



**Town Council
Monday, May 19, 2025
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday May 19, 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.

2. Roll Call

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson, Cecily DeAngelo and Susan Marolt.

Council Members Absent: None.

Staff Present: Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager, Betsy Grum, Housing Director; Brian McNellis, Senior Planner; Jim Walstrom, Senior Planner, Dave Shinneman, Community Development Director, and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell, Erica Golden, Patrick Rawley, Sara Tie, Peter Wanders, Leslie Desmond, Toni Kronberg, Dennis Omera, Chris Kiley, Lindsey Cagley, Dawayne Romero, Darrel Smith and Andrew Light. Several other community members attended and did not sign in.

3. Proclamations and Presentations

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

None.

5. Administrative Reports

5.A. Public Input on the Draw Site Workforce Housing Project and Council Consideration to Submit the Project for Preliminary Plan Land Use Review

Housing Director Betsy Crum summarized the agenda item and introduced the team to present the project. Patrick Rawley, Erica Golden and Sara Tie gave a general overview of the project, highlighting the need for workforce housing, the project evolution, and the design team's efforts to address various concerns.

Assistant Town Manager Greg LeBlanc presented feedback from the community survey, which showed general support for the Draw Site Housing Project, and emphasized the importance of public input.

Betsy Crum summarized the financing options and plans being considered for the project.

Council comments included the importance of interior vs exterior space in the units; concern about the small bedroom size; appreciation for public comments; sidewalk alignment; concerns on mass and height; parking solutions; and the evolution of the project.

Public Comment:

Several community members expressed their support for the project and emphasized the need for workforce housing.

Leslie Desmond - please have it fit into the hillside.

Toni Kronberg - concerns regarding parking and suggested walkway and gondola to connect the project to the Base Village.

Dennis O'Meara - presented an idea of paid parking space on top of rent.

Peter Waanders from Anderson Ranch - we need housing, please move this project forward.

Chris Kiley - Aspen Snowmass Ski Company - We need housing, please move the project forward.

Andrew Light - Recommended Council keep checking in on costs. Supportive of the project but concerned about the costs.

Lindsay Cagley from Challenge Aspen - Lives in SMV - We need housing, please move the project forward.

Dwayne Romero - supportive the project - good work - employees need housing.

Darrell Smith - supportive of the project and how Council is soliciting community input. Requested square rooms please.

Council continued with more discussions on mass and scale; cost of the project; construction impacts; and how it sits on the hillside. Design team will continue to incorporate various improvements to the project as the process continues through Preliminary Plan.

Council Member Fridstein motioned to authorize the Preliminary Plan application with direction to the development team to explore the building blending into the landscape, explore moving the wall at the front of the building to possibly increase the size of the bedrooms, incorporating hallway spaces into the units where applicable, explore making balconies to be more transparent to address massing, explore stepping the front facade, to incorporate a site visit to review the height of the building as part of the land use process, to explore the walk-ability, and that the plan not reduce the number of units but be open to a modest increase if possible.

Council Member Marolt seconded. All in favor.

Council Member Gustafson had to leave the meeting at this time due to family commitment.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

6.A. Public Hearing and Resolution No. 18, Series of 2025:

Regarding approval of a Special Review application by the Aspen Skiing Company proposing a new deck on the Elk Camp Restaurant on Snowmass Mountain.

Senior Planner Jim Walstrom and Community Development Director Dave Shinneman summarized the agenda item of the Elk Camp Restaurant Deck Expansion application. The Aspen Skiing Company has submitted an application for the construction of a deck at the Elk Camp Restaurant on Snowmass Mountain. This will be an above-grade 1,898 square foot deck addition to the restaurant. An elevated steel structure will support the deck on the northeast side of the existing building. The proposed design allows for the deck to either be open air, or for times of inclement weather to be covered with an umbrella system similar to what was installed at 'The Cabin.'

A public hearing notice was printed in the Aspen Times Snowmass Edition on April 30, 2025 to meet the 15-day publication notice requirement in the municipal code for Special Review applications. The Applicant submitted the signed affidavits for the required mailing and posting of the public hearing notice.

Staff Recommends approval of Resolution No. 18, Series of 2025, with conditions, as written.

Chris Kiley, Mak Keeling and John Perko, representing the applicant, presented the Special Review Application for the Elk Camp Deck Expansion. The project will expand the deck and help the operation on this site. Elk Camp Chair will be closed after Aug 4th. Construction of the deck is planned for this Fall. Seating on the deck will expand to 150.

Council discussion included concerns regarding the space under the deck being unsafe, employee housing calculations, and the cross bracing. Council urged the applicant to explore making the deck waterproof to increase safety under and make it a usable space.

Council will also look at amending the Code to incorporate guidance for decks, covered and uncovered and what is its intended use. Staff would like that for future projects.

Fridstein motioned to approve with the additional conditions of removing the cross bracing and strongly encourage the applicant to make the deck waterproof to make the area under the deck functional and usable. Council Member DeAngelo seconded. All in favor. Council Member Gustafson absent.

7. Policy/Legislative Public Hearings

8. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

Add a future meeting about the Code and adding guidance for decks and housing mitigation.

DeAngelo asked for a policy discussion regarding Housing Policy in general be added to an upcoming agenda.

Add in with the fire mitigation presentation, a discussion of adding a town pick up day for debris and other ways to encourage people to clean their own properties. Can the council/town help with cost? Which steps are most effective? What does fire dept recommend? etc.

Council would like the STR conversation to change to a different work session.

Council Member DeAngelo motioned to approve the Consent Agenda. Council Member Fridstein seconded. All in favor. Council Member Gustafson absent.

8.A. 2025 Draft Agendas

9. Town Council Reports and Actions

Reports and Updates

Council attended an EOTC meeting last week. Council Member Marolt will attend Nordic Council next week and the Transportation Coalition meeting is coming up on Thursday.

Mayor Shenk and Council Member Marot attended the Town Clean-Up day - Thanks to all that joined in!

Mayor Shenk and Council Member Fridstein attended the RFTA retreat last week. Both Mayor Shenk and Council Member Gustafson attended the Sister Cities last week. Garmisch Exchange program is celebrating 60th anniversary coming up, but they have been advised not to travel so they are not coming.

No drinks with Council this May due to the holiday. June we will meet at Anderson Ranch for coffee on June 23rd.

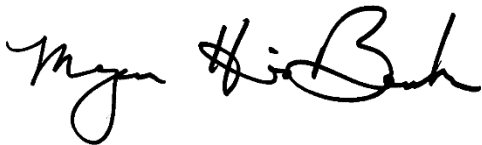
Council Member Fridstein motioned to adjourn. Council Member Marolt seconded. All in Favor

10. Adjournment

6:42 pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 7, 2025.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

Megan Harris Boucher, Town Clerk