



**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

4pm

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**

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?

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](#)

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

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

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

Public Comments:

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

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

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

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

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

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

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

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

8) ADMINISTRATIVE REPORTS

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

[8A 1 Agenda Item Summary - CORE 2025 SOW.pdf](#) 
[8A 2 TOSV 2025 Funding Request 12 10 24.pdf](#) 
[8A 3 CORE Professional Services Agreement 2025 - HEP v2.pdf](#) 

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 analyze 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 on the 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 next 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.

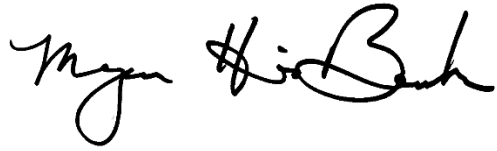
At 8:57 pm, Mayor Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

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,

A handwritten signature in black ink, reading "Megan Harris Boucher". The signature is written in a cursive, flowing style. The first name "Megan" is on the left, followed by "Harris" and "Boucher" on the right. The letters are connected in a fluid manner.

Megan Harris Boucher, Town Clerk