



Town Council
Town Council Meeting Minutes
Monday, February 5, 2024
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 February 5, 2024, at 4:02 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**

4:02 pm

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; Betsy Crum, Housing Director; Sam Guarino, Transportation Director; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; and Megan Harris Boucher, Town Clerk.

Public Present: Lucy Peterson, Jay Shumaker, Patrick Rawley, Erica Golden, Alex Jauch, JR Spung, Molly Gomes, Dwayne Romero, Sara Duffin, David Myler, Spencer McMinn, and Darren Duroux.

3) **PROCLAMATIONS AND PRESENTATIONS**

4) **PUBLIC COMMENT**

None.

5) **CONSENT AGENDA**

5.A) Town Council Agenda Overview

[Pages 4 - 7 2024 Agenda Overview.pdf](#) 

Councilmember Shenk asked when the lighting discussion would be back on the agenda. Staff is working on a time frame and will have it before Council as soon as possible. Shenk also asked about a future Krabloonik Land Discussion. Staff will add to 2/20/24.

Councilmember Fridstein asked for a Leash Law discussion regarding the process for HOA's to request an additional Mandatory Leash Zone. Town Attorney has received two requests from Seasons4 and CC Townhomes. Staff will add to the March 4th Agenda a discussion on process then bring an Ordinance if necessary to a future meeting.

5.B) Minutes for Approval

[Pages 8-12 01-02-24 TC Minutes - DRAFT.pdf](#) 

[Pages 13-16 01-08-24 TC Minutes - DRAFT.pdf](#) 

[Pages 17-22 01-16-24 TC Minutes - DRAFT.pdf](#) 

Councilmember Shenk sent a few corrections for each set of minutes to Town Clerk Boucher and one substantive change regarding the Festival Permit. Boucher is consulting with Town Attorney Conklin to clarify and get the language correct.

5.C) Resolution appointing members to SAAB

[Page 23 Agenda Item Summary Appointing New Members to SAAB.pdf](#) 

[Page 24 Resolution 02, Series of 2024 RE Appointing New Members to SAAB.pdf](#) 

[Pages 25-28 SAAB Applications.pdf](#) 

5.D) Ordinance No. 01, Series 2024 Re Festival Permits - Second Reading

[Pages 29-31 Agenda Item Summary - Festival Permits - 2nd Reading.pdf](#) 

[Pages 32-33 Ordinance No. 01, Series of 2024 Re Festival Permits - Second Reading.pdf](#) 

[Pages 34-39 Exhibit A - ORD 1, 2024 Re Festival Permits.pdf](#) 

5.E) Ordinance No. 02, Series 2024 RE Incorporate 2022 Ballot Issue 2C - Second Reading

[Pages 40-41 Agenda Item Summary - Incorporate 2022 Ballot Issue 2C - 2nd Reading.pdf](#) 

[Pages 42-46 Ordinance No. 02, Series of 2024 - Incorporate 2022 Ballot Issue 2C - Second Reading.pdf](#) 

Councilmember Shenk motioned to approve the Consent Agenda which includes both Ordinance 1 and 2 , Series of 2024. Councilmember Fridstein seconded. Roll Call vote. All in favor, none opposed.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

6.A) [Public Hearing - Draw Site Land Use Review / Sketch Plan Submission](#)

[Pages 47-48 Agenda Item Summary Re Draw Site WFH.pdf](#) 

[Pages 49-53 Attachment A - Staff Planning Summary.pdf](#) 

[Pages 54-58 Attachment B - PC Reso No.1 of 2024.pdf](#) 

[Pages 59-235 Attachment C - Draw Site Workforce Housing Sketch Plan Application.pdf](#) 

[Pages 236-243 Attachment D - Draw Site Referral Comments.pdf](#) 

[Page 244 Attachment E - Housing Department follow-up memo.pdf](#) 

[Pages 245-246 Attachment F - Community Development Director Email.pdf](#) 

Senior Planner Brian McNellis summarized the Agenda Item and gave some general background as well as status of the submitted Sketch Plan application. Nothing has changed about the project since the last time the Town Council discussed the details of the project. Council is reviewing this in the capacity of “reviewer” and must utilize the standards of the Sketch Plan and the Code. He reviewed the Land Use Criteria – Section 5-230 – Sketch Plan PUD for Council to reference in their review of the project.

Community Development Director Shinneman gave some additional feedback from the Planning Commission and their approval, recommendations, and conditions of approval.

Representing the applicant, Patrick Rawley, Erica Golden and Betsy Crum presented materials from the packet. No new info, same presentation. Brief history of how we got to this point. They outlined with further details the community outreach plan, identified some core issues including mass & scale; access & parking; natural hazards; road design and use of snow melt or not; cost; and fire access.

Rawley went through the fourteen conditions of approval from the Planning Commission which included an additional View Plane Analysis; explore ways to minimize the mass & scale; continue to work with fire district for most efficient and safe emergency access; continue to work with transportation dept to encourage the adequate shuttle service; additional details & justification on the reduction of parking; study of the Upper Kearns

Road intersection; revisit parking and internal circulation; shade study; work with Water and San; and address debris flow.

Erica Golden went through the building design options that had been explored throughout the process.

Mayor pointed out the intent for the original land gift was to have a portion of Parcel 2 & 3 become employee housing.

Councilmembers comments included concerns over slope for pedestrians and traffic; challenges with the Kearns intersection; question if the utilities will be sufficient; different needs for ADA compliance; location of the bus and we-cycle station; landscape plan details; density; cost; ways this could work for our community; benefits to housing more workforce and positive for Community Character; partner opportunities with other stakeholders; and other design options previously dismissed by Council when they were reviewing an Owners.

Council and applicant briefly discussed all the other options previously explored by Council. One building option was determined to be the most impactful and least cost efficient.

Kinney described quasi-judicial process of this meeting in reviewing the submitted Sketch Plan and how they need to stick to the eight criteria of approval. If approved at Sketch, staff will draft a resolution for Council to consider and then it can go to Preliminary were Council acts as Owner again.

Criteria includes Use; Comp Plan; Architecture & Landscaping; Natural Resources & Hazard Area; Access & Circulation; Parking; Timetable and Community Welfare.

Public Comment:

Jay Shumaker at 5:29 pm. Suggested building housing on top of the numbered lots with one end unit on each for free market and the interior unit would be employee housing. He also recommended the Town Website have a better way to take public comment online.

David Myler at 5:33pm. Previous resident of SMV and a housing advocate. Lots of experience in valley with housing developments. Suggested that Council needs to balance the need for housing and the environmental impacts on building it. Balance is starting to shift toward housing because there is a significant need. His advice to Council is to not pass on this opportunity just because it is a challenging site. Find a way to make it work. Having housing close to where you work is worth the added effort.

Council would like resolution to include the Planning Commission conditions of approval plus some additional conditions of approval including for them to keep options open for different building design, no snowmelt and no grades over 10%. Not all Councilmembers agreed regarding snowmelt. Staff will draft a resolution to allow for the

flexibility that Council is requesting.

Councilmember Sherk Motion to continue the public hearing until February 20th.
Councilmember Marolt seconded. All in favor.

7) **POLICY/LEGISLATIVE PUBLIC HEARINGS**

8) **ADMINISTRATIVE REPORTS**

8.A) [Snowmass Mall Transit - Incremental Enhancement Plan](#)

[Pages 247-248 Agenda Item Summary - Snowmass Mall Transit - Incremental Enhancement Plan.pdf](#) 

[Pages 249-251 2024-01-12 TOSV Transit Station Improvements.pdf](#) 

Transportation Director San Guarino summarized the agenda item and gave a brief history of the project. Guarino introduced Alex Jauch with SEH, joining online, to assist with the discussion.

Guarino presented materials in addition to the packet and sent those to Town Clerk Boucher to add to the record.

The Incremental Enhancement Plan includes an additional bay for loading and unloading, addition of bathrooms, a small office space and a potential welcome center area. Guarino also presented some options for Daly Lane improvements.

Council discussion included some questions on the plan; safety; location; possibility of installing snowmelt at the platform and the road next to the platform; RFTA operations in SMV; pedestrian access; ride experience; cost and funding.

Council asked staff to arrange for RFTA to come talk to at a future meeting to help clarify their operations and use of the space.

8.B) [Snowmass Mall Redevelopment Discussion - potential ideas](#)

[Page 252 Agenda Item Summary - Mall Redevelopment Proposal.pdf](#) 

[Pages 254-285 Mall PPP Redevelopment Proposal.pdf](#) 

Dwayne Romero, Heather Henry and Darren Duroux presented some potential ideas for areas of redevelopment with workforce housing at the forefront and additional ideas for some transit solutions.

Presentation laid out a Private/Public Partnership. Romero noted the Comp plan has details on the ideas for redevelopment of the Mall. Romero and Henry presented

materials from the packet including their plan for the mall, incorporating town property into their redevelopment. They then presented some potential transit solutions for the transit center.

What is different - Daly Lane shuttle operations would get incorporated into lower level of the potential two level transit center. Daly Lane property becomes part of the Mall redevelopment.

Councilmember Fridstein suggested we go the next step to see feasibility.

Town Manager Kinney suggested a letter of intent, listing common goals, and then we go forward on feasibility.

Council discussed getting additional community input, the need to decide exactly “what we want” and what needs to be addressed.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Gustafson attended NWCCOG meeting with Shenk where they talked about Agra-tourism.

Councilmember Fridstein had no updates.

Councilmember Shenk will attend an upcoming RFTA and Sister Cities. At the NWCCOG they discussed a proposed Senate bill which if passed, STRs would be taxed at the commercial rate rather than residential rate. Eagle County surveyed rental owners/property managers, showing that they would pull back on rentals to avoid paying the commercial rate. If the same holds true in Snowmass, it would very much affect our available rental properties and pillows. State legislation is still evolving. Council noted that one size fits all does not work well.

Mayor Madsen attended the CAST meeting where they also talked about the proposed Senate bill. Different positions have different opinions. Some say if you act like a hotel, then tax them like a hotel. Others see the ramifications of the possibility of some not renting and how that could impact SMV and pillows available.

Councilmember Shenk commented on the great new town website and Community Newsletter and thanked staff for all their hard work.

Councilmember Marolt noted a dangerous area at Brush and Owl for pedestrians. Too dark and asked for staff to look at some solutions.

Mayor Madsen continued with some information from the CAST meeting. Great meeting and recommends all attend in future!

10) EXECUTIVE SESSION

10.A) Executive Session

[Pages 286-287 Agenda Item Summary - Executive Session.pdf](#) 

Mayor Madsen read the legal language for the Executive Session. At 7:54 pm Councilmember Shenk motioned to go into Executive Session. Councilmember Marolt seconded. All in favor.

At 8:37 pm, Councilmember Shenk moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Fridstein seconded. All in favor.

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

11) ADJOURNMENT

Adjourned at 8:37 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 4, 2024.

Submitted By,



Megan Harris Boucher, Town Clerk