



**Town Council
Monday, March 6, 2023
4:00 PM**

**130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615**

You can watch the meeting live online on our website at tosv.com.

Agenda

1. CALL TO ORDER

2. ROLL CALL

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)

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. 2023 Town Council Draft Agendas

[Pages 3-5 2023 Agenda Overview](#)

5.B. Minutes for Approval

[Pages 6-10 2-21-23 TC Minutes - DRAFT](#)

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. Willows Subdivision Exemption - Resolution No. 05, Series 2023 [Pages 11-12 Agenda Item Summary - Willows Subdivision Exemption Pages 13-17 Resolution No. 05, 2023, Willows Subd Ex - DRAFT Pages 18-20 Exhibit 'A' of Reso 5 - 230208-WillowsSubdExemp](#)

6.B. Transit Center - Special Review
[Pages 21 Agenda Item Summary - Transit Center Special Review](#)

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

8. ADMINISTRATIVE REPORTS

8.A. Owner Review - Draw Site Housing
[Pages 22-24 Agenda Item Summary - Owners' Review Draw Site Housing Pages 25-36 Attachment A - Draw Site Charrette Booklet](#)

9. TOWN COUNCIL REPORTS AND ACTIONS *Reports and Updates*

10. EXECUTIVE SESSION

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose:

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and Snowmass Village Municipal Code Section 2-45(c)(2), more specifically related to: TOSV v. Krabloonik (2022CV030110)

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purposes of considering items (a) and (b) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

10.A .Executive Session
[Pages 37-38 Agenda Item Summary Exec Session - legal advice](#)

11. ADJOURNMENT

DRAFT 2023 Agenda Items

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Tue. Feb. 21st – Regular Meeting

- Cert of Appreciation for B & C retirements
- Resolution 08 on Certifications and Assurances – Trans
- Rodeo lease?
- 2nd reading Ord 2 contractor license and classification fees
- Exec Session

Mon. Mar. 6th – Regular Meeting

- Willows Subdivision Exemption
- Draw site owners review
- Mall Transit Station – Special Review

Mon. Mar. 13th – Work Session (Boucher Out)

- Update on rodeo lights and cell tower placement
-

Mon. Mar. 20th – Regular Meeting (Shenk & Boucher Out)

- EOTC Prep for meeting on 4/6/23 at Pitkin – Linda DuPriest
- Parking Regulation update Ordinance No. 03, Series 2023 - first reading
- Special Events Resolution

Mon. Apr. 3rd – Regular Meeting (Shenk Out)

- Ord removing Board of Appeals
- Ice Age Discovery Project Update
- CGRB recommendations

Thur. Apr. 6th - EOTC Meeting – Pitkin County Hosts

Mon. Apr. 10th – Work Session (Kinney out)

Mon. Apr. 17th – Regular Meeting

- Mall Transit Station – Special Review
- RFTA update on railroad corridor enforcement and general background on RFTA

Mon. May 1st – Regular Meeting

DRAFT 2023 Agenda Items

Mon. May 8th – Work Session

Mon. May 15th – Regular Meeting

- Pitkin County Hazard Mitigation Plan Adoption

Mon. Jun. 5th – Regular Meeting (Conklin Out)

Mon. Jun. 12th – Work Session

Tues. Jun. 20th – Regular Meeting

Thur. June 29th – EOTC Meeting – Snowmass Village Hosts

Mon. Jul 3rd – Regular Meeting

Mon. Jul. 10th – Work Session

Mon. Jul. 17th – Regular Meeting

Mon. Aug. 7th – Regular Meeting

Mon. Aug. 14th – Work Session

Mon. Aug. 21st – Regular Meeting

Thur. Aug. 31st - EOTC Meeting – Pitkin County Hosts

Tue. Sep. 5th – Regular Meeting

Mon. Sep. 11th – Work Session

Mon. Sep 18th – Regular Meeting

Mon Oct. 2nd – Regular Meeting

Mon. Oct. 9th – Work Session

Mon. Oct. 16th – Regular Meeting

Thurs. Oct. 26th – EOTC – City of Aspen Hosts

Mon. Nov. 6th – Regular Meeting

- GID?
- B & C Applications

Mon. Nov. 13th – Work Session

As Of: Thursday, March 2, 2023

DRAFT 2023 Agenda Items

Mon. Nov. 20th – Regular Meeting

- B & C Interviews

Mon. Dec 4th – Regular Meeting

- B & C Interviews

Mon. Dec. 11th – Special Meeting

- GID?

Mon. Dec. 18th – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Marketing
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB
 - Planning

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Town Council
Town Council Meeting Minutes
Tuesday, February 21, 2023
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

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Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Tuesday February 21, 2023, 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 anytime.

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1) CALL TO ORDER

4:00pm

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2) ROLL CALL

Council Members Present: Bill Madsen, Alyssa Shenk, Susan Marolt, Britta Gustafson & Tom Fridstein.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Sam Guarino, Transportation Director; Mike Metheny, Chief Building Official; Andy Worline, Parks & Recreation Director, Riley Bonilla, Assistant Parks & Recreations Director; and Megan Boucher, Town Clerk.

Public Present: Jay Shumaker, Christy MacLear, Jamie Knowlton; Jim Snyder, Darce Vold, Barb Yocum, Markey Butler and Jim Finn.

3) PROCLAMATIONS AND PRESENTATIONS

3.A) Certificates of Appreciation for retiring B & Cs

[Page 4 Agenda Item Summary RE Certificates of Appreciation](#) 

[Pages 5-17 2023 Certs of Appreciation B &Cs](#) 

Mayor Madsen recognized all recently retired and termed members of the Town of Snowmass Village's Boards and Commissions with certificates of appreciation. Madsen read all member's names, the boards they served on and thanked them for their time and expertise during their terms. Planning Commission member Christy MacLear was present in person to accept her certificate. The Council and all present applauded and thanked her and all past members.

4) PUBLIC COMMENT

none

5) CONSENT AGENDA

5.A) 2023 Town Council Draft Agendas

[Pages 18-20 2023 Agenda Overview](#) 

Councilmember Shenk asked about timeline and if the Transit Center Agenda item would be on the Town Council schedule for more than one meeting. Kinney clarified that he anticipated that item would be on at least two if not more of Town Council's upcoming Regular Meeting Agendas.

5.B) Meeting Minutes for Approval

[Pages 21-27 02-06-23 TC Minutes for approval- Draft](#) 

Councilmember Fridstein had a correction to line 126 – it should say “building reviews.” Councilmember Shenk had a few corrections and emailed them to Town Clerk Boucher.

5.C) Ord No. 02, Series 2023 - 2nd Reading - Contractor License and Classification Fees

[Pages 28-29 Agenda Item Summary RE Contractors License and Classification Fees ORD 2 for 2-21-2023](#) 

[Pages 30-31 ORD No. 2 Series of 2023 - Contractor Classifications and Fees - 2nd reading](#) 

5.D) Resolution No. 08, Series 2023 - Certificates and Assurances - Transportation Department

[Pages 32-33 Agenda Item Summary FTA Certifications & Assurances 2023](#)

[Pages 34-35 Resolution No. 08 Series of 2023 - FTA 2023 Certs Assurances](#)

[Pages 36-57 FY23-Certifications and Assurances](#)

Councilmember Fridstein asked for clarification regarding the Resolution on Certifications and Assurances. Town Manager Kinney and Transportation Director clarified that the resolution simply states that for any grant monies we receive, we will follow the Federal laws.

Councilmember Fridstein motioned to approve the Consent Agenda and Ordinance No. 02, Series 2023. Councilmember Shenk seconded. Town Clerk Boucher called a role call vote. All in favor. None opposed.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

7) ADMINISTRATIVE REPORTS

7.A) Resolution No. 09, Series 2023 RE Rodeo Lease

[Pages 58-59 Agenda Item Summary RE Approving a 5 Year Lease with the Snowmass Western Heritage Association for the Rodeo Grounds](#)

[Pages 60-61 Resolution No. 09, Series 2023 - Rodeo Lease](#)

[Pages 62-72 Draft Rodeo Lease 2023-2027 with Exhibit A & B](#)

Andy Worline summarized the agenda item and introduced members of the Snowmass Western Heritage Association. Council asked a few questions.

Councilmember Fridstein suggested some language be added to the lease to clarify that the area underneath the stands is the Town's responsibility while the stands are the responsibility of the SWHA. All agreed. Council asked about the financial agreement outlined in the lease. Kinney clarified that there has never been a financial contribution to the town from the Rodeo and the Town has given the Rodeo 15k for the last 8 -10 years. The financial discussion continued regarding the 17K from the Rodeo for rent. Knowlton and Snyder classified it as a good will gesture from the Rodeo to Town to get the lease moved through the Town's process. Jamie Knowlton further clarified that the 115K for bleachers was a one-time capital contribution while the 17K yearly was for rent and a Good Faith offer.

Councilmember Marolt had some questions on the precedence the 17K rent might set for other possible future uses of the space and their cost, ex a Special Use Permit who use that space when Rodeo is not. After further discussion, Council and the Town Attorney clarified that this 17K rent from the Rodeo does not directly affect future Special Event use and costs.

Councilmember Shenk had some additional questions which were discussed regarding rent vs contribution. Council and SWHA further discussed rain-out vs true canceling the Rodeo, ex public health regulations regarding gatherings or forest fire, defining both scenarios. Kinney clarified that the Council decides yearly for the Town to contribute 15K towards the Rodeo and that the Town writes a check for that amount as opposed to it being an in-kind amount.

Town Attorney Conklin clarified the changes/clarification Council and SWHA agrees to from this discussion for the lease and will make those changes. Including Councilmember Shenk's addition of the word "of" in section 2B of the lease, second sentence – in advance "of" the activity date; in 2C change to "or during any previously approved activity by the Town of Snowmass Village;" in 5A, third sentence, add "scheduled rodeo" to clarify that the Rodeo will pay the 17K a year as long as the event is not canceled due to something like Covid, forest fire, road closure, etc; that the Resolution date needs to be updated; and Councilmember Fridstein's clarifying suggestion as to the area under the stands that house the maintenance facility to be the responsibility of TOSV's Parks & Recreation Department.

It was again clarified that rain does not constitute an event cancelation. Any further changes to the lease were challenged by Finn. Finn wants to stay with what they have written in the lease except for the few typographical errors and changes listed by Town Attorney Conklin, otherwise the SWHA board will have to be consulted and time is of the essence.

Councilmember Shenk moved to approve Resolution No. 09, Series 2023 with the amendments described. Councilmember Fridstein seconded. All in favor.

Council asked Worline to briefly summarize the Special Event Permit process.

8) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Marolt reported on the recent Board of Health meeting. They discussed Prop 122 – Legalization of Mushrooms – and the need for structure. Fridstein clarified that what has been approved is only for natural mushrooms and dosage is difficult to control. Medical professionals are concerned.

Marolt and Madsen reported on the recent Nordic Council meeting. The discussion regarding rental equipment for Nordic skiing continues at their meetings. Many trails are underutilized, and the Nordic Council continues to look at ways to improve and expand their use.

Councilmember Shenk asked Council to discuss the email from R Grossman regarding regulations on MJ in the Village, the limit of 2 shops, and the delivery restrictions. Clint asked if Council would like to add it to a future meeting or discuss briefly during this meeting. After a brief discussion, Council concluded that the way the regulations are written currently reflect Council's viewpoint and no one proposed to change those regulations or offer further discussion at this time.

Councilmember Fridstein and Madsen attended the RWAPA meeting. Fridstein summarized the organization briefly. Water is a large and complicated issue in the state. RWAPA has budget concerns and they are looking at their scope and future role in the region. They are continuing to develop a regional plan which included water standards throughout the valley with regards to home irrigation and getting communities on a schedule for watering their properties. They also manage the ANS, the muscle problem, in Ruedi Reservoir. These muscles are suspected to have come from Lake Powell and possibly other lakes where the boats have docked previously. Madsen clarified that they do not run the power facility and CPW manages the water itself.

Councilmember Gustafson has upcoming CORE and Sister Cities meetings which she will report on in a future meeting. Gustafson was able to briefly attend the Town's Mardi Gras celebration. Gustafson reported that Danielle and Glitter Belle were there entertaining the kids and all seemed to be enjoying themselves.

9) EXECUTIVE SESSION

9.A) Executive Session

[Pages 73-74 Agenda Item Summary for Exec Session - Negotiation](#) 

Madsen read the legal language for the Executive Session. At 5:05pm Councilmember Shenk motioned to go into Executive Session. Councilmember Marolt seconded. All in favor.

At 5:35pm, Councilmember Fridstein moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Shenk seconded. All in favor.

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

10) ADJOURNMENT

5:35pm adjourned.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, March 6, 2023.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 6, 2023

AGENDA ITEM:

Resolution No. 5, Series of 2023, regarding a Subdivision Exemption to amend the Lower and Center Willows Condominium properties and adjusting the property lines along the adjacent Carriage Way right-of-way.

PRESENTED BY:

Jim Wahlstrom, Senior Planner, Community Development Department;
Through: Dave Shinneman, Community Development Director

BACKGROUND:

Prior to Town incorporation, the West Village Unit A subdivision mapped the Carriage Way right-of-way, platted and created site easements for the Willows Condominium Buildings A2 through A9 on the current Lower and Center Willows property locations in 1967. Later the same year, a condominium map of the two Willows properties condominiumized Buildings A through H and the units within those buildings. In 2011, the Snowmass Resort Association sold and quit claimed the properties legally described as the 'Center Willows' and 'Lower Willows' to The Willows Condominium Association, Inc., including mapped metes and bounds legal descriptions of the properties affecting the right-of-way alignment for Carriage Way.

FINANCIAL IMPACT:

None. The Subdivision Exemption proposing the property line adjustments will assist in clarifying the public and private realm spaces and the responsibility for maintenance in these areas.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Not applicable.

COUNCIL OPTIONS:

Approve, approve with conditions, or deny Resolution No. 5, Series of 2023.

STAFF RECOMMENDATION:

Approve with conditions Resolution No. 5, Series of 2023.

The Willows Subdivision Exemption plat as incorporated Exhibit 'A' of the resolution was recently updated February 8, 2023 addressing Town Staff review comments involving verification of the metes and bounds legal description figures, a plat note to allow for Town maintenance of public areas behind the public improvements or sidewalks adjacent to private spaces (per Plat Note 1), the repair, maintenance and replacement of public signs behind the sidewalk and on the Willows properties and the need for license agreements for certain structures within the public rights-of-way, where required by the Public Works Department (per Plat Note 2), and the need of a maintenance and drainage note for the ditch on the east side of the Lower Willows site (see Plat Note 3).

ATTACHMENTS:

- Town Council Resolution No. 5, Series of 2023, with its Exhibit 'A,' including the vicinity map and Improvements Survey with the Willows Subdivision Exemption plat for the Lower and Center Willows properties.

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **RESOLUTION NO. 5**
5 **SERIES 2023**

6
7 **A RESOLUTION WITH CONDITIONS REGARDING A SUBDIVISION**
8 **EXEMPTION TO AMEND THE LOWER AND CENTER WILLOWS**
9 **CONDOMINIUM PROPERTIES BY CREATING CONDOMINIUMIZED COMMON**
10 **AREA SITE MAPS WITH THE 1967 CONDOMINIUMIZED BUILDINGS AND**
11 **ADJUSTING THE LOT / PROPERTY LINES ALONG THE ADJACENT**
12 **CARRIAGE WAY RIGHT-OF-WAY.**

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14 WHEREAS, the May 1967 West Village Unit A platted the Carriage Way
15 rights-of-way and created site and access easements for the Willows
16 Condominium Buildings A2 through A9 prior to Town incorporation in 1977; and

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18 WHEREAS, in December 1967 a Condominium Map of the Willows properties
19 was approved for Buildings A through H and the units within those buildings; and

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21 WHEREAS, on December 13, 1979 the Snowmass Resort Association
22 transferred by Warranty Deed the Carriage Way rights-of-way (Parcels 3 and 4),
23 Burlingame Lane (Road 2 or Parcel 18), Campground Lane (Road 3 or Parcel 19),
24 and the lower and upper parking lots on the Lower Willows site (Parcels 33 and
25 34) to the Town; and

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27 WHEREAS, Town Council Resolution No. 44, Series of 1990, approved
28 Subdivision Exemptions for certain Town of Snowmass Village parcels located
29 along Upper and Lower Carriage Way, including the pocket parking area of five (5)
30 parking spaces (Parcel 9) next to the Center Willows site abutting Campground
31 Lane as well as the lower and upper parking areas (Parcels 14 and 15) on the
32 Lower Willows site, as required to permit future conveyances; and

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34 WHEREAS, Town Council Resolution No. 18, Series of 1991, authorized
35 the conveyance of additional certain real property owned by the Town, commonly
36 referred to as the Pocket Parking spaces, to adjoining property owners; and

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38 WHEREAS, on September 6, 2011, Town Council Resolution No. 25,
39 Series of 2011, authorized implementation of administrative procedures for
40 processing certain subdivision exemption requests in West Village, including
41 conveyances from the Snowmass Resort Association; and

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43 WHEREAS, on December 8, 2011, the Snowmass Resort Association sold
44 and quit claimed by Bargain and Sale Deed recorded on December 13, 2011 the

45 real property legally described as the 'Center Willows' and 'Lower Willows' to The
46 Willows Condominium Association, Inc., with mapped metes and bounds
47 descriptions of the properties that included the lower and upper parking lots on the
48 Lower Willows site and the pocket parking area abutting Campground Lane by the
49 Center Willows site; and

50
51 WHEREAS, on August 31, 2022, the Applicant, The Willows
52 Condominiums, Inc., submitted a draft Subdivision Exemption application, updated
53 for completeness on October 3, 2022, proposing to amend the Lower and Center
54 Willows Condominium properties by adjusting the property / lot lines along the
55 adjacent Carriage Way right-of-way, as described and illustrated in attached
56 Exhibit "A" incorporated herein; and

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58 WHEREAS, the application was formally referred for evaluation review on
59 October 18, 2022; and

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61 WHEREAS, Town Staff conducted technical reviews of the Subdivision
62 Exemption plat drawing, and following presentation before the Town's
63 Development Review Team on October 27, 2022, the preliminary review
64 comments for the plat drawing were issued to the Applicant representative; and

65
66 WHEREAS, the Applicant, in response to the Town staff review,
67 resubmitted an updated Subdivision Exemption re-plat on November 18, 2022 as
68 further updated on January 23 and February 8, 2023, and shown in attached
69 Exhibit 'A' incorporated herein; and

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71 WHEREAS, the Town Council was scheduled to review the application on
72 March 6, 2023 to consider the application, the recommendations of Town Staff,
73 and receive public comment thereon; and

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75 WHEREAS, the Town's municipal code does not require a public hearing or
76 notices thereof for Subdivision Exemption applications; and

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78 WHEREAS, the application was processed pursuant to the TOSV Land Use
79 and Development Code Sections 16A-5-500-530 ("Municipal Code").

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81 NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town
82 of Snowmass Village, as follows:

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84 Section One: Findings. Based upon the information contained in the Application,
85 the supplemental or updated information submitted to Town Staff and the
86 testimony in the record, the Town Council hereby finds:

- 1) The Applicant has submitted sufficient information pursuant to Section 16A-5-500 through 520 of the Municipal Code to permit the Town Staff and Town Council an adequate review of the Subdivision Exemption application regarding the proposed changes on the Lower and Center Willows Condominiums properties.
- 2) Pursuant to Section 16A-4-50(d), The Willows properties are not located on greater than thirty percent (30%) slopes.
- 3) The application, subject to satisfying the conditions stated below, is consistent with the applicable review standards specified within Section 16A-5-530 of the Municipal Code as follows:
 - a. The exemption is necessary for a lot line adjustment along the Carriage Way right-of-way, and the prior SRA deeds transferring the land on the affected sites are considered mapped properties;
 - b. The exemption is consistent with the preservation of goals, objectives and standards of the land area involved;
 - c. The exemption does not create any new lots within a single-family subdivision;
 - d. The exemption complies with the development code and the current zone district of 'SPA-1' as the development would remain unchanged and the exemption and lot line adjustments along Carriage Way would not increase the nonconformity of the lot or structures; and
 - e. There are no adverse impacts;
 - f. The total allowable floor area would not be increased; and
 - g. Considering there are no specific subdivisions other than the May 1967 West Village Unit A plat and the December 1967 condominium map for the Lower and Center Willows sites, the strict application of allowing lot line adjustments only between previously platted lots would result in an undue hardship upon the Applicant. The Subdivision Exemption is acceptably rectifying or adjusting the property lines previously established via Bargain and Sale Deeds' mapped and platted legal descriptions along the Carriage Way right-of-way identifying the private and public realms.

Section Two: Action. The Town Council hereby approves the Subdivision Exemption to create condominiumization of the common area site maps with the 1967 condominiumized buildings and to adjust the lot / property lines along the Carriage Way right-of-way on the lower and center Willows Condominiums Association, Inc. properties. The exemption plat also acknowledges the prior conveyances of title to the Willows Condominium Association, Inc. of the lower and

upper parking lots on the Lower Willows site and the pocket parking area abutting Campground Lane by the Center Willows site and as documented by 2012 Bargain and Sale Deeds from the Snowmass Resort Association to The Willows Condominium Association, Inc. This Subdivision Exemption acceptably shows, describes and illustrates in whole the affected properties in attached Exhibit "A," subject to the conditions in Section Three below.

Section Three: Conditions. The approval granted herein is subject to the following conditions:

- 1) Following execution, this resolution and its exhibits shall be recorded, at the Applicant's expense, with the Pitkin County Clerk and Recorder.
- 2) The Applicant shall cover any off-site improvements shown upon adjacent properties with a private agreement or other method agreeable between the affected property owners.
- 3) The Applicants shall complete all actions or matters which in the opinion of the Community Development Director and the Town Attorney are necessary to satisfy or dispense with the completion, execution and/or recording of all documents necessary to implement the conditions of this Resolution and the requirements of the Municipal Code. Should disagreements arise regarding matters requiring Community Development Director approval or completion of the necessary documents that cannot be resolved between Town Staff and the Applicants, the matter will be referred to the Town Council for final direction and/or determination.

Section Four: Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and, to this end, the provisions of this Resolution are severable.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on March 6, 2023 upon a motion by Council Member _____, the second of Council Member _____, and upon a vote of ____ in favor and ____ opposed.

TOWN OF SNOWMASS VILLAGE

Bill Madsen, Mayor

171 ATTEST:

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174 _____
175 Megan Boucher, Town Clerk

176 APPROVED AS TO FORM:

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179 _____
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181 Jeff Conklin, Town Attorney

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184 Attachments:

185 Exhibit "A" – Vicinity map and Improvements Survey with updated Willows
186 Condominiums Subdivision Exemption Plat updated and received February 8,
187 2023 for the Lower and Center Willows Condominiums properties.
188

The Willows Condominiums

Subdivision Exemption Plat

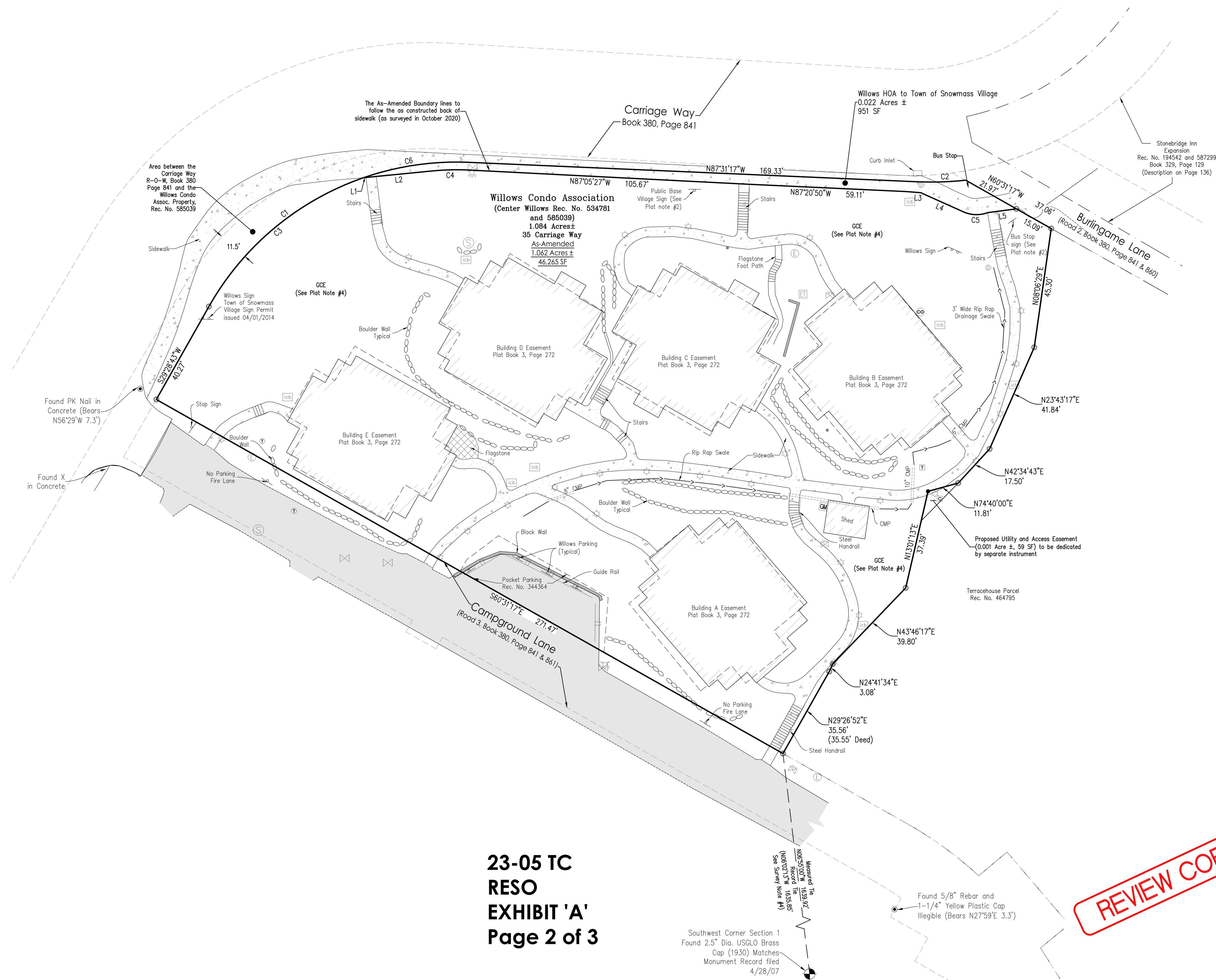
Snowmass Village, Pitkin County, Colorado

Amending the Condominium Map for Willow Condominiums and adjusting the
Property lines along the Carriage Way Right-of-Way as shown hereon.

Of: 3

The Willows Condominiums
Subdivision Exemption Plat
Snowmass Village, Pitkin County, Colorado
Amending the Condominium Map for Willow Condominiums and adjusting the
Property lines along the Carriage Way Right-of-Way as shown hereon.

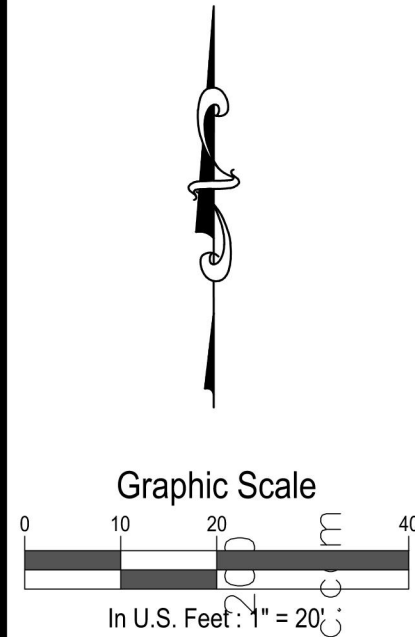
As-Amended Property Boundary



Line Table			Curve Table					
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	S84°05'39"W	0.87'	C1	118.02'	107.33'	63°00'01"	S60°58'42"W	112.16'
L2	S84°23'49"W	24.57'	C2	18.20'	120.00'	8°41'19"	N88°08'07"E	18.18'
L3	N85°38'03"W	5.60'	C3	77.67'	107.33'	41°27'39"	S50°12'31"W	75.98'
L4	N65°49'56"W	17.85'	C4	14.62'	98.05'	8°32'36"	S88°30'33"W	14.61'
L5	S82°26'33"W	10.97'	C5	9.14'	11.97'	43°44'21"	N88°28'11"W	8.92'
L6			C6	40.35'	107.33'	21°32'22"	S81°42'32"W	40.11'

Area Summary	
Land Area of land to be transferred with this Map	
Town of Snowmass Village to Willows Condo Assoc. = 0.015 Acres±, 674 S.F.	
Willows Condo Assoc. to Town of Snowmass Village = 0.037 Acres±, 1,605 S.F.	

LEGEND	
●	Found Monument as Described
○	Set 18" Long X 5/8" Rebar with 1.25" Green Plastic Cap stamped LS 38200
●	Set 1" Brass Cap in concrete stamped LS 38200
BM	Electric Meter
EP	Electric Panel
EM	Electric Manhole
☆	Light Pole
W	Water valve
FD	Fire Hydrant
TP	Telephone Ped
TM	Telephone Manhole
IV	Irrigation Cont. Valve
IB	Irrigation Cont. Box
SS	Sanitary Sewer Manhole
CO	Cleanout
GM	Gas Meter
SM	Storm Manhole
DI	Drain Inlet
SP	Sign - Single Pole
DP	Sign - Double Pole
GP	Gate post
FL	Flow Line
FC	Fence line
RW	Rock wall
CON	Concrete
ASP	Asphalt paving
STR	Structure
TSSV	Town of Snowmass Village to Willows HOA
WHOA	Willows HOA to Town of Snowmass Village



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

Willows Condominiums
Subdivision Exemption Plat
Pitkin County, Colorado

Revision		Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
Job No. 2020-365.001			
Drawn by: HJS			
Date: February 8, 2023			
Approved: SB			
File: WillowsCondo-Subdivision Exemption			

Title:	Subdivision Exemption Plat
Sheet No.	2

The Willows Condominiums
Subdivision Exemption Plat
Snowmass Village, Pitkin County, Colorado
Amending the Condominium Map for Willow Condominiums and adjusting the
Property lines along the Carriage Way Right-of-Way as shown hereon.

As-Amended Property Boundary

Line Table			Curve Table					
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L10	N10°07'56"E	10.19'	C10	36.48'	39.00'	53°35'37"	N86°28'26"W	35.16'
			C11	45.01'	81.92'	31°28'50"	N82°28'04"E	44.45'
			C12	6.34'	346.61'	1°02'53"	S78°11'27"E	6.34'
			C13	68.27'	346.61'	111°7'06"	S84°21'27"E	68.16'
			C14	2.01'	44.34'	2°35'38"	N69°06'38"W	2.01'
			C15	13.65'	44.34'	17°38'08"	S58°59'45"E	13.59'
			C16	15.65'	44.34'	20°13'46"	S60°17'34"E	15.57'
			C17	23.28'	38.17'	34°56'57"	S67°13'27"E	22.92'

Area Summary

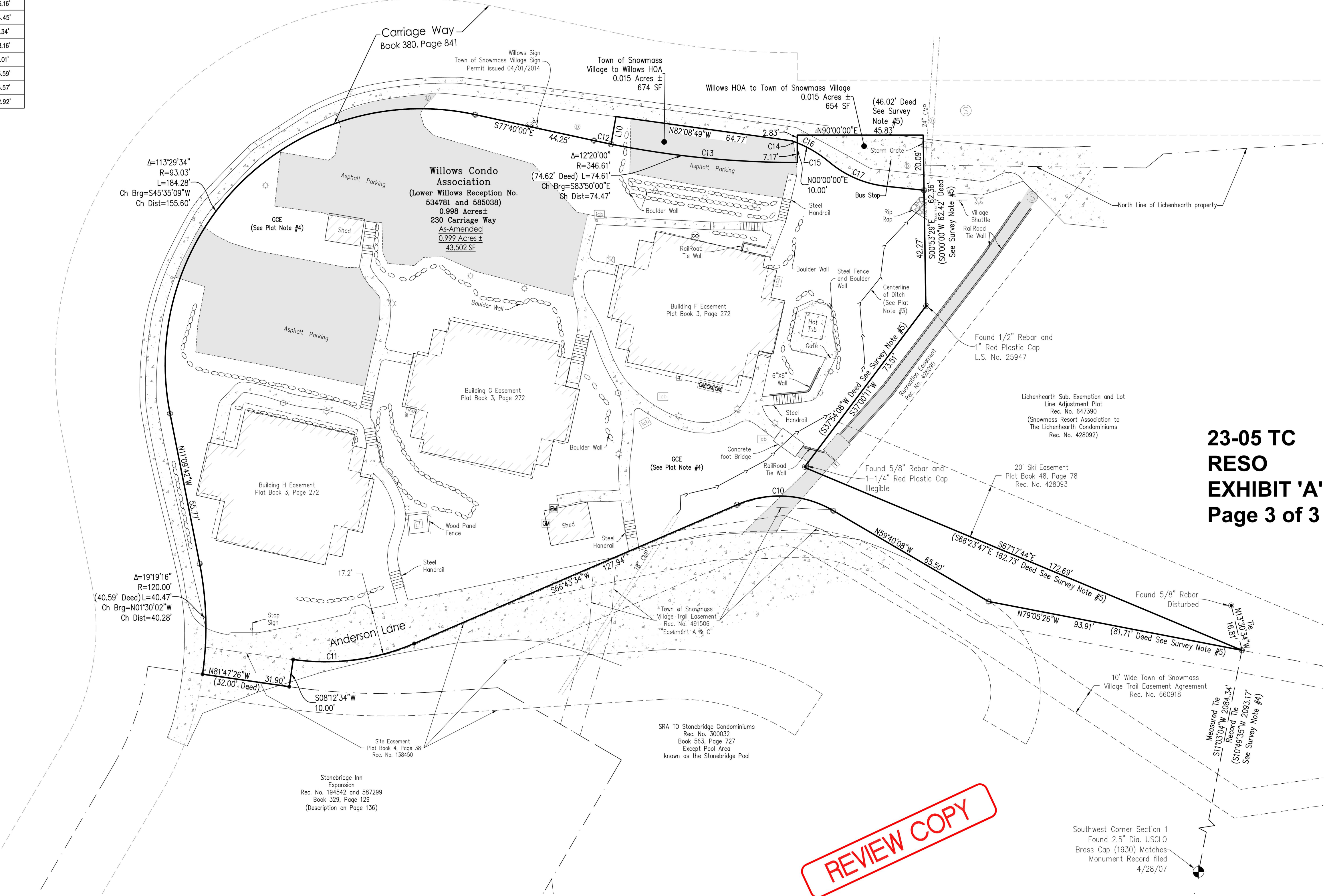
Land Area of land to be transferred with this Map:

Town of Snowmass Village to Willows Condo Assoc. = 0.015 Acres±, 674 S.F.

Willows Condo Assoc. to Town of Snowmass Village = 0.037 Acres±, 1,605 S.F.

LEGEND

- Found Monument as Described
- Set 18" Long X 5/8" Rebar with 1.25" Green Plastic Cap stamped LS 38200
- Set 1" Brass Cap in concrete stamped LS 38200
- Electric Meter
- Electric Panel
- Electric Manhole
- Light Pole
- Water valve
- Fire Hydrant
- Telephone Ped
- Telephone Manhole
- Irrigation Cont. Valve
- Irrigation Cont. Box
- Sanitary Sewer Manhole
- Cleanout
- Gas Meter
- Storm Manhole
- Drain Inlet
- Drain Inlet
- Sign - Single Pole
- Sign - Double Pole
- Gate post
- Flow Line
- Fenceline
- Rock wall
- Concrete
- Asphalt paving
- Structure
- Town of Snowmass Village to Willows HOA
- Willows HOA to Town of Snowmass Village



Graphic Scale
0 10 20 30 40
In U.S. Feet 1" = 20'

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Willows Condominiums
Subdivision Exemption Plat
Pitkin County, Colorado

Revision	By	Date
1		
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7		
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9		

Job No. 2020-365.001
Drawn by: HBS
Date: February 8, 2023
Approved: J PLS: SB
File: WillowsCondo-Subdivision Exemption

Title: Subdivision Exemption Plat

Sheet No. 3

Of: 3

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 6, 2023

AGENDA ITEM:

PUBLIC HEARING – Transit Center Special Review

PRESENTED BY:

Brian McNellis- Senior Planner AICP, MLA
Dave Shinneman - Community Development Director

BACKGROUND:

The applicant has requested this item be continued to April 17th, 2023. This will also allow staff to finalize the Planning Commission's resolution for consideration by the Town Council. Public comments may still be taken at the meeting.

FINANCIAL IMPACT:

NA

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

NA

COUNCIL OPTIONS:

Town Council can take public comments and continue the Public Hearing to a date certain or choose not to continue the Hearing in which case new notices in accordance with the Municipal Code would be required prior to this item being placed on an agenda.

STAFF RECOMMENDATION:

Staff recommends Town Council open the public hearing, take public comment(s), and continue to a date certain (April 17th)

ATTACHMENTS:

NA

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 6, 2023

AGENDA ITEM:

Draw Site Housing – Owners' Review

PRESENTED BY:

Betsy Crum, Housing Director

BACKGROUND:

The Housing Department currently owns and manages some 300 rental units and oversees another 200 "deed-restricted" units that are owned by qualified employees of Snowmass Village and Pitkin County. Workforce housing is one of our highest local priorities and is fundamental to our ongoing economic and community viability. Our Comprehensive Plan prioritizes workforce and affordable housing in multiple ways, noting that "diversification of the economy will hinge upon the availability, type, and range of housing alternatives for employees in the community...." The Town Council has echoed this focus with its recent goals to "a near-term strategy that will actively identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units."

In response to these goals, we developed a Workforce Housing Master Plan that was unanimously adopted by the Snowmass Village Town Council in October 2021. Working with local consultants, we undertook extensive site and schematic analyses to narrow our focus to five (5) sites for potential future housing development. We looked to maximize each site for housing, develop within the existing topographies, create a mix of housing sizes (one-, two- and three-bedroom units), and take advantage of existing transit. We also sought to identify developments that would fit within the character and environment of the surrounding neighborhood(s) and the Town of Snowmass Village as a whole and would be attractive, sustainable, homes that are cost-effective, well-designed, and blend seamlessly into the community.

While the five sites identified could be developed in any order, we identified the Town Hall Draw site for our next development project. The reasons for this were several: the site has the greatest potential unit development; the Draw has historically been identified for future housing development, and; it is well-located, with close proximity to

Snowmass Center, transit, and existing infrastructure. The Town Council endorsed this recommendation at its November 21, 2022, meeting.

We engaged the architecture firm of 2757 Design Co out of Carbondale. With their experienced local team of site and engineering consultants, they have completed their initial site testing and analysis and have tested possible approaches to development. Their methodology from the start has been “site-first,” responding to the complicated nature of the Draw, and the early design work focused on uncovering all possible site constraints. They also started from assumptions that the development will be rental housing, include a mix of unit sizes, and that density will be maximized within the constraints of the site and with sensitivity to nearby development.

Attachment A provides the detailed progress of the design charette and analysis that has taken place to date and provides recommendations for how to proceed with the Draw site for housing development. The design team and Town staff met over several days and weeks to test various options and concepts to best use for the site. The Town of Snowmass Village Housing Master Plan for the Draw Site was the starting point for density, road layout, and building layout. It was quickly determined that the Master Plan layout for site was not feasible due to the steep slopes and road grades. A number of different site plan iterations were tested, and the team eventually agreed that, to meet the needs of both the site and the Town, the best option would be to pursue a site design of three (3) buildings stepping back from the Town Hall into the Draw. A winding, switch-back road would allow for access, and tenant parking would be provided under each building to maximize the green space above. The team believes that, depending on the unit configuration, this approach could yield 80-90 rental units, consisting of one-, two- and three-bedroom apartments.

The concepts and assumptions are detailed in Attachment A. Exterior architectural design work has not been initiated, but overall scale and scope is detailed in that document.

FINANCIAL IMPACT:

It is too early in the design process to obtain any reliable cost estimates, as the design is still very schematic. As the design advances, we will be able to get a better sense of the costs and will bring them to the Council in future Owners’ Reviews.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

In 2021 the Town Council established the following short-term housing goals:

Creating and providing affordable workforce housing continues to be a top priority for the Town Council. Providing a variety of affordable workforce housing options, that serves diverse ages, within the Village not only enables community

members to contribute to the local economy, it also helps to build a strong, well connected, and engaged community with a viable workforce. The Council remains committed to a near-term strategy that will actively identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units. The Town Council will work collaboratively to create solutions and will diligently commit the time, money, and political will to implement a successful strategy. The Council is committed to clarifying this strategy to ensure it is innovative, quantified, and meets the needs of the community.

COUNCIL OPTIONS:

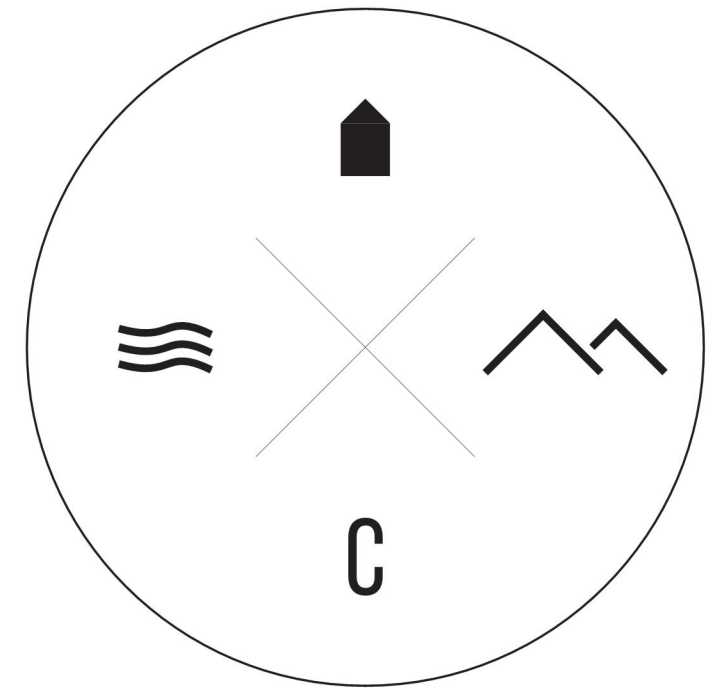
Not applicable

STAFF RECOMMENDATION:

As this is an Owners' Review, no action is required. Staff is seeking feedback from the Council on this schematic plan at this time.

ATTACHMENTS:

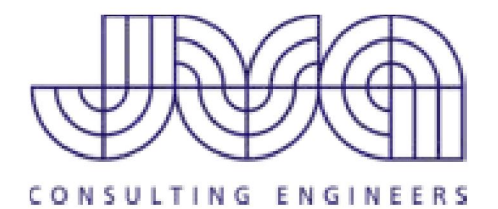
Attachment A: Draw Housing Charette Booklet



2 7 5 7 d e s i g n c o



STAN CLAUSON ASSOCIATES INC
landscape architecture.planning.resort design



working program

Quantitative:

- Target Unit count from Workforce Master Housing Plan 80-90 units
 - Final number of units to be informed by slope grade and site retainage
 - Minimize road length and number of structures when possible
 - Evaluate multiple buildings vs. singular building for site fit
 - Buildings likely to have elevators
 - Units likely will be rental but possibility of for-sale units to be evaluated
 - Initial target mix of 45% one bdrm, 45% two bdrm and 10% three bdrm apartments was established as a flexible goal to be informed by efficiency of design and site fit
 - Required parking: 1 per 1 bdrm and 2 bdrm, 2 per 3 bdrm
 - Ideal parking discussed: 2 per unit or at least 2 per 2-3 bdrm
- Car share program
- Account for electric car charging stations
 - Gathering areas may include BBQ/amenity space/pavilion/playground, see sheet 11
 - Each building to have trash enclosure w/ compost and recycling
 - Each unit to have associated storage (location TBD in garage or adjacent to unit)
 - Bike storage and bike amenities to be provided
 - Account for snow storage on site, evaluate snow shedding and snow removal w/ Town Depts
 - Roof mounted solar panels likely
 - Firewise construction and emergency response plan in coordination w/ fire dept and wildfire specialist

Landscape:

- Xeric landscape and water smart planting design important
- Green space plantings to support community gathering/use
 - connection to Snowmass Center park
- Creation of centralized outdoor gathering space to be explored
- Community garden not ideal for climate and elevation
- Dogs and pets typically not allowed, consider dog park if dogs are allowed
- Consider natural play scape or playground area
- Be mindful of sidewalk usage and seasonal comfort
- Use permeable pavers when possible
- Provide path of least resistance up the site
- Consider Point Site for some site amenities

Qualitative:

- Recruitment and retainage of employees
- Affordability
- Sustainability
- Snowmass context and aesthetics
- Community feel
- Connectivity to trails and transportation
- Mountain views

team goals (work in progress)

Project Type:

- Evaluate how to responsibly utilize the site for housing development
- Develop a multi-family employee rental housing project for long-term ownership by the Town of Snowmass Village
- Meet the housing need for employees that live/work in the Town of Snowmass Village,
- Provide rental housing that meets an acceptable affordability goals in relationship to salaries

Site Design:

- Design to minimize impacts evaluated in the site reports
- Maximize efficiency of snow removal and maintenance with thoughtful road design
- Provide pedestrian and bicycle connectivity to bus stop and recreation trail behind site, evaluate bus access onto site w/ town depts
- Reroute the trail as necessary

Project Design:

- Full utilization of passive solar designs to take advantage of southern exposure
- Include adequate parking for residents and guests, recognizing there is no additional parking in the area parking is expected to exceed the minimum code requirements
- Include an attractive common outdoor space that provides seating, tables and grilling equipment with opportunities for informal gathering
- Utilize unit designs which provide efficient layout
- Use construction techniques which are cost effective and efficient
- Consider area architectural context in design

Project Operations:

- Seek to maximize efficiency of maintenance and operations. (minimize sidewalks that ice, use low maintenance materials for high impact areas, use materials that can be easily maintained, resealed, repainted, replaced)

site first

*Site-first design approach resulted in multiple site reports, bullet point summary below, full reports available for review upon request (some reports are in draft form, design team working to finalize reports w/ town dept feedback)

Survey – Parcels 1-4 included in survey total 18.28 +/- acres:
Parcel 1 (Town Hall) - Community Commercial (CC)
Parcel 2 (Draw Site) - Special Planned Area 1 (SPA-1)
Parcel 3 (“Point Site”) - Community Commercial (CC PUD)
Parcel 4 (Draw Site) - Special Planned Area 1 (SPA -1)
Steep slopes will likely be affected in areas, design team working to minimize impacts
Setbacks to be set by adopted PUD plan

Geotechnical:
Silty sandy clay and silty clayey sand soil and little bedrock were encountered w/ the initial borings.
No free water was encountered
Risk of construction induces slope instability appears low for cut depths of 10-12 feet and will be evaluated in more detail per note below
Additional borings and recommendations by the geotech engineer may be requested once the conceptual site plan is approved and desired cut depths are established

Debris Flow:
Modeled flow of existing conditions not significant but will be designed for, retention basin and/or channel to be considered,
Town Hall retention basin will be incorporated into the design if adjusted for Draw Site development.
Additional modeling will be completed once the site plan is developed and mitigation will be designed based on proposed development conditions

Phase I Environmental Site Assessment:
the site has been historically undeveloped except for the Town Hall debris basin
no recognized conditions to be designed or mitigated

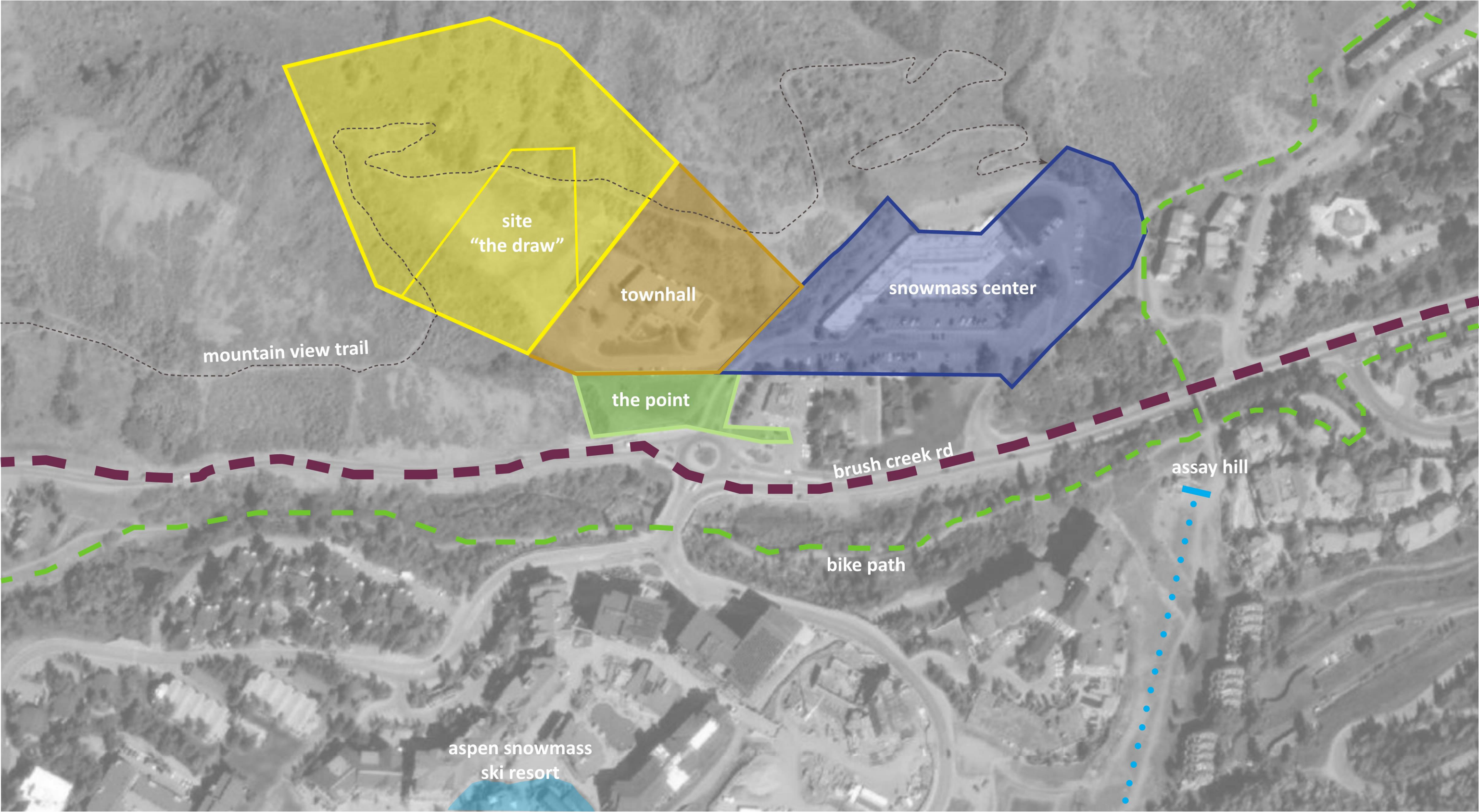
Rock fall & mitigation:
Rock fall risk is categorized as low-risk but will being considered w/ debris flow design and mitigation efforts in future design phases

Wildfire:
moderate to high wildfire risk, design team is working w/ wildfire specialist and fire dept to finalize report & emergency response plan

Wildlife:
low hazard established in the report







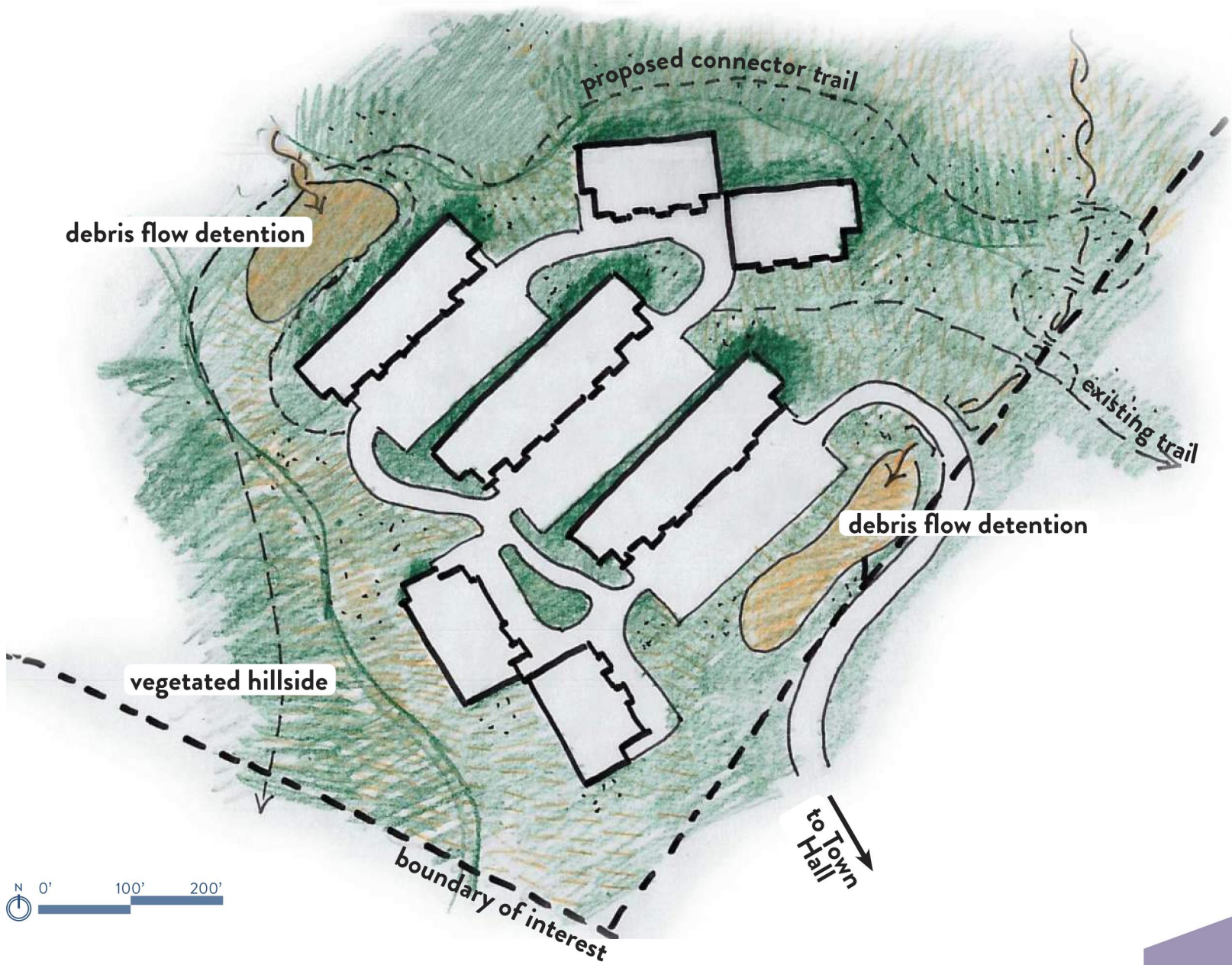


The Town of Snowmass Village Housing Master Plan for the Draw Site was used as the starting point for density, road layout, and building layout.

As with many of the sites in this Master Plan, the concept for the Town Hall Draw site requires a Parking Alternative Plan that allows less than 1 parking space per bedroom. As currently designed, the site has a parking ratio of 1.3 spaces per unit or 0.7 spaces per bedroom (approximately half the code minimum). Given its proximity to transit, the site is suited for a lower parking ratio with the assistance of public transportation and potentially a car-share program. A parking alternative analysis should be paired with the findings in Appendix B regarding proximity to transportation (with suggested improvements) and essential daily needs.

While this concept has been developed with a particular spread of unit types, it would also lend itself to more three-bedroom, family-friendly housing.

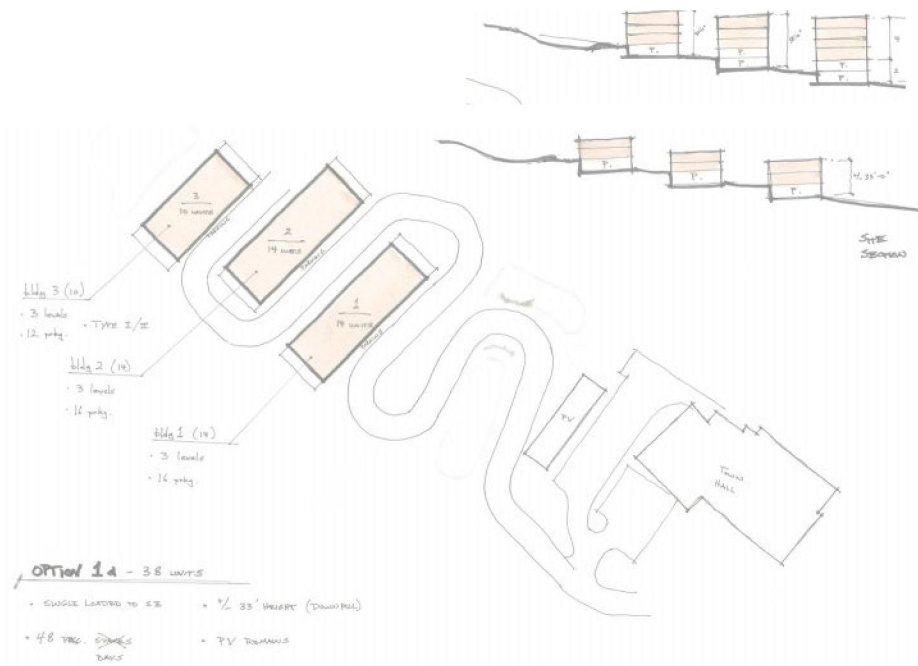
The last consideration would be that any development on land with greater than 30% slope will require a variance and should be avoided if possible.



*page taken from TOSV Master Housing Plan Packet

site studies

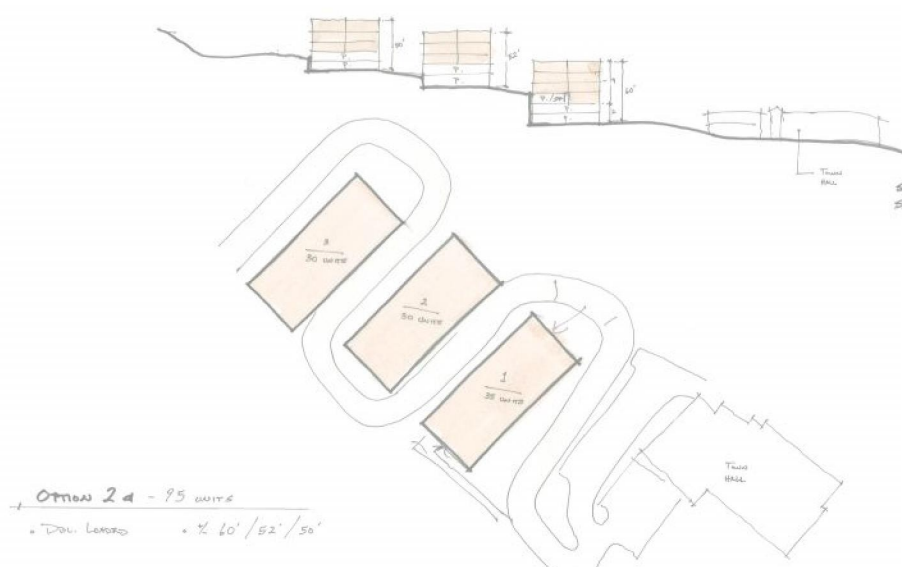
A series of site studies were conducted during the charrette to test road layouts, building layouts, density, scale and overall site fit. It was quickly discovered while working closely w/ JVA that due to the detailed survey work that was performed in the fall of 2022 (and not available to the Workforce Housing Master Plan Design team) that the Master Plan layout for the Draw Site was not feasible due to the steep slopes and road grade.



option 1

- Positives:
- distance to town hall
 - existing PV panels remain
 - debris flow retention maintained
 - single loaded units to the SE

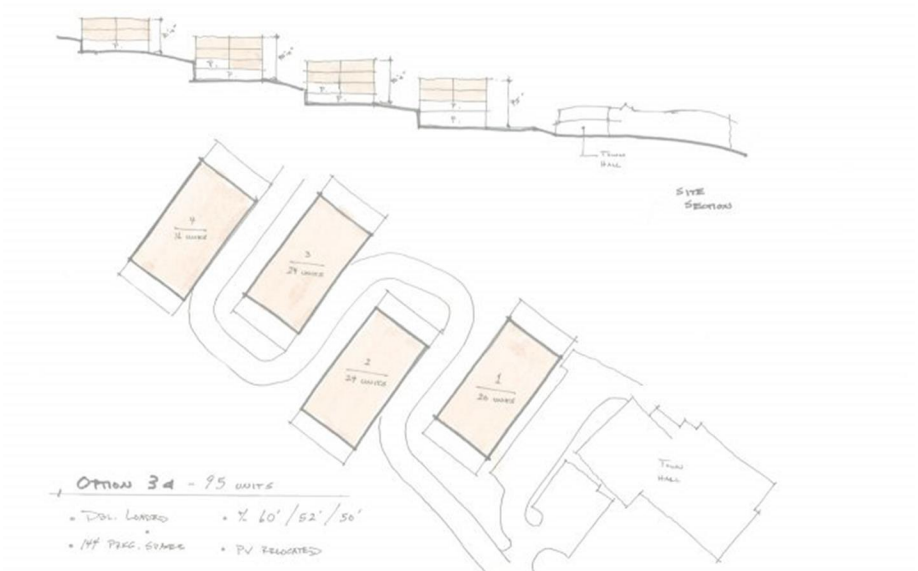
- Challenges:
- 64 units (lower unit count)
 - type I/II construction for bldg. 3
 - larger site disturbance
 - longer road / utilities
 - ~60' tall buildings



option 2

- Positives:
- 90 units
 - middle of site
 - parking below buildings

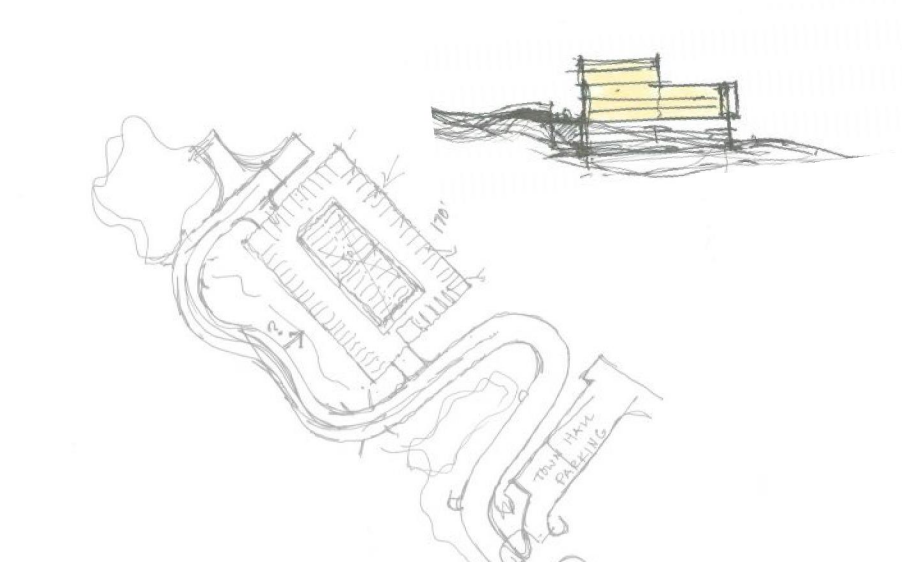
- Challenges:
- Removal of PV panels
 - ~60' tall buildings



option 3

- Positives:
- 84 units
 - double loaded = greater parking
 - shorter buildings, +/- 45'
 - close to townhall

- Challenges:
- Type I/II construction on 4th bldg.
 - 4 bldgs
 - steeper cuts into grade



option 4

- Postives:
- one single large cut
 - simplified and shorter road
 - consolidated bldg equipment

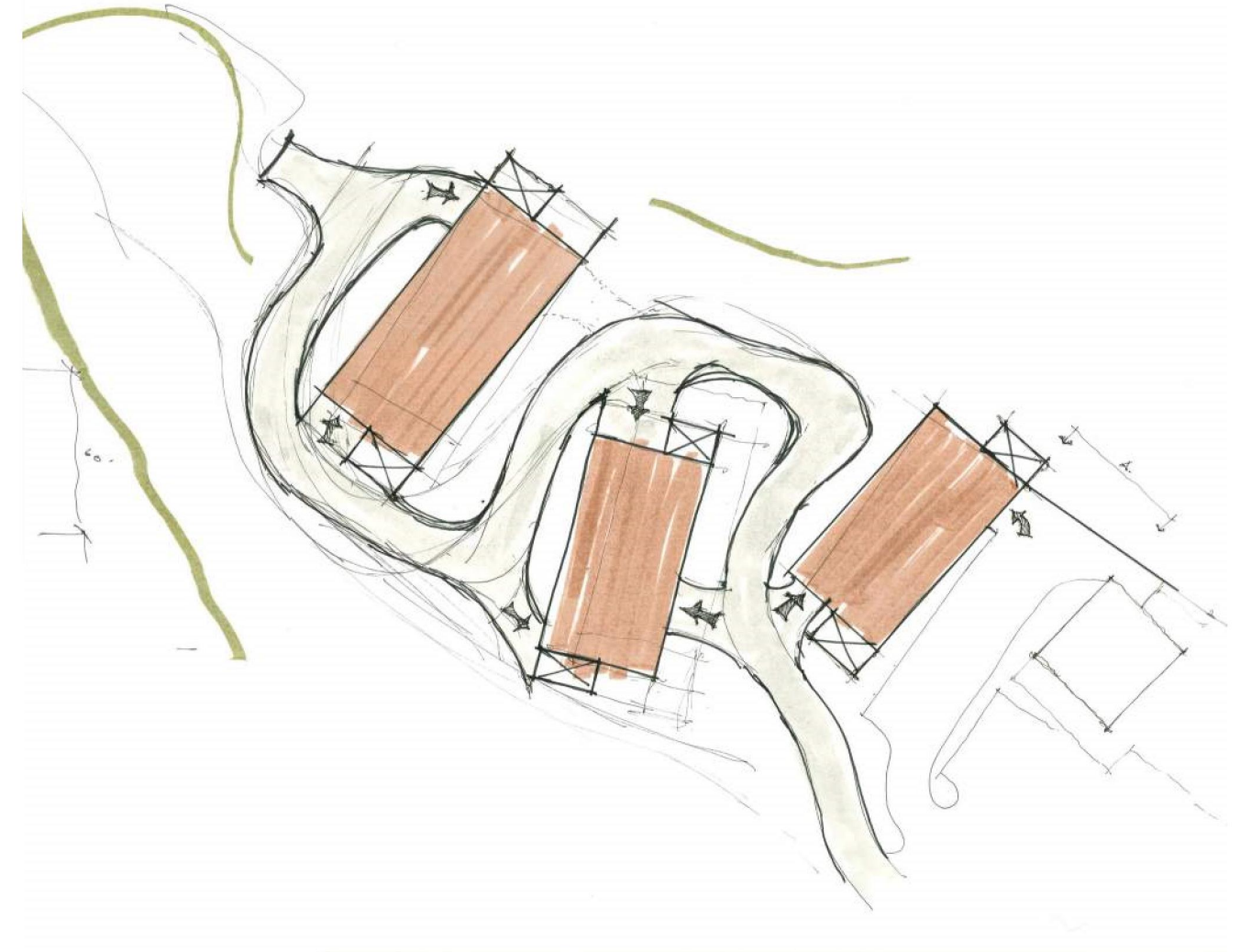
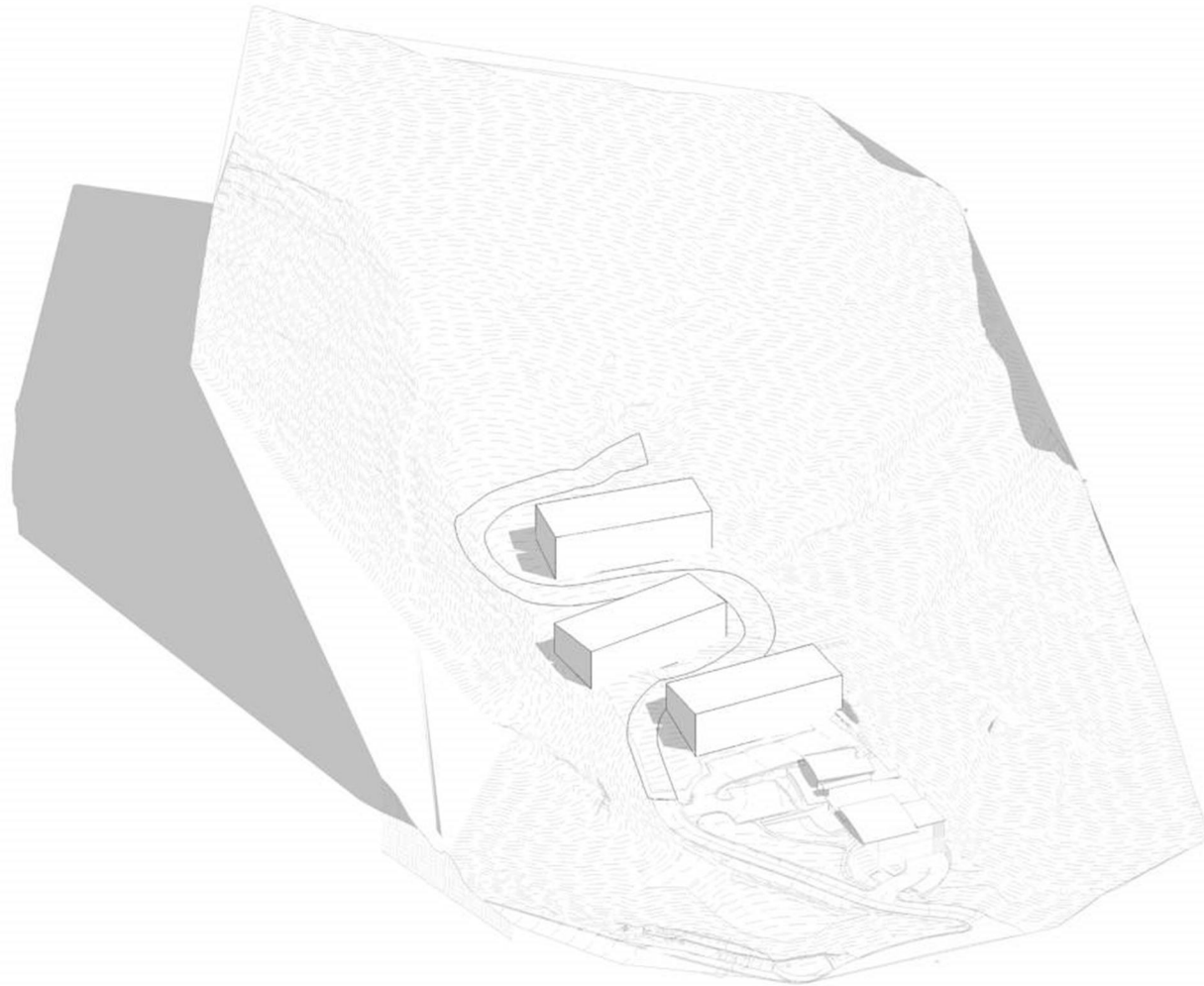
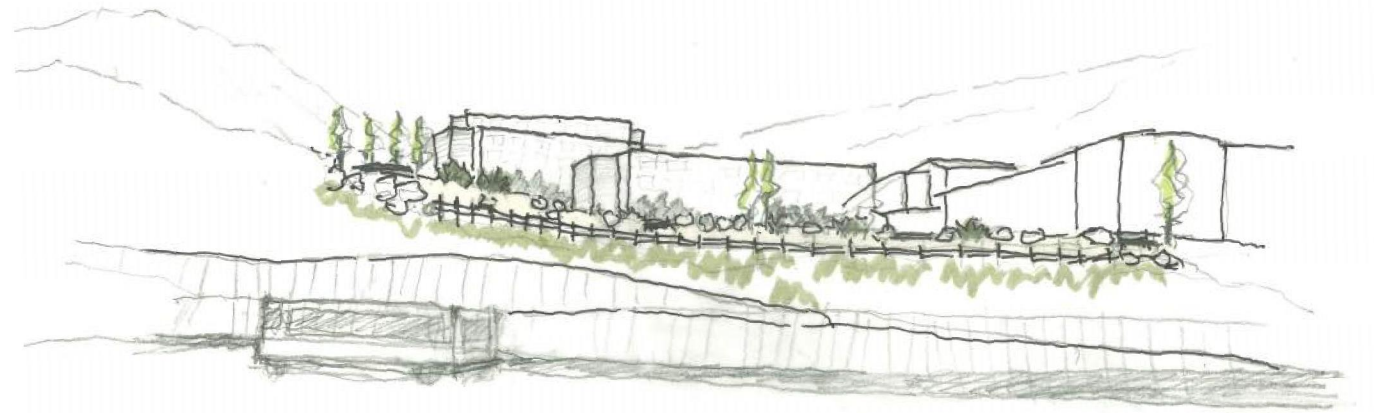
- Challenges:
- deep site cut
 - large building
 - more levels needed for parking
 - harder for fire fighting

charrette conclusions

The after a number of site plan iterations of buildings, road layouts, and unit density the team decided to proceed/explore a version of option 3 to a greater detail.

outcomes:

- brings buildings closer to townhall
- building orientation can alternate and shift
- greater views for tenants
- first building is able to be positioned behind Town Hall
- team chose to remove the 4th building to shorten road and allow fire access



evaluate road layouts

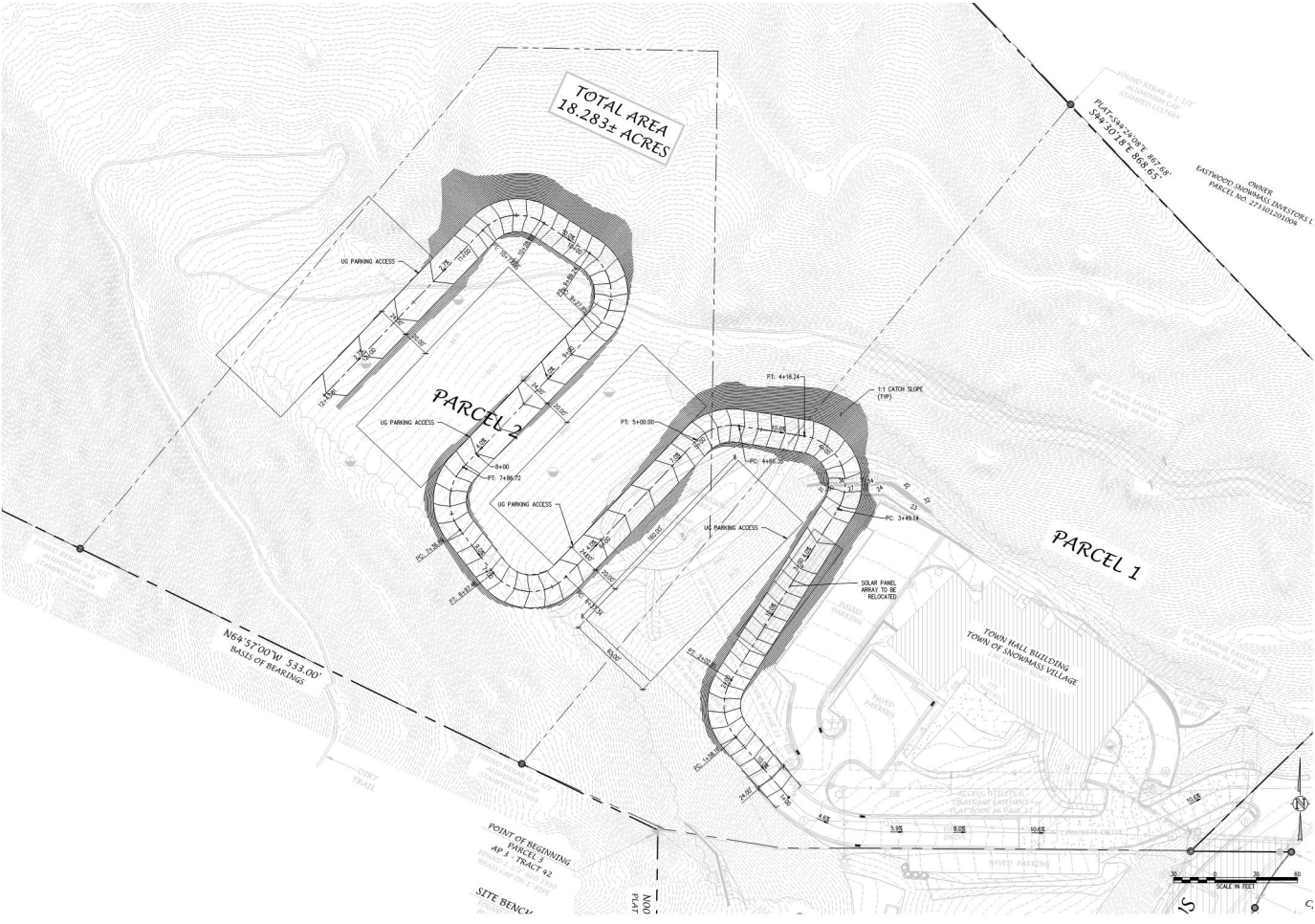
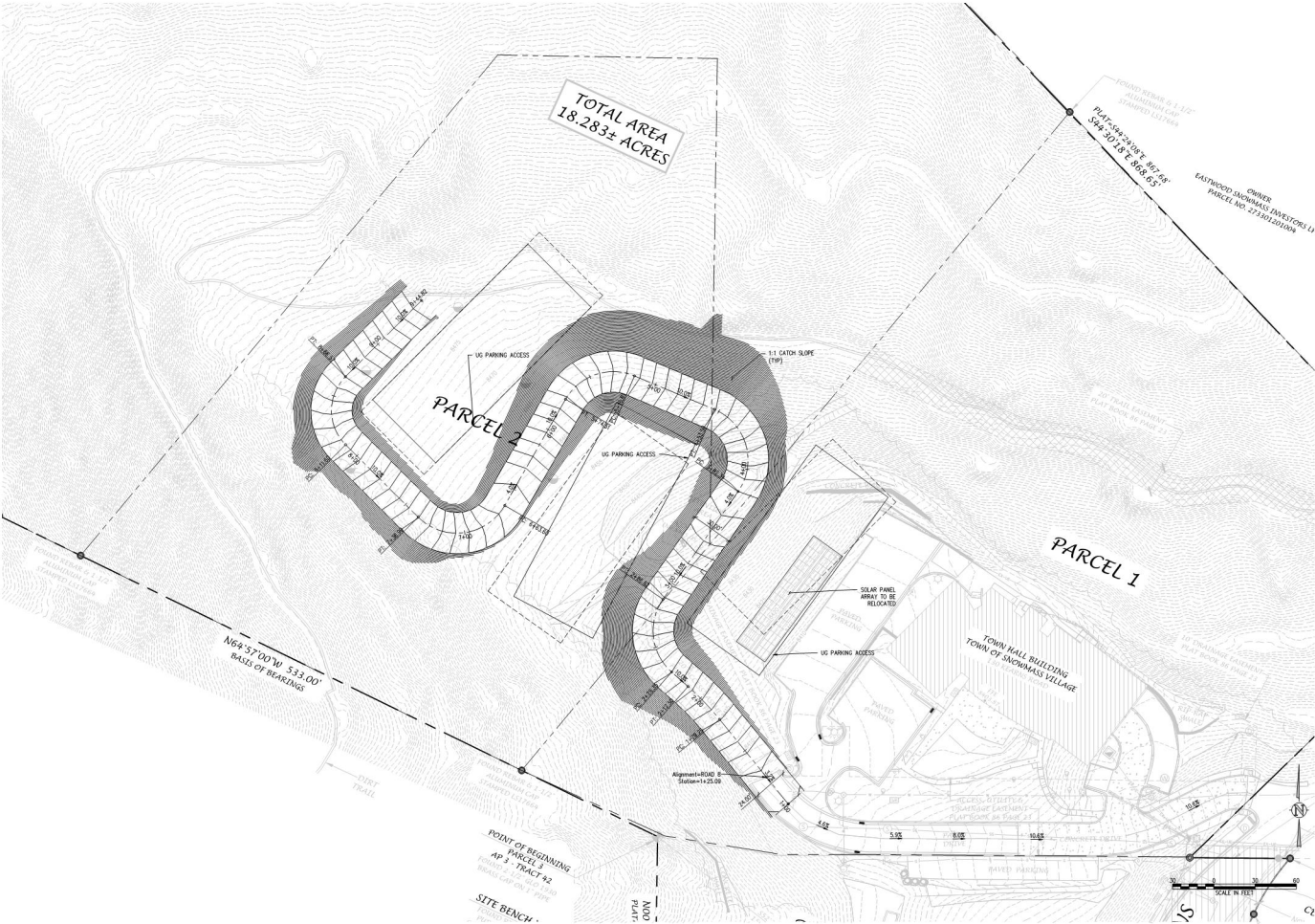
When evaluating option 3 road layout and feasibility, it was determined that the road was steeper than desired with deep hillside cuts. Option 2, that had been evaluated during the charrette (with removal of the 4th building), was determined to give more flexibility for the road grades and site design.

Option 3 (developed post-charrette)

- shorter road length
- overall steeper road design (10% throughout)
- steeper than desired for public works + transportation departments
- greater cuts into hillside
- varied building placement
- meeting desired density of 80-90 units

Option 2 (proven to uphold “site-first” during post charrette development)

- flexibility in road design/slope = longer road
- less steep cuts into hillside
- larger flatter areas to accommodate amenities + utilities
- road stays closer to the existing grade, it doesn’t “fight grade”
- removal of 4th building removes fire access concern
- meeting desired density of 80-90 units



recommended site diagram - option 2

Strategy:

- utilizes existing town hall road orientation
- fire turnaround concept to be hammer head
- incorporate bus turn around if possible
- pedestrian connectivity
- transportation connectivity
- on site amenities
- PV panels relocated to a visible location

Possible constraints:

- 8% max road grade preferred
- 10% road grade still needed
- more than 10% grades could require snow melt
- parking mostly limited to building footprints

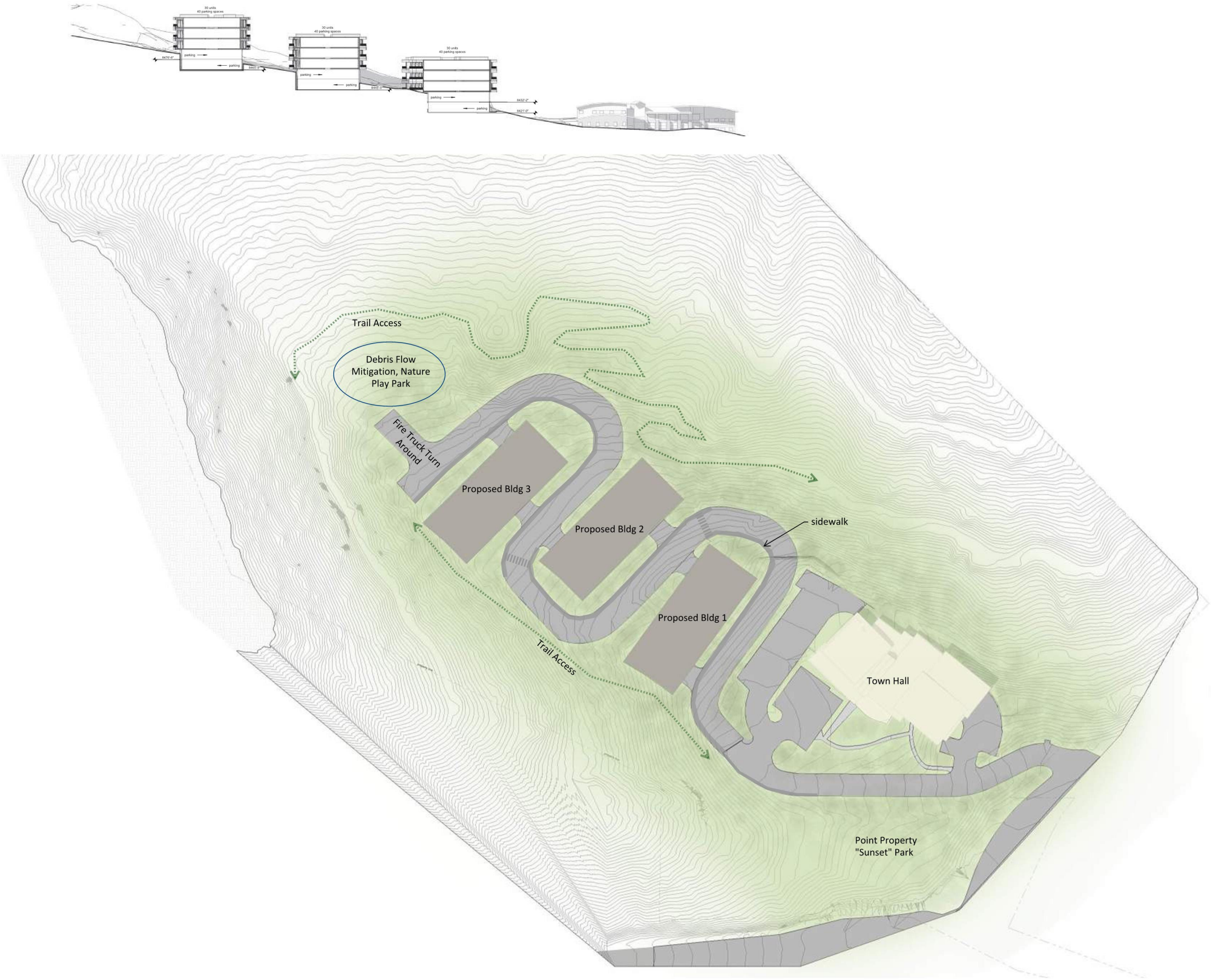
Building unit mix:

- 50-60% one bedrooms
- 40-50% two bedrooms
- 5-10% three bedrooms

Building density:

- Building 1 (28-30 units)
- Building 2 (28-30 units)
- Building 3 (28-30 units)

- Total = 80-90 units





Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 6, 2023

AGENDA ITEM:

Executive Session

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

The Town Council has reason to convene in executive Session. To convene in executive session, state law requires that the specific motion written in staff recommendations section requesting the executive session be passed with 2/3 of the governing body voting in the affirmative for said motion.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

Convene in Executive Session
Choose not to convene in Executive Session

STAFF RECOMMENDATION:

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose:

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and Snowmass Village Municipal Code Section 2-45(c)(2), more specifically related to: TOSV v. Krabloonik (2022CV030110)

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purposes of considering items (a) and (b) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.

ATTACHMENTS:

N/A