

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

April 19, 2023

Members Present:

Brian Marshack, Chairman
Matthew Dube, Vice Chairman
Jim Gustafson
Stan Clauson
David Seglin
Elsese Denis

Staff Present:

Dave Shinneman
Jim Wahlstrom
Virginia Baker

Members Absent:

Doug Faurer

Others Present:

Call to order: The meeting was called to order at 4:03 p.m. by Brian Marshack, Chairman.

Item 1: Approval of March 15, 2023, Meeting Minutes:

The Minutes from the 3/15/2023 meeting was brought up for approval. Matthew Dube, Vice Chairman, made a motion to approve, second by Jim Gustafson and approved unanimously.

Item 2: Discussion of ADU/AEU/ACU:

Jim Wahlstrom opened with a recap of the previous discussion on ADUs. Gus brought up the idea of Floor Area either allowing more or fitting it in what is already allowed. Dave emphasized this is a significant decision. Dave brought up that there is proposed legislation from Governor Polis addressing regarding housing and ADU's. Matthew, Vice Chair spoke to today's news as well, specifically that rural resort communities may be exempt from the proposed legislation.

Brian, the Chair, complimented Jim on the comparison chart he created, which was easy to comprehend. Brian, Chair, continued by pointing out Aspen currently allows a detached ADU from the principal dwelling.

Gus added that Town of Snowmass Village (TOSV) allows for detached units but that some HOAs do not, thus a conflict per Gus. Dave replied, the Town Code could be more restrictive and would supersede HOA rules in that case, but that an HOA rule could be more restrictive, but the HOA would have to enforce this. Staff will continue to work with HOAs on projects.

Matthew, Vice Chair, if we should even be discussing detached units? if the Town does not allow it. Dave said detached units are allowed if part of a garage, above or beneath. Gus asked if there will be detached units. Dave said an amendment could help to provide more clarity.

Jim asked the Planning Commission members what their thoughts are on a unit next to a garage. Else expressed that she is not comfortable with a blanket statement. Matthew, Vice Chair, said that the HOA could enforce their own regulations. Brian, Chair, said that a detached unit frees up design options. Brian, Chair, also stated that he hopes to keep ADU regulation as a local matter. Stan said there should be restrictions with regards to a detached ADU with a garage.

Gus brought up if the intent is to integrate workforce ADU housing into the community, then floor area should be a bonus/incentive. Dave explained the current use regulations are addressed under the home occupation code. Additional clarity on this issue could be a part of any amendments proposed. Gus returned to the idea of increased floor area.

Dave expressed he would like to see all AEUs/ACUs combined under one ADU code with similar square footage and other conditions/ restrictions. Jim added this would allow the community to support more employee housing.

Brain, Chair, agreed with Dave that all units should be combined under one code, and this makes it easier for the applicant, as well. Brian also mentioned the possible floor area bonus and tax benefits.

Gus brought up what exactly would constitute a kitchen. Gus also suggested there should be a separate entrance and no interior entry (to the primary house) as requirements. Brian suggested the utilities should be discussed if they should be separate too. Brain said we need to draft a resolution and review it before opening to public comment.

Dave restated the items to discuss, combine all units under one code, possible floor area incentive, possible use definitions, maximum allowed square footage and how this might relate to the floor area excise tax, no STRs, only one ADU per lot, separate entrance, no internal entry, kitchen, full bath and lastly minimum of three months rental.

Matthew brought up parking for the units. Dave stated the current code/regulation is for one parking spot per bedroom.

Item 4: Community Development Director Updates: Dave Shinneman gave an update on the Transit Center regarding the Town Council meeting. Although currently denied, there is an option to revisit within a year with a new or modified plan. Dave also reported that the Parking Code amendments passed.

Dave Shinneman said the next Planning Commission meeting is on May 3, 2023.

Brain, Chair made a motion to adjourn, second-by Elese.

The meeting was adjourned at 5:11 P.M.