfied during the attempt to build employee housing on the parking lots in front of the Timberline. Also unsatisfied that the Timberline was not allowed to modify their existing Maintenance building and expand existing employee apartments. Minimal to no footprint increase.. Unsatisfied that there is no housing for staff which results in hourly wages 10 times due to drive time. This increases cost of everything in the valley and Snowmass is very expensive for families.	3/10/2025 8:59 PM
11	I don't get any communication	3/10/2025 7:20 PM
12	Never heard of them.	3/10/2025 6:40 PM
13	Ditto	3/10/2025 5:53 PM
14	I don't receive any communication.	3/10/2025 5:41 PM
15	First I remember seeing any communication.	3/10/2025 5:28 PM
16	As above.	3/10/2025 3:09 PM
17	I don't get any information	3/10/2025 2:38 PM
18	I haven't heard of this Board.	3/10/2025 2:19 PM
19	Dont know much about it	3/10/2025 2:04 PM
20	Have never received anything from the board	3/10/2025 1:52 PM
21	i do not think i have ever received anything from PTRAB	3/10/2025 1:29 PM

Q4 How satisfied are you with the availability and quality of local services (e.g., water, waste management, public safety)?

Answered: 105 Skipped: 2



ANSWER CHOICES	RESPONSES	
Very satisfied	37.14%	39
Satisfied	49.52%	52
Neutral	8.57%	9
Unsatisfied	2.86%	3
Very unsatisfied	1.90%	2
TOTAL		105

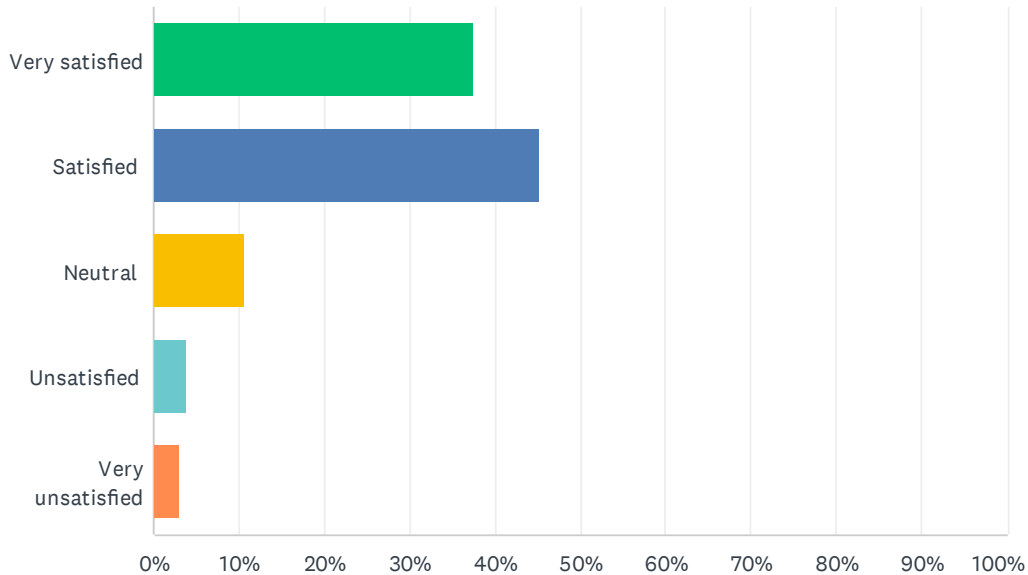
#	IF YOU ARE NOT SATISFIED, PLEASE SHARE HOW THIS COULD BE IMPROVED.	DATE
1	I currently have storm/mountain runoff challenges on my property that the town of Snowmass has not addressed a permanent repair.	4/7/2025 10:47 AM
2	There is no plastic recycling (PET soft drink bottles). This is not that hard to organize. We get charged for plastic bags at the grocery but have no where to dispose of PET for recycling.	4/6/2025 6:34 AM
3	Although we have not heard back from anyone as to whether the village can finally do some requested work on Oak Ridge Road to widen the pavement in areas where possible. It is a two-way road, but cars frequently have to drive off-pavement to pass one another, and the dirt shoulders dip and get recessed (filling the shoulders with gravel is temporary, as the filler gets easily dispersed), sometimes getting stuck — residents made requests a few years ago, got the issue on a list of priorities, and we haven't heard back again for several years — maybe this comment should be under Question 5 below	4/5/2025 10:12 AM
4	There is no garbage shed on Wood Road. There are not enough mailboxes for all the homeowners.	4/4/2025 7:16 PM
5	I have had a water leak of some kind that came onto my driveway reported many times last	4/4/2025 4:09 PM

2025 Snowmass Village Part-Time Resident Sentiment Survey

	summer we will see this summer with work done along Farawasy if it is resolved	
6	see comments above in #1	3/24/2025 1:35 PM
7	We have an eroding mud issue in Horse Ranch and SMV and Water District refuse to work together to solve major safety issue.	3/18/2025 6:24 AM
8	The lack of trash pick up at homes is a problem.	3/11/2025 6:39 AM
9	They should be collecting food scraps and composting and limiting single use plastic	3/10/2025 7:20 PM
10	The garbage for dropping it myself two weeks a year is like \$600	3/10/2025 1:34 PM
11	Permitting is cumbersome, time consuming & of course expensive	3/10/2025 1:01 PM

Q5 How satisfied are you with the local transportation options (e.g., shuttle service, multimodal, road maintenance)?

Answered: 104 Skipped: 3



ANSWER CHOICES	RESPONSES	
Very satisfied	37.50%	39
Satisfied	45.19%	47
Neutral	10.58%	11
Unsatisfied	3.85%	4
Very unsatisfied	2.88%	3
TOTAL		104

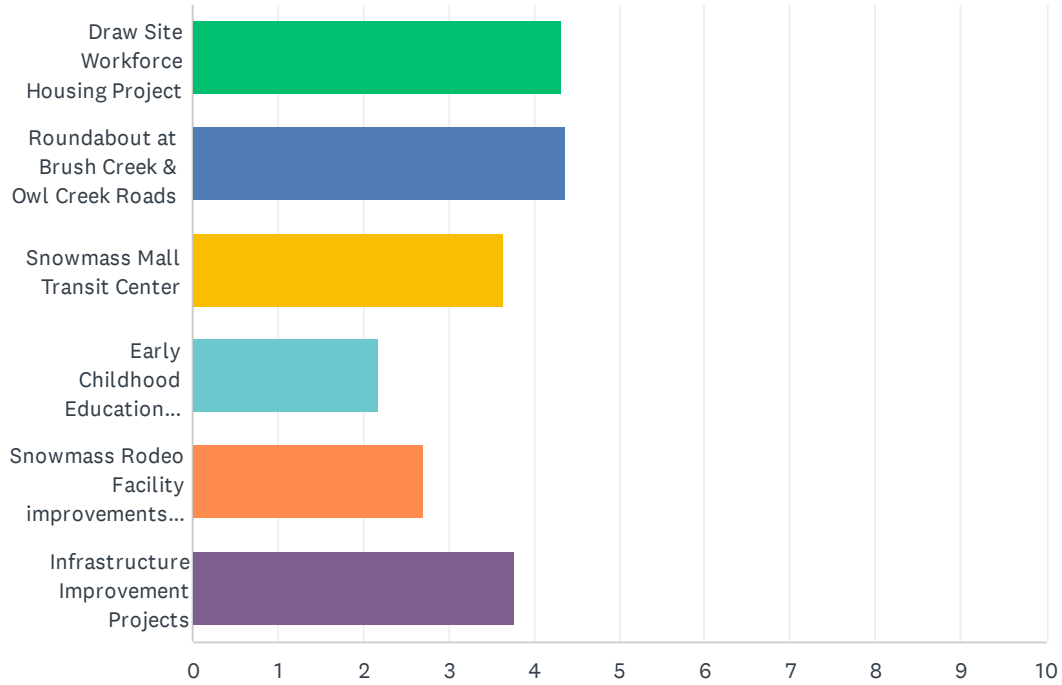
#	IF YOU ARE NOT SATISFIED, PLEASE SHARE WHY,	DATE
1	See comment to question 4 — I am very satisfied EXCEPT as it pertains to maintenance/improvement , for safety purposes , of Oak Ridge Road — a group of Oak Ridge Road residents met a few years ago with the Snowmass Public Works department reps	4/5/2025 10:12 AM
2	need to extend call up RFTA shuttle service further up Faraway Rd and Wood Rd so residents aren't walking down roads in the dark which is dangerous with no sidewalk	4/4/2025 2:16 PM
3	Need more direct bus transit times from Snowmass to Highlands. If the skico doesn't want people to park, make it easier to get a bus without a transfer	3/18/2025 6:20 PM
4	Road maintenance with road striping is very poor.	3/15/2025 7:19 AM
5	I live at the end of Horse Ranch Road. Why does the town bus stop only half way up the hill. There is plenty of roadway for the town bus to come all the up. This can easily be set up for an "on call service".	3/11/2025 5:56 AM
6	Wish the shuttle service would come up Faraway Rd	3/10/2025 7:54 PM

2025 Snowmass Village Part-Time Resident Sentiment Survey

7	We don't need more buses, shuttles, multimodal, etc. Just fix the potholes.	3/10/2025 6:40 PM
8	Again parking lots not plowed	3/10/2025 5:53 PM
9	all good, Just need to keep dial-a-ride going, as we're outside the bus service area.	3/10/2025 5:28 PM
10	Transportation system has been excellent.	3/10/2025 3:09 PM
11	Wish shuttle went farther up Wood Road	3/10/2025 12:33 PM
12	No shuttle service to my house on Bridge Lane. Dial a Ride is not a very good alternative.	3/10/2025 12:01 PM

Q6 Snowmass Village is currently working on several projects. Please rank these in order of importance to you.

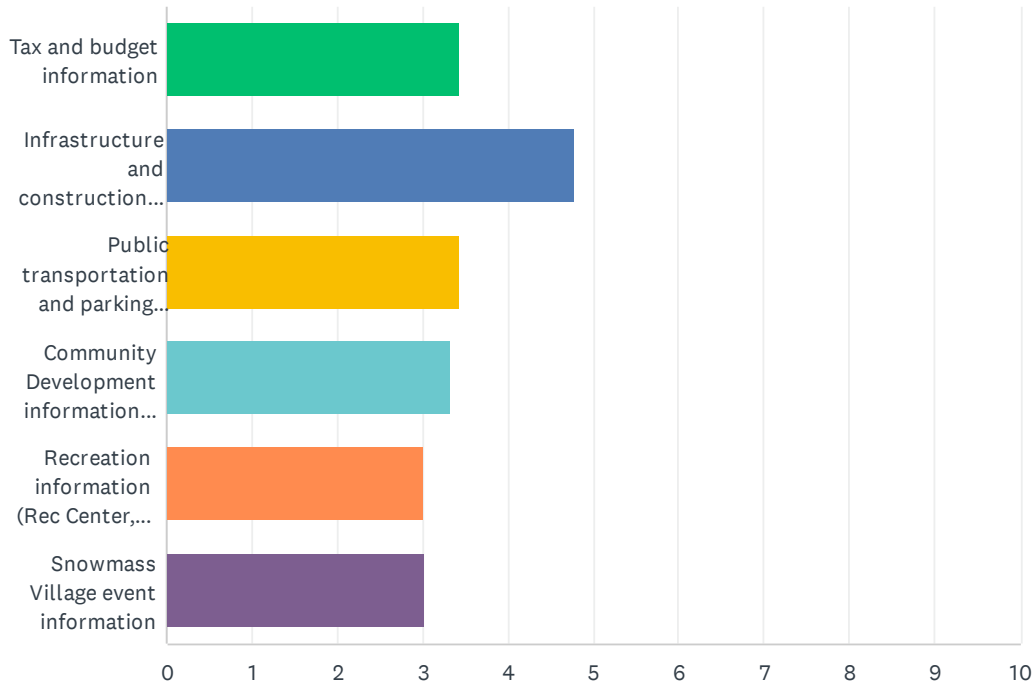
Answered: 104 Skipped: 3



	1	2	3	4	5	6	TOTAL	SCORE
Draw Site Workforce Housing Project	35.58% 37	17.31% 18	14.42% 15	15.38% 16	10.58% 11	6.73% 7	104	4.32
Roundabout at Brush Creek & Owl Creek Roads	28.85% 30	25.00% 26	18.27% 19	17.31% 18	4.81% 5	5.77% 6	104	4.38
Snowmass Mall Transit Center	10.58% 11	21.15% 22	24.04% 25	17.31% 18	20.19% 21	6.73% 7	104	3.64
Early Childhood Education Center at Little Red Schoolhouse	0.96% 1	4.81% 5	7.69% 8	20.19% 21	29.81% 31	36.54% 38	104	2.17
Snowmass Rodeo Facility improvements at Town Park	5.77% 6	9.62% 10	17.31% 18	13.46% 14	25.00% 26	28.85% 30	104	2.71
Infrastructure Improvement Projects	18.27% 19	22.12% 23	18.27% 19	16.35% 17	9.62% 10	15.38% 16	104	3.77

Q7 Please rank which types of Town information is most important for you to receive.

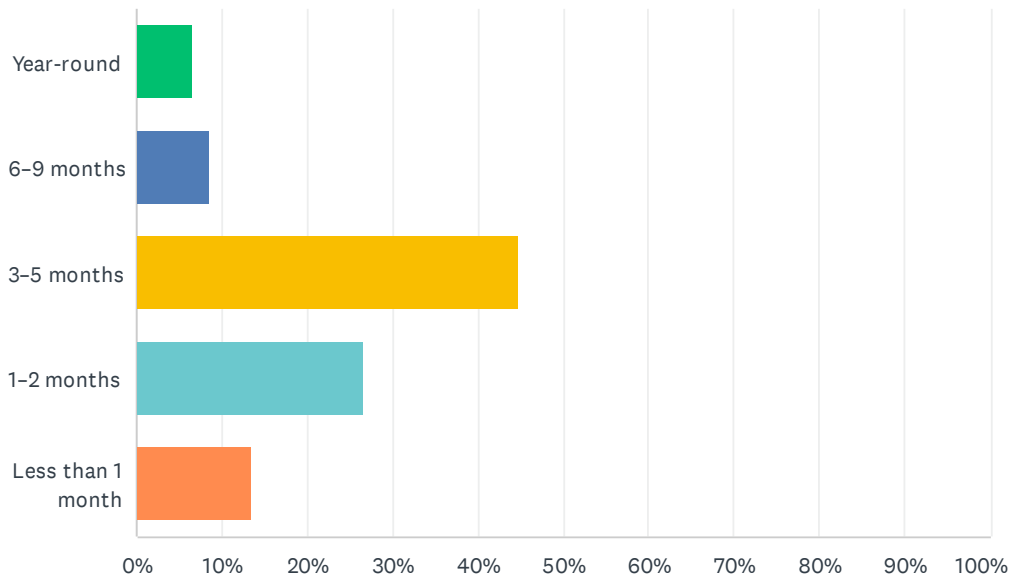
Answered: 98 Skipped: 9



	1	2	3	4	5	6	TOTAL	SCORE
Tax and budget information	21.43% 21	14.29% 14	14.29% 14	9.18% 9	17.35% 17	23.47% 23	98	3.43
Infrastructure and construction information	35.71% 35	26.53% 26	24.49% 24	8.16% 8	3.06% 3	2.04% 2	98	4.78
Public transportation and parking information	11.22% 11	13.27% 13	26.53% 26	18.37% 18	18.37% 18	12.24% 12	98	3.44
Community Development information (development, building, zoning, etc.)	9.18% 9	18.37% 18	17.35% 17	22.45% 22	15.31% 15	17.35% 17	98	3.32
Recreation information (Rec Center, bikes, trails, etc.)	8.16% 8	10.20% 10	12.24% 12	27.55% 27	27.55% 27	14.29% 14	98	3.01
Snowmass Village event information	14.29% 14	17.35% 17	5.10% 5	14.29% 14	18.37% 18	30.61% 30	98	3.03

Q8 How often do you visit Snowmass Village during the year?

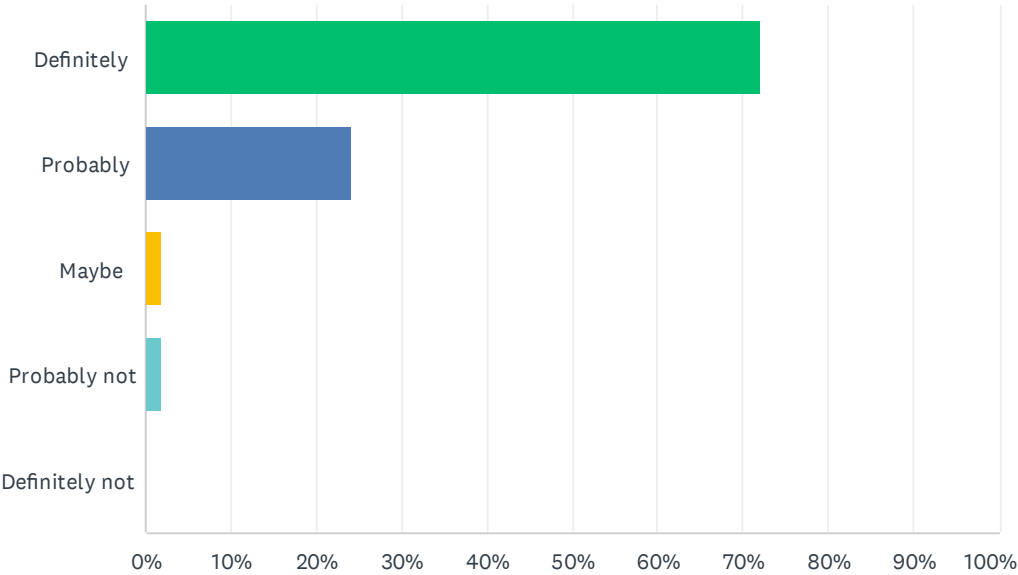
Answered: 105 Skipped: 2



ANSWER CHOICES		RESPONSES	
Year-round		6.67%	7
6-9 months		8.57%	9
3-5 months		44.76%	47
1-2 months		26.67%	28
Less than 1 month		13.33%	14
TOTAL			105

Q9 Would you recommend Snowmass Village to others as a place to live or visit?

Answered: 104 Skipped: 3



ANSWER CHOICES	RESPONSES	
Definitely	72.12%	75
Probably	24.04%	25
Maybe	1.92%	2
Probably not	1.92%	2
Definitely not	0.00%	0
TOTAL		104

Q10 Are there any specific key issues that you would like PTRAB to address?

Answered: 36 Skipped: 71

#	RESPONSES	DATE
1	Cell service and PET plastic recycling	4/6/2025 6:34 AM
2	We hope the development of new housing in Base Village will lead to expansion of retail & restaurants , and an overall increased vibrancy	4/5/2025 10:12 AM
3	We are pretty happy, as you can tell from this survey	4/5/2025 9:13 AM
4	I continue to be shocked that the SkiCo does not have a discounted lift ticket for homeowners, since they took away the classic pass.	4/4/2025 7:16 PM
5	Trash depository on wood road	4/4/2025 5:15 PM
6	parking options	4/4/2025 3:29 PM
7	light pollution from new and existing buildings. Snowmass center is currently horrible.	4/4/2025 3:09 PM
8	I think the town needs to allow and approve with less red-tape and long drug out processes more employment housing via large scale apartment buildings. The town/valley needs housing for it to thrive and all I ever hear of are barriers, bloated environmental concerns and bureaucracy. A couple of large scale apartment buildings will not hurt, nor tarnish the beauty of the area. And, having more people able to find housing only adds value that will lead to a greater town and valley.	4/4/2025 1:35 PM
9	Taxes way too high. Absurd	4/4/2025 12:50 PM
10	Don't take away parking for building. Use Krabloonik area for employee housing.	3/29/2025 11:01 AM
11	Stop overbuilding millionaire housing and build affordable housing. Snowmass is becoming unaffordable to live like Aspen. Also the Village Express should NOT be converted to a 10 person gondola. A hybrid gondola/chairlift is acceptable. Residents/visitors don't want to take their skis off when in ski in/ski out accommodation's. Thank you.	3/22/2025 5:46 PM
12	Continue growing and supporting the arts!	3/22/2025 2:27 PM
13	Mud issue in Horse Ranch	3/18/2025 6:24 AM
14	My wife and I do not support employee housing or any other development in the parking lots.	3/15/2025 1:29 PM
15	Lower taxes	3/11/2025 7:42 PM
16	Maintaining the village like culture that is so unique to Snowmass and following town guidelines for workforce housing and other projects to protect Snowmass.	3/11/2025 6:22 PM
17	Employee housing	3/11/2025 11:28 AM
18	The address for some houses on Wood Road are not visible to delivery services like UPS. More POBoxes are needed. A more convenient trash solution is required on wood road.	3/11/2025 6:39 AM
19	For #6 #7 above, you didn't explain what each of these choices are?	3/11/2025 5:56 AM
20	Employee housing to help retain seasonal workers. Hourly wages are 10 times higher and drive costs up everywhere	3/10/2025 8:59 PM
21	Employee housing	3/10/2025 7:54 PM
22	While I understand employee housing is a challenge, the parking lots on Carriage Way are already insufficient. Please ensure they are no longer being considered for employee housing.	3/10/2025 7:32 PM
23	Single use plastic. Especially on the mountains. They have dishwashers. They use to have all food on reusable plates cups silverware. And they should be food scraping	3/10/2025 7:20 PM

2025 Snowmass Village Part-Time Resident Sentiment Survey

24	In item 6 above, only infrastructure and road maintenance should be done by government. All other functions including daycare centers, employee housing, transit and busing should be privatized.	3/10/2025 6:40 PM
25	Fix the upper parking lots, cover them to keep off snow. Consider more charging stations for future use	3/10/2025 5:53 PM
26	Owner parking permits should cost less, or even free. We are paying taxes and often providing parking income from our renters.	3/10/2025 5:41 PM
27	Decisions on short term rental property rules should be neighborhood-specific - perhaps by HOA? Our home would not compete with any hotel, since we are not within walking distance of the mall or mountain.	3/10/2025 5:28 PM
28	Affordability, limited growth and development. SkiCo interactions	3/10/2025 3:09 PM
29	Improved communication; method/forum to voice our concerns as part-time resident	3/10/2025 2:38 PM
30	Again the parking issue in the Carriage Way lots	3/10/2025 2:14 PM
31	Extend on call bus service to upper faraway rd	3/10/2025 2:04 PM
32	Short term rentals are very important to the TOSV. Do not restrict these type of rentals.	3/10/2025 2:02 PM
33	living for workers	3/10/2025 1:52 PM
34	Day skier parking should be separate from homeowner parking lots	3/10/2025 1:40 PM
35	Why two HOA's?????? Horse Ranch and SMV	3/10/2025 1:34 PM
36	the town is considering the construction of housing in lots 11 & 12 which is ruin views of condo owners at the top of snowmelt road and make parking even worse that it is now.	3/10/2025 1:29 PM

Q11 Would you like to become more involved in PTRAB? If yes, please share your contact information below.

Answered: 11 Skipped: 96

#	RESPONSES	DATE
1	no. Thaks for the efforts of those who are involved.	4/6/2025 6:34 AM
2	Yes, Luke Shimp, 651-336-2179 or Luke@RedCowMN.com	4/4/2025 1:35 PM
3	debrasabrsula@me.com	3/22/2025 2:27 PM
4	Steven Cantrell 49 Rockwood Forest Hill scantrellod@gmail.com Wildwood, MO 63025 Cell: 314 578-2119	3/10/2025 8:59 PM
5	Janice kaplan 914-441-1447 Kaplanjanice@aol.com	3/10/2025 7:20 PM
6	No, I would like to register my objection to the existence of PRTAB. I view it as controlled opposition.	3/10/2025 6:40 PM
7	Possibly James Gesler 1400 Hunt Club Dr Wooster, OH 44691 Gynor@aol.com 330-465-7118	3/10/2025 2:38 PM
8	John Hall 10111 Inverness Main St #431 Englewood, CO 80112 Also The Timberline #302 sabre2flyer@hotmail.com 9704852752	3/10/2025 2:14 PM
9	James Wynne wynnejc3@gmail.com	3/10/2025 2:02 PM
10	No	3/10/2025 1:52 PM
11	Christinemunn15@gmail.com	3/10/2025 1:40 PM