

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

April 3, 2024, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Stan Clauson
David Seglin
Doug Faurer
Elsese Denis

Staff Present:

Dave Shinneman
Jim Walstrom
Ashleigh Huff
Betsy Crum

Members Absent:

Matt Dube

Others Present:

Call to order: The meeting was called to order at 4:00pm and roll was called. Matt Dube was absent.

Item 1: Approval of February 21, 2024, Meeting Minutes:

The Minutes from the 2/21/2024 meeting were brought for approval. Commissioner Clauson motioned to approve, seconded by Commissioner Denis and approved by all commissioners except Commissioner Gustafson who abstained.

Item 2: AEU Code Changes:

Jim Walstrom, Senior Planner, introduced the discussion of amendments to regulations regarding accessory employee units (AEUs) and accessory dwelling units (ADUs).

Commissioners asked clarifying questions on proposed code changes. Commissioners discussed whether managers' units could be accessory employee units (AEUs). Clarification was needed to ensure that managers' units were considered AEUs themselves and not separate units that could have additional AEUs attached.

Commissioners discussed the registration process for AEUs and the need for clear regulations regarding maximum floor area limits. Commissioners emphasized the importance of enforcement mechanisms, such as deed restrictions and restricted housing agreements, for AEUs exceeding floor area

caps. Commissioner Gustafson clarified which height measurement standards would be used.

There was discussion over the treatment of preexisting accessory units, particularly in duplex zones. Commissioners questioned whether AEU's could be added to duplexes and suggested potential changes to regulations to allow for this though no changes were ultimately proposed.

Commissioners expressed concerns about the complexity of negotiating rental rates and terms for AEU's, with suggestions to ensure uniformity and flexibility. Besty Crum, Housing Director, spoke on the complexity of rental rate assessments. The discussion touched on penalties for non-compliance, including adjustments based on previous floor area excise tax payments. Finally, there were suggestions to clarify language regarding caretakers and exclude animals from the definition of those cared for by caretakers.

Dave Shinneman, Community Development Director, stated that staff had a resolution drafted and recommended approval and read through the wording changes proposed.

Commissioner Gustafson motioned for approval of the Resolution with the Commissioners' requested amendments. Seconded by Commissioner Denis. All in favor, none opposed.

Item 3: Community Development Director Updates

- The next item will be the Workforce Housing master plan modification request and will be heard in May.
- Ski Co minor PUD amendment to the PUD guide was approved by the Town Council. Discussion of Skittles lift improvements was a concern.
- Special review on Lynn Britt Cabin under the current PUD guide is under Review and will be coming to the Commission in May or June.
- No meeting April 17th – Next Meeting in May most likely May 15th.

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

The meeting was adjourned at 5:29 P.M.