

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

February 21, 2024

Members Present:

Brian Marshack, Chair
Matthew Dube, Vice Chair
Stan Clauson
David Seglin
Doug Faurer
Else Denis

Staff Present:

Dave Shinneman
Brian McNellis
Jim Walstrom
Mike Horvath
Greg LeBlanc
Ashleigh Huff

Members Absent:

Jim Gustafson

Others Present:

Mak Keeling
Chris Kiley
Eric Newmeyer
Susan Cross
Katie Ertl

Call to order: The meeting was called to order at 4:00 p.m. by Brian Marshack, Chair. And roll was taken.

Item 1: Approval of February 7, 2024, Meeting Minutes:

The Minutes from the 2/7/2024 meeting were brought up for approval. Commissioner Frauer motioned to approve, seconded by Commissioner Dube, and approved unanimously.

Item 2: Informal Discussion of Little Red School House:

Dave Shinneman, Community Development Director, began with a discussion on the preparation of the Commission's comments. Dave stated there are two suggestions for handling the comments: either amending the prepared draft letter or having each member submit their comments. Commissioners agreed to email separate comments to Mr. Shinneman.

The purpose of the continued informal discussion was to allow commissioners to comment on the redevelopment plans. Commissioner comments included the following:

- Commissioner Dube suggested exploring the potential for reducing parking spaces, considering a campus-like design, and orienting classrooms for better daylight exposure.

- Commissioner Fauer echoed Commissioner Dube's sentiment and suggested considering a campus design with smaller buildings.
- Commissioner Clauson supports the idea of experimenting with different design ideas and emphasized integrating the building and landscape features.

Commissioners agree the project should move forward. It was clarified that the discussion is part of a public meeting but not a public hearing, and there were no attendees from the public to provide comments.

Item 3: Snowmass Mountain PUD Discussion:

The meeting continued with the discussion regarding the Snowmass Mountain PUD amendment. Aspen Ski Company representatives provided a brief recap of the previous presentation, staff mentioned comments and questions were addressed, and a draft resolution was prepared. The draft resolution was presented, with some modifications made since the last meeting.

Concerns were raised about the inclusion of employee housing and parking in the master plan. Commissioners agreed these aspects should be addressed on a case-by-case basis for future projects as a part of a Special Review. Commissioners expressed concerns about traffic and parking impacts, suggesting the need for studies and mitigation measures should be included with new applications as needed. Suggestions were made to improve visible signage to direct visitors to parking areas efficiently. Acknowledgment was given to Aspen Skiing Company for their commitment to sustainability efforts, with a recommendation to further enhance sustainability initiatives through additional development. These items were to be included in the resolution.

Regarding public comments, although the meeting was open for input from the public, no individuals came forward to express their thoughts or concerns. Commissioners expressed they had received and reviewed the emailed public comments in the packet.

Commissioner Clauson made a motion to approve the Resolution, seconded by Commissioner Fauer. All in favor. None opposed. Motion for Resolution carried at 4:49 pm. Ski Company representatives and town staff member Brian McNellis exit the meeting at 4:50 pm.

Item 4: AEU Code Changes:

The meeting continued with a discussion of proposed revisions to the land use and development code regarding accessory employee units (AEUs), with a focus on incentivizing their creation. The goal of the revisions is to encourage the creation of AEUs to further address employee housing demands. Proposed changes include increasing square footage allowances, addressing legal non-conforming units, and tightening regulations to prevent abuse. Penalties for

removing AEUs were discussed, with considerations for financial and non-financial penalties. The meeting addressed confusion over terminology and clarified that the focus remains on incentivizing AEUs rather than general accessory dwelling units. The discussion concluded with a motion to prepare a draft resolution. Commissioner Dube moved to ask staff to prepare a draft resolution, and Commissioner Denis seconded. All in favor. None opposed. Motion carried at 5:31 pm.

Item 5: Community Development Director Updates

- The Draw site Sketch plan was approved by the Town Council
- Snowmass Club intends to request an amendment to the Comprehensive Plan. No submittal has been received as of yet.
- School district purchase of Faraway units.
- No March meetings- meetings to resume April 3rd

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

The meeting was adjourned at 5:41 P.M.