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Town Council
Town Council Meeting Minutes
Monday, May 6, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

Mayor ProTem Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday May 6, 2024, 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 anytime.

1) CALL TO ORDER

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein, Britta Gustafson and Susan Marolt. Bill Madsen appeared virtually at 4:24.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Betsy Crum, Housing Director; Terri Everest, Assistant Housing Director; Mitch Osur, Operations and Compliance Manager; Mike Horath, Town Engineer; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Megan Harris Boucher, Town Clerk.

Public Present: Jay Shumaker, Lucy Peterson, Tyler Michieli, Andi Korber, Tayler Higgins, Naomi Smith, Steve Wicks and Christina Holloway.

3) PROCLAMATIONS AND PRESENTATIONS

33 **4) PUBLIC COMMENT**

34 None.

35 **5) CONSENT AGENDA**

36 5.A) 2024 Agenda Overview

37 [2024 Agenda Overview.pdf](#) 

38
39 Staff asked if Council would like to add Roaring Fork Safe Passage to the schedule.
40 Council would welcome their presentation.

41
42 Council discussed timing and schedule for the Town Manager's review. Recommended
43 starting the process at the June 3rd and 17th meetings.

 5.B) Minutes for Approval

44 [04-08-24 TC Minutes - Draft.pdf](#) 

 5.C) Ordinance No. 08, 2024 - Amending 2024 Budget - Second Reading

46 [Agenda Item Summary - ORD 8 Amending 2024 Budget.pdf](#) 

47 [Attachment 1: Ordinance 08, 2024 -Budget Revisions 2024 -CPW & Furniture - Second](#)
48 [Reading.pdf](#) 

49
50 Councilmember Fridstein motioned to approve the Consent Agenda which includes the
51 second reading of Ordinance No. 08, Series of 2024. Councilmember Marolt seconded.
52 Roll call vote was taken. All in favor. Mayor Madsen was absent for the vote.

53 **6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

54 **7) POLICY/LEGISLATIVE PUBLIC HEARINGS**

55 7.A) [Ordinance No. 06, 2024 - RE Housing Regulations at the Crossings - Second Reading](#)

56 [Agenda Item Summary - Housing Regulations Review and ordinance 6 of 2024.pdf](#) 

57 [Attachment 1: Ordinance No. 06, Series 2024 RE Crossings provision.pdf](#) 

58
59 Councilmember Marolt recued herself from the discussion and vote regarding
60 Ordinance No. 06, Series 2024 and left the room.

61
62 Housing Director Betsy Crum summarized the item and noted the public comments
63 received.

64
65 Council discussed briefly and concluded this Ordinance was a good compromise with
66 regards to the Crossings.

67
68 Councilmember Fridstein motioned to approve Ordinance No. 06, Series of 2024 on

second reading. Councilmember Gustafson seconded. Roll call vote was taken.
Councilmember Fridstein, Gustafson, Shenk all in favor.
Mayor Madsen was absent. Councilmember Marolt recused and did not vote.

7.B) Ordinance No. 04, 2024 RE Housing Regulations - Second Reading
Agenda Item Summary - Housing Regulations Review and Ordinance 4 of 2024.pdf
Attachment 1: Compilation of email comments received on Proposed Changes to the
Housing Regulations.pdf
Attachment 2: Ordinance 04 2024 - Permanent Moderate Housing Regulations- Second
Reading.pdf
Attachment 3: Exhibit A (changes) - Permanent Moderate Housing Regulations -
consolidated changes.pdf
Attachment 4: Exhibit B (clean) - Permanent Moderate Housing Regulations -
consolidated clean.pdf

Councilmember Marolt rejoined the meeting and Mayor Madsen appeared virtually at 4:24pm.

Housing Director Crum summarized the agenda item and highlighted parts of the Ordinance. Mitch Osur and Terri Everest assisted with questions from the Council.

Discussion highlighted and clarified some details regarding the hours, business ownership, in-complex priority, unit inspections by 3rd party, increase notice of intent to sell fee, efficiency, requalification, housing unit rental expansion, added a new section regarding local priority, defining language regarding naming high schools, unoccupied homes under renovation, in the event of death of both owners/parents then the minor child could stay until 22 then home must be sold as a separate situation from the Crossings agreement. Staff will update and make changes discussed as approved.

Public Comment

Naomi Smith – SMV resident. Smith believes that in the event of death of both parents, 22 years old is not old enough. Smith thinks it should match the 6 years of the local advantage. And what if 2 kids? Council confirmed then it is when the youngest child turns 22 years old.

Council asked about line 186-187 regarding exempt transactions and if the wording is correct. Town Attorney Conklin will check and edit if necessary.

Councilmember Fridstein motioned to approve Ordinance No. 04, Series of 2024 on second reading with an amendment to section 17.7 of the Ordinance to make it consist with section 17.7.2 of the Housing Regulations; amendment to section 17.3.4.1 to delete the word **the** before Snowmass Village; amend 17.3.6 to change Aspen High School to Aspen High School, Basalt High School, Roaring Fork High School and CRMS; and amend 17.7.2 from child to youngest child.

Councilmember Gustafson seconded. Roll call vote was taken. All in favor and none opposed.

8) ADMINISTRATIVE REPORTS

8.A) Little Red Schoolhouse Update

Agenda Item Summary - Little Red Schoolhouse Update.pdf

Attachment 1: Little Red Schoolhouse Revised Schematic Design Overview.pdf

Attachment 2: Little Red Schoolhouse Project Cost Estimate.pdf

Attachment 3: Brodsky Research - TOSV Little Red Schoolhouse Demand Study Summary.pdf

Assistant Town Manager Greg LeBlanc summarized the agenda item briefly and introduced Town Engineer Mike Horvath, Andi Korber & Taylor Higgins from Land & Shelter and Tyler Michieli from Alan Ford Architects.

The team summarized the scaled down version of the project, including reducing the number of classrooms to four, and keeping it as a single-story structure. The team went through the materials provided in the packet.

Council had many compliments and some questions. Discussion items included specifics on the stroller parking area, location designated for car seat storage, ground water table and potential water challenges or issues, the undeveloped area in back of the building, desire to have the other play areas not north facing, the need for a shade study, concern with snow slide from the roof hitting teachers and kids, ideas for more whimsy/playfulness to breakup wall and spaces, max 60 kids and plan was for 72 kids, a few questions about the bathrooms, this new plan's decrease in parking, drop off area, ask for a better path between bus stop and the school to encourage more use of bus, while there is no snowmelt in current budget a covered entry might suffice, general outline of phasing and plan for school to continue while the project is being constructed, and contingency ideas with if it is not going to be a preschool can it be something else.

Council asked Christina Holloway, Owner of Woody Creek Kids and current provider of childcare in the Little Red Schoolhouse building, for feedback and thoughts on the current plan and direction of the project. Holloway's comments included that the size was manageable, thinks the SMV demographic different from State as a whole, that the need for infant care is decreasing but need for toddler care is increasing, wish there was access to backside of the building for play area, classes look for a warm spot for outside play so she hopes the plan will continue to prioritize that, she would be in favor of ice melt in specific areas for safety and maintenance, the decreased parking is concerning and wish there was a loop through for drop off, the nearby park is available to them but not always, for budget concerns - ice melt is more important than a breakroom and work room for the teachers, a mud room nice but not needed, asked for more space for the shed storage, and views the construction time as an educational opportunity, all are excited about the expansion.

This will come back to Council at an upcoming meeting for further direction and approval.

8.B) Snowmass Center Workforce Housing Conceptual Review

Agenda Item Summary - Snowmass Center Purchase Concept Plan.pdf 

Attachment 1: Concept Redevelopment Plans.pdf 

Councilmember Shenk recused herself and left the meeting. Councilmember Fridstein - acting Mayor ProTem as Mayor was remote for the meeting.

Town Attorney Jeff Conklin summarized the agenda item and introduced Jordan Sarick from Eastwood Developments and Jessica Garrow from Design Workshop to present some conceptual plans for the Snowmass Town Center as well as outline some ideas of cost sharing areas for Council to review and assist with next steps.

Council expressed concern over tearing down annex building = Tasters, Dry Cleaner and Hardware Store.

Garrow went through the slides and highlighted parts of the conceptual plans including: parcel 5, community spaces, cost share areas, and three potential layouts for the building envelope.

Council discussion included concerns and suggestions regarding plan for the annex building and the current tenants, the suggestion that F & B and retail on first floor for a good mix of businesses that appeal to members of the community, plans for a functional delivery/loading area, and concern that a section of the plan with a two way road might be a safety concern.

Public Comment

Steve Wickes, Sundance Store, the first tenants in SM Center, 45 years. Large variety of businesses have occupied areas in the Town Center. Commented on the need to continue the "town square" concept and concern with no interior hallway, that will be lost. Appreciate the Council support and protecting current tenants. Wickes expressed concern about the delivery area and needing a functional solution.

Jay Shumaker, retired architect – He commented about his concerns for the intersections, shuttle bus pull outs, safety, access to Alpine Bank, idea of housing behind the Town Center, the need for better connection to the Base Village area and encouraged more progress toward luxury housing above.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Gustafson reported that the permanent trash structures are problematic, rusty and hard to open, specifically the Sinclair structures. They seem to all need a bit of attention. She attended the NWCCOG Economic Summit with Shenk where they presented some great information.

Councilmember Fridstein had no updates.

Councilmember Shenk has both the RFTA and Sister Cities meetings coming up. Town Clean-up Day is May 17th. Fun day and encourages all to participate.

Councilmember Marolt attended the BOH meeting April 11th where they discussed avian flu, encourage COVID vaccinations, and outreach efforts and info about gun safety and gun storage. BOH is planning to run columns in paper regarding gun safety, respiratory health, etc. Nordic Council meeting is coming up.

Mayor Madsen had no updates.

10) EXECUTIVE SESSION

10.A) Executive Session

Agenda Item Summary - Exec Session.pdf 

Councilmember Fridstein read the legal language for the Executive Session. Councilmember Marolt motioned to go into Executive Session. Councilmember Gustafson seconded. All in favor.

Councilmember Shenk recused herself from discussion.

At 7:34 pm, Mayor Madsen moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Gustafson seconded. All in favor. Shenk absent.

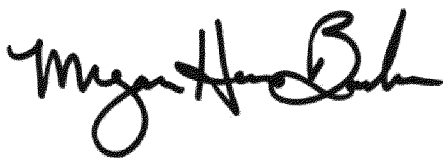
Immediately following, Councilmember Fridstein moved to adjourn the Regular Meeting, Councilmember Marolt seconded. All in favor. Shenk absent.

11) ADJOURNMENT

Adjourned at 7:34 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, May 20, 2024.

Submitted By,



Megan Harris Boucher, Town Clerk