TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

January 17, 2024

Members Present:	Staff Present:
Brian Marshack, Chair	Dave Shinneman
Matthew Dube, Vice Chair	Brian McNellis
Jim Gustafson	Ashleigh Huff
Stan Clauson	Clint Kinney
David Seglin	
Doug Faurer	
Stan Clauson	
Elese Denis	

Members Absent:	Others Present:
	Patrick Rawley
	Sara Duffin
	Erica Golden
	Janet Leverson

Call to order: The meeting was called to order at 4:00 p.m. by Brian Marshack, Chairman.

Item 1: Approval of January 3, 2024, Meeting Minutes:
The Minutes from the 1/3/2024 meeting were brought up for approval. Chair Marshack motioned to approve, seconded by Commissioner Faurer, and approved unanimously.

Item 2: Draw Site PUD Application:
Brian McNellis, Senior Planner, mentioned that this was the third meeting on the Draw Site Workforce Affordable Housing Project.
The Planning Commission had previously covered most of the review standards for the Sketch plan in the previous meetings, with three remaining: parking, timetable, and community welfare.

Dave Shinneman, Director of Community Development, discussed the history of the project's reviews by the Planning Commission and Town Council. Mr. Shinneman said the meeting was continued to review the three remaining standards and then move on to the review of the draft resolution.

Commissioner Clauson joined the meeting at 4:08 P.M.

Commissioners discussed the fifth standard, "access and circulation" with a focus on the proposed road access to the draw site. The proposed road was described in relation to the Snowmass Center plan, and the discussion included access points and potential changes to the road layout. Concerns were raised about the tight turn at the intersection near Town Hall, and the need for a smoother connection and pedestrian access. During the discussion, two main comments emerged: one regarding the intersection's traffic flow and the need for redesign, and the other related to the road network and fire access.

Commissioner Gustafson raised concerns about the road network in and surrounding the project, particularly to the steep slope and tight turning radius to the proposed upper building. He questioned if this was a requirement of the Fire District.

Clint Kinney, Town Manager, expressed the applicant will work with the fire district and emphasized the need for a fair process and to allow for further review and changes to respond to concerns and questions raised at the Sketch plan.

Commissioners moved on to discuss the sixth standard “parking”. Commissioner Denis raised a concern about where guests would park if there was a reduction in parking spaces. The response from Patrick Rawley mentioned the potential for additional parking for guests on the proposed upper deck.

Commissioners expressed support for the reduction in parking spaces and discussed exploring creative alternatives. The discussion touched upon alternative transportation measures such as car share, bike share, and other methods to mitigate traffic and reduce parking demand.

Commissioners expressed a desire to give the applicant flexibility to explore creative solutions and are open to supporting reductions that could lead to more housing units. Commissioner Fauer emphasized the need for a shuttle to and from the proposed site.

Commissioners discussed the seventh standard “timetable”. Mr. McNellis highlighted the difficulty in establishing a specific timetable during the sketch plan phase. Commissioner Gustafson stressed the importance of addressing conceptual issues early in the process to avoid complications during the more advanced stages of submittal.

Mr. Kinney indicated the theoretical goal is to break ground as soon as possible, potentially within three years.

Staff expressed the need for constructive suggestions in the resolution to refine the project.

Chair Marshack moved the discussion onto the final standard "community welfare". The commissioners indicated they are satisfied with the community welfare aspect of the project and agree workforce housing is needed.

Commissioners and staff reviewed the staff resolution and approval conditions. Commissioners and staff worked together to agree on the wording of the conditions. The resolution had several conditions modified or added. Commissioners discussed the wording to ensure flexibility and exploration of possibilities rather than a strict mandate. Mr. Shinneman kept track of the changes and the Commission reviewed them and agreed to move to a motion.

A motion was made to approve the resolution with the discussed modifications and conditions. Commissioner Gustafson stated that he was not ready to move the project out of the sketch plan. The Commissioners moved on to a vote. Commissioner Denis made a motion to approve Resolution No. 1 and Commissioner Dube seconded the motion.

The motion passed with a vote of 6-1-0 (6 yes, 1 no, 0 abstentions).

Chair Marshack posed a question about the timing of the zoning change. Mr. McNellis clarified it would occur after the Preliminary Plan and possibly during the final stages of the process.

Item 3: Community Development Director Updates
- No meeting 1/24
- 2/7 Snowmass Mountain P.U.D. and informal input session for Little Red School House discussion

Motion to adjourn by Commissioner Faurer Second by Commissioner Clauson all in favor.

The meeting was adjourned at 5:58 P.M.