

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

March 15, 2023

Members Present:

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

Staff Present:

Dave Shinneman
Sara Nester
Jim Wahlstrom
Betsy Crum

Members Absent:

None

Others Present:

None

Call to order: The meeting was called to order at 4:00 p.m. by Brian Marshack, Chairman.

Item 1: Approval of March 01, 2023, Meeting Minutes:

No changes were made. Matthew Dube, Vice Chairman, made a motion to approve, second by Jim “Gus” Gustafson and approved unanimously.

Item 2: Discussion of combining AEU's and ADUs under one policy.

Brian Marshack, Chair, opened up discussion of combining all AEU's and ACUs units under one policy, an ADU program. Brian opened the discussion up to Dave Shinneman and Jim Wahlstrom. Dave said this is a kickoff meeting to discussion, there is no formal proposal presently. Dave also explained that the intention of this would be for workforce/employee housing, not short-term rentals.

Doug Faurer liked the idea of combining all units under one policy. He also said it would allow for additional square footage. An ADU or AEU would allow for an increase in FAR. Jim explained there is 10% additional floor area allowed for AEU and caretaker units are less restrictive.

Brian, Chair, added combining the ancillary units is a great option. He also pointed out with Sara's new position, there is a new enforcement mechanism in place. Brian stressed ADVs are not a good fit for all neighborhoods but is a great option.

Gus expressed concern these units will not be used for workshops or small home business. Jim replied to the Home Occupation Code addresses this.

Else Denis asked what the options might be for a homeowner if they wanted to switch the purpose of their unit. As an example, is the homeowner committed to solely an AEU or an ADU and for a certain number of years or in-perpetuity?

Gus revisited the floor area incentive and said this creates pressure on the rest of the neighborhood. Gus also mentioned some HOAs will not allow for a detached ADU or AEU. He also mentioned there might be a requirement for a separate entry with no internal access to the primary house, but the unit must be attached. Gus also said there should not be small units dotted here and there.

Dave restated that Staff does not have a position at this time.

Doug brought up some neighborhoods might not want ancillary units in their neighborhood.

Matt Dube, Vice Chairman also brought up concern of topography and density of neighborhoods. Many neighborhoods are built on a steep grade and adding units might not be feasible. Stan made comparisons to other cities such as Aspen and Carbondale.

Matthew Dube, Vice Chairman suggested commercial spaces be considered as well, for workforce housing. Dave and Jim both expressed there is not much opportunity for live/work commercial space within Snowmass Village. Stan added in the focus ought to be workforce housing. He agreed with Matt suggestion of commercial space, such as above commercial spaces. Jim also pointed out the Town of Snowmass Village has the benefit of Home Rule in this matter.

Brian, Chair, requested a presentation for the next meeting. Dave advised the Commission he and Jim will be away at a conference and will miss the meeting, on April 5th. Dave said he and Jim will be back at the next meeting on April 19 and discussion of ADUs will continue.

Shifting topics, but not a formal item; Gus asked the status of the Transit Center. Dave explained the Town Council will hear the Special Review Application on April 17. Dave said the Town Council is being presented with a resolution of denial of the project from Planning Commission. There was a short discussion on the merits of the proposed Transit Center. Other members of the Commission stated the vote has been taken and the matter has moved on to the next step. No further action was taken.

Item 4: Community Development Director updates:

Brian, Chair, asked Dave if he had any updates. Dave restated the next meeting, April 5, he, and Jim will be out of town at a convention in Philadelphia. Therefore, the next meeting will be April 19 to continue discussion of ADUs.

Motion to adjourn by Brian, Chair and was seconded by all, unanimously.

The meeting was adjourned at 5:55 P.M.