



Town Council
Town Council Meeting Minutes
Monday, March 6, 2023
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday March 6, 2023, 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 anytime.

1) CALL TO ORDER

4:00pm

2) ROLL CALL

Council Members Present: Bill Madsen, Alyssa Shenk, Susan Marolt, Britta Gustafson & Tom Fridstein.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; Jim Wahlstrom, Senior Planner; Dave Shinneman, Community Development Director; Brian McNellis, Planner; Doug Goldfluss, IT Manager; and Megan Boucher, Town Clerk.

Public Present: Patrick Rawley, Debbie Cote, Mary Blankenau, Jay Shumaker, Ian Long, Greg Long, Keith Long, Bruce Lee, Polly Ross, John Sweeney, Tim McMahon,

Gordon Whitmer, Bill Argeros, Shawn Binion, Patrick Rawley, Erica Golden and Kris Peterson.

3) **PROCLAMATIONS AND PRESENTATIONS**

4) **PUBLIC COMMENT**

Several individuals attended and made public comment in favor of TOSV allowing Class 1 pedal-assist e-bikes on the Snowmass Village single track trails including: Ian Long, Bruce Lee, Greg Long, Keith Long, Polly Ross, John Sweeney and Gordon Whitmer.

All spoke individually in favor of Class 1 pedal-assist e-bikes on TOSV trails and ask that the Council consider adding the item to an upcoming agenda for further discussion. Council & Staff will talk with Ian Long and get it on an agenda for a future meeting.

5) **CONSENT AGENDA**

5.A) 2023 Town Council Draft Agendas

[Pages 3-5 2023 Agenda Overview](#) 

Councilmember Shenk asked that the Town Council goal statement discussion be added to an upcoming meeting. Kinney confirmed plans to have it at the work session on 3/13/23. Shenk further suggested that when we schedule an e-bike discussion with Town Council, POSTR and the public, to broaden the discussion to include enforcement, one-way trails, trail etiquette, trail users, signage, etc.

5.B) Minutes for Approval

[Pages 6-10 2-21-23 TC Minutes - DRAFT](#) 

Councilmember Shenk had some minor typographical changes to the minutes which she emailed to Town Clerk Boucher.

Councilmember Fridstein motioned to approve the Consent Agenda. Councilmember Marolt seconded. All in favor.

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

6.A) [Willows Subdivision Exemption - Resolution No. 05, Series 2023](#)

[Pages 11-12 Agenda Item Summary - Willows Subdivision Exemption](#) 

[Pages 13-17 Resolution No. 05, 2023, Willows Subd Ex - DRAFT](#) 

[Pages 18-20 Exhibit 'A' of Reso 5 - 230208-WillowsSubdExemp](#) 

Planner Jim Wahlstrom introduced the agenda item and summarized the resolution. Wahlstrom introduced the representatives from the Willows, Bill Argeros and Shawn Binion. Council asked some clarifying questions regarding background, neighboring properties, and easements. A brief discussion followed.

Councilmember Marolt motioned to approve Resolution No. 05, Series 2023. Councilmember Shenk seconded. All in favor.

6.B) [Transit Center - Special Review](#)

[Pages 21 Agenda Item Summary - Transit Center Special Review](#) 

Mayor Madsen noted staff's request to continue the Public Hearing of the Special Review of the Transit Center, take public comment and then decide on a date certain for the Special Review.

Public Comment

Tim McMahon – one of the owners of Incline Sportshop on the Mall. McMahon is worried about the timeline and impact on local businesses. He is concerned about the timeline and road closures for winter and summer, parking challenges, and tourist and staff difficulties accessing the Mall and the businesses there. Please communicate to our Mall businesses.

Debbie Cote - Stonebridge VP – Cote reported that local businesses are concerned for the scope and impact. Not against the idea of the project but very concerned about the scale and length of construction and impact on community. Parking. Cote reported that other residents have shared their concern about this project with her as well. Please take a step back and relook at this project.

Councilmember Shenk motioned to continue the public hearing to April 17, 2023. Councilmember Fridstein seconded. All in favor.

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

8) **ADMINISTRATIVE REPORTS**

8.A) [Owner Review - Draw Site Housing](#)

[Pages 22-24 Agenda Item Summary - Owners' Review Draw Site Housing](#) 

[Pages 25-36 Attachment A - Draw Site Charrette Booklet](#) 

Betsy Crum introduced the agenda item and gave some history on the 2021 Housing Master Plan and the potential of the Draw Site. Crum introduces Erica Golden and Kris

Peterson were from 2757 Design Co and Patrick Rawley was from Clauson Rawley Associates.

Kinney clarified for the Council that there is no application submitted so Council can comment and give feedback in this meeting and any other meeting that Council needs in order for the project to move into the PUD process which includes sketch, preliminary and final reviews. PUD process has three stages where there will be multiple opportunities for Owner input in the process. Town Attorney Conklin confirmed and clarified the PUD process and Owner input at each stage.

Golden and Peterson presented materials from the packet and summarized some options, diagrams, and basic proposed design for the site.

Councilmember Fridstein asked for clarifications on the height of the buildings and their view from town, grade of the road and avoiding the need for snowmelt, parking plan for the site, the need for additional soil analysis with the proposed deeper parking component and suggested solar panels on the roofs of these buildings.

Crum asked for specific feedback on the scale and height shown with specific consideration to the three stories plus the parking under those stories.

Councilmember Gustafson asked for continued efforts to balance the proposed density and natural space of the site. Gustafson noted that Town Hall has worked well in the space and hope the Draw Site will also "fit." She further asked if this site could serve and appeal to others? A playground area? Trail access?

Crum and Golden described plans for community spaces in the building as well as the outdoor space at the Point Site and above the top building as potential gathering areas. In addition, they want to look at relocating the debris basin up in order to create more of a natural feature in that space.

Mayor Madsen commented on the buildings being highly visible and offsetting that a bit by having a functional space at the Point Site that does not impact the view planes would be his preference. Madsen agreed that the road grade was important to this plan and the need to avoid snowmelt while considering safety and transportation needs. Madsen expressed some concerns about the density of the plan.

Golden clarified that there is flexibility built into this initial design to incorporate not only the Council's suggestions but also the site-first approach to what the site can support.

Kinney asked Council if they feel like the design is on the right track. Mayor Madsen, Councilmember Marolt agreed that these plans are on the right path thus far.

Councilmember Shenk initially thinks this maybe too dense and the building furthest up maybe too high. Shenk has big concerns about the intersection below Town Hall and the traffic this development would add. Kinney and Public Works Director confirmed that

the intersection would be addressed as the plan proceeded through approvals. Shenk had further concerns about parking for not only residents but visitors as well. Shen commented that it looks nice and is meeting the need to the best ability of the site, so far, further study may change the plans with the site-first approach to what can be achieved in the space..

A brief discussion followed about car share and transportation mix for the plan as well as future car-free developments.

Councilmember Marolt commented that the main goal is providing housing for as many as we can on our waiting list and maximizing the space while balancing the density and natural area.

Council agreed that they are on the right path.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Shenk has RFTA and Sister Cities on coming up on Thursday. Shenk traveled in Snowmass Village on Friday during the snow/ice at 5pm and the roads were terrible! Icy and snowy. Owl Creek was closed at same time which magnified the challenges. Suggested a Pitkin Alert should have been put out. Kinney confirmed it was the worst in recent history and all hands on deck from Police and roads department. TOSV ended up out there for approximately 6 hours putting down sand. Situations like that highlight the need and benefit to having work force housing inside the Village so they can respond as needed.

Mayor Madsen thanked the community for being a part of the World Cup events. It was an amazing event that took lots of effort. Great community event.

Councilmember Fridstein attended the Watershed Collaborative spearheaded by RWAPA. Fridstein gave some history and context of water usage in the area. He highlighted the balance they are trying to achieve between the Glen Canyon Dam and Hoover Dam, ie Lake Powell and Lake Mead respectively. That balance is not being achieved, there is mismanagement of the water by the Bureau of Reclamation, and reductions are very much needed. RWAPA is still proposing a collaborative effort throughout the area for water reductions including watering schedules and more efficiencies.

Councilmember Gustafson has upcoming meetings which overlap. Fridstein will be at CORE and Gustafson will be at Sister Cities since Shenk will not be able to attend. Gustafson thanked the Police Officers for responding to the Schools during the recent threats.

10) EXECUTIVE SESSION

10.A) [Executive Session](#)

[Pages 37-38 Agenda Item Summary Exec Session - legal advice](#)

Madsen read the legal language for the Executive Session. At 6:11pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor.

At 6:58pm, Councilmember Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

Immediately following, Councilmember Fridstein moved to adjourn the Regular Meeting, Councilmember Shenk seconded. All in favor.

11) ADJOURNMENT

6:58pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 20, 2023.

Submitted By,



Megan Harris Boucher, Town Clerk