



**Town Council
Monday, July 7, 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, July 7, 2025, at 4:03 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.

2. Roll Call

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

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Betsy Crum, Housing Director; Dave Shinneman, Community Development Director; Sarah Nester, Community Development Code Compliance Manager and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell, T. Michael Manchester, R. Cass Baker, and Jim Miller.

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)

Jim Miller and Ken Edelman addressed Council about the increased traffic on Wood Rd. They both spoke about the noise, safety concerns, and potential road damage caused

by heavy construction vehicles. They suggested exploring alternative routes for construction vehicles to alleviate the problem.

5. 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.

5.A. 2025 Draft Agendas

Mayor Shenk would like to add a discussion on e-Bike trails on the mountain to an agenda. Staff reported that POSTR reviewed this in the past and recommended against it. POSTR has called a special meeting to discuss SkiCo's new proposal on 7/13. Process to change includes changing the law via Town Ordinance.

Mayor Shenk also recommended adding an agenda item to an upcoming work session regarding Code changes on decks and the housing mitigation rate. Staff clarified process if Council decides to proceed. Added to list of "topics to incorporate" on the 2025 Agenda Overview.

5.B. Minutes for Approval

Mayor Shenk sent a few small changes to the minutes to Boucher.

5.C. Resolution No. 20, 2025 regarding Minor Subdivision Plat Amendment to lot 26 - Ridge Run

Council Members briefly discussed maximum floor area, the calculation process, the difference between "building envelope" and "maximum floor area" and the reasoning for going back to some original requirements for the subdivision.

5.D. Resolution 21, 2025 - RE Easement for Little Red Schoolhouse Utilities

5.E. Resolution No. 22, 2025 - RE Timberline Ground Lease Extension

Council had a few questions regarding the location and history of this lease.

Motion to approve the Consent Agenda by Council Member Marolt. Seconded by Council Member DeAngelo. All in favor.

5.F. Town Council alternate members for Town Boards

This item was removed from this agenda item off the Consent Agenda to Administrative reports for further discussion.

Council discussed formal and informal options for assigning alternates from Council to the Town Boards.

Staff and counsel weighed in on the discussion.

Staff will edit Resolution No. 23, series of 2025 to specify that Mayor Shenk will be the alternate for POSTR Board.

Council Member DeAngelo motioned to approve Resolution No. 23, 2025 with only listing Mayor Shenk as alternate to Council Member DeAngelo to the POSTR Board. Council Member Gustafson seconded. All in favor.

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.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Overarching Discussion: Available tools to maintain affordability in free market housing including STR regulations and vacancy tax opportunities

Housing Director Betsy Crum summarized the agenda item and introduced Sara Nester, Community Development Code Compliance Officer. Sarah Nester provided an update on the short-term rental program, mentioning that there are 1698 active permits and the total revenue in 2024 was \$337,200. She also discussed common complaints, including noise, occupancy, and parking issues. She highlighted common complaints received, including noise disturbances, occupancy violations, and parking issues, which are frequently addressed by the program.

Nester reported a compliance issue with the Viceroy, where 22 units were out of compliance due to expired permits or change of ownership. The management was given two months to rectify the situation, and they have since reduced the number of non-compliant units to eight.

Nester suggested hosting a "lunch and learn" for the community to address confusion about short-term rental permits and proposed a common expiration date for permits to streamline the process.

The Council discussed the possibility of incentivizing long-term rentals to address workforce housing needs. They considered various approaches, including financial incentives, disincentives, and potential changes to the fee structure for short-term rentals. The Council also requested staff to compare Snowmass Village's lodging tax

rates with other communities in the valley and explore the possibility of increasing the tax to generate additional revenue for affordable housing initiatives.

9. Town Council Reports and Actions

Reports and Updates

Mayor Shenk has a RFTA meeting coming up which will be virtual. Shenk thanked our Snowmass Tourism Department for the great music and fun 4th of July weekend. She walked in the Aspen Parade with Sister Cities. Shenk will attend a Jazz Aspen meeting next week.

Council Member Gustafson announced the upcoming Sister Cities fundraiser on August 9th, which aims to raise funds and awareness for the program. The event will be held in the Town Council chambers from 4:00 to 6:00 PM.

Council Members Marolt and DeAngelo attended the Transportation Coalition meeting where they discussed various transit options and congestion pricing to improve transportation in the area. They emphasized the importance of community involvement and coordination among elected officials.

Both Council Members DeAngelo and Marolt provided an update on the Nordic snowmaking study, which is exploring the feasibility of snowmaking at the high school track and the Aspen golf course to extend the Nordic skiing season. They highlighted the potential challenges and costs associated with the project. Both expressed strong concerns for projections that were shared regarding a climate model which shows major decreases in snow by 65% to 80% in next 25 years.

Council Member Fridstein had no updates.

10. Executive Session

Council Member Fridstein read the legal language for the Executive Session.

At 6:12 pm Council Member Marolt motioned to go into Executive Session. Council Member Gustafson seconded. All in favor.

10.A. Quarterly Attorney Update & Town Manager Review

11. Adjournment

11. Adjournment

Council Member Marolt moved to reconvene the regular meeting. Mayor Shenk seconded. All in favor. Reconvened at 7:55 PM.

Mayor Shenk motioned to adjourn. Council Member Marolt seconded. All in favor.

Adjourned at 07:56 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, August 18, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk

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

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Megan Harris Boucher, Town Clerk