



Town Council
Town Council Meeting Minutes
Monday, March 4, 2024

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 Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday March 4, 2024, 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 anytime.

1) **CALL TO ORDER**

2) **ROLL CALL**

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

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Brian Olson, Police Chief; Betsy Crum, Housing Director; Terri Everest, Assistant Housing Director; Mitch Osur, Operations and Compliance Manager; Sam Guarino, Transportation Director; and Megan Harris Boucher, Town Clerk.

Public Present: Jacque Whitsitt, Jay Shumaker, Deborah Madsen, Shannon Meyer, Chonnie Jacobson, Sarah Hirsch, Petronella Strijbos Arthur, and Scott Arthur.

3) **PROCLAMATIONS AND PRESENTATIONS**

3.A) Proclamation for March Red Cross Month

[Page 4 Red Cross Proclamation.pdf](#) 

Mayor Madsen welcomed Jacque Whitsitt from the local chapter of the Red Cross. Mayor read Proclamation No. 02, Series of 2024 recognizing March as American Red Cross Month. Whitsitt thanked the Council, the Town of Snowmass Village and the community for all past and future volunteers, who help make tough situations more manageable.

4) **PUBLIC COMMENT**

None.

5) **CONSENT AGENDA**

5.A) Town Council 2024 Agenda Overview

[Pages 5-8 2024 Agenda Overview.pdf](#) 

5.B) Minutes for approval

[Pages 9-15 02-05-24 TC Minutes - Draft.pdf](#) 

[Pages 16-21 02-20-24 TC Minutes - Draft.pdf](#) 

Councilmember Shenk noted a few small corrections which she sent to the Clerk.

5.C) Resolution - Fox Run HOA Trail Easement

[Pages 22-23 Agenda Item Summary - Easement Agreement - Fox Run.pdf](#) 

[Pages 24-25 Reso No 05, 2024 - Easement Agreement - Fox Run.pdf](#) 

[Pages 26-31 Trail Easement Agreement - Fox Run.pdf](#) 

Councilmember Fridstein abstained from this part of the Consent Agenda due to conflict.

5.D) Resolution Tamarack Townhomes HOA Easement

[Pages 32-33 Agenda Item Summary - Easement Agreement - Tamarack.pdf](#) 

[Pages 34-35 Reso No 6, 2024 - Easement Agreement - Tamarack.pdf](#) 

[Pages 36-44 Easement - Tamarack to Town - FINAL.pdf](#) 

Councilmember Shenk noted that there is a period missing at the end of paragraph D.

Councilmember Shenk motioned to approve the Consent Agenda. Councilmember Gustafson seconded. All in favor. Councilmember Fridstein abstained.

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

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

7.A) Ordinance - Revised Housing Regulations - First Reading

Pages 45-47 Agenda Item Summary - Housing Regulations Review & Ordinance.pdf 

Pages 48-61 Attachment A - Permanent Moderate Housing Regulations - redline version.pdf 

Pages 62-75 Attachment B - Permanent Moderate Housing Regulations - clean version.pdf 

Pages 76-83 Attachment C - Ordinance - Permanent Moderate Housing Regulations-v2 - First Reading.pdf 

Housing Director Betsy Crum summarized the agenda item and gave some background information on the history of the discussion regarding permanent moderate housing regulations and the Chapter 17 Municipal Code.

Town Attorney suggested that a goal of this Ordinance is to more neatly consolidate and reconcile the Code and Regulations, and maintain the authority in the Code to adopt the Regulations. These Code provisions and Regulations are adopted by Ordinance so there are no issues with their application to real property. In addition, Conklin clarified that staff plan to come back at a later date to clean up this part of the code so that all the regulations are included in one location in the code. He further recommended to approve the substantive parts now so that later it is a clean up of the code and a simpler process.

Councilmember Shenk had several questions and pointed out some typos. Some of the items discussed by Council included definition of qualified applicants; clarification on Permanent Moderate Housing being the term for all of TOSV deed restricted housing; definition of the Roaring Fork Drainage vs the Colorado River Drainage vs just listing the towns; the need to clean up language in several sections; the need to check that references are correct; the difference between unoccupied business owned property for remodel and sale vs occupied business owned property for long term income; permissibility of business owned property for their employees to live in; section on licensed home occupation regarding people working from home and the 1400 hours and 80% income from SMV or 1600 and 70%; working from home vs working out of their home; and differences between each tier in the current regulations.

Council discussed Local Priority as written in redline version of the Revised Housing Regulations. Several Councilmembers wanted more employment years counted toward the kids who grew up in the Village. One Councilmember supported how it is written in the packet. Council discussed the temp absence of these local kids due to work experience and educational absence and how that can be accounted for in the language.

Discussion continued with dissenting views and looking for middle ground. Question – if they move here in 6th grade and graduate from Aspen High School, that gives them 4 or 6 years of work credit – Council decided to split the difference and give them 5 years of work credit.

Council discussed the Crossings inheritance regulations; retirement options with inheritance/sale of property to children; downsize incentives; general lack of housing; possible provision for a surviving minor to stay in a home after parents' death until high school graduation; requirement and timeframe to sell other property when qualifying and the process of enforcing that timeframe; reworking the requalification affidavit to reflect possible unoccupied business owned property as previously discussed; and possible additional language to the resale fee section along the lines of "fee as approved annually by the Town Council in the Budget."

Town Council went on to discuss the Ordinance and language, consistency, and clean up conflicts.

Council would like to bring it back for first reading on March 18th or April 1 with the items discussed incorporated into the regulations.

8) ADMINISTRATIVE REPORTS

8.A) [Request from Response RE Capital Campaign](#)

[Pages 84-86 Agenda Item Summary - Response grant request.pdf](#) 
[Pages 87 Response Letter.pdf](#) 

Kinney summarized the Agenda Item regarding Response's ask for additional funding towards their Capital Program for the facility being built in Basalt. Executive Director Shannon Meyer, appearing virtually, expanded and clarified the increase in project budget and explanation for the increases. Meyer asked for another 20k from TOSV. Their projected opening date for the shelter is January 2025. Chief Olson added information regarding the law enforcement partnership with Response and support for the project.

Councilmember Marolt motion to approve the additional contribution. Councilmember Gustafson seconded. All in favor.

8.B) [Leash Zone Discussion](#)

[Pages 88-89 Agenda Item Summary - Leash law Requested Changes.pdf](#) 
[Pages 90-93 Town Council Ordinance No 07, 2023.pdf](#) 
[Pages 94-95 Town Council Ordinance No 10, 2023.pdf](#) 
[Pages 96-104 Seasons 4 Request & Public Comment emails.pdf](#) 
[Pages 105-129 CCTH Request.pdf](#) 

Kinney and Olson summarized the agenda item and gave a brief history. Kinney continued by asking how the Council might want to proceed. Staff recommended not to change anything for the first year. Town has received two requests - Seasons 4 and Country Club Town Homes.

Council briefly discussed and decided to allow the situation play out with regards to the new Ordinances and see if additional zones are needed. Proposed revisiting the discussion in 6-12 months.

Public Comment -

Scott Arthur, lives in Seasons 4. He agreed with Council and Chief Olson. No need for a change to leash zone and additional Ordinance.

8.C) [Mall Transit Discussion](#)

[Pages 130-132 Agenda Item Summary - Mall Transit Discussion.pdf](#) 

[Pages 133-137 PC Reso 2, 2023 Transit Center Special Review.pdf](#) 

[Pages 138-166 Transit Center Designs 1984-2024.pdf](#) 

Transportation Director San Guarino summarized the agenda item and asked for direction on how to proceed with several proposed solutions at the Mall Transit location. The council has received drawings for an improved depot that includes enhanced pedestrian access, increased capacity, and other improvements. However, there are concerns from residents and council members about the design and its alignment with community needs.

The discussion revolved around whether to proceed with incremental improvements as proposed by Guarino or explore alternative designs. There was discussion about the potential loss of a \$13.5 million federal grant if the design deviates from the original plan that was withdrawn in 2023. Some participants advocate for a comprehensive redesign to address longstanding community concerns, while others express concerns about the timeline and potential funding challenges associated with a new design.

Various issues were raised, including the integration of shuttle services, safety considerations, parking arrangements, and community feedback. Participants emphasized the importance of community engagement and the need for a clear plan before proceeding with any design changes. There was also a discussion about the involvement of developers and the potential for mixed-use development at the transportation site.

The Council consensus was that more discussion and exploration of design options are needed before making any decisions. Council would like to discuss and further evaluate different design proposals based on past criteria, community feedback and feasibility considerations at the upcoming Work Session on March 11th.

9) [TOWN COUNCIL REPORTS AND ACTIONS](#)

None.

10) EXECUTIVE SESSION

10.A) Executive Session

[Pages 167-168 Agenda Item Summary Exec Session.pdf](#) 

Mayor Madsen read the legal language for the Executive Session. At 7:08 pm Councilmember Fridstein motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor. Councilmember Shenk did not attend the Executive Session.

At 8:13 pm, Councilmember Fridstein moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Marolt seconded. All in favor.

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

11) ADJOURNMENT

Adjourned at 8:14 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, April 1, 2024.

Submitted By,



Megan Harris Boucher, Town Clerk