



**Town Council
Monday, March 17, 2025
4:00 PM**

**Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. CALL TO ORDER

2. ROLL CALL

3. PROCLAMATIONS AND PRESENTATIONS

3.A. National Donate Life Month Proclamation

[3A 25-01 National Donate Life Month Proclamation.pdf](#)

4. PUBLIC COMMENT

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

5. CONSENT AGENDA

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2025 Agenda Overview

[5A 2025 Agenda Overview.pdf](#)

5.B. Minutes for Approval

[5B 1 02-03-25 TC Minutes - DRAFT.pdf](#)

[5B 2 02-10-25 TC Minutes - DRA.pdf](#)

5.C. Resolution in support of Town's DOLA EIAF Grant Application for Little Red Schoolhouse

[5C 1 Agenda Item Summary - DOLA EIAF Grant Application for Little Red Schoolhouse.pdf](#)

[5C 2 Resolution No. 14, 2025- LRSH Grant Application.pdf](#)

6. PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

8. ADMINISTRATIVE REPORTS

8.A. Draw Site Review

[8A Agenda Summary Draw Site Owners Review.pdf](#)

[8A Attachment A - Draw Site Option 6 and 6A Renderings.pdf](#)

9. TOWN COUNCIL REPORTS AND ACTIONS

Reports and Updates

10. ADJOURNMENT

**TOWN OF SNOWMASS VILLAGE
MAYORAL PROCLAMATION NO. 1
SERIES OF 2025**

**A PROCLAMATION
National Donate Life Month**

Whereas, April 2025 is the **22nd Annual National Donate Life Month**, a time to raise awareness for organ, eye, and tissue donation, encourage Americans to register as donors, and honor those that have saved and healed lives through the gift of donation; and

Whereas, 95% of Americans support organ donation, but only 48% register; yet 1 donor can save up to 8 lives through organ donation, save and heal more than 75 lives through tissue donation, and help restore sight in up to 2 people through cornea transplants; and

Whereas, Colorado has led the nation with more than 2/3 of Coloradans selflessly registering to be organ, eye, and tissue donors at the DMV; and

Whereas, In Colorado in 2024, a record 311 heroic organ donors provided 947 life saving transplants; and 1,860 heroic tissue donors saved and healed nearly 144,000 individuals through tissue grafts; and

Whereas, Registering gives hope to the 1,300+ people waiting for a life saving organ transplant in Colorado, while compassionately celebrating donors and their families for giving the gift of life; and

Whereas, Organ, eye and tissue donation is only possible with our communities and partners coming together for one united purpose. Saying “Yes” to be an organ, eye, and tissue donor is not just checking a box, it is saving and healing lives.

NOW, THEREFORE, we, the Town of Snowmass Village Council, by virtue of the authority vested in us by the laws of Town of Snowmass Village and Colorado, do hereby proclaim April 2025 as National Donate Life Month.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Snowmass Village, Colorado to be affixed this 17th day of March 2025.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

2025 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Summer – Water Plant Tour with Darrell Smith & Kit Hamby
- In 2025 - Town Attorney and Town Clerk provide an Ordinance to Review Town Ordinances – Required every five years since 1994 Re-codification Adoption per the Town Charter. See Ord 19, Series 2020 as example.

Monday March 10 – Work Session

- Municipal sign code 101
- Housing Review; waiting list review
- Smiling Goat Ranch Request
- Transit Center Next Steps

Monday March 17 – Regular Meeting

- National Donate Life Month Proclamation
- Reso reinstating SMV Building Authority for Snowmass Center COPs
- RES supporting Town's application for DOLA EIAF Grant for Little Red Schoolhouse
- Draw Site Review
- Discussion RE: Workforce Housing Land Use Code Review process amendment
- Lighting Code 1st Reading

Tuesday March 18- Goal Setting 9:00- Noon

Monday April 7 – Regular Meeting

- Youthzone update – Jami Hayes & Ali
- Summer event overview or 4/14/25
- Town Attorney Update
- Reso for CGRB recommendations and distribution of funds
- Adopt Grant Criteria for 2025-26 grant Cycle
- Draw Site Review
- 2024 Financial Year End Review and first reading of Ordinance
- Goal Setting
- Ord Authorizing COP Financing 1st reading
- Ratify the appointments to the SMV Building Authority

Monday April 14 – Work Session

2025 DRAFT Agenda Overview

-

Monday April 21 – Regular Meeting

- Second Reading Financial Review/ year end Ordinance
- Owl/Brush Roundabout Review
- Ord Authorizing COP Financing 2nd reading
-

Monday May 5 – Regular Meeting

Monday May 12 – Work Session

EOTC – Thursday May 15 4-6pm – Town of Snowmass Village

Monday May 19 – Regular Meeting

Monday June 2 – Regular Meeting

- Senator & Rep Visit?
- Exec Session – personnel – performance reviews

Monday June 9 – Work Session

-

Monday June 16 – Regular Meeting

- Exec Session – personnel – Performance reviews

Monday July 7 – Regular Meeting

Monday July 14 – Work Session

Monday July 21 – Regular Meeting

Monday Aug 4 – Regular Meeting

- Discussion regarding community survey
- Town Attorney Update

Monday Aug 11 – Work Session

Monday Aug 18 – Regular Meeting

- EOTC Budget/work plan – Linda DuPriest

EOTC – Thursday August 14 4-6pm – Pitkin County

Tuesday Sept 2 – Regular Meeting

Monday Sept 8 – Work Session

Monday Sept 15 – Regular Meeting,

2025 DRAFT Agenda Overview

Monday Oct 6 – Regular Meeting

- Budget
- Town Attorney Update

Monday Oct 13 – Work Session

- Budget

Monday Oct 20 – Regular Meeting

- POST Grant Ord – 1st reading?
- Budget – Comments from FAB

EOTC – Thursday October 23 – City of Aspen

Monday Nov 3 – Regular Meeting

- GID Meeting - Adopting the GID Budget
- Budget Adoption
- POST Grant – 2nd reading

Tuesday Nov 10 – Work Session

Monday Nov 17 – Regular Meeting

- B & C Applications

Monday Dec 1 – Regular Meeting

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 8 – Special Meeting

- GID Meeting – set Mill Levy
- B & C Discussion

Monday Dec 15 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Tourism – quarterly updates
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB

2025 DRAFT Agenda Overview

- Planning

1



**Town Council
Town Council Meeting Minutes
Monday, February 3, 2025**

4:00 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday February 3, 2025, at 4:00 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at any time.

1) CALL TO ORDER

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson and Cecily DeAngelo.

Council Members Absent: Susan Marolt.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; Julia Theisen, Tourism Director; Don Davis, Chief Technology Officer; Sam Guarino, Transportation Director; Mike Metheny, Chief Building Official; Sara Nester, Business Code Compliance Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell, Jay Shumaker, Jenny & Cooper Howard, Bill & Deidre Boineau, John Kenny, Paul Taddune, Elise Wolf, Rana Dershowitz, Bill Kyriagis, Rob Wilberger, Dwayne Romero and Skylar Stark-Ragsdale. Online: Brad Schacht, Darren Duroux, John Nolan, Gene Burrows and Alex Jauch.

3) PROCLAMATIONS AND PRESENTATIONS

36
37
38
39
40
41
42
4) **PUBLIC COMMENT**

Bill Boineau - On the Board of the Snowmass Western Heritage Association – Requested that Council consider cost sharing with rodeo for lighting around the entrance, improved Bathrooms, and fencing. They see a need for additional fencing and lighting near pens. Could Council discuss at a future meeting?

43
44
45
46
5) **CONSENT AGENDA**

5.A) 2025 Town Council Draft Agenda

[5A 2025 Agenda Overview.pdf](#) 

5.B) Ordinance No. 2, 2025 - adopt 2024 Model Traffic Codes - 1st Reading

[5B 1 Agenda Item Summary - MTC.pdf](#) 

[5B 2 Ord No. 2-2025 - Model Traffic Code Adoption.pdf](#) 

[5B 3 Model Traffic Code Adoption - Exhibit A.pdf](#) 

5.C) Ordinance No. 3, 2025 - Conform Penalty Provisions with State Law - 1st Reading

[5C 1 Agenda Item Summary - Penalty Provision.pdf](#) 

[5C 2 Ord No. 3-2025 - Penalty Provisions Conforming to State Law.pdf](#) 

5.D) Ordinance No. 4, 2024 - Budget appropriation for County Club Townhome unit - 2nd Reading

[5D 1 Agenda Item Summary - Ordinance No. 4, 2025- 2nd Reading-CCTH #19.pdf](#) 

[5D 2 Ordinance 4, 2025 - 2nd Reading-Budget Revisions 2025 -Purchase CCTH #19.pdf](#) 

Councilmember Fridstein motioned to approve the Consent Agenda. Councilmember Gustafson seconded. Roll Call Vote - all in favor. Councilmember Marolt absent.

6) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

6.A) [Divide "SHOP" Workforce Housing/Aspen Skiing Company - Sketch Plan Application](#)

[6A 1 Agenda Item Summary Divide Workforce Housing.pdf](#) 

[6A 2 Attachment A - PC Reso No. 1 of 2025 SHOP Workforce Housing final - signed.pdf](#) 

[6A 3 Attachment B - PC Staff Report, 01222025 Divide Workforce Housing Major PUD Amend.pdf](#) 

[6A 4 Attachment C - 2024-11-22 Sketch Plan application.pdf](#) 

[6A 5 Attachment D - 2024-11-21 SHOP Sketch Plan Exhibits revised.pdf](#) 

[6A 6 Attachment E - Referral Comments, SHOP Workforce Housing.pdf](#) 

[6A 7 Attachment F - SHOP Public Comment.pdf](#) 

[6A 8 Attachment G - draft Reso No. XX of 2025 SHOP Workforce Housing.pdf](#) 

[6A 9 Attachment H - The Divide at Snowmass Transportation Impact Analysis Addendum 01-02-25.pdf](#) 

76
77 Senior Planner Brian McNellis summarized the project and where it is in the planning process.
78 Applicant has submitted the Sketch Plan. If approved, then it will go to Preliminary and then
79 Final. McNellis briefly described location, the existing facilities plus original development plan
80 and the applicants request for a change to the PUD. Community Development Director Dave
81 Shinneman clarified for Council that an approval of the Resolution is not an approval of plan,
82 construction or PUD, it is an authorization to move forward to Preliminary Plan. The Planning
83 Commission is recommending it for approval of the Sketch Plan.

84
85 Representing the applicant, Heather Henry, VP of Housing & Childcare for AspenOne, Elise
86 Wolf from Connect One, Rob Wilberger with EV Studio presented materials from the packet and
87 highlighted aspects of the project. The team went into great detail on need for housing, typical
88 employee for this housing, location, parking, potential building materials and architecture, and
89 view lines from close neighbors.

90
91 Council comments and concerns included parking, transportation, infrastructure for location,
92 public comments concerns, relation to Comp Plan, storage, and safety on Divide road with
93 increased bike, pedestrian and car traffic.

94
95 Public Comments:

96
97 Gideon Kaufman – attorney on behalf of Bill Helm, Spruce Lodge Trust and Jan Martin. Read a
98 statement had concerns for project regarding light pollution.

99
100 Paul Taddune – attorney on behalf of Snowmass Homeowners Association. Shared comments
101 in opposition to the project.

102
103 Bill Kyriagis – attorney on behalf of Divide HOA. Shared concerns and opposition to the project.

104
105 Gene Burrows – resident, on behalf Snowmass HOA. Shared concerns and opposition to the
106 project.

107
108 John Nolan – resident of Divide. Shared concerns and opposition to the project.

109
110 Council continued discussion and shared concerns. Council requested a site visit to the project
111 location and discussed continuing the public hearing.

112
113 Councilmember Fridstein motions to continue the public hearing to February 10, 2025.
114 Councilmember Gustafson seconded. All in favor. Councilmember Marolt absent.

115
116 **7) POLICY/LEGISLATIVE PUBLIC HEARINGS**

117 **8) ADMINISTRATIVE REPORTS**

118 **8.A) [CORE Contract Discussion](#)**

119 [8A 1 Agenda Item Summary - CORE 2025 SOW.pdf](#) 

120 [8A 2 TOSV 2025 Funding Request 12 10 24.pdf](#) 

121 [8A 3 CORE Professional Services Agreement 2025 - HEP v2.pdf](#) 

122

Assistant Town Manager Greg LeBlanc summarized the agenda item. The Town engaged the Community Office for Resource Efficiency (CORE) to provide services in the area and received a scope of work for 2025. The proposal from CORE includes energy advising, energy assessments, a grant & rebate program, and community engagement all as part of serving as the Town's *Building Performance Hub* in 2025. Tara Stitzlein with CORE highlighted aspects of the scope of work for the sustainability projects proposed for the \$300,000 funding.

Councilmember Fridstein motion to approve the \$300,000 funding. Councilmember Gustafson seconded. All in favor.

Council took a brief 5 minute break.

8.B) [Destination Management Plan Update](#)

[8B 1 Agenda Item Summary -DMP.pdf](#) 

[8B 2 Snowmass Tourism DMP Presentation 2.3.25.pptx.pdf](#) 

Tourism Director Julia Theisen summarized the agenda item and introduced Sarah-Jane Johnson from Roadmap Consulting. They briefly gave a project overview and talked about the research methodology, summary of themes and recommendations. Recommendations included balancing Community and Tourism with four major focuses: Community/Local, Organizational Evolution, The Value of Tourism and Outdoors & Sustainability.

Council requested the presentation of the plan needs to come back to Council first before it is presented to the public. Confirmed for March 3rd Council meeting.

8.C) [Lighting Ordinance Draft discussion](#)

[8C 1 Agenda Item Summary Lighting Code.pdf](#) 

[8C 2 Snowmass Village Outdoor Lighting Code 90% Draft v0.10.pdf](#) 

[8C 3 Snowmass Village Lighting Zone Map Draft.pdf](#) 

[8C 4 Existing Lighting Code.pdf](#) 

Council moved this item to 2/10.

8.D) [Mall Transit Station Discussion](#)

[8D 1 Agenda Item Summary Transit Center 2 3 25.pdf](#) 

[8D 2 2025 Two Level Design - no garage.pdf](#) 

[8D 3 2025 -CIP -Transit.pdf](#) 

[8D 4 2024 projected-2029 proposed Revenues vs Expenditures.pdf](#) 

[8D 5 FAB Rec Transit Center 01.28.2025.pdf](#) 

[8D 6 SGM 2014 Parking Lot Study.pdf](#) 

[8D 7 2024 Incremental Improvements.pdf](#) 

Financial Advisory Board Co-Chair Jim Shallcross presented first due to time constraints. Shallcross presented a memo to the Council from the FAB regarding their findings, recommendations and insights into the potential financials of the Mall Transit Station project.

Transportation Director Sam Guarino summarized the agenda item and introduced Alex Jauch, from SEH appearing online. They highlighted the changes to the project since last meeting.

Discussion focused on the short timeline, parking, idea of delaying other projects, private/public partnership, cost estimates and questions around funding.

Dwayne Romero – Resident & Romero Group. Romero shared ideas for old shuttle area, redevelopment, some affordable housing units, and that it is good for the Comp Plan. Proposed an evolution from "keys" to the affordable units to cash – i.e. money for Town to use towards Transit Center...Romero gave another way to analysis the situation and get closer to the bottom line and money needed. He also emphasized how important messaging is. Town has an opportunity - lean into it. Most important: Transit, affordable housing and redevelopment of upper mall.

Council agreed importance of getting the public involved and that messaging is so important.

9) TOWN COUNCIL REPORTS AND ACTIONS

No updates other than Mayor Shenk attended a great CAST Conference last week and will give more details not meeting.

10) EXECUTIVE SESSION

10.A) Executive Session

[10 A Agenda Item Summary Exec Session - negotiation.pdf](#) 

Mayor Shenk read the legal language for the Executive Session.

At 8:39 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor.

At 8:57 pm, Mayor Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

11) **ADJOURNMENT**

Mayor Shenk motioned to adjourn. Councilmember Fridstein seconded. All in favor.
Adjourned at 8:57 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 17, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk



Town Council
Town Council Meeting Minutes
Monday, February 10, 2025
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday February 10, 2025, at 4:00 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at any time.

1) CALL TO ORDER

4pm

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson, Susan Marolt and Cecily DeAngelo.

Council Members Absent: None

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; Sam Guarino, Transportation Director; and Megan Harris Boucher, Town Clerk.

Public Present: Bill & Deidre Boineau, Geoff Buchheister, Susan Cross, Paul Taddune, Chirs Kiley, John Nolan, Elise Wolfe, Brianna Enos, Spencer McMinn, Dave Gray, Jay Shumaker, Bob Wolfe, Dan Gottlieb, Ken Johnson, Dwayne Romero, Patrick McCalister, Hannah Berman,

Brad Schacht, Cristine Linderfelser, Heather Henry, JR Sprung, Danielle May, John Rigney, Dana Della Betta, John Perko and Jim Gustafson.

3) PUBLIC COMMENT

Spencer McMinn - lives in Building 4 of Commons – He would like to get a residential parking pass to the numbered lots but could not since he lives where he lives. Thinks it is unfair and would like Council to reconsider.

4) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

4.A) Continuation of the SHOP Public Hearing

[4A 1 Agenda Item Summary Divide Workforce Housing.pdf](#) 

[4A 2 Attachment A - PC Reso No. 1 of 2025 SHOP Workforce Housing final - signed.pdf](#) 

[4A 3 Attachment B - PC Staff Report, 01222025 Divide Workforce Housing Major PUD Amend.pdf](#) 

[4A 4 Attachment C - 2024-11-22 Sketch Plan application.pdf](#) 

[4A 5 Attachment D - 2024-11-21 SHOP Sketch Plan Exhibits revised.pdf](#) 

[4A 6 Attachment E - Referral Comments, SHOP Workforce Housing.pdf](#) 

[4A 7 Attachment F - SHOP Public Comment updated 02062025.pdf](#) 

[4A 8 Attachment G - draft Reso No. 08 of 2025 SHOP Workforce Housing.pdf](#) 

[4A 9 Attachment H - The Divide at Snowmass Transportation Impact Analysis Addendum 01-02-25.pdf](#) 

Mayor Shenk reopened the public hearing, continued from March 3, 2025. Senior Planner Brian McNellis briefly summarized the agenda item and reminded the Council of the draft resolution for Council's consideration. Earlier, Council met at the SHOP project proposed site at 3:05 to 3:40 pm for a site visit. Council did not discuss the project at the site visit but rather asked clarifying questions regarding the location and visualized in the project in the space.

Staff gave general things Council should be looking at for this Sketch Plan approval process – consistency with Comp Plan, scale, massing, correct location, parking, landscaping, and set forth conditions in the resolution for the applicant to address in the Preliminary Plan.

Heather Henry, VP of Housing & Childcare for AspenOne, Elise Wolf from Connect One had a few brief comments and then welcomed public comments.

Public Comment:

Susan Cross – Snowmass Mountain General Manager. Expressed the large need for housing, full-time year-round staff. Live and work and be a part of the community.

71
72 Geoff Buckheister - CEO Aspen Skiing Company. Expressed the importance of the issue and
73 need for housing. He wants to work together to get this done and is excited to be partners in
74 this.

75
76 Patrick McCalister - Law partner of Gideon Kaufman. Read statement - wants condition of
77 approval to address mitigation of light pollution.

78
79 Tally Fagan - FT year-round manager on Snowmass Mountain working for Aspen SkiCo. Shared
80 how challenging it is to find local and affordable housing. Please help give us housing options.
81 This housing would be perfect for me. Project is part of building a sustainable future for
82 Snowmass.

83
84 Jeremy Leaf – Full-time year-round employee – He has had to move 5 times in 5 years. He 40
85 old & married. Open Market is too expensive and the community would really benefit from
86 housing like this.

87
88 Brianna Enos – Full-time year-round Aspen SkiCo employee - Guest Services supervisor. She
89 has lived all over the valley and lives in SMV now. Makes all the difference. To live and work in
90 this community.

91
92 Paul Taddune - attorney for Snowmass HOA. In favor of employee housing but this project is
93 wrong for this space. Thinks it is too dense and is concerned about people walking on the road.

94
95 John Nolan - Lives in the Divide. Believes this project is too close to Ditch Trail and too dense.

96
97 Bill Kyriagis - Attorney for Divide HOA – Believes the present proposal too big. He commented
98 that it is hard to see balance in this proposal and it seems to be an urban scale development.

99
100 Hannah Berman – appeared online - SkiCo Sustainability Team and Town Councilmember in
101 Basalt, Colorado. Moved so many times before she won employee housing in Basalt. Please
102 support this project. It is a good location and a good project.

103
104 Danielle May – Talent Acquisition for Aspen SkiCO Hospitality. Housing is a frequent issue for
105 current and proposed employees. Thoughtful and affordable housing options make a big
106 difference and this project is just that.

107
108 Council discussion included concerns regarding the density and scale of the project, parking per
109 unit, need for transportation solutions, road safety and how the change to the original PUD fits in
110 the Village.

111
112 Council commented that it is a well thought out plan. If not here - where? Looking for a middle
113 ground as housing needs are so great and this location may be the best option.

Staff commented that the Planning Commission went through the plan in depth. Preliminary Plan process can address many of the concerns Council has brought up in discussion. Staff recommends approval.

Some general Council suggestions: two stories; no air conditioning unit on roof; one parking spot per unit.; safe pedestrian & bike paths.

Council had a robust discussion regarding conditions in the resolution and added a few. Town Attorney Jeff Conklin recapped the conditions Council discussed for consideration when making a motion to approve Resolution No. 8, 2025 with conditions.

Councilmember Fridstein motioned to approve with amendments and changes stated by Attorney Jeff Conklin. Councilmember Gustafson seconded. All in favor.

4.B) Ullrhof Special Review - Update on items from the 12/2/24 meeting

4B 1 Agenda Item Summary Ullrhof redevelopment update.pdf

4B 2 Attachment A - Town Council Resolution No. 29 of 2024 approved.pdf

4B 3 Attachment B - Ullrhof Redevelopment Project Update.pdf

Senior Planner Brian McNellis gave brief summary of the agenda item and introduced the applicant, Aspen Skiing Company. Essentially an update since last meeting and opportunity for the applicant to present a materials pallet and address issues brought up in last meeting back in December where Council approved with conditions.

Dana Della Betta, Darla Callaway, John Ashworth and Chris Kiley represent the applicant. Presentation and discussion included specifics from some key conditions, conditions 6-10, including building height, building material renderings & samples, restrooms and temporary facilities.

Public Comment:

George Falk - SMV resident. He thinks it is a great idea BUT believes the warming tents were used, heavily used. They are Important.

Bob Wolfe – Part-time resident. Sufficient restroom facilities very important.

Council asked the applicant to reconsider and further consider a warming area. Council thanked the applicant for listening to both public and Council input as they continue with the project.

Council took a 5-minute Break.

5) ADMINISTRATIVE REPORTS

5.A) Evacuation Plan Review

[5A 1 Agenda Item Summary Evacuations Discussion.pdf](#) 

[5A 2 Attachment A - Pitkin County Emergency Operations Plan 2025-2027.pdf](#) 

[5A 3 Attachment B - EVACUATION PLAN 2025-2027.pdf](#) 

[5A 4 Attachment C - Incident Command Sys-org-chart.pdf](#) 

[5A 5 Attachment D - Emergency Operations Center ESF list.pdf](#) 

Police Chief Brian Olson summarized agenda item and presented information from the packet. Agencies in the valley work closely together leading to well-managed incidents. Olson commented that different evacuation routes depend on different threats.

Council suggested better outreach to community to help them know how people know what to do and where do we go for information. County Alert system include Pitkin Alert; and reverse 911. Response will include boots on the ground, knocking on the doors, local radio, etc.

Staff will continue to work with the county and make sure public knows we have a plan and the basics are of that plan. Suggested increasing communication - televised, recorded, our website, panel discussions and presentations.

Council suggested an additional warning system with annual testing. Simple, public outreach so they know basics. Proactive efforts getting the messaging out. Further suggestion for training for business managers, hotel staff and property managers so they feel empowered and informed.

5.B) Village Shuttle Route structure Discussion

[5B 1 Agenda Item Summary Village Shuttle Route Structure Discussion.pdf](#) 

[5B 2 Village Shuttle Presentation.pdf](#) 

[5B 3 2019-2024 Ridership.pdf](#) 

[5B 4 ALL Ridership 2024.pdf](#) 

[5B 5 01012024 Paper Tripsheets.pdf](#) 

[5B 6 2023 Fall Survey Summary Results.pdf](#) 

[5B 7 Village Shuttle Reporting.pdf](#) 

[5B 8 Pickups-Dropoffs Heatmap.pdf](#) 

Transportation Director Sam Guarino summarized the agenda item and presented Council with the basics of the Shuttle Route Structure, how we got to here, how we have changed, how we move forward and the continued goal of frequent and reliable service.

Discussion included more details on specific routes, ridership goals, possible future improvements, next stop announcements, the transit app, partnership with RFTA, ways to service community, big thanks to Sam and the Transportation Department.

5.C) Mall Transit Center Project - Community outreach/input & next steps

5C 1 Agenda Item Summary - Mall Transit.pdf 

5C 2 CDOT email.pdf 

5c 3 CIP.pdf 

5C 4 Public Comment received on transit project 020525 Linden Email.pdf 

Town Manager Clint Kinney gave a brief general summary of the agenda item and if Council would like to ask for a scope change for the project with the hope that the federal funding could still be possible. Staff asking how best how Council would like to move forward. Staff is not recommending chasing the federal grant and to rather follow a more through process with all the partners involved to help move the project forward. Deadline of March 3rd if Council wants to apply for the scope change.

Council discussed in depth concerns and options for going forward.

Public Comment:

Dwayne Romero - Romero clarified some info on his potential project on the Mall. Need for local input. Indicated he is willing to continue to work toward solutions that work for all.

George Falk – Commented that TOSV and SkiCo are joined at the hip. Recommends the Town stop putting things off and that some Town efficiencies might make up some of the shortfall. He asked about SkiCo's contributions to transportation.

Mayor Shenk clarified that SkiCo gives TOSV 2.5 million for transportation.

Jim Gustafson – Commented that the Transit Center should be #1 priority for the Town. The Mall renovation has been on the agenda for decades, they have a viable plan and believes the transit center must be built first and then the Mall can be redeveloped and improved. He is worried that it might be the only opportunity. Recommends the Council and Staff fully pursue to project.

Cristine Linderfelter – Commented that she likes the conservative approach. Town is serving SkiCo and they should contribute. Not recommending town go into debt. In addition, she does not recommend taking away money from the roundabout project.

Jay Shumaker – Architect and part-time resident. Jay talked about his plan for Daly Lane and believes it is the better location for the Transit Center.

Council directed staff to continue to pursue options for this project, even the unlikely ones.
Asked staff to contact main partners (Romero & SkiCo) and ask for partnership to help move the project forward.

Staff will update Council next meeting where decision needs to be made.

6) TOWN COUNCIL REPORTS AND ACTIONS

Mayor Shenk – Rachel Redeman is working on the Aspen ballot Ref 1 & 2 and has asked if Council would consider a letter of support. Presentation would have to be next week. Council decided there is not enough time before the election to schedule presentation and consider issue.

No other updates from Councilmembers.

7) ADJOURNMENT

Councilmember Fridstein motioned to adjourn. Councilmember DeAngelo seconded. All in favor.

Adjourned at 8:26pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 17, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk



Town Council
Town Council Meeting Minutes
Tuesday, February 18, 2025

4:00 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday February 18, 2025, at 4:02 pm.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at any time.

1) CALL TO ORDER

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson, Susan Marolt and Cecily DeAngelo.

Council Members Absent: None

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; Marianne Rakowski, Finance Director; Mike Horath, Town Engineer; Sam Guarino, Transportation Director; Talita Garcia, HR Director; Dave Heivly, Assistant Police Chief; and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell, Jay Shumaker, Toni Kornberg, Bob Wolfe, Erica Golden and Patrick Rawley.

3) PROCLAMATIONS AND PRESENTATIONS

34
35
36
37
38
39

4) PUBLIC COMMENT

Toni Kronberg – Commented on the great events a Buttermilk this past couple weeks.
Congratulations to local athlete Alex Ferrera. Commented Pitkin County received 2 million dollar grant for airport planning and as TOSV is a stakeholder, TOSV should be invited to the table for those discussions.

40

5) CONSENT AGENDA

41
42

5.A) 2025 Draft Agendas

43
44
45
46
47
48
49
50
51
52
53
54

[5A 2025 Agenda Overview.pdf](#) 

Council would like to set the next goal setting meeting. Council decided on Thur February 27th 9am to noon.

Clarified that the Lighting Discussion will be March 3rd.

Suggested the Signage Regulations discussion be added to a work session either March 10th or April 14th.

Would also like a policy discussion on workforce housing and how it serves the current needs of the Village. Suggested March 10th.

55

5.B) Minutes for Approval

56
57
58
59
60
61

[5B 1 01-06-25 TC Minutes - DRAFT.pdf](#) 
[5B 2 01-21-25 TC Minutes - DRAFT.pdf](#) 
[5B 3 01-21-25 Docs submitted at Council - add to Minutes.pdf](#) 

Mayor Shenk sent Boucher some small changes to minutes.

62
63
64
65

5.C) Ordinance No. 2 ? Adoption of 2024 Municipal Traffic Code ? 2nd Reading

[5C 1 Agenda Item Summary - Ord No 02 - MTC - 2nd.pdf](#) 
[5C 2 Ord No. 2-2025 - Model Traffic Code Adoption - second reading.pdf](#) 

66
67
68
69

5.D) Ordinance No. 3 ? code amendments to conform Penalty Provisions with State Law ? 2nd Reading

[5D 1 Agenda Item Summary - Ord No 03 - Penalty Provision - 2nd.pdf](#) 
[5D 2 Ord No. 3-2025 - Penalty Provisions Conforming to State Law - Second Reading.pdf](#) 

70

5.E) Resolution No. 09, 2025 regarding Willows Unit purchase

71 [5E 1 Agenda Item Summary - Real Estate Contract - Willows C7.pdf](#) 

72 [5E 2 Resolution No. 09, 2025 - Real Estate Contract - Purchase Willows C7.pdf](#) 

73 [5E 3 Contract to Buy and Sell - Residential - Willows C7.pdf](#) 

74
5.F) Ordinance No. 05, 2025 - Amending budget - appropriation for Willows Unit - First Reading

75
76 [5F 1 Agenda Item Summary - Ordinance No. 5, 2025- 1st Reading-Willows C-7.pdf](#) 

77 [5F 2 Ordinance 5, 2025 - 1st Reading-Budget Revisions 2025 -Purchase Willows C-7.pdf](#) 

78
5.G) [Resolution No. 10, 2025 - Easement for Melton Ranch Trail Project](#)

79
80 [5G 1 Agenda Item Summary - Melton Ranch Trail Easement.pdf](#) 

81 [5G 2 Melton Ranch Trail Map.pdf](#) 

82 [5G 3 Resolution No. 10, 2025 - Melton Ranch Trail.pdf](#) 

83 [5G 4 Exhibit A - Melton Ranch Trail Easement Agreements.pdf](#) 

84
85 Council asked when the project will start and potential length of the project. Staff clarified it is
86 currently out to bid with a start date in late spring or early summer and will be approximately 2-3
87 months.

88
89 Councilmember Fridstein motioned to approve the consent agenda. Councilmember Gustafson
90 seconded. Roll call vote. All in favor.

91
6) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

92
7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

93
8) **ADMINISTRATIVE REPORTS**

94
8.A) [Employee Survey - HR presentation](#)

95
96 [8A 1 Employee Survey Results Agenda Item.pdf](#) 

97 [8A 2 EE Survey Power Point - Copy.pdf](#) 

98
99 HR Director Talita gave a brief presentation of information on the Employee Survey. Council
100 asked a few clarifying questions throughout her presentation.

101
102 Approximately 69 completed surveys were received. The results showed no major surprises or
103 significant changes from previous years. However, the feedback remains valuable and
104 continues to inform discussions on key topics of interest to staff. Employee committee
105 representatives are actively contributing by brainstorming and sharing insights to further explore
106 these areas.

108 Additionally, as in 2024, Stay Interviews were offered to all employees, with nine completed.
109 These interviews serve as a proactive tool to address concerns, understand job satisfaction
110 drivers, and enhance overall engagement.

111
112 The results of the employee survey are attached. This survey and the stay interviews remain as
113 critical components necessary to foster an environment where every employee's voice is heard.
114

115 8.B) [Mall Transit Center Continued Discussion](#)

116 [8B 1 Agenda Item Summary - Mall Transit.pdf](#) 
117 [8B 2 2025 Two Level Design - no garage.pdf](#) 
118 [8B 3 Two Level Parking Sketch.pdf](#) 
119 [8B 4 CDOT email.pdf](#) 
120 [8B 5 5-year CIP.pdf](#) 
121 [8B 6 Public Comment - RE Mall Transit Project.pdf](#) 

122
123 Transportation Director Sam Guarino and Town Manager Clint Kinney gave a short summary of
124 the agenda item and asked Council for next steps for the project.

125
126 Council commented that while the project has broad potential and consensus among the
127 Council, the short timeline is problematic. Members expressed concern regarding actual
128 funding from federal, state and partners materializing.

129
130 Public Comment:

131
132 Toni Kronberg – Kronberg applauded the Council for their restraint in not rushing into the
133 project. Suggests Town get public comment. Impact Study is needed for Pitkin County project.

134
135 Jay Shumaker – Commented that Public Transit is growing around the world. Presented some
136 slides for Council to consider as they move forward with plans for a Transit Center.

137
138 Council Direction - Next Steps to be discuss at upcoming Goal Setting Meeting and future Town
139 Council Meetings.
140

141 8.C) [Draw Site Owners Review - continue discussion](#)

142 [8C 1 Agenda Item Summary Draw Site Owners Review.pdf](#) 
143 [8C 2 Attachment A Draw Site Option Renderings.pdf](#) 

144
145 Housing Director Betsy Crum gave short overview of the Agenda item and introduced Erica
146 Golden, Patrick Rawley, Josh Huff.

147
148 Presenters went through options for Council to consider and discuss.

149
150 Discussions included pluses and minuses of options, floor plan, need for balconies, sun
151 exposure, snow melt, reduction of visual impact, option 6 with more units, option 6 with less
152 height, and option 6 with lowering the two top corners. Cost estimates were presented on each.

Council directed staff and the design team will look at Option 6 - work on adjusting massing and height but keep 64 units, look at parking and designed it out a bit more. Working towards a plan to submit to Planning Commission. Council seemed optimistic about Option 6.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmembers DeAngelo had no updates.

Councilmember has an upcoming Nordic Council meeting.

Councilmember Fridstein attended both RFTA & RWAPA meetings. RWAPA had a presentation on the invasive muscels, and they are really problematic. Concerning and worried about funding.

Councilmember Gustafson - Sister Cities has an adaptive ski exchange coming up in March, the middle school and medical program are coming up in April and May. In addition, Arts & Culture exchange is in April. Sister City Chamonix had their first high school group come. Great program doing so much for the communities involved.

Mayor Shenk - attended RFTA in GWS and toured the GWS RFTA maintenance facility. RFTA discussed options for continuing the BRT through GWS and potential other options and alternatives. Reminded all listeners that the Kind Neighbor Dinners are still going on. And the Drinks with Council is next Monday at Heathers Snowmass.

10) ADJOURNMENT

Councilmember Fridstein motioned to adjourn. Councilmember Marolt seconded. All in favor.

Adjourned at 6:45 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 17, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 17, 2025

AGENDA ITEM:

Resolution in support of Town's DOLA EIAF Grant Application for Little Red Schoolhouse

PRESENTED BY:

Greg LeBlanc, Assistant Town Manager

BACKGROUND:

As part of the early childhood education expansion project at the Little Red Schoolhouse, the Town of Snowmass Village is pursuing grant funding. One grant that the Town is pursuing is an Energy/Mineral Impact Assistance Fund Grant (EIAF) through the Colorado Department of Local Affairs (DOLA) – a total award request of \$1,000,000 to be used for construction costs of the project.

The grant application requires a statement of support for the project from the jurisdiction's governing body, and as such, a resolution of support is before this Council for consideration. Approval will allow the Town to submit a grant application.

FINANCIAL IMPACT:

The Town is requesting a total award of \$1,000,000 for this project.

COUNCIL OPTIONS:

Town Council could choose to:

- 1) Approve the Resolution as proposed
- 2) Approve the Resolution with changes
- 3) Not approve the Resolution

STAFF RECOMMENDATION:

Staff recommends the approval of the resolution

ATTACHMENTS:

- 1) Resolution XX, Series 2025

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 14
SERIES OF 2025**

**A RESOLUTION SUPPORTING THE GRANT APPLICATION FOR A GRANT
FROM THE DEPARTMENT OF LOCAL AFFAIRS' (DOLA) ENERGY AND
MINERAL IMPACT ASSISTANCE FUND (EIAF) AND THE COMPLETION OF THE
LITTLE RED SCHOOLHOUSE EXPANSION PROJECT**

RECITALS

- A. The Town of Snowmass Village, Colorado ("TOSV" or the "Town") is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Town of Snowmass Village Home Rule Charter (the "Charter").
- B. The Town is an eligible applicant for a grant awarded by the Energy and Mineral Impact Assistance Fund (EIAF).
- C. The Town has submitted a Grant Application for the Little Red Schoolhouse Expansion Project, requesting a total award of \$1,000,000.
- D. The Town authorizes the Grant Application and supports the completion of the project if a grant is awarded by the EIAF.
- E. The Town Council finds and determines that it is in the best interests of the Town to approve this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado, that:

- 1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.
- 2. Grant Application.
 - a. The Town Council of the Town of Snowmass Village authorizes, ratifies, and strongly supports the Grant Application submitted by the Town of Snowmass Village and has appropriated matching funds for a grant with the EIAF.
 - b. The Town Council of the Town of Snowmass Village intends to authorize the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with the EIAF.

- c. The project sites are owned by the Town of Snowmass Village and will be owned by the Town of Snowmass Village for the next 25 years. The Town Council of the Town of Snowmass Village will continue to maintain the Little Red Schoolhouse Expansion Project in a high-quality condition and will appropriate funds for maintenance annually.
 - d. If a grant is awarded, the Town Council of the Town of Snowmass Village hereby authorizes the Town Manager to sign a Grant Agreement with the EIAF.
3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the 17 day of March, 2025, by a motion made by Council Member _____ seconded by Council Member _____, and by a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 17, 2025

AGENDA ITEM:

Draw Site Workforce Housing Owners' Review

PRESENTED BY:

Betsy Crum, Housing Director

BACKGROUND:

The TOSV Comprehensive Plan identified a need for 383 additional workforce housing units to meet the demand identified in 2018, before the dramatic market changes initiated by the Pandemic. The Town currently has 280 Village employees on our waiting list for our 300 rental apartments, representing a wide variety of workforce and family types. The Council has consistently named creating new affordable housing as one of its top priorities and set a goal in 2023 to create 185 new units for people working in our Village. In 2021, the Town adopted a Workforce Housing Master Plan that identified five (5) town-owned sites that could support housing development. In late 2022, the Council directed staff to pursue development at the Town Hall Draw. The site was selected because it has the greatest potential for unit development, is well-located close to transportation and town services, was called out for affordable housing development in the Comprehensive Plan and has historically been identified for future housing development.

The design team of Site Architects, JVA civil engineers, Connect One Design, and Rawley Design Planning were engaged in the fall of 2022 due to their "Site First" design approach. Before proceeding into any design work, their extended team of site specialists including survey, soils, wildlife, wildfire, debris flow, rock fall and Phase 1 Environmental performed thorough site analyses identifying site constraints and considerations to inform the design. A design charrette was held to explore different development options for the site. Evolving the conceptual design from the Master Plan with the confirmed site constraints, the team tested road and building layouts, density, scale and parking accommodations. The initial concept presented to the Town Council in March 2023 consisted of three (3) buildings stepping back from the Town Hall into the Draw. A winding switch-back road provided access to the building, with tenant parking located under each building to maximize the green space above.

The Council directed the team to develop schematic drawings for both a three- and a two-building option for presentation and feedback at a community Open House in May 2023. A pre-sketch meeting was held between the Town Council and the Planning Commission in July 2023 on the three-building option. The project was next formally submitted to the Planning Commission for Sketch Approval, the first step of the PUD approval process. Following several meetings, the Planning Commission recommended approval of the project to the Town Council. That recommendation included several conditions and suggested refinements. The Town Council approved the sketch plan in its quasi-judicial role in February 2024.

The plans continued to develop and be refined throughout 2024 in regular consultation with the Town Council. The middle building was removed in favor of a large, multi-purpose courtyard. The two residential buildings were reduced in height to provide a total of seventy-nine (79) units, and were built atop a singular, connected parking garage structure with 111 parking spaces. The building mass was further broken into several different presentations, with different unit types rotated to maximize light, views and to create unique interior spaces. Materials were designed to reflect the natural environment in tone and texture, further breaking up the exterior space. This design also proposes ample tenant storage, dedicated bicycle and EV stations, and full accessibility. With parking in a sub-grade garage, the area between the two structures provides a vibrant, flexible open space for common use by the tenants.

Due to the projected cost of developing the Draw Site – approximately \$86 million - the Town was required under the Town Code to secure a vote of the electorate before allocating the funding needed to build this project. In November 2024, Snowmass Village voters authorized this by a vote of 61% in favor and 39% opposed.

At its December 9, 2024, meeting, the Town Council discussed the 79-unit Draw site design in some detail, as well as a 43-unit, single-building concept with surface parking (proposed by Councilman Fridstein) and sketched by Site One. Haselden Construction presented rough-order-of-magnitude cost estimates for each option. The Council agreed to seek additional community feedback on both options through open-house sessions and surveys.

At its meeting on December 16, 2024, the Town Council agreed to postpone seeking additional community input until further work was done to consider a new option proposed which would be two shorter buildings with an at-grade parking lot between. That option, called Option 4, was agreed to be analyzed and further developed by Site One in advance of this meeting. In addition, Council asked for a discussion concerning the unit square footage and programming for the development.

At its January 6, 2025, meeting, the Town Council discussed two new options: the evolved 2-building development with at-grade parking between (called Option 4B) and an alternative to the 79-unit design called Option 5 that removed one story from each building. Both options provided 59 units. The Council discussed these options along with the voter-approved 79-unit Option in detail. Following this, Council requested the design team explore three new options: removing a story from the front building in Option 4B and adding it to the back building (Option

4C); adding another story to the back building in Option 5 (Option 5B); and a new single-building Option 6 that eliminates the back building, maximizes the height of the remaining building and has a mix of on-grade and underground parking.

At its meeting on February 18, 2025, the Council considered three new options for consideration along with the three discussed in January. One was a two-building, rescaled design with at-grade parking, an evolution of Option 4B. The second option added another floor to the back building of Option 5, which was otherwise unchanged. The third option (Option 6) offers approximately 64 units in a single, L-shaped building with both subgrade and surface parking. There was a consensus to proceed with the design development of Option 6.

DRAW SITE CONCEPTUAL PLANS – NEW OPTIONS:

The design team has progressed the design of Option 6 considerably over the past several weeks. For purposes of continuity, it is Option 6A, but we will also refer to it as the Single Building Option.

This option maximizes the number of units in a single building and offers both underground parking for occupants and surface parking for guests (and potentially overflow from Town Hall). The front of the building is approximately where the footprint of Building A was in the 79-unit design. This is set somewhat back into the Draw, giving it more of a “tucked-in” look than some of the other options. The building remains in an “L” shape, with the additional leg on the northwestern side. This minimizes the shading of the courtyard area and maintains views and sun for more of the units. The courtyard itself is extensive and no longer needs to serve the dual purpose of providing primary fire access. It therefore offers an excellent opportunity for on-site green space and programming we may wish to provide. Our landscape architects are beginning to work on this space, which they hope to present at the next Council meeting.

The underground parking structure has been pulled forward on the site to minimize excavation, retaining and shoring on the uphill side of the building. There are two independent levels of parking that are not connected internally. Instead, the lower level of parking is accessed further down on the road adjacent to the existing Town Hall upper parking lot. The road then continues up to the entry level where guests would have surface parking and drop-off areas. We have reworked the surface lot to provide a turnaround at the southeast portion of the lot, as opposed to the center. That change creates a simpler, safer access point for the upper garage and has eliminated the platform that pushed out into the road to support the lower garage entrance. Eliminating that platform has, in turn, reduced the prominence of that garage entrance and softened the approach to the building. This change did not result in any loss of surface parking; in fact, we have been able to add 4 more spaces. Again, we intend to provide substantial EV charging opportunity in this lot.

The design team spent considerable time looking at ways to break up the massing of the building from what was shown in the original Option 6. This has been achieved in two ways. First, one story from the forward leg of the building has been removed and moved to the back,

less visible leg. This has reduced the height noticeably and added height toward the back of the Draw, which is virtually impossible to see in most elevations. The other design element changed is in the use of color and angles in the building elements. The former one building option highlighted each unit type and design element with a different color and texture, which made the façade rather prominent. We have evolved the design so that the colors and textures are still present but are now more blended across the front view. The balconies and vertical elements still break up the look, but the colors are more fluid, which offers a warmer, more settled appearance.

This evolved option has one less unit than in the previous schematic; there are now a total of 63 residential units. However, and significantly, there is a greater bedroom count, increasing from 85 to 95 bedrooms. As the floorplans have evolved and been reworked, the unit mix added four (4) 3-bedroom apartments and two (2) 2-bedroom apartments. There are now 35 1-bedroom and 4 studios, a reduction of 7 smaller apartments but still 62% of all units in the building. This change provides a great amount of flexibility for the housing program. While the smaller units are only appropriate for a single person or couple, the 2- and 3-bedroom units can offer housing for families and multi-generational households or for roommates who wish to share living space to reduce their costs. The demand for these options is high.

The garage as designed in this new Single Building Option also increases the total parking count, which matches and supports the increased number of bedrooms. The previous Option 6 had a total of 76 spaces in the garage to support 64 housing units. The evolved Option has 83 parking spaces between the lower and upper garage, which is a more comfortable number. It also offers 20 parking spaces with the new T-turn for fire trucks, which is 4 more than the previous design. These spaces are more than adequate to support visitors, drop-offs and deliveries. In addition, the close proximity to the Town Hall makes it possible to be used for over-flow if needed. We can also support a greater number of EV charging stations and car share options for the residents who want them.

As before, this Single Building Options targets construction economy, reduces site disturbance and achieves a medium density when comparing all previous options. It retains a significant amount of green space for use by tenants and their guests and connects to the bike trail system. The guest drop-off and entry experience, deliveries, pedestrian and bike circulation are as straightforward and safe as in any option, and we believe that the debris and stormwater management can all be managed on-site without needing to use the Point Site. The Fire Marshall has conceptually reviewed this Option and believes it is workable for their needs.

FINANCIAL IMPACT:

Our Contractor, Haselden Builders, is still reviewing this evolved Option 6 to provide a rough Order-of-Magnitude cost estimate. The estimate for the Option 6 was \$64,606,350, or approximately \$1 million per housing unit and \$760,000 per bed. Their estimate should be available by the time of the meeting on March 17th.

We continue to look for ways to fill the anticipated funding gap. We will be talking with Pitkin County to explore whether their new housing tax revenue can be a source for the Draw. We also anticipate submitting a Letter of Intent to the Colorado Housing and Finance Authority (CHFA) for their upcoming Middle Income Tax Credit funding round.

COUNCIL OPTIONS-

This is a discussion item.

STAFF RECOMMENDATION:

This is an owner review.

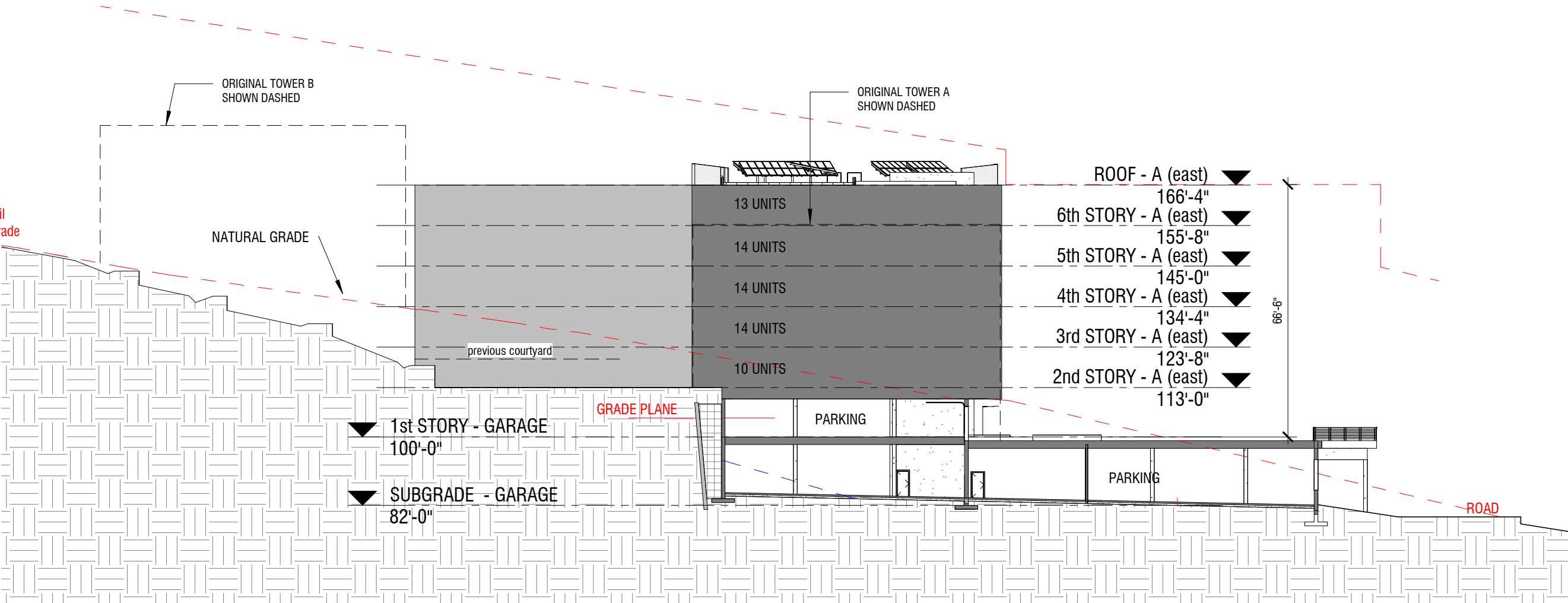
We recommend that, if the Council has a consensus, they approve moving the Single Building Option to Preliminary Plan submission.

ATTACHMENTS:

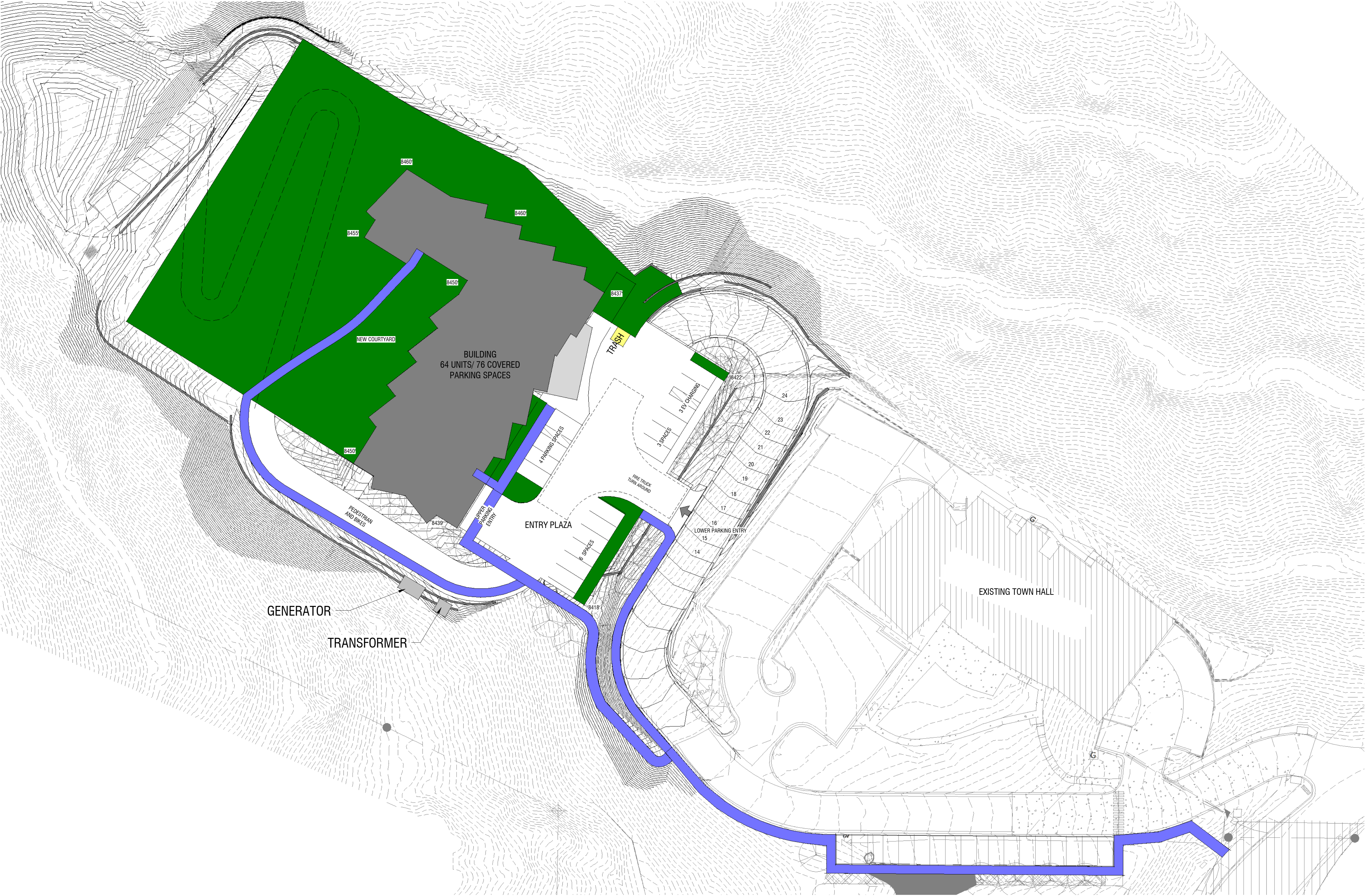
- Attachment A: Option Renderings

OPTION 6 GSF AREA SUMMARY

*UNIT AREA	TOTAL (1 BUILDING)	
STORAGE	=61,568 GSF (64 UNITS)	
	=4,726 GSF	
BUILDING TOTAL	=66,294	
PARKING GARAGE AREA (76 SPACES)	=30,354	
BACK OF HOUSE	=7,871	
CURRENT OPTION TOTAL (INCL. PARKING)	=104,519	
*area includes circulation (stair/corridor)	BOH+STORAGE	=12,597 GSF
	UNITS	61,568 GSF
	TOTAL	74,165 GSF + GARAGE
BED COUNT		
(4) 3-BDRMS	=12	
(13) 2-BDRMS	=26	
(42) 1-BDRMS	=42	
(5) STUDIO	=5	
BEDS	=65	
(4) 3-BDRMS	X2	=8
(13) 2-BDRMS	X1.5	=20
(42) 1-BDRMS	X1	=42
(5) STUDIOS	X1	=5
64 UNITS	75 - PARKING SPACES + 1 ADDITIONAL	
8 (10% GUEST) + 3 CARSHARE + 2 STAFF + 3 EV CHARGING = SURFACE PARKING SPACES		
PARKING SUMMARY		
55 - SUBGRADE - GARAGE		
21 - 1ST STORY - GARAGE		
76 - TOTAL PARKING IN GARAGE		



2 ONE BUILDING OPTION 6 - SECTION
1" = 30'-0"



1 SITE PLAN DIAGRAM
1" = 30'-0"

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6) 02.12.2025

REVISIONS DATE

NAME

ONE BUILDING
OPTION 6
64 UNITS

SHEET NUMBER

A-6
SCALE

1" = 30'-0"

*UNIT AREA	=68,181
STORAGE	=5,631 G
BUILDING TOTAL	=73,812
PARKING GARAGE AREA (78 SPACES)	=30,682
BACK OF HOUSE	=7,766
CURRENT OPTION TOTAL (INCL. PARKING)	=118,557

BED COUNT
(8) 3-BDRMS = 24
(16) 2-BDRMS = 32
(35) 1-BDRMS = 35
(4) STUDIO = 4
BEDS=95

(9) 3-BDRMS	X2	= 18
(15) 2-BDRMS	X1.5	= 23
(35) 1-BDRMS	X1	= 35
(4) STUDIO	X1	= 4

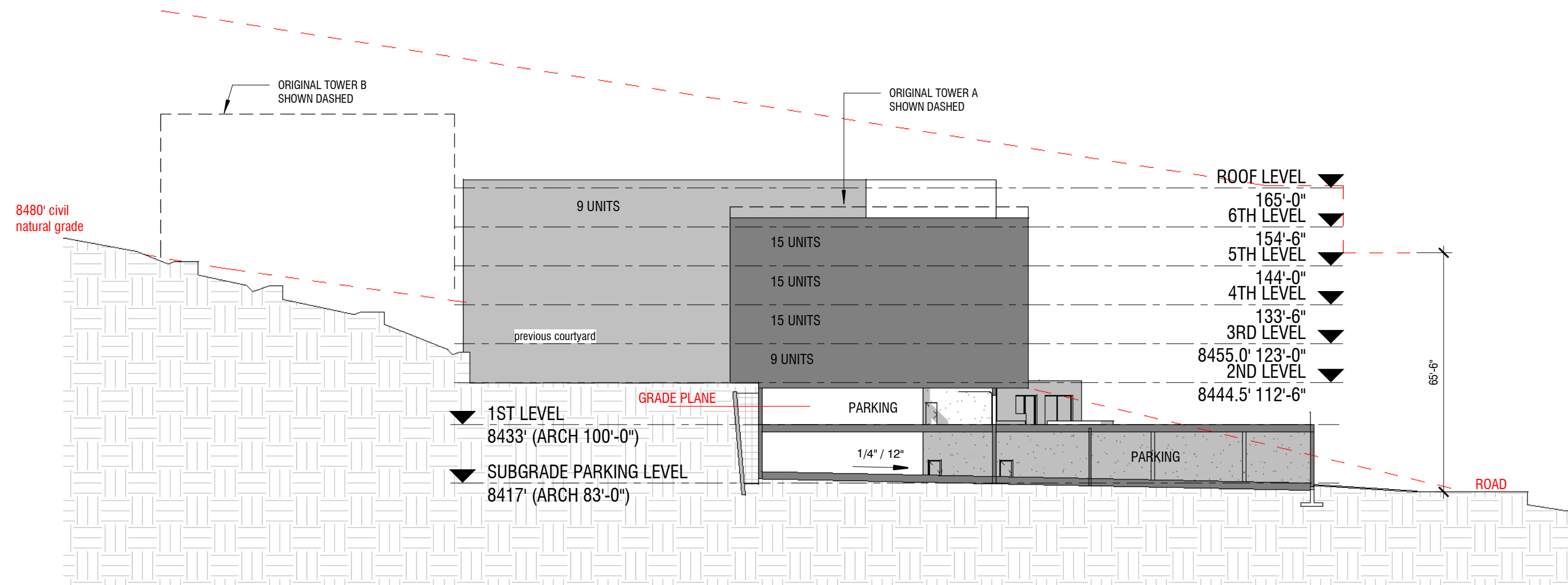
63 UNITS **80 - PARKING SPACES + 3 EXTRA**

8 (10% GUEST) + 3 CARSHARE + 2 STAFF + 4 ADDTL + 3 EV CHARGING = 20 SURFACE PARKING SPACES

BOH+STORAGE	=13,397 GSF
UNITS	68,181 GSF
TOTAL	81,578 GSF + GARAGE

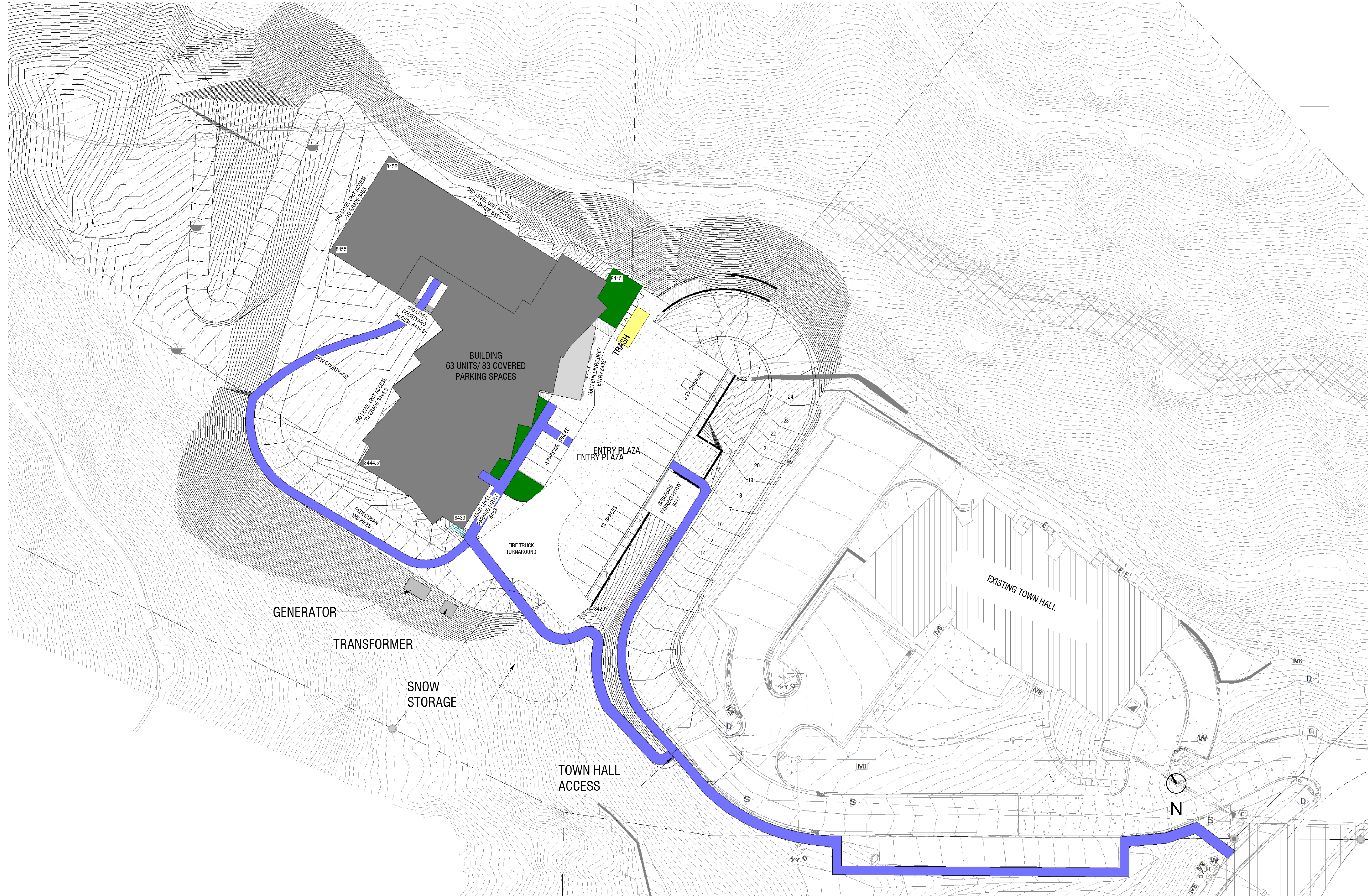
45 - SUBGRADE - GARAGE
38 - 1ST STORY - GARAGE
83 - TOTAL PARKING IN GARAGE

20 - 1ST STORY - EXTERIOR



2

ONE BUILDING OPTION 6B - SECTION
1" = 30'-0"



1

SITE PLAN
1" = 30'-0"



970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE CO

ISSUE

DESIGN REVIEW (OPTION 6B)

DATE _____

03.12.2025

REVISIONS

DATE _____

NAME

ONE BUILDING OPTION 6B

63 UNITS

SHEET NUMBER

A-6B

SCALE

$$1'' = 30'-0''$$



**SITE
ARCHITECTS**

OPT 6

TOSV DRAW SITE VIEW FROM JUS

02.12.2025



**SITE
ARCHITECTS**

TOSV DRAW SITE VIEW FROM JUS

OPT 6B

03.12.2025



OPTION 6 - 65 UNITS



OPTION 6B - 63 UNITS













NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6) 02.12.2025

REVISIONS DATE

NAME

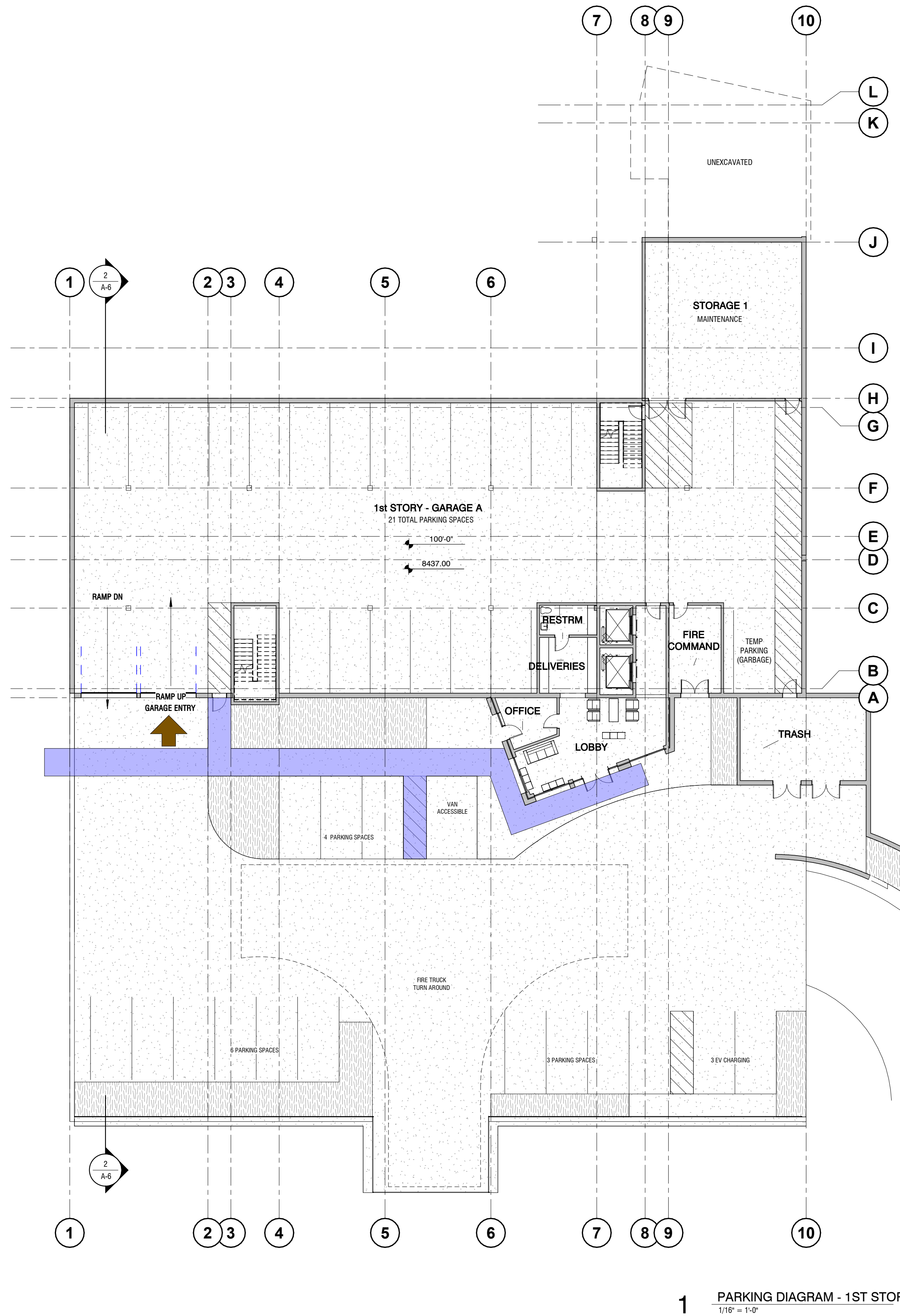
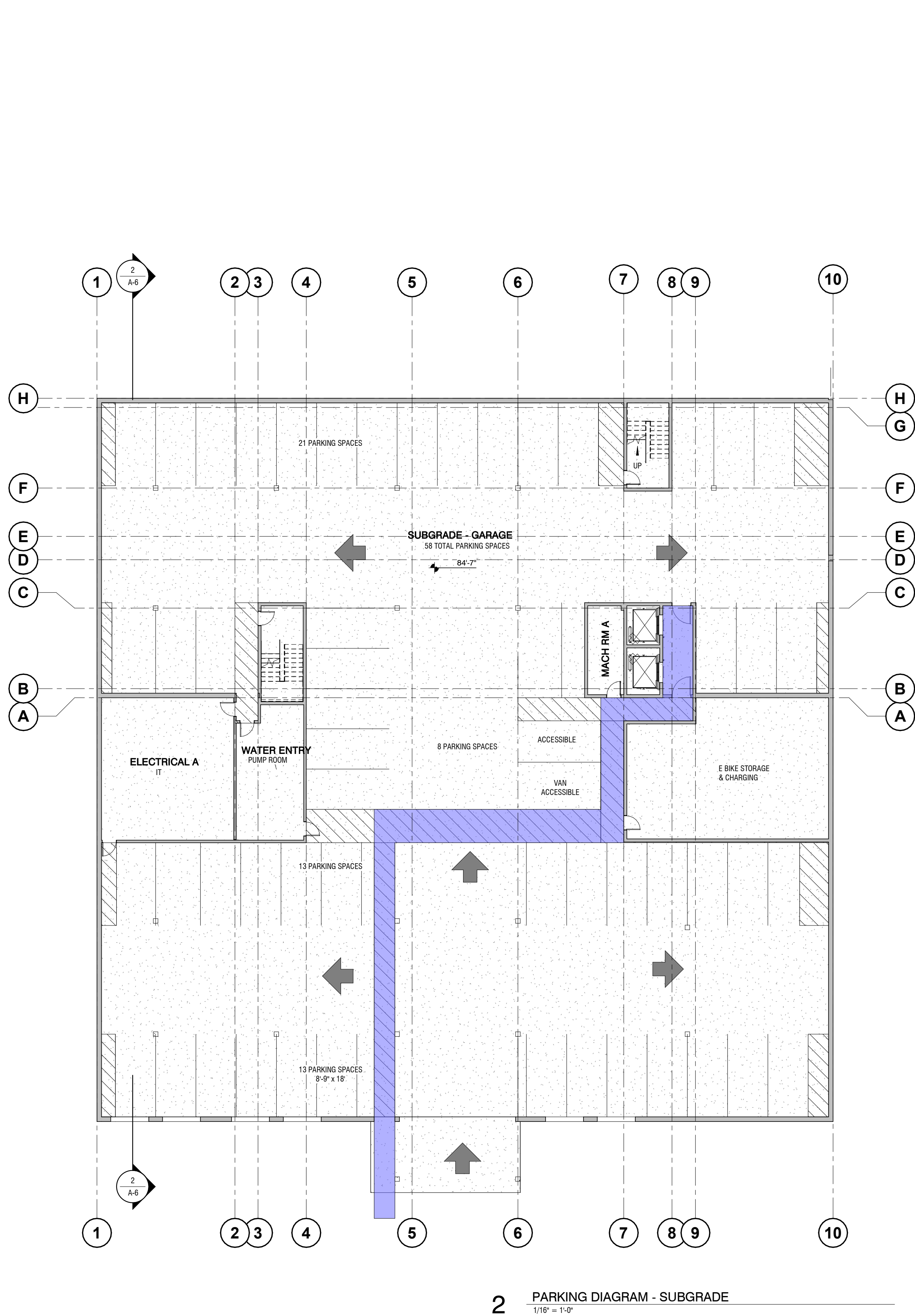
REFERENCE
GARAGE PLANS
OPTION 6

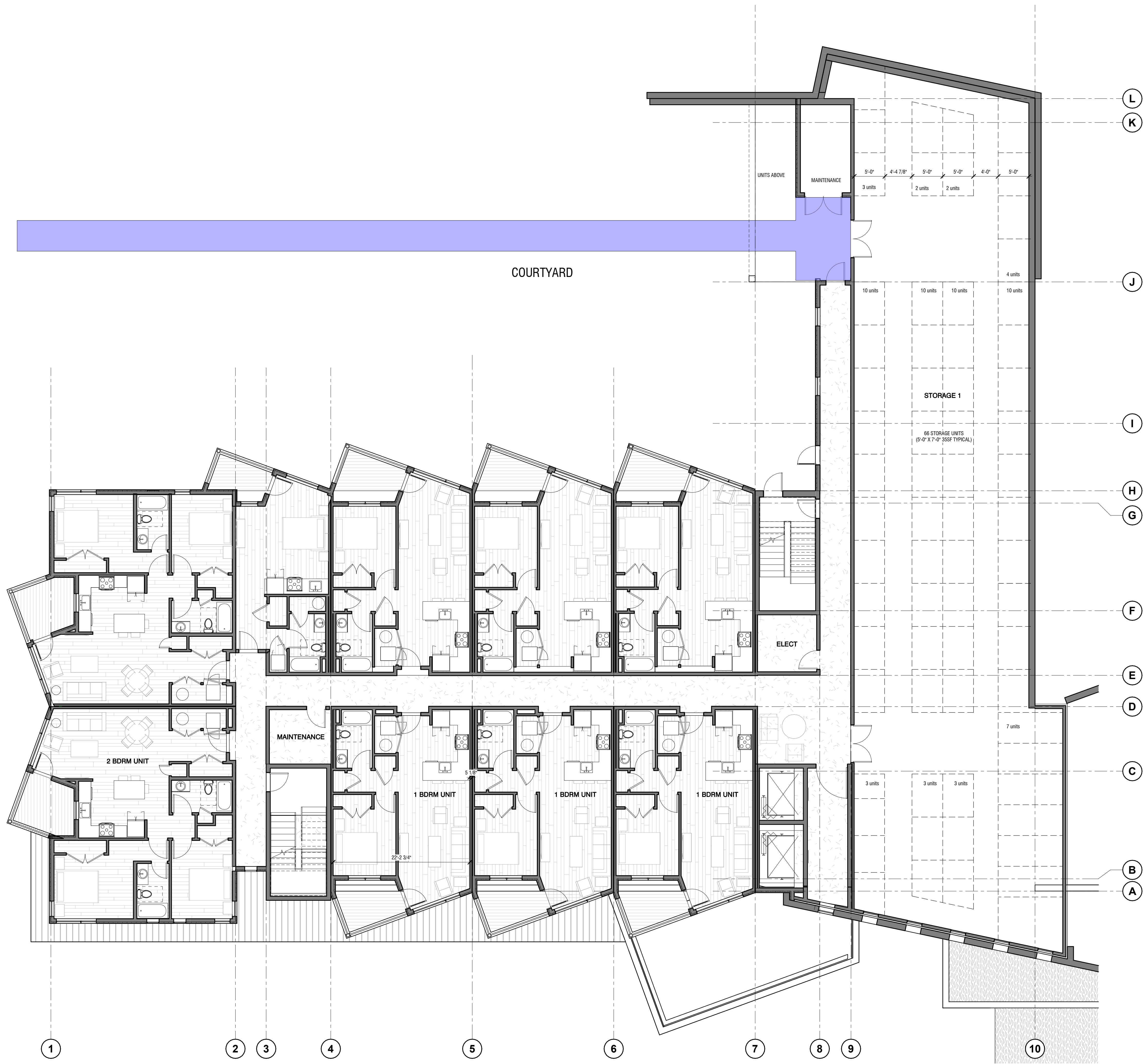
SHEET
NUMBER

A-2.00

SCALE

1/16" = 1'-0"





1 2nd STORY OVERALL PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6) 02.12.2025

REVISIONS DATE

NAME

OVERALL PLAN 2nd STORY OPTION 6

SHEET
NUMBER

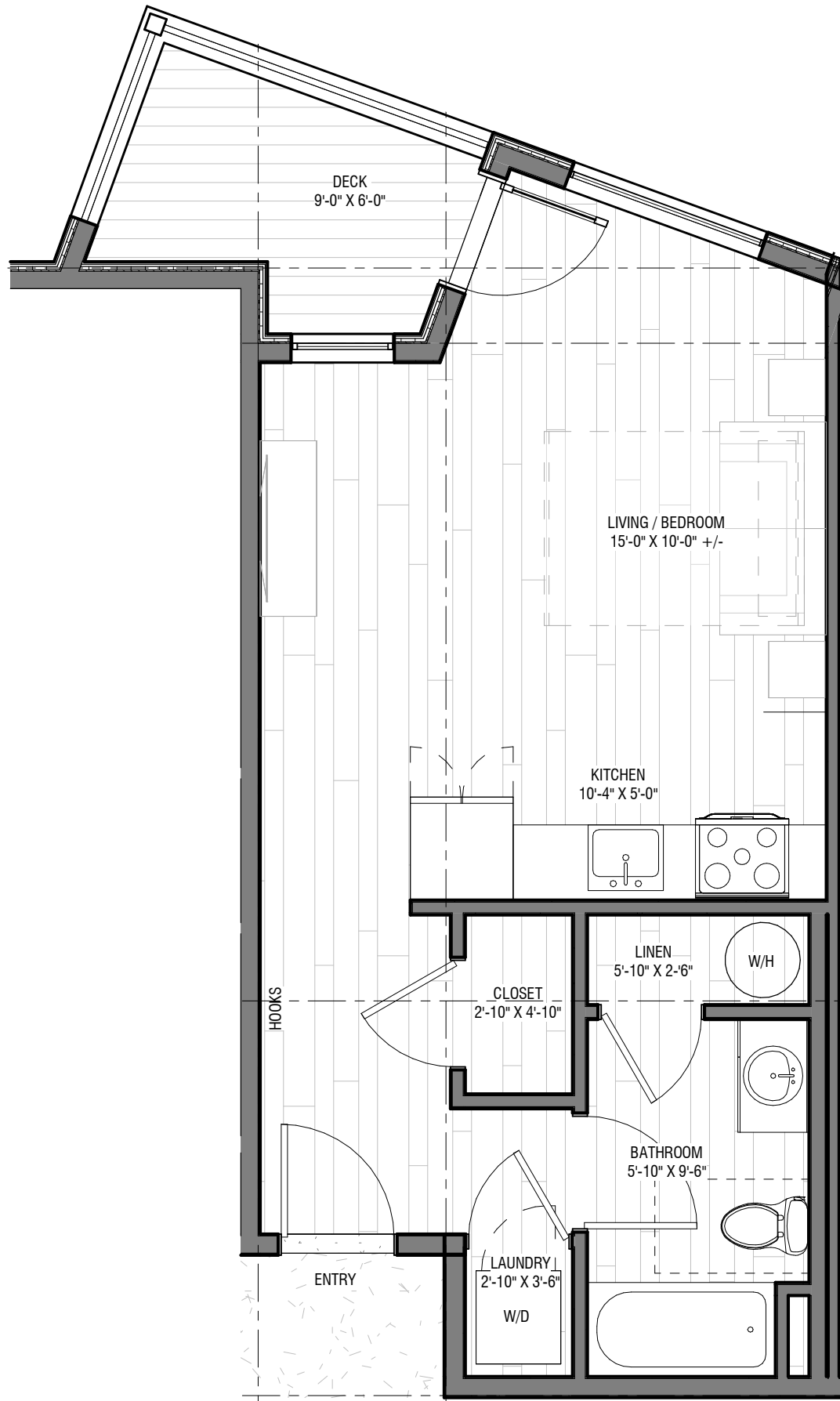
A-2.12

SCALE

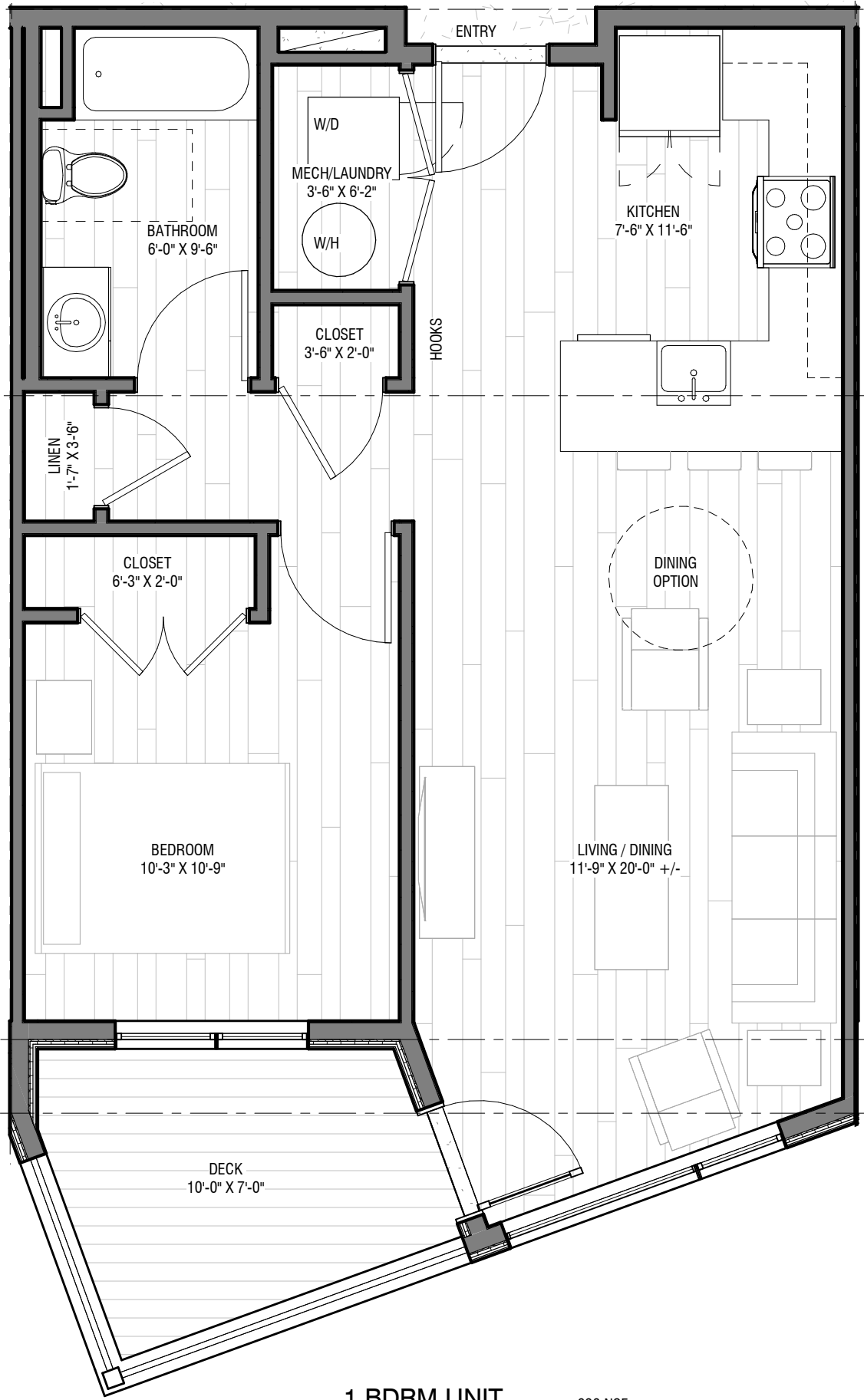
1/8" = 1'-0"







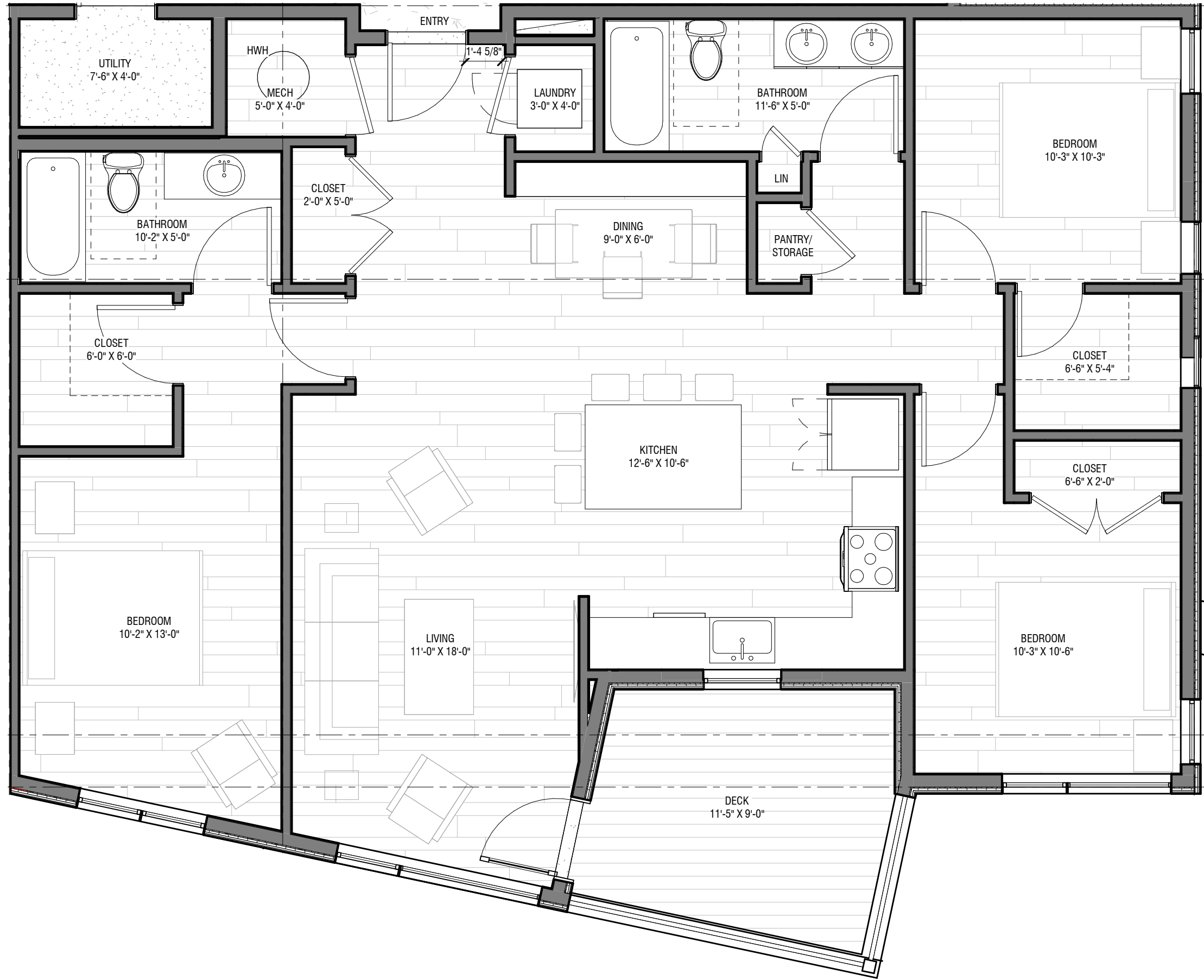
STUDIO BDRM UNIT 421 NSF
1/4" = 1'-0" 460 GSF



1 BDRM UNIT 638 NSF
1/4" = 1'-0" 682 GSF



2 BDRM UNIT 984 NSF
1/4" = 1'-0" 1,032 GSF



3 BDRM UNIT 1,250 NSF
1/4" = 1'-0" 1,320 GSF

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

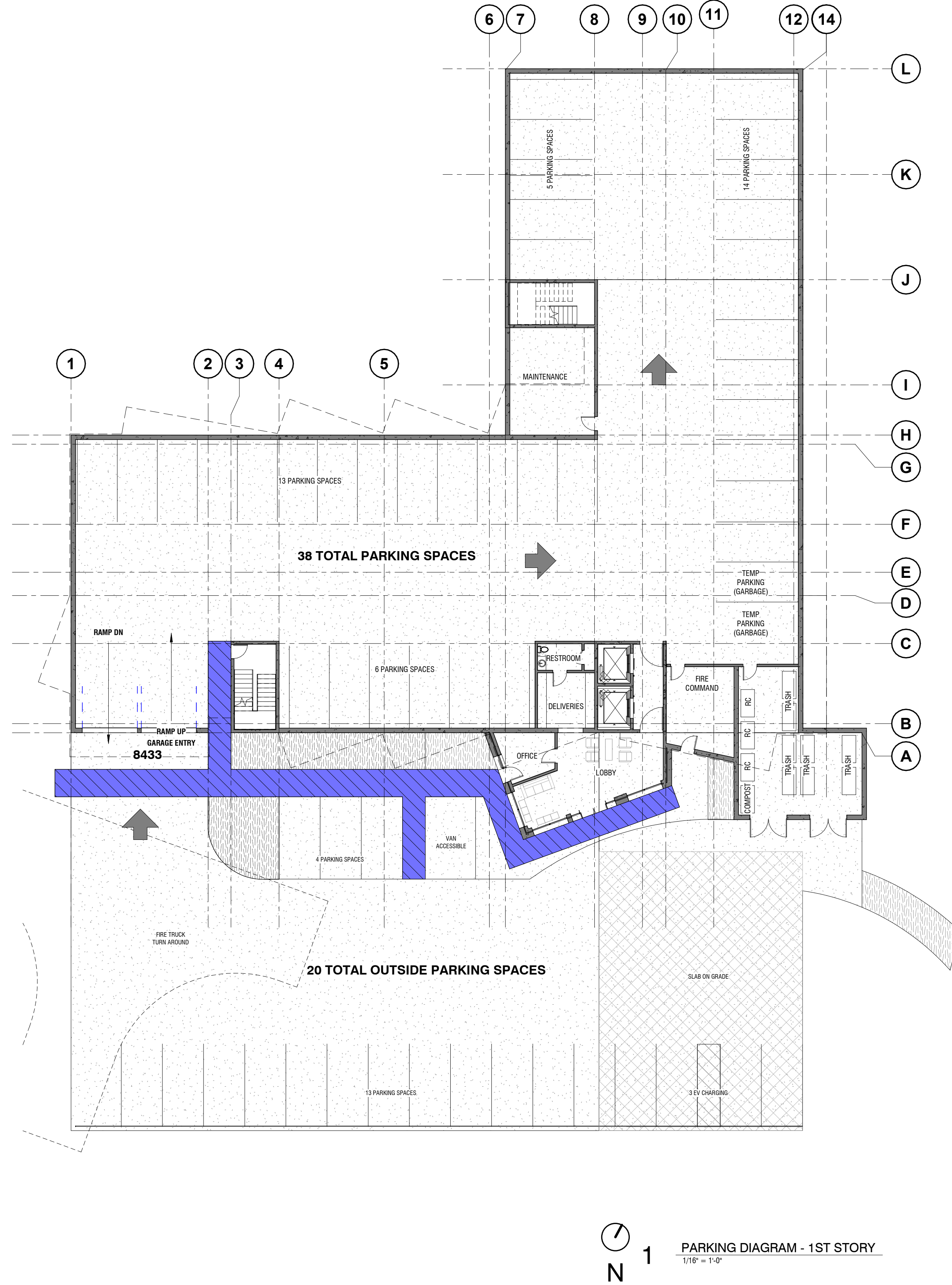
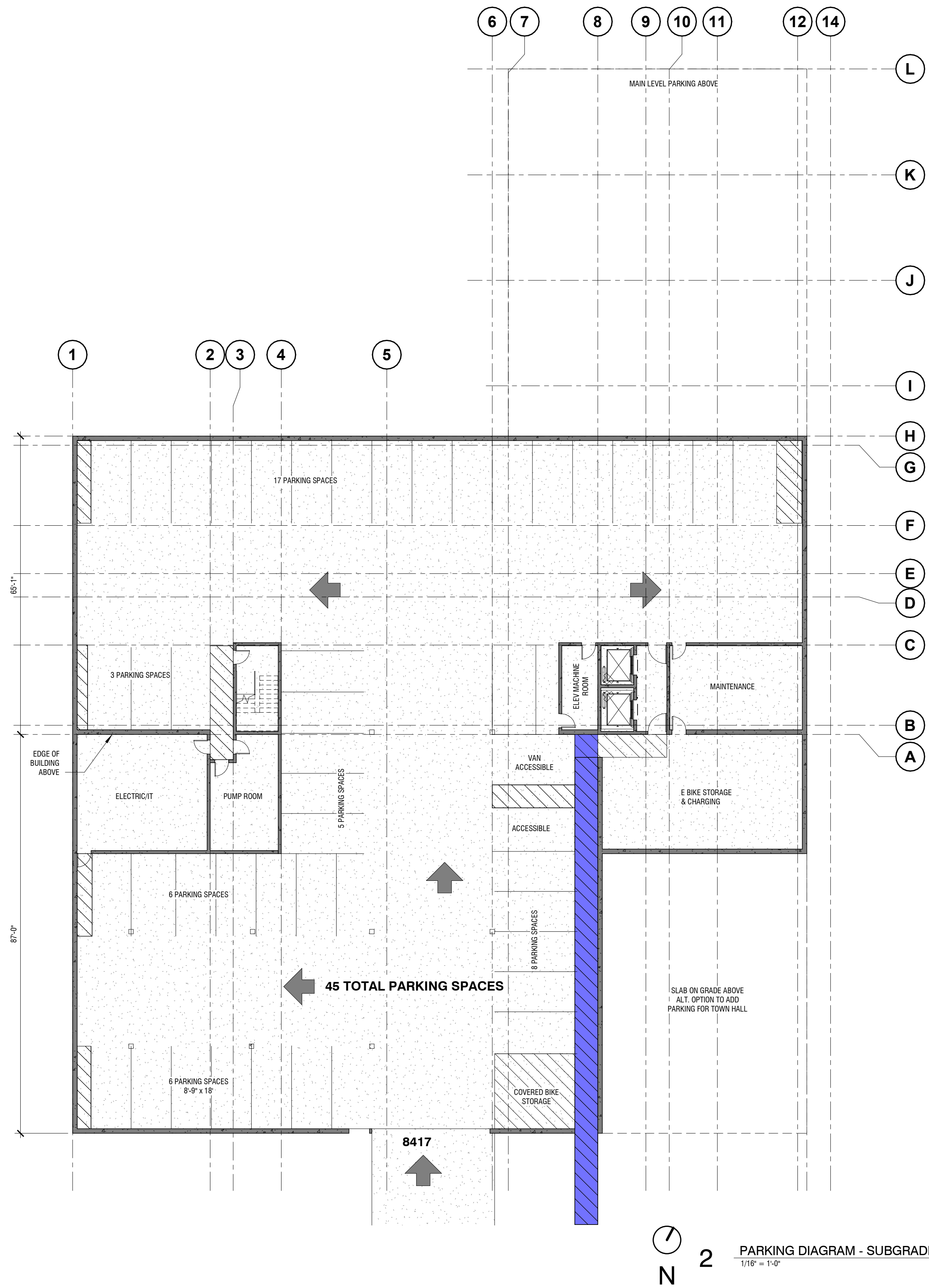
REFERENCE
GARAGE PLANS
OPTION 6B

SHEET NUMBER

A-2.00

SCALE

1/16" = 1'-0"





970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

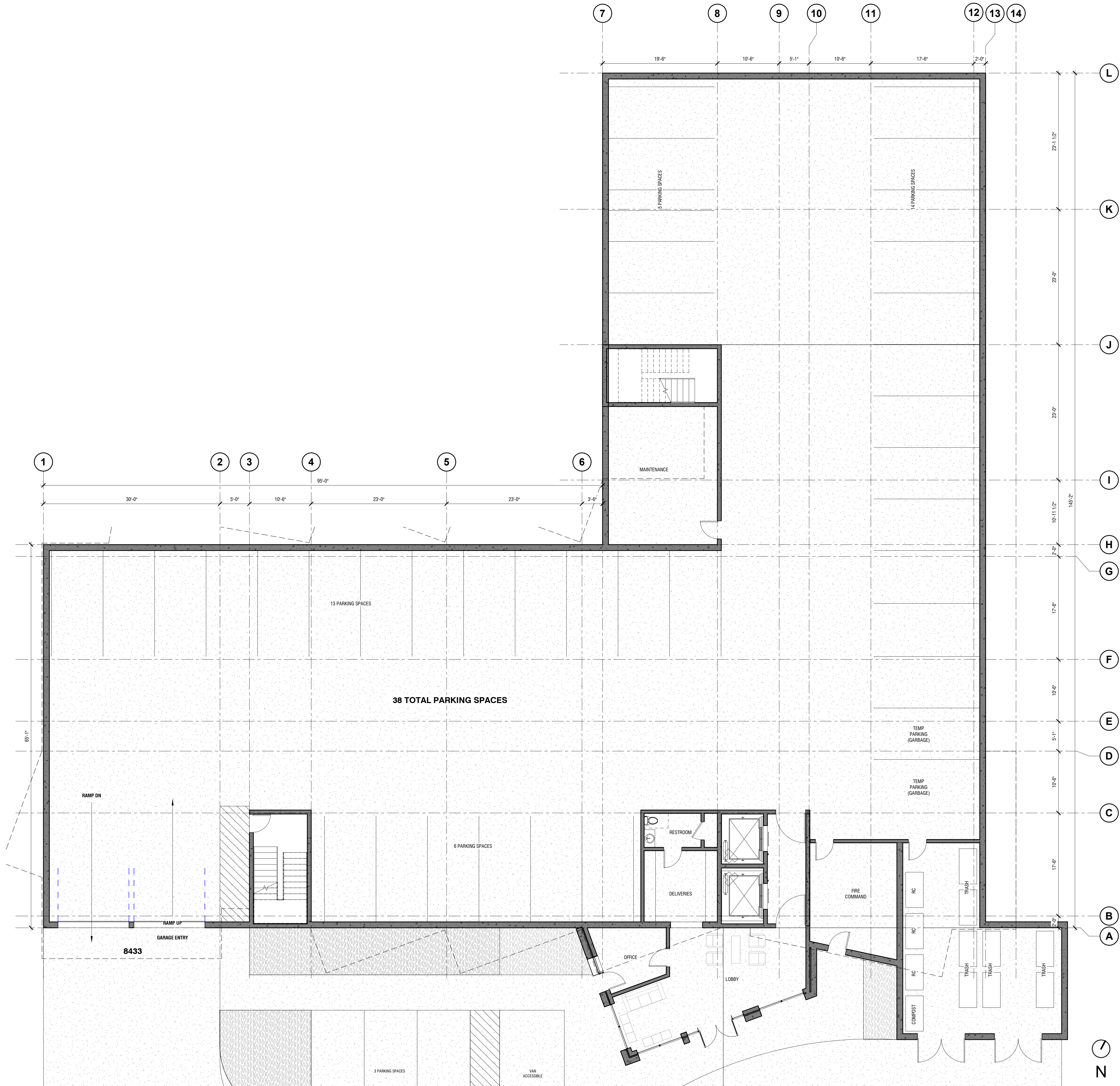
MAIN LEVEL
FLOOR PLAN
OPTION 6B

SHEET NUMBER

A-2.01

SCALE

1/8" = 1'-0"



1
N

MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE

DESIGN REVIEW (OPTION 6B)

DATE

03.12.2025

REVISIONS

DATE

NAME

2nd LEVEL PLAN

OPTION 6B

SHEET NUMBER

A-2.02

SCALE

1/8" = 1'-0"



1
N



UNIT MIX
1X STUDIO
8X 1-BEDROOM
4X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)

3RD LEVEL PLAN (TYPICAL)
1/8" = 1'-0"



970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE

DESIGN REVIEW (OPTION 6B)

DATE

03.12.2025

REVISIONS

DATE

NAME

3rd LEVEL PLAN

OPTION 6B

SHEET NUMBER

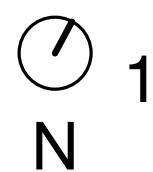
A-2.03

SCALE

1/8" = 1'-0"



UNIT MIX
1X STUDIO
8X 1-BEDROOM
4X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)
4th LEVEL PLAN
1/8" = 1'-0"



970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

4TH LEVEL PLAN

OPTION 6B

SHEET NUMBER

A-2.04

SCALE

1/8" = 1'-0"



UNIT MIX
1X STUDIO
8X 1-BEDROOM
4X 2-BEDROOM
2X 3-BEDROOM
15 UNITS PER FLOOR (23 BEDS)
5th LEVEL PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

5th LEVEL PLAN
OPTION 6B

SHEET NUMBER

A-2.05
SCALE
1/8" = 1'-0"

1/8" = 1'-0"



UNIT MIX
1X STUDIO
5X 1-BEDROOM
2X 2-BEDROOM
1X 3-BEDROOM
9 UNITS PER FLOOR (13 BEDS)

6TH LEVEL PLAN
1/8" = 1'-0"



970.205.9094
PO BOX 943
CARBONDALE, CO 81623

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

6TH LEVEL PLAN

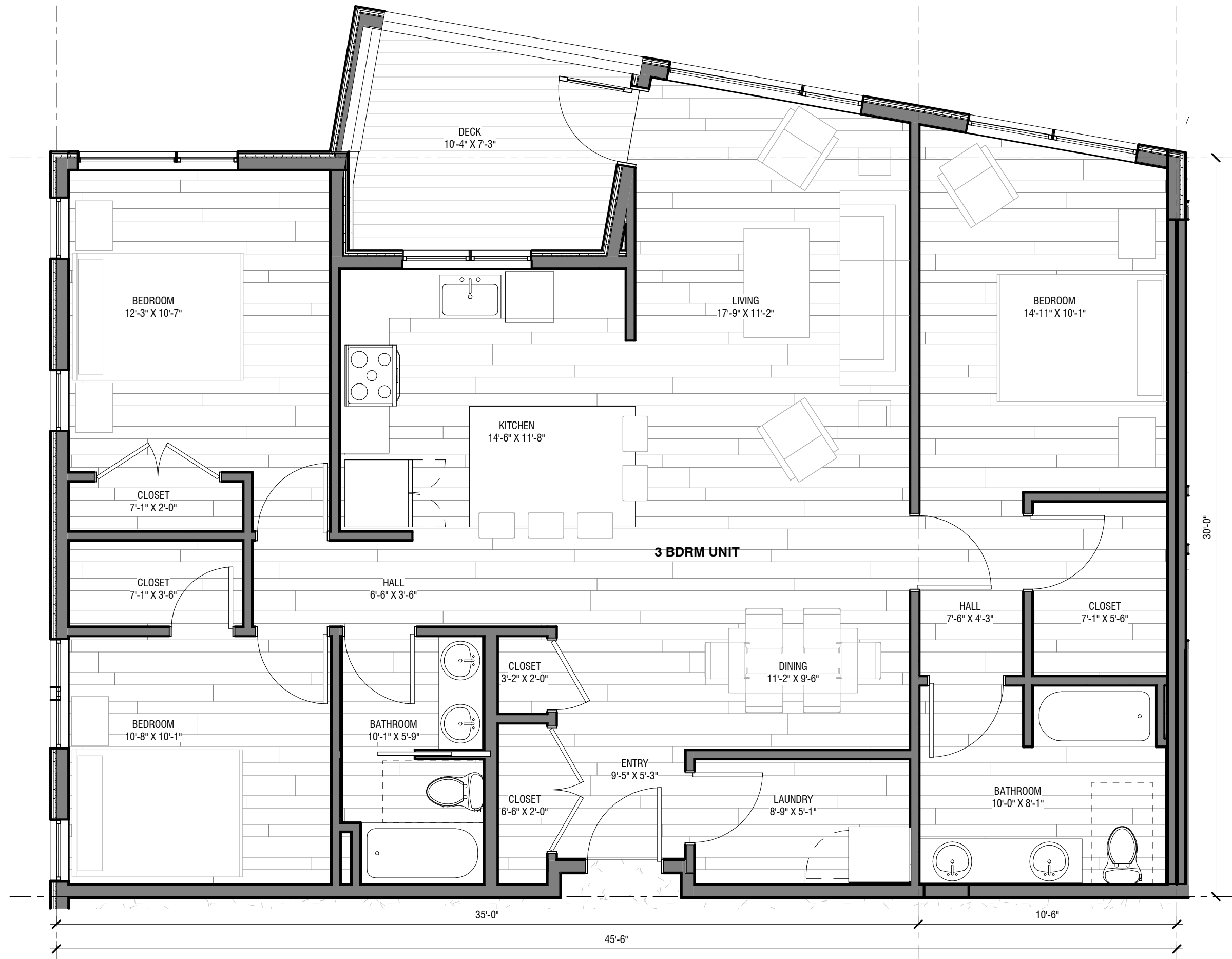
OPTION 6B

SHEET NUMBER

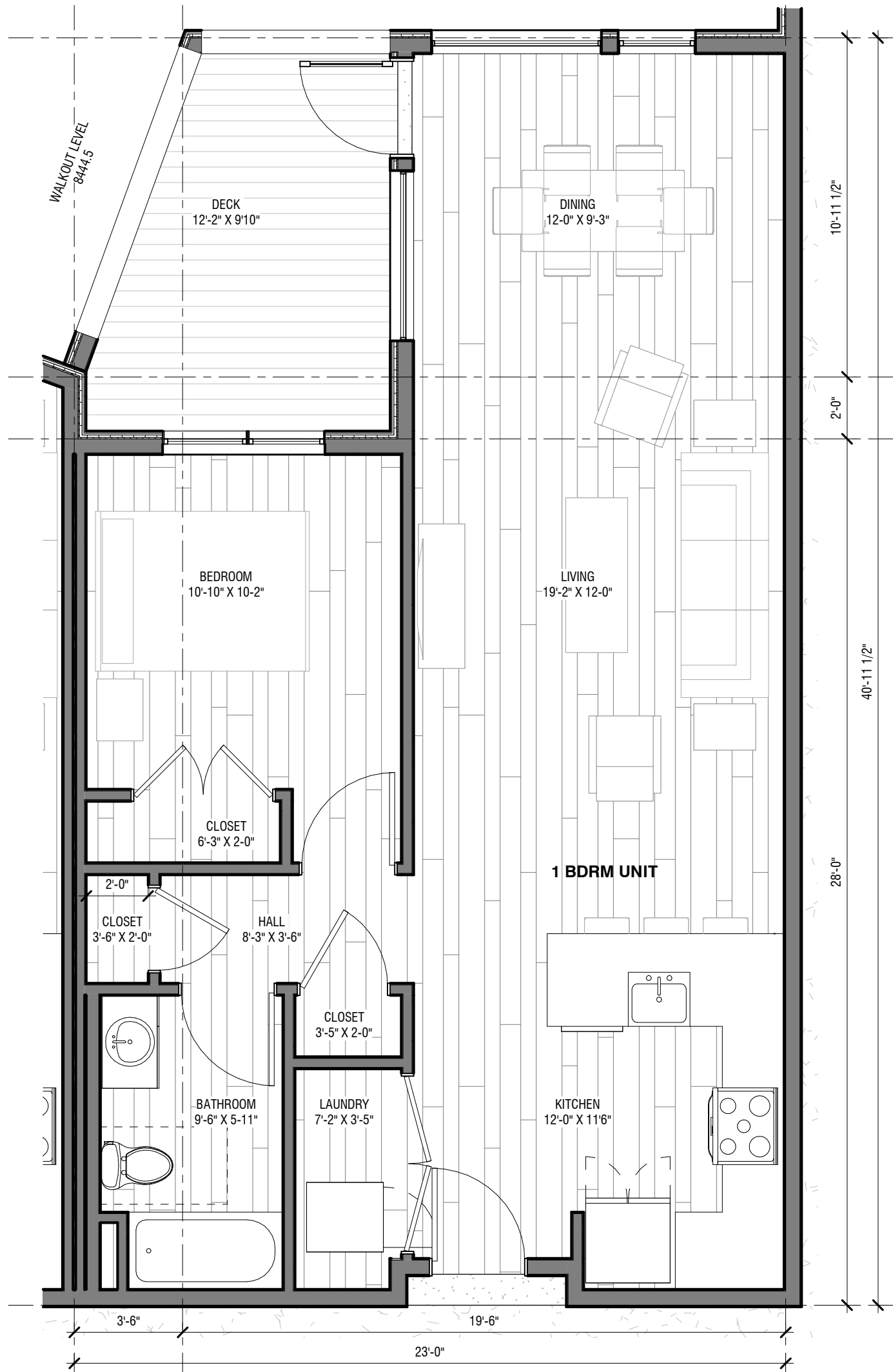
A-2.06

SCALE

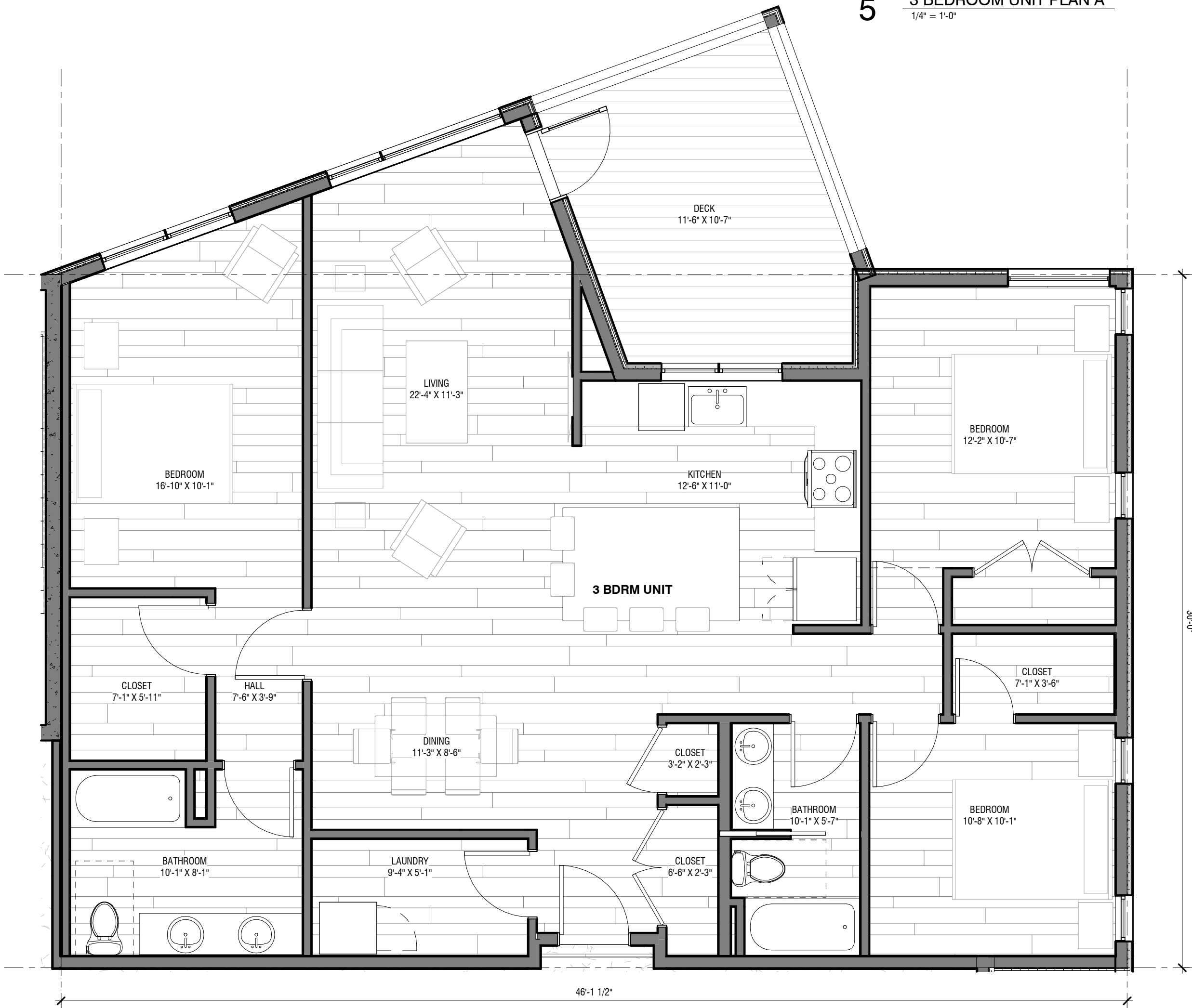
1/8" = 1'-0"



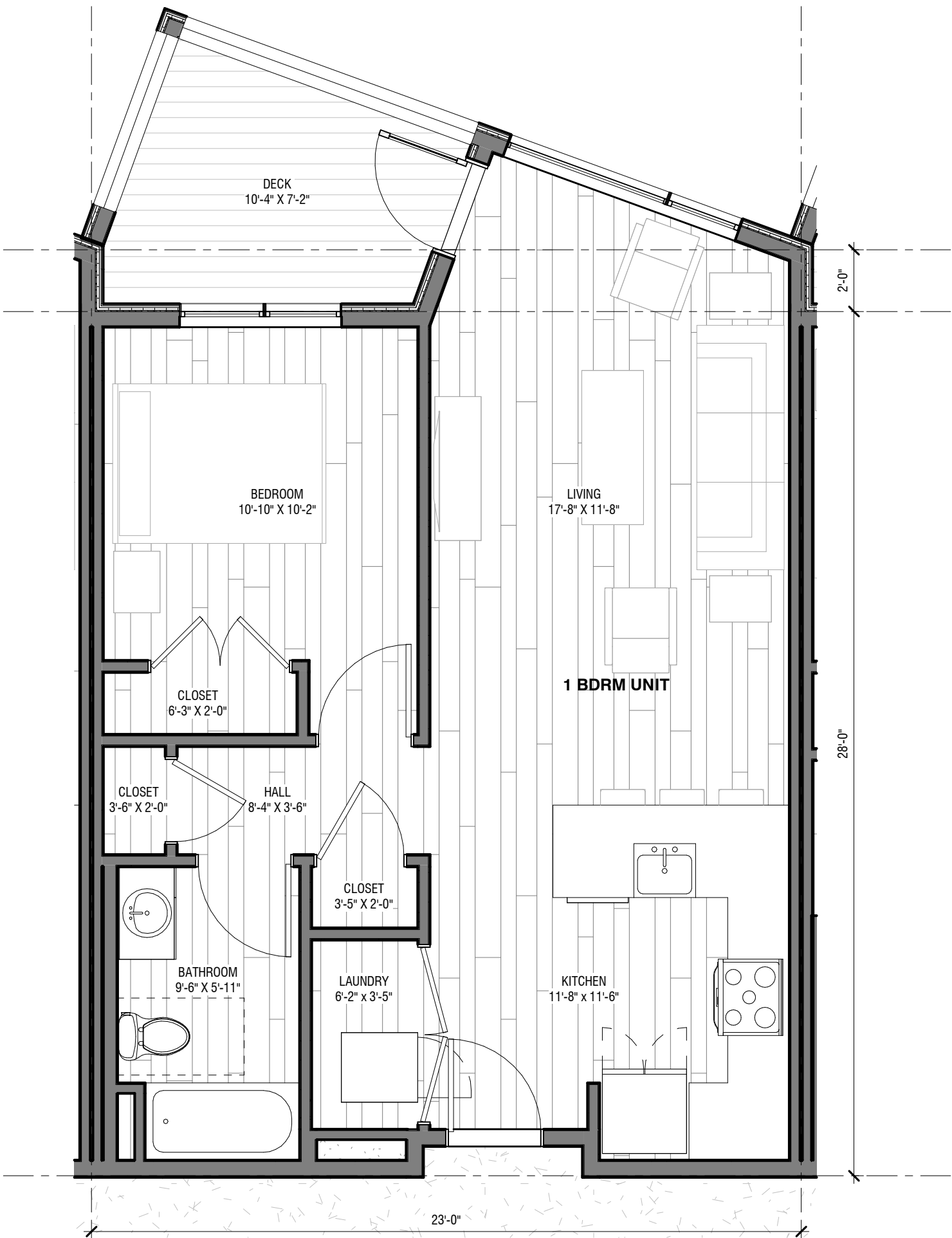
5 3 BEDROOM UNIT PLAN A
1/4" = 1'-0"



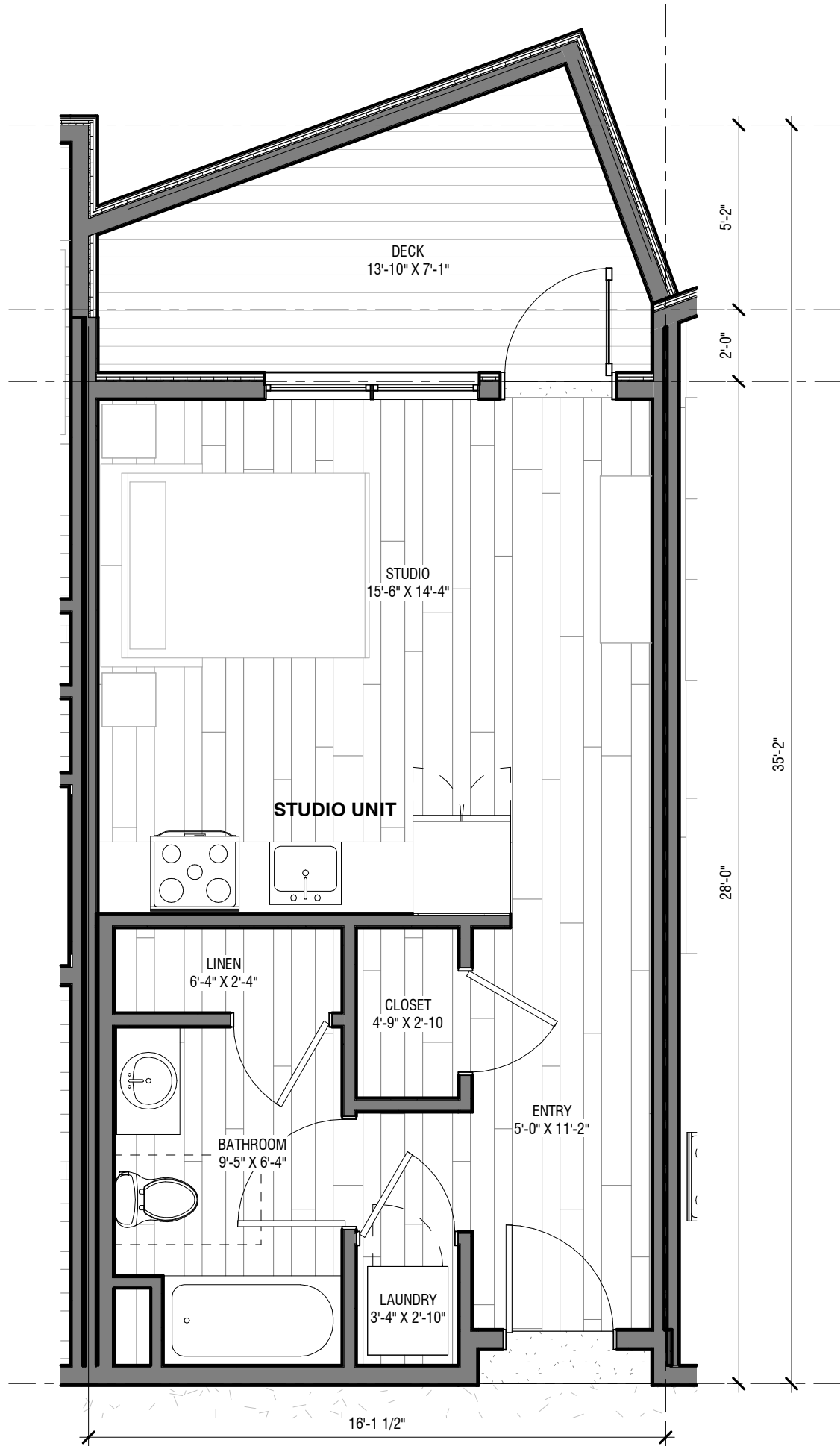
3 1 BEDROOM UNIT PLAN B
1/4" = 1'-0"



4 3 BEDROOM UNIT PLAN B
1/4" = 1'-0"



2 1 BEDROOM UNIT PLAN
1/4" = 1'-0"



1 STUDIO UNIT PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT

TOSV DRAW SITE

130 KEARNS ROAD
SNOWMASS VILLAGE, CO

ISSUE DATE
DESIGN REVIEW (OPTION 6B) 03.12.2025

REVISIONS DATE

NAME

UNIT PLANS

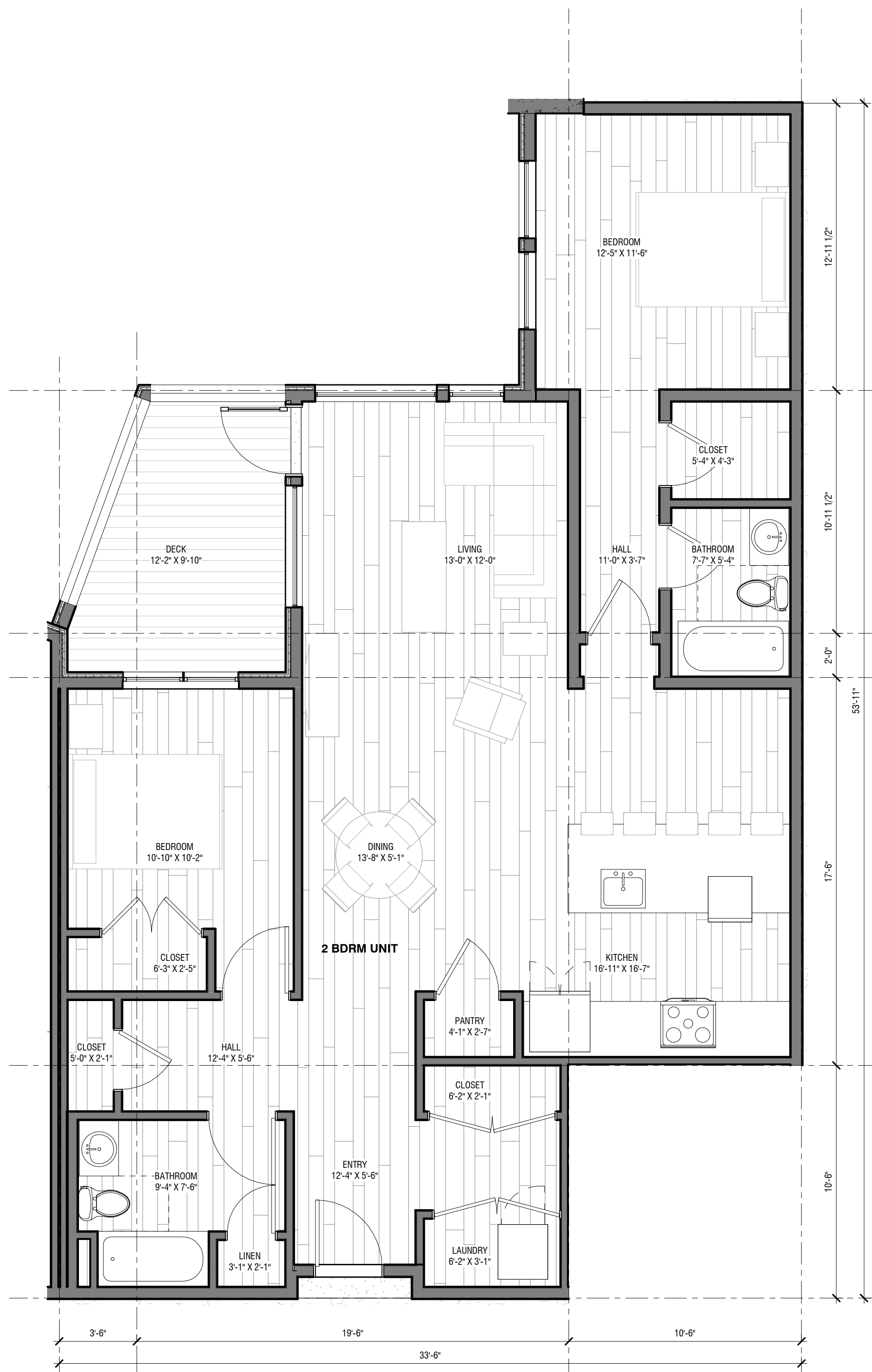
OPTION 6B

SHEET NUMBER

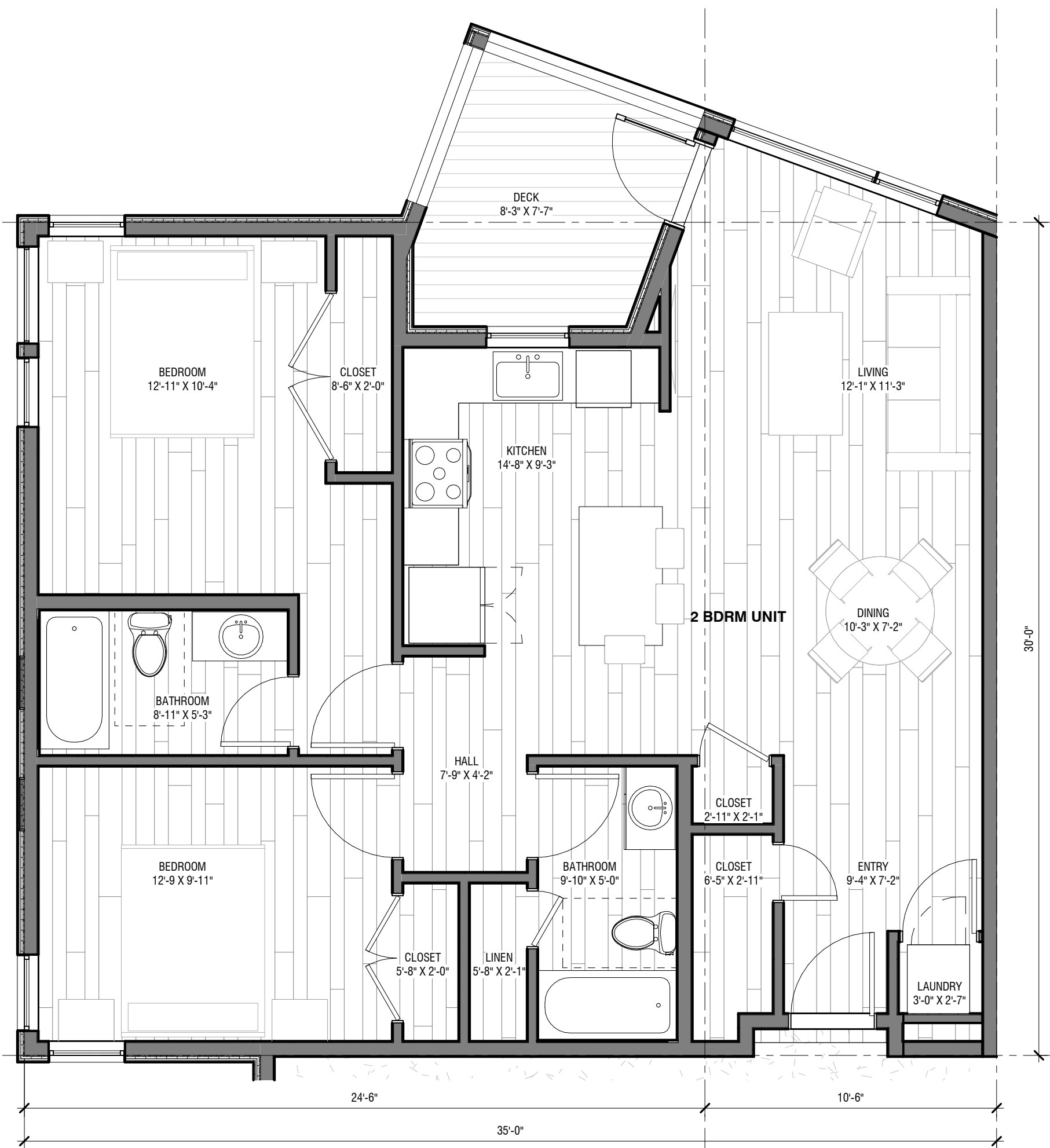
A-2.32

SCALE

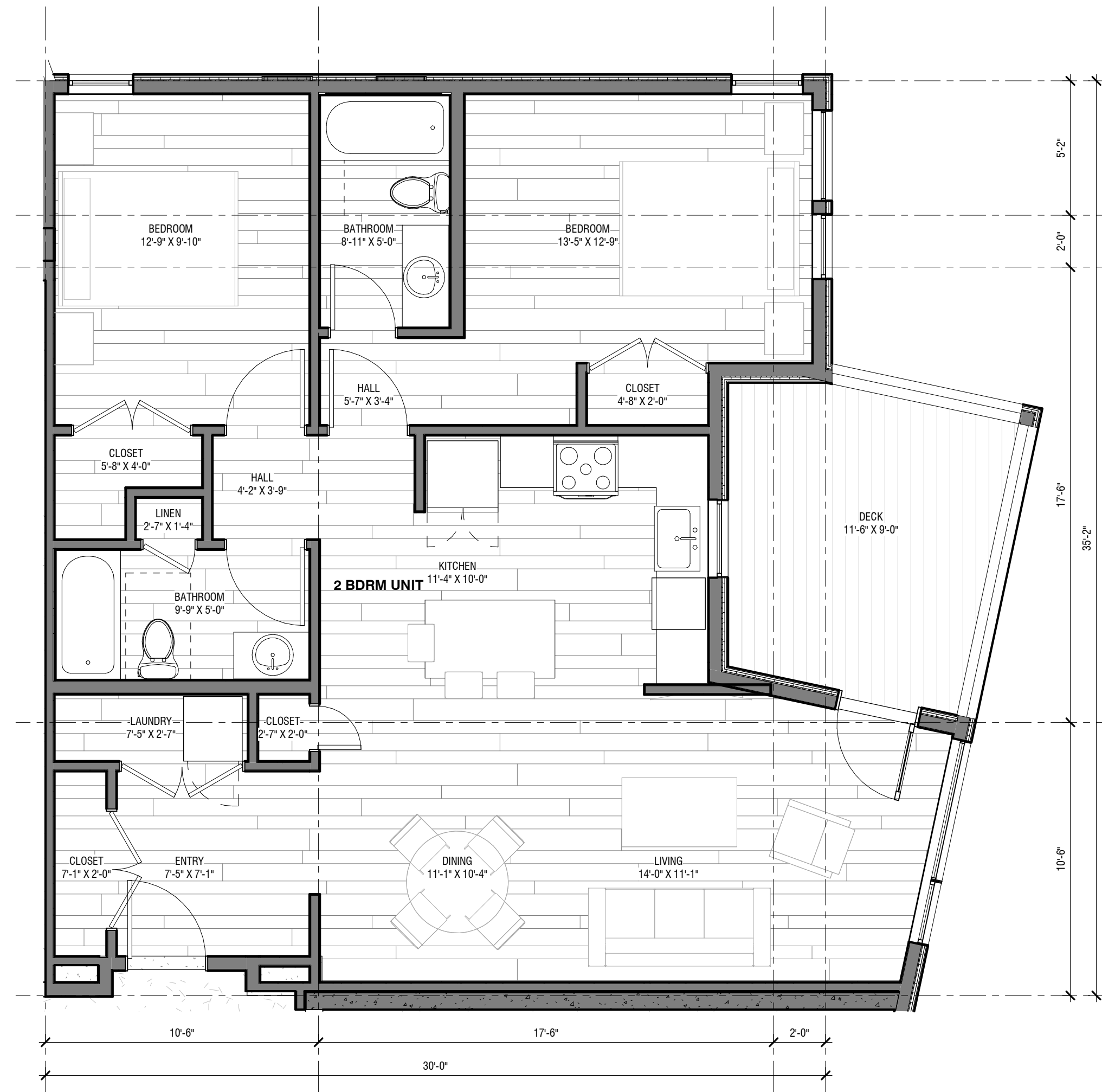
1/4" = 1'-0"



3 2 BEDROOM UNIT PLAN C
1/4" = 1'-0"



2 2 BEDROOM UNIT PLAN A
1/4" = 1'-0"



1 2 BEDROOM UNIT PLAN B
1/4" = 1'-0"