

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

February 7, 2024

Members Present:

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

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Clint Kinney
Mike Horvath
Greg LeBlanc

Members Absent:

Others Present:

Eric Neumeyer
Mak Keeling
George Malk
Chris Kiley
Tyler Michieli

Call to order: The meeting was called to order at 4:02 p.m. by Brian Marshack, Chair.

Item 1: Approval of January 17, 2024, Meeting Minutes:

The Minutes from the 1/17/2024 meeting were brought up for approval. Commissioner Gustafson suggested an edit to the minutes. Commissioner Clauson moved to approve, Vice Chair Dube seconded, minutes approved unanimously.

Item 2: Informal Discussion of Little Red School House:

Dave Shinneman, Community Development Director, introduced the informal discussion for Little Red School House. He explained that this is an attempt to gather informal input before the project enters a formal review.

Greg LeBlanc, Assistant Town Manager, introduced the project and explained the project began with a feasibility study in 2021 to address childcare needs. The study indicated a need for a larger facility.

Tyler Michieli presented the proposed design. Mr. Michieli emphasized the design, positioning, and layout of the new building as well as parking considerations.

Commissioners raised concerns about the scale of the new building relative to the historic Little Red Schoolhouse, the design of the parking lot, and safety concerns regarding balconies. Commissioners also discussed the future use of the existing buildings and suggested further integration of landscape design with the building design. Mr. Shinneman said staff would bring back these comments at the next meeting for consideration.

Item 3: Snowmass Mountain PUD Discussion:

Before the discussion commenced, Commissioner Gustafson was recused due to potential financial involvement in parts of the project and departed the meeting at 4:43 PM.

Brian McNellis, Senior Planner, provided a summary of the Snowmass Mountain PUD amendment and introduced representatives from the Aspen Skiing Company, Mak Keeling, Chris Kiley, and Eric Newmeyer.

Chris Kiley, Senior Vice President of Planning and Development for Aspen Skiing Company, started the discussion by emphasizing the previous master plan is a living document to guide the evolution development on the mountain. Mr. Kiley also stressed the importance of employee housing; he acknowledged its absence in the Master Plan but highlighted the company's commitment to addressing it with subsequent reviews. Mr. Kiley detailed ongoing and future housing projects, including partnerships and innovative solutions like tiny home campuses. He discussed Aspen Skiing Company's shift towards year-round employment and cross-training to maximize employee utility.

Mac Keeling, Vice President of Mountain Planning at Aspen Skiing Company, provided an overview of the purpose and content of the Snowmass Mountain 2024 PUD amendment. Mr. Keeling explained the guide serves as a long-range planning tool for the vision of the ski area and its interaction with the community.

Mr. Keeling's presentation highlighted the following: enhancing the guest experience, strengthening the community, and adapting to the changing climate. Mr. Keeling then discussed proposed lift upgrades and replacements, emphasizing improving capacity, reducing wait times, and enhancing guest access to the mountain. Mr. Keeling also addressed specific projects, including replacing surface lifts, and possibly constructing new lifts to accommodate changing skiing conditions.

Commissioner Dube left the meeting at 5:46 pm.

Mr. Keeling's presentation touched on upgrades to existing restaurants as well as the addition of expansion of and a new on-mountain restaurant, and summer activities including the expansion of the Lost Forrest.

Commissioners raised questions about the order of priorities for this proposed project as well as some concerns and suggestions on the proposed new lifts and expansion projects.

George Malk, Snowmass citizen, made a public comment regarding some safety issues with the Coney Lift and suggested Aspen Skiing Company explore alternative options to using T-Bar or J-Bar lifts when lift expansions are conducted.

The review of the Snowmass Mountain PUD amendment was continued until the next meeting.

Item 4: Community Development Director Updates

- Little Red School House comments and discussion to continue.
- AEU discussion is still on the agenda for the 2/21 meeting.
- Snowmass Mountain PUD discussion and comments continued to 2/21 meeting.

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

The meeting was adjourned at 5:59 P.M.