



Town Council
Monday, November 21, 2022
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, Co 81615
Agenda

1. CALL TO ORDER

2. ROLL CALL

3. PROCLAMATIONS AND PRESENTATIONS

3.A. Presentation - In appreciation of Councilmember Tom Goode

3.B. New Council Member Oath of Office

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. 2022 Agenda Overview
[Page 4 2022 Agenda Overview](#)
- 5.B. Minutes for Approval
[Pages 5-10 10-17-22 TC Minutes - DRAFT](#)
[Pages 11-12 11-07-22 TC Minutes - DRAFT](#)
[Pages 13-20 11-09-22 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.

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

8. ADMINISTRATIVE REPORTS

- 8.A. IGA RE Vital Mental Health Services
[Pages 21-23 Vital Mental Health Services IGA Summary](#)
[Pages 24-30 Vital Mental Health Services IGA Attachment A](#)
- 8.B. Transient Inventory Study - Pillow Count
[Pages 31-32 Transient Inventory Study Summary](#)
[Pages 33-51 Transient Inventory Study Nov 2022](#)
- 8.C. Attorney Hiring Process
[Pages 52 Town Attorney Hiring Process Summary](#)
- 8.D. Draw Site - Housing Project
[Pages 53-55 Review of Housing Master Plan and Update on Draw Site Summary](#)
[Pages 56-65 Attachment A - Workforce Master Housing Plan Executive Summary](#)
[Pages 66-73 Attachment B - Draw Site Analysis from Workforce Master](#)

[Housing Plan](#)**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), to specifically discuss one item:

a) Conferences with an attorney for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(c) and Snowmass Village Municipal Code Section 2-45(c)(2). (Lease provisions).

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the sole purpose of considering item (a) 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 74 Agenda Item Summary - Exec Session](#)

11. ADJOURNMENT

DRAFT 2022 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.

Mon. Nov. 14th – Work Session (Canceled)

Mon. Nov. 21st – Regular Meeting (Sirkus Out)

- New Members – Oath of Office
- Tom Goode Presentation
- IGA with RE Vital Mental Health Services
- Attorney Hiring Process

Mon. Dec 5th – Regular Meeting

- Boards & Commissions – process & interviews
- Willows Subdivision Exemption request
- Attorney Interview?
- Reso to establish TC Dates for 2023
- Mental Health Services IGA Jordana Sabala?

Mon. Dec. 12th – Special Meeting

- **4pm-4:15pm GID Board Meeting**
- Reso - adopt the Town mill levy
- Community Survey Review
- Attorney interview?
- Town Park Owners Review
- Entrance to Aspen update

Mon. Dec. 19th – Regular Meeting

- Boards & Commissions – Appointments? (Or Tuesday Jan 3rd TC Meeting)
- Owners Update on Mall Transit Station

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



**Town Council
Regular Meeting
MEETING MINUTES**

Monday, October 17, 2022

4:00 PM

Regular Meeting

130 Kearns Road

Town Council Chambers

Snowmass Village, CO 81615

1. CALL TO ORDER

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Tuesday, October 17, 2022, at 4:00 p.m.

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.

2. ROLL CALL

Council Members Present: Bill Madsen, Alyssa Shenk, Tom Goode & Tom Fridstein.

Council Members Absent: Bob Sirkus

Staff Present: Clint Kinney, Town Manager; Greg LeBlanc, Assistant Town Manager; Marianne Rakowski, Finance Director; Jen Beach, Financial & Sales Tax Analyst; Sam Guarino, Transportation Director; and Megan Boucher, Town Clerk.

Public Present: Doug Faurer & Linda DuPriest, EOTC.

3. PROCLAMATIONS AND PRESENTATIONS

4. PUBLIC COMMENT

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5.A. 2022 Draft Agenda

[Pages 4-5](#) [2022 Agenda Overview](#)

5.B. Minutes for approval

[Pages 6-10](#) [10-03-22 DRAFT TC Minutes](#)

5.C. Resolution - Roaring Fork Valley Wildfire Collaborative IGA

[Pages 11-12](#) [Agenda Summary - Roaring Fork Valley Wildfire Collaborative IGA](#)

[Pages 13-14](#) [Resolution 25, Series 2022 Approving MOU for RFVWC](#)

[Pages 15-31](#) [RFVWC MOU Final](#)

5.D. Ordinance - POST Fund Budget - 1st Reading

[Pages 32-33](#) [Agenda Summary - Ordinance No. 7 of 2022-1st Reading-POST FUND](#)

[Pages 34-35](#) [Ordinance No. 7, of 2022 Revised Budget Ordinance No. 7---1st reading-POST Grant](#)

[Pages 36](#) [POST Grant Budget Summary-2023](#)

Councilmember Sherk made a suggestion regarding language in Resolution 25, Series 2022. The language was not changed in the resolution.

Councilmember Goode motioned to approve the consent agenda. Councilmember Fridstein seconded. All in favor. None opposed. Councilmember Bob Sirkus absent.

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.

None.

7. POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A. Ordinance - STR - 1st Reading

[Pages 37-38](#) [Agenda Summary RE Ordinance 6 of 2022 - STR - 1st Reading](#)
[Pages 39-41](#) [ORD 6 of 2022 - STR Permits](#)
[Pages 42-50](#) [Short-term rental comments Lodges and Property Managers](#)
[Pages 51-56](#) [Short-Term Rental Regulations](#)
[Pages 57-64](#) [Short-Term Rental Permit Types](#)
[Pages 65-67](#) [Short-Term Rental Self-Compliance Affidavit](#)
[Pages 68-75](#) [Short-Term Rental Permit FAQs](#)
[Pages 76-80](#) [STR Good Neighbor Guide](#)

Town Manager Clint Kinney summarized and provided background information on the history of the Town's activity up to this point in the STR permit process.

Kinney pointed out a change in language to the fees and asked for feedback and discussion. Language in 18.1 is proposed to read "up to" on the fee amounts so that staff would have discretion with regards to the significance of a violation and flexibility during the education period of this new permit.

Councilmember Fridstein expressed concern regarding the language being too discretionary and burdensome on staff as well as possibly losing some of the nuances that Town Council had extensively discussed over the past year. Kinney suggested language be added to the Ordinance which would give the Town Council final say on STR policy & permit regulations.

Council further discussed the possibility of the Ordinance going forward as soon as possible but regulations, fees, etc would be delayed until more details are decided. Council suggested moving the Ordinance forward and adopting the permit regulations in an upcoming meeting.

Additional items discussed included fee structure for Types 1-4; occupancy regulations, and a summer start date for permits (minute 23:00).

Type 4 was discussed and with regards to changing the fee structure to \$100 or \$300 total per home regardless of the number of bedrooms. Open to idea of changing it in the future but keeping it simple for this first year. (minute 38:00) Council decided on \$300 for Type 4 permit annually (minute 41:00).

Council decided Type 2 annual permit fee would be \$100 for complex then if they want to rent outside the complex they are now a Type 3 and they need their own permit at \$300 (minute 45:00).

Council decided Type 2 occupancy regulations are regulated by the front desk and not by permit but that Type 3 are not utilizing the front desk, they have their own permit and therefore have occupancy regulations set forth by the Type 3 permit (minute 47:00).

Council discussed adding language to the affidavit that is already included in the Life Safety Violations. Council decided to have a bullet point added to the Affidavit that specifically addresses legal bedrooms and that all have a legal egress and ventilation as required by the municipal code (minute 56:00).

Council asked clarifying questions and further discussed additional aspects of the permit process including the FAQ permit process (minute 59:00), the Good Neighbor guidelines (minute 1:03:00), and the fines and violations (minute 1:05:00), and the renewal process (minute 1:08:00), regulations on Type 2 & 3 to reflect discussions from earlier in the meeting (minute 1:12:00), inspection process and homeowner responsibility with the affidavit (minute 1:15:00).

Council returned to the discussion on amending the Ordinance to add language regarding Town Council approval of STR permit process and potential start timeframe (minute 1:18:00).

Public Comments –

Doug Faurer, Alpine Property Management & TOSV Planning Commission – Faurer agrees with the need for a permit and safety regulations but would like to comment further on the permit regulations.

Diane Hayes, Wood Road home and TOV condo owner. They rent both out and utilize Alpine Prop Mgmt. Why are we doing this?

Council addressed some of their questions and concerns (minute 1:27:00) and the possibility of a property management company providing sales tax data as alternative to each of the homes they manage obtaining a business license. Faurer will provide additional information for the Council to consider in the coming weeks.

Council discussed the Ordinance and suggested additional language and changes (minute 1:36:00). "Said rules and regulations shall be approved by the Town Council."

Councilmember Shenk motioned to approve as modified Ordinance 06, Series 2022 on first reading. Councilmember Fridstein seconded. All in favor. Bob Sirkus absent. Second reading for November 9, 2022.

8. ADMINISTRATIVE REPORTS

8.A. EOTC Presentation - Prep for 10/27/22 Meeting

[Pages 81 EOTC Preparation Meeting Agenda Summary](#)

[Pages 82-138 EOTC Packet - Oct 27 2022](#)

[Pages 139-150 Oct 27 EOTC Prep Presentation](#)

Sam Guarino, Transportation Director and Linda DuPriest, Regional Transportation Administrator, Pitkin County and the EOTC briefed the Council and presented information from the packet in preparation to the October 27th EOTC meeting at City Hall 4pm (minute 1:41:00).

4-minute break (minute 2:00:00)

8.B. Budget Review

[Pages 151-153 Agenda Summary - 2023 Budget Introduction 10-17-22](#)

[Pages 154-161 Budget Message -2023--FINAL-Council](#)

[Pages 162-246 Budget Presentation-Council-2023](#)

[Pages 247-309 Budget Backup-2023](#)

Clint Kinney and Marianne Rakowski presented the review of the budget. They highlighted several points from the Budget Memo for discussion and clarification (minute 2:04:00).

Council will be presented a Resolution on November 9, 2022 to officially adopt the budget.

9. TOWN COUNCIL REPORTS AND ACTIONS

9.A. RWAPA Update

[Pages 310-311 RWAPA Fund Memo](#)

Councilmember Fridstein summarized the RWAPA Fund Memo that was included in the packet and clarified why dues would be increased. Increase dues by \$2450 to a total of \$8500 (minute 1:32:00).

Council updates-

Councilmember Goode has a CORE meeting coming up and will update at the next council meeting.

Councilmember Shenk attended a RFTA meeting where they approved TOSV additional ask for money for the Transit Center project. Shenk reported that RFTA's winter season & staffing changes would affect the Snowmass Valley Direct bus (minute 2:36:00). Shenk and Mayor Madson also reported that there is supply chain issue with the Bike Share Program expansion. NWCOG meeting is coming up and she will report on that in an upcoming meeting. Shenk also attended a Sister Cities meeting where they discussed the current Japan Trip. This is the first trip in 3 years and the group returns at the end of the week.

Mayor Madsen has CAST (Colorado Association of Ski Towns) meeting coming up with sustainable tourism and housing on the agenda.

10. ADJOURNMENT

Councilmember Goode motion to adjourn. Councilmember Fridstein seconded. All in favor. Councilmember Bob Sirkus absent.

Adjourned at 6:41pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday November 21, 2022.

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Special Meeting
MEETING MINUTES**

Monday, November 07, 2022

4:00 PM

130 Kearns Road

Community Development Conference Room

Snowmass Village, CO 81615

1. CALL TO ORDER

Mayor Madsen called to order the Special Meeting of the Snowmass Village Town Council on Monday, November 7, 2022, at 4:00 p.m.

2. ROLL CALL

Council Members Present: Bill Madsen, Alyssa Shenk, Bob Sirkus, Tom Goode & Tom Fridstein. Tom Fridstein attended virtually.

Council Members Absent: None

Staff Present: Clint Kinney, Town Manager; John Dresser, Town Attorney; Greg LeBlanc, Assistant Town Manager; and Megan Boucher, Town Clerk.

Public Present: none

3. 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), to specifically discuss one item:

- a) Conferences with an attorney for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(c) and Snowmass Village Municipal Code Section 2-45(c)(2). (Lease provisions).

39
40 Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting
41 to hold an Executive Session and for the sole purpose of considering item (a)
42 above. Provided further, that no adoption of any proposed policy, position,
43 resolution, regulation, or formal action shall occur at this Executive Session.
44
45

3.A. Executive Session
[Agenda Item Summary - Ex Session](#)

46
47 Mayor Madsen read the Executive Session language.
48

49 Councilmember Goode made a motion to go to Executive Session at 4:01 pm.
50 Councilmember Sirkus seconded. All in favor.
51

52 Town Clerk Megan Boucher left the room.
53

54 At 4:59 pm, Councilmember Shenk moved to adjourn the Executive Session and
55 reconvene the Special Meeting, Councilmember Sirkus seconded. All in favor.
56

57 Immediately following, Councilmember Goode moved to adjourn the Special Meeting,
58 Councilmember Shenk seconded. All in favor.
59

60 **4. ADJOURNMENT**
61

62 Adjourned at 5:00pm
63
64

65 The Snowmass Village Town Council approved this set of meeting minutes at their
66 Regular Meeting on Monday November 21, 2022.
67

68 Submitted By,
69
70
71

72 _____
73 Megan Harris Boucher, Town Clerk



**Town Council
Special Meeting
MEETING MINUTES**

Wednesday, November 09, 2022

4:15 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO 81615

Mayor Madsen called to order the Special Meeting of the Snowmass Village Town Council on Wednesday, November 9, 2022, at 4:15 pm directly after the GID Meeting.

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.

1. CALL TO ORDER

4:15pm

2. ROLL CALL

Council Members Present: Bill Madsen, Bob Sirkus, Alyssa Shenk, Tom Goode & Tom Fridstein.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; John Dresser, Town Attorney; Greg LeBlanc, Assistant Town Manager; Marianne Rakowski, Finance Director; Anne Martens, Public Works Director; Doug Goldfluss, IT Manager; and Megan Boucher, Town Clerk.

Public Present: Adrian Sirkus & Doug Faurer.

3. PROCLAMATIONS AND PRESENTATIONS

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40

- 3.A. Presentation - In appreciation of Councilmember Bob Sirkus
Mayor presented Proclamation & presentation of pint

41

42 Mayor Madsen read and presented Mayoral Proclamation 05, Series 2022: A
43 PROCLAMATION EXPRESSING THE TOWN OF SNOWMASS VILLAGE'S
44 APPRECIATION TO BOB SIRKUS FOR HIS YEARS OF SERVICE. Madsen also
45 presented Councilmember Bob Sirkus and his wife Adrian a framed print of Snowmass
46 Village by artist Linda Roberts.

47

48 **4. PUBLIC COMMENT**

49

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51 regarding items that do not otherwise appear on this agenda. Generally, the Town
52 Council will not discuss the issue and will not take an official action under this section of
53 the agenda. (Five Minute Time Limit)

54

55 *None*

56

57 **5. CONSENT AGENDA**

58

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60 to the time they come before the Council for final action. A Single Public Hearing will be
61 opened for all items on the Consent Agenda. These items will be approved by a single
62 motion of the Council. The Mayor will ask if there is anyone present who has objection to
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64 removed from the consent section and fully discussed. All items not removed from the
65 consent section will then be approved. A member of the Council may vote no on specific
66 items without asking that they be removed from the consent section for full discussion.
67 Any item that is removed from the consent agenda will be placed on the regular agenda.

68

- 5.A. 2022 Agenda Overview
[Pages 4-5](#) [2022 Agenda Overview](#)

- 5.B. ORD NO. 07, SERIES OF 2022 –SECOND READING OF AN ORDINANCE
AMENDING THE 2022 BUDGET FOR THE POST GRANT FUND FOR THE
TOWN OF SNOWMASS VILLAGE

[Pages 6-7](#) [Agenda Summary - Ordinance No. 07 of 2022-2nd Reading-POST FUND](#)
[Pages 8-9](#) [Ordinance 22-07 Revised Budget Ordinance No. 07---2nd reading-POST Grant](#)
[Pages 10](#) [POST Grant Budget Summary-2023](#)

69

Council decided to cancel the November 12th Work Session. Councilmember Shenk will be virtual on Monday November 21 and Councilmember Sirkus will not be attending Monday November 21st. Councilmember Goode will update staff on his availability for November 21st.

Councilmember Goode made a motion to approve the Consent Agenda. Councilmember Sirkus seconded. Role call vote: Councilmember Sirkus - yes. Councilmember Shenk - yes. Councilmember Goode - yes. Councilmember Fridstein - yes. Mayor Madsen - yes.

6. PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

- QUASI-JUDICIAL HEARINGS

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7. POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A. Ord 06, Series 2022 - STR - 2nd reading

[Pages 11-12 Agenda Summary Ordinance 06-2022 Regarding Short Term Rental Permits on 2nd Reading](#)

[Pages 13-15 ORD 06 of 2022 - STR Permits - Second reading](#)

Town Manager Clint Kinney presented the agenda item and gave a brief background for context. Councilmember Fridstein motioned to adopt Ordinance 06, Series 2022.

Council had a brief discussion regarding the ordinance in relation to the STR permit process. A typographical error was pointed out for correction. Councilmember Sirkus requested "Community character" be added to line 32 & line 36 of Ordinance 06, Series 2022. Shenk made alternative suggestion to add to Line 26 after neighborhoods "and the Community as a whole". Council agreed to Shenk's suggestion.

Councilmember Shenk made a motion to amend line 26 of Ordinance 06, Series 2022 to include "and the Community as a whole" after the word neighborhoods. Councilmember Fridstein seconded. All in favor.

Mayor asked for public comment.

Doug Faurer, Alpine Property Management commented that line 51 and 57 should possible read "less than thirty consecutive days." Council discussed changing it to "twenty-nine days or less."
Town Attorney John Dresser clarified that no motion is needed as this is a correction rather than a modification.

Cody Truscott, commented on Community Character and that the Ordinance should reflect their guests and visitors as well as stressed inclusive rather than exclusive.

Councilmember Shenk and Sirkus addressed Truscott's comments.

Councilmember Sirkus moved to approve Ordinance 06, Series 2022 as amended. Councilmember Fridstein seconded. Role call vote: Councilmember Sirkus - yes. Councilmember Shenk - yes. Councilmember Goode - yes. Councilmember Fridstein - yes. Mayor Madsen - yes.

7.B. Road Mill Levy

[Pages 16-17](#) [Road Mill Levy Fund Memo 2023 \(Public Hearing\)](#)

Anne Martens, Public Work Director summarized the Road Mill Levy Memo and clarified projects and funding. Clint Kinney clarified that the hearing was required as part of the property tax that voters approved and the memo specifically noted where the Town plans to spend that property tax. By code, the Town is required to have this specific hearing.

Mayor opened the public hearing for public comment. No public comment.

Mayor closed the public hearing (minute 24:40 of the recording - 4:39pm).

8. ADMINISTRATIVE REPORTS

8.A. Little Red Schoolhouse / Woody Creek Kids Contract Discussion

[Pages 18-19](#) [Agenda Summary - LRSB Lease Staff Report](#)
[Pages 20-26](#) [Woody Creek Kids TOSV Lease -3 year ends 12-31-25_FINAL](#)

Greg LeBlanc briefly presented the agenda item summary and updated the council on the status of the lease and future proposed construction project.

Councilmember Fridstein expressed concern that the lease might prevent the start of the construction project and suggested adding a clause regarding the potential construction.

Town Attorney John Dresser did not recommend putting that in the lease and advocated for the lease as drawn up. Dresser further clarified that the tenant is supportive of both the lease and the potential construction project.

Councilmember Shenk asked for clarification regarding why we are offering a \$1 lease to the for-profit that we offered to a non-profit. Kinney explained that early childcare has a very small profit margin and that the lease represents the Town's subsidy to help the program and keep a provider in the Village. Shenk had a suggestion to change the age to six rather than five in Section 5 of the lease, noting that not all kids are 5 when they go to kindergarten.

Staff will change it to six years old and bring it to the tenant.

Councilmember Fridstein made a motion to approve the lease as amended.
Councilmember Sirkus seconded. All in favor.

8.B. Resolution 26, Series 2022

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR THE TOWN OF SNOWMASS VILLAGE AND ADOPTING A BUDGET FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023 AND ENDING ON THE LAST DAY OF DECEMBER, 2023 AND APPROPRIATING SUMS OF MONEY TO ALL FUNDS FOR THE 2023 BUDGET YEAR.

[Pages 27-28](#) [Agenda Summary-2023 Budget Resolution No. 26 2022 -11-09-22](#)
[Pages 29-38](#) [Resolution No. 26 Series of 2022 -\(adopt-appropriate 2023 budget\)--11-09-22](#)
[Pages 39-101](#) [Budget Backup - 2023 11-09-22](#)

Finance Director Marianne Rakowski presented the agenda summary which gave background and explained that changes that Council had approved in the last meeting were incorporated into the budget and this resolution.

Councilmember Sirkus asked a question regarding the fee structure and the analysis on projected revenue from the STR program in relation to the the budget.

Kinney clarified that staff had estimated all the potential expenses for STRs in the budget but not estimated the revues in light of Council's continued discussions on the permit and fee structures.

Mayor Madsen opened a public hearing to ask for any public comment. There was none.

Councilmember Goode motioned to approve Resolution 26, Series 2022.
Councilmember Fridstein seconded. All in favor.

177

8.C. STR Permit Process & Regulations

[Pages 102-103](#) [Agenda Summary Short-term Rental Permit Regulations](#)
[Pages 104-110](#) [Short-Term Rental Regulations-2022 102622](#)
[Pages 111-118](#) [SHORT-TERM RENTAL PERMIT TYPES 102622](#)
[Pages 119-120](#) [Short-Term Rental Self-Compliance Affidavit 102622](#)
[Pages 121-131](#) [Short-Term Rental Permit FAQ's 102622](#)
[Pages 132-137](#) [STR Good Neighbor Guide 110222](#)
[Pages 138](#) [STR Permit Requirement Chart](#)

178

179 Town Manager Clint Kinney briefly summarized and put into context the current STR
180 permit and regulations that Council is to discuss and potentially approve in light of
181 Ordinance 06, Series 2022 passed earlier in the meeting (minute 50:00).

182

183 Corrections and clarifications on documents were discussed including regulations
184 (minute 52:00), sales tax remittance (minute 56:00), affidavit and owner responsibilities
185 (minute 1:00:00), permit types (minute 1:05:00), language in the fines (minute 1:12:00),
186 & violations (minute 1:15:00).

187

188 Public Comment –

189

190 Doug Faurer, Alpine Property Manager – commented on night minimums, permit types &
191 fines (minute 1:20:46). Council discussed Faurer's comments.

192

193 Council continued discussions regarding 3 vs 4 vs no night minimum (minute 1:28:00) &
194 multi-family A types (minute 1:30:00).

195

196 Public Comments –

197

198 Adam Gilbert, condo owner in several complexes. Question regarding fee structure of
199 the permit types and enforcement of the occupancy limits. He is concerned that he
200 will be responsible for his renter's violations (minute 1:34:00).

201

202 Cody Truscott, homeowner. Expressed concerns regarding renters not following rule,
203 how best to self-report those violations without repercussions on the owners,
204 concern regarding the 4-night minimum, and concern regarding the fines and the
205 lost revenue for homeowners (minute 1:39:00).

206

207 Council continued further discussions on permit types and fee structures (minute
208 1:45:00), STR permit as owner responsibility & needs owner signature (minute 1:52:00),
209 data collection & questions in the permit (minute 1:54:00), and sales tax remittance
210 process (minute 2:00:00).

211

212 Public Comment –

213

Bob Olson commented that VRBO & AirBnB arrangement is important to owners and hope the Town will continue efforts with regards to sales tax remittance. Olson further asked for clarification regarding insurance requirements and if they needed a specific declaration/certification regarding STR (minute 2:03:30).

Council continued the discussion regarding insurance (minute 2:08:00), change to the affidavit to not upload the insurance (minute 2:10:00), fee structure question from Adam Gilbert (minute 2:15:00), self-compliance affidavit regarding egress and ventilation (minute 2:16:45), consistent days vs night language (minute 2:24:30), and the Good Neighbor Guide (minute 2:27:45).

Public Comment –

Bob Olson asked for clarifications on the Good Neighbor Guide (minute 2:35:00).

Council continued the discussion regarding staff needing to update the STR permit requirement chart in relation to the Council's changes from this meeting (minute 2:39:30), May 1st projected start for permit process (minute 2:40:00), and STR renewal date discussion (minute 2:41:00).

Council discussed approval process.

Councilmember Sirkus motioned to approve the STR rental policy regulations as amended with all discussed changes and corrections from the meeting. Councilmember Fridstein seconded. 4 in favor and 1 opposed.

9. TOWN COUNCIL REPORTS AND ACTIONS

- Reports and Updates

Councilmember Fridstein thanked both Bob Sirkus & Tom Goode for years of service.

Councilmember Sirkus thanked the community for the opportunity to serve. Sirkus thanked TOSV staff and SMV work force for helping to make the community such a wonderful place to live. He finished by thanking the Council for the years of working together.

Councilmember Shenk reflected on the years of working with Sirkus and Goode & thanked them both. Shenk reported on the recent COG budget meeting and reported that the RFTA meeting is coming up Thursday. She will report on that next time.

Councilmember Goode thanked the current council as well as the other candidates that ran against him. He plans to attend the November 21st Town Council meeting.

Mayor Madsen thanked the staff and the community for a smooth election.

Councilmember Goode motioned to adjourn. Councilmember Fridstein seconded. All in favor.

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10. ADJOURNMENT

7:12pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday November 21, 2022.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 21, 2022

AGENDA ITEM:

Discussion and Requested Action to Authorize the Town Manager to Approve and Execute an Intergovernmental Agreement Between Pitkin County, Aspen School District, Aspen Valley Hospital, City of Aspen and Town of Snowmass Village for the Purchase and Provision of Vital Mental Health Services.

PRESENTED BY:

Clint Kinney, Town Manager

Jordana Sabella, Public Health Director

BACKGROUND:

The Town Council is asked to authorize the Town Manager to approve an Intergovernmental Agreement between the Board of County Commissioners (“BOCC”), Aspen School District (“ASD”), Aspen Valley Hospital (“AVH”) City of Aspen (“COA”), and Town of Snowmass Village (“TOSV”) for the purchase and provision of vital mental health services.

Mental health disorders and substance misuse (“Mental Health”) symptoms have a prominent presence in the Pitkin County community and have been exacerbated by the COVID-19 pandemic. Taken together, results from the 2017 Regional Community Health Assessment and the 2021 Community Mental Health Assessment show that community members continue to experience a multitude of mental health challenges. While there are many resources along the continuum of care (prevention, intervention, treatment, aftercare) available in the community, there are numerous barriers to utilizing mental health services, including a dearth of providers, long waiting lists, navigating and understanding the mental health system, language barriers, lack of coordinated care, and affordability of care. Funding agencies of Pitkin County engaged in a focused strategic planning process in 2017 with the purpose of rapidly improving access to Mental Health programs and services by changing the way funding is allocated to programs. These Funders, originally Pitkin County, Aspen School District, Aspen Valley Hospital, City of Aspen, (with the expected addition of Town of Snowmass Village in 2022) have agreed to collectively pool their funding to support mental health services for specified community mental health coordination, integrated behavioral health care and school based services.

The original funders already have an IGA in place. The reason this IGA is being updated at this time is to account for the addition of TOSV as a Participating Member in the Agreement, with an individual funding level of \$80,000. The addition of TOSV will provide additional funds, perspective, expertise, and depth in decision-making associated with providing vital mental

health services for the community.

The funding and IGA will be managed by Pitkin County Public Health and is expected to cover the following services with one or more providers:

1. Community Based Services

Licensed Therapist and/or Peer Support Specialist: Rapid Response Mobile Unit Team Member – intensive, community-based, outpatient treatment focused on high-risk individuals who might not come into a clinic setting. Includes peer counseling, case management and therapy services. Intensive Stabilization Program Team Member – after-crisis intervention, serve as a bridge between crisis services and standard outpatient services, including assistance specializing based on lived experience. Service provision in both English and Spanish is preferred.

2. Intensive Wrap-Around Services

Case Manager and/or System Coordinators: Services to meet clients where they are in addressing social determinants of health that create barriers to self-sufficiency. Responsible for convening and building infrastructure in a Coordinated Entry approach for every client who is in need of support that may prohibit stabilization as a result of social determinants (ie: housing/homelessness, food security, medical access, dental, etc.). Organizational leadership will demonstrate coordinated approach with Contract Manager. Service provision in both English and Spanish is preferred.

3. In-School Clinicians:

3.0 FTE Aspen School District Clinicians: On-site clinicians who provide services at no charge for students experiencing depression, trauma, and/or anxiety, substance use/misuse and consultation with school staff to facilitate assessment by a multidisciplinary team. Available to all schools within the Aspen School District. Clinical team should also be able to provide individual and group work, crisis intervention, substance-use specific support, support and training for school staff around warning signs and how to approach students with a mental health concern and classroom education around mental health. Clinical team should have the ability to communicate in English and Spanish. Retention of clinical staff is a priority in this setting.

1.0 FTE Aspen Community School Clinician: On-site clinician who provides support to students, staff and families at multiple levels for no charge to the individual. Clinician will support mental health and wellness classroom learning, work with small groups of students, and also offer individual support for students experiencing depression, trauma, and/or anxiety, substance use/misuse. Clinician will also work to support parents and staff in developing additional skills around wellness and talking with students about mental health. Retention of clinical staff is a priority in this setting. Service provision in English and Spanish is preferred. Aspen Community School will partner with the contracted organization specializing in mental health to maximize supports to students, families, and staff, and to provide an ongoing professional network for the clinician.

4. Integrated Care Team:

Behavioral Health staff who can work within a primary care clinic setting to provide evidence-based behavioral health outpatient services for individuals and families. These services should be culturally appropriate and provided in Spanish and English. Services provided should decrease barriers to behavior change and improve access to needed services.

FINANCIAL IMPACT:

This Intergovernmental sets the funding levels at:

Aspen School District =	\$90,000
Aspen Valley Hospital =	\$73,275
City of Aspen =	\$107,550
Town of Snowmass Village=	\$80,000
Healthy Community Fund=	\$304,985
Total	\$655,810

The \$80,00 requested from Snowmass Village is already included in the adopted 2023 budget. The source of funds is the Town's marijuana and cigarette taxes.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Regionalism

The Town is committed to being proactive and participating in regional approaches for topics that face the entire Roaring Fork Valley including, but not limited to, transportation, workforce housing, senior housing, recreation, and **public health matters**.

COUNCIL OPTIONS:

1. Authorize the Town Manager to execute the IGA
2. Ask that the IGA be modified, then authorize the Manager to execute it
3. Choose not to enter into the partnership

STAFF RECOMMENDATION:

It is the recommendation of Town Staff, that the Council, make and approve a motion:

Authorizing the Town Manager to execute the proposed IGA for Vital Mental Health Services

ATTACHMENTS:

- A. IGA

**INTERGOVERNMENTAL AGREEMENT
FOR THE PURCHASE OF VITAL MENTAL HEALTH SERVICES PROVIDED
BY SELECTED VENDOR**

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made this _____ day of _____, 2022 by and between the Board of County Commissioners of Pitkin County, Colorado, whose address is 530 East Main Street, Suite 302 Aspen, Colorado 81611 (“the County”), Aspen School District (“ASD”), Aspen Valley Hospital (“AVH”), City of Aspen (“COA”), and Town of Snowmass Village (“TOSV”) hereinafter severally referred to by name or collectively as the “Participating Members”.

RECITALS

WHEREAS, This Agreement is entered into pursuant to, *inter alia*, C.R.S. §§ 29-1-201, *et seq.*, and Article XIV, Section 18 of the Colorado Constitution.

WHEREAS, Mental health disorders and substance misuse (“Mental Health”) symptoms have a prominent presence in the Pitkin County community and have been exacerbated by the COVID-19 pandemic. Taken together, the results from the 2017 Regional Community Health Assessment and the 2021 Community Mental Health Assessment show that community members continue to experience a multitude of mental health challenges. While there are many resources along the continuum of care (prevention, intervention, treatment, aftercare) available in the community, there are numerous barriers to utilizing mental health services, including a dearth of providers, long waiting lists, navigating and understanding the mental health system, language barriers, lack of coordinated care, and affordability of care.

WHEREAS, Funding agencies of Pitkin County engaged in a focused strategic planning process in 2017 with the purpose of rapidly improving access to Mental Health programs and services by changing the way funding is allocated to programs. These Funders, originally Pitkin County, Aspen School District, Aspen Valley Hospital, City of Aspen, with the addition of Town of Snowmass Village in 2022 have committed to using funding strategically to strengthen the system of care and improve service delivery.

WHEREAS, Participating Members agreed to collectively pool their funding in 2023 to support Mental Health Services for specified community mental health, system coordination, integrated behavioral health care and school based services.

WHEREAS, Participating Members have agreed to enter the contract with the current Vendor, with use of individual funding levels identified under “Agreement” Heading of page 4, Section 3 “Funding Allocation”, Subsection B “Cash Funding”.

WHEREAS, Participating Members do hereby collectively determine and declare that this Intergovernmental Agreement is necessary, proper and convenient for the continued fostering and preservation of the public health, safety and wellbeing.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and agreements of the parties and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Effective _____, except as expressly provided herein, this Agreement shall replace and supersede all prior agreements of any kind between all or any of the Participating Members and any or all other Participating Members hereto, to the extent and for the limited purpose as such other agreements may be related to the provision of funding collaborative and integrated mental health and substance use prevention, intervention, crisis stabilization, treatment and case management programs.
2. Effective _____, Pitkin County will be the fiscal agent providing payment to vendors selected in RFP process in the amount of \$655,810 in 2023 for collaborative and integrated mental health and substance use prevention, intervention, crisis stabilization, treatment, and case management programs per the contract and approved in the County's 2023 budget. Once invoiced by Pitkin County in Quarter one, Participating Members agree to pay in full.
3. Funding Allocation. The Participating Members agree to provide funding in return for collaborative and integrated mental health and substance use prevention, intervention, crisis stabilization, treatment and case management programs as follows. By October each year, the selected vendor will provide the County with a budget to fund collaborative and integrated mental health and substance use prevention, intervention, crisis stabilization, treatment, and case management programs for the next fiscal year. Participating Members will decide funding allocation each October for use during the next fiscal year. Use of funds will be established using majority vote, with representation from each funding organization. The share for each entity will be determined as follows:
 - . In-Kind Contributions:
 - i. Aspen School District shall provide, at no cost, space on the school campus for 3 youth and family clinicians serving the In-School Therapy program. The value of this space is recognized as \$60,000 per year.
 - b. Cash Funding:
 - i. Aspen Valley Hospital agrees to pay \$73,275 for the provision of Vital Mental Health services provided by the Vendor, as well

as the personnel approved to administer the Mental Health Access Program.

ii. Aspen School District agrees to pay \$90,000 for the provision of Vital Mental Health services provided by the Vendor, as well as the personnel approved to administer the Mental Health Access Program.

iii. City of Aspen agrees to pay \$107,550 for the provision of Vital Mental Health services provided by the Vendor, as well as the personnel approved to administer the Mental Health Access Program.

iv. Pitkin County agrees to pay \$304,985 for the provision of Vital Mental Health services provided by the Vendor, as well as the personnel approved to administer the Mental Health Access Program.

v. Town of Snowmass Village agrees to pay \$80,000 for the provision of Vital Mental Health services provided by the Vendor, as well as the personnel approved to administer the Mental Health Access Program.

c. Use of Excess Funds:

- i. Savings from prior year's contract is to be held in an assigned fund balance. Decision making for use of funds, which may include direct use of the funds or return of the funds, will be established by common consensus of all Participating Members annually.

- 4. Quality Assurance. Participating Members are committed to working together to ensure that relevant performance measures are utilized for the purpose of ongoing evaluation of services.
 - a. Pitkin County Human Services will be responsible for contract compliance with the Vendor.
 - b. The Steering Committee agrees to meet quarterly to review performance measures, financial expenditure and budget compliance.
 - c. Participating Members agree to assign staff to participate in operational groups with the Vendor.
 - d. Participating Members agree to support this effort by participating in data gathering efforts to understand service delivery and outcomes.

- e. Participating Members agree to advocate for, and hold the Vendor accountable in meeting equity expectations as outlined in the Scope of Work.
5. Term and Extensions. This Agreement shall commence upon the date first written above, and shall continue for two years from that date. This Agreement may be renewed with the written consent of all Participating Members annually by December 31st.
6. Assignability. This agreement is not assignable by either party.
7. Modification. This Agreement may be changed or modified only in writing by an agreement approved by the respective Boards of the Governments and signed by authorized officers of each party.
8. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and all other promises and agreements relating to the subject of this Agreement, whether oral or written, are merged herein.
9. Severability. Should any one or more sections or provisions of this Agreement be judicially adjudged invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Agreement, the intention being that the various sections and provisions hereof are severable.
10. Termination Prior to Expiration of Term. Any Party has the right to terminate or withdraw from this Agreement, with or without cause, by giving written notice to the other Parties of such termination and specifying the effective date thereof. Such notice shall be given at least ten (10) days before the effective date of such termination. Termination of the Agreement relieves the cancelling or withdrawing Party of any further responsibility under this Agreement except for specifically identified obligations of a continuing nature based upon past performance under the Agreement.
11. Notice. Any notice required or permitted under this Agreement shall be in writing and shall be provided by electronic delivery to the e-mail addresses set forth below *and* by one of the following methods 1) hand-delivery or 2) registered or certified mail, postage pre-paid to the mailing addresses set forth below. Each party by notice sent under this paragraph may change the address to which future notices should be sent. Electronic delivery of notices shall be considered delivered upon receipt of confirmation of delivery on the part of the sender. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

To: Pitkin County

Jon Peacock, County Manager
530 East Main Street, Ste. 302
Aspen, CO 81611
jon.peacock@pitkincounty.com

With copies to:

Pitkin County Attorney's Office
530 East Main Street, Ste. 301
Aspen, CO 81611
attorney@pitkincounty.com

To: Aspen Valley Hospital

Dave Ressler, CEO
0401 Castle Creek Road
Aspen, CO 81611
dressler@aspenhospital.org

With copies to:

Aspen Valley Hospital Attorney
0401 Castle Creek Road
Aspen, CO 81611
generalcounsel@aspenhospital.org

To: City of Aspen

Sara Ott, City Manager
130 South Galena Street
Aspen, CO 81611
sara.ott@aspen.gov

With copies to:

City of Aspen Attorney
130 South Galena Street
Aspen, CO 81611
attorney@aspen.gov

To: Aspen School District

David Baugh, Superintendent
235 High School Road
Aspen, CO 81611
dbaugh@aspenk12.net

With copies to:

Aspen School District Attorney
235 High School Road
Aspen, CO 81611
attorney@aspenk12.net

To: Town of Snowmass Village

Clint Kinney, Town Manager
130 Kearns Road
P.O. Box 5010
Snowmass Village, CO 81615
ckinney@tosv.com

With copies to:

John Dresser, Town Attorney
130 Kearns Road
P.O. Box 5010
Snowmass Village, CO 81615
jdresser@tosv.com

12. Government Immunity. The parties agree and understand that both parties are relying on and do not waive, by any provisions of this Agreement, the monetary limitations or terms or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., as from time to time amended or otherwise available to the parties or any of their officers, agents, or employees.
13. Current Year Obligations. The parties acknowledge and agree that any payments provided for hereunder or requirements for future appropriations shall constitute

only currently budgeted expenditures of the parties. The parties' obligations under this Agreement are subject to each individual party's annual right to budget and appropriate the sums necessary to provide the services set forth herein. No provision of this Agreement shall be construed or interpreted as creating a multiple fiscal year direct or indirect debt or other financial obligation of either or both parties within the meaning of any constitutional or statutory debt limitation. This Agreement shall not be construed to pledge or create a lien on any class or source of either parties' bonds or any obligations payable from any class or source of each individual party's money.

14. Binding Rights and Obligations. The rights and obligations of the parties under this Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors and assigns.
15. Agreement made in Colorado. This Agreement shall be construed according to the laws of the State of Colorado, and venue for any action shall be in the District Court in and for Pitkin County, Colorado.
16. Attorney Fees. In the event that legal action is necessary to enforce any of the provisions of this Agreement, the substantially prevailing party, whether by final judgment or out of court settlement, shall recover from the other party all costs and expenses of such action or suit including reasonable attorney fees.
17. No Waiver. The waiver by any party to this Agreement of any term or condition of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.
18. Authority. Each person signing this Agreement represents and warrants that said person is fully authorized to enter into and execute this Agreement and to bind the party it represents to the terms and conditions hereof.

The foregoing Agreement is approved by the Board of County Commissioners of Pitkin County, Colorado at its regular meeting held on the _____ day of _____, 2022.

The foregoing Agreement is approved by Aspen School District at its regular meeting held on the _____ day of _____, 2022.

The foregoing Agreement is approved by Aspen Valley Hospital at its regular meeting held on the _____ day of _____, 2022.

The foregoing Agreement is approved by City of Aspen at its regular meeting held on the _____ day of _____, 2022.

The foregoing Agreement is approved by Town of Snowmass Village at its regular meeting held on the ____ day of _____, 2022.

In Witness whereof, the parties hereto have caused this agreement to be executed as of the day and year first above written.

ASPEN SCHOOL DISTRICT

By: _____
[Title]

ASPEN VALLEY HOSPITAL

By: _____
[Title]

CITY OF ASPEN

By: _____
[Title]

TOWN OF SNOWMASS VILLAGE

By: _____
[Title]

BOARD OF COUNTY COMMISSIONERS APPROVED AS TO FORM
OF PITKIN COUNTY, COLORADO

By: _____
Patti Clapper, Chair

By: _____
John Ely, County Attorney

Manager Approval:

ATTEST

Jon Peacock, County Manager

Julia Ely, Deputy County Clerk

Form Revised 01-01-2022

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 21, 2022

AGENDA ITEM:

2022 Transient Inventory Study + Rent By Owner Study

PRESENTED BY:

Rose Abello, Tourism Director

BACKGROUND:

Every three or so years, Snowmass Tourism, along with Aspen Chamber Resort Association and Aspen Skiing Company, conducts a study to assess the transient inventory “hot beds” in the Community. This survey began in 2009 and was most recently conducted in 2022.

In 2022, the group also commissioned a review of the Rent By Owner market for the first time.

FINANCIAL IMPACT:

N/A

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Commitment to Economic Resiliency
Regionalism

COUNCIL OPTIONS:

N/A

STAFF RECOMMENDATION:

No action is needed by the Council. This presentation is intended to provide an initial overview of the inventory results. As the analysis continues, further presentations may be warranted.

ATTACHMENTS:

A. Transient Inventory Study + Rent By Owner Presentation



Transient Inventory Study + RBO

Presented to Town Council
November 2022

Transient Inventory Study

- Cooperative between Aspen Skiing Company, ACRA & Snowmass Tourism
- Destimetrics, every three or so years since 2009
- Last done in 2018. In 2018, we added a look at Basalt + Carbondale
- In 2022, we added a separate RBO (rent by owner survey of Airbnb and VRBO) study
- 53 property management companies responded representing variety of property types, including 1 Bed and Breakfast, 40 Hotel/Lodge, 133 Condominium Properties and 316 Private Homes.

Traditional Market 2022

Unit and Pillows by Location					
Units by Location	Aspen	Snowmass	Basalt	Carbondale	All
Pillows by Location	2,137	1,811	180	244	4,372
	10,349	9,223	578	1,089	21,239

41%

43%

Traditional Market 2022 vs 2018

2022

Unit and Pillows by Location	Aspen	Snowmass	Basalt	Carbondale	All
Units by Location	2,137	1,811	180	244	4,372
Pillows by Location	10,349	9,223	578	1,089	21,239

+5.8% +6.6% +57.9% +43.5% +9.2%

+7.0% +18.8% +26.8% +63.0% +14.4%

2018

Unit and Pillows by Location	Aspen	Snowmass	Basalt	Carbondale	All
Units by Location	2,020	1,699	114	170	4,003
Pillows by Location	9,673	7,761	456	668	18,558

Traditional Market 2022

Unit and Pillows by Location	Aspen	Snowmass	Basalt	Carbondale	All
Units by Location	2,137	1,811	180	244	4,372
Pillows by Location	10,349	9,223	578	1,089	21,239

Units by Location and Type 2022	Hotel/Lodge	Condominium	Private Home	Bed & Breakfast	All
Aspen	1,003	923	189	22	2,137
Snowmass	835	885	91	0	1,811
Basalt	173	5	2	0	180
Carbondale	204	6	34	0	244
Total	2,215	1,819	316	22	4,372

Traditional Market 2022

Snowmass - Units by Type Comparison	Hotel/Lodge	Condominium	Private Home	Bed & Breakfast	All
2009	621	966	64	0	1,651
2012	826	914	82	0	1,822
2015	824	889	65	0	1,778
2018	880	735	84	0	1,699
2022	835	885	91	0	1,811
% Change '12 v '09	33.01%	-5.38%	28.13%	0.00%	10.36%
% Change '15 v '12	-0.24%	-2.74%	-20.73%	0.00%	-2.41%
% Change '18 v '15	6.80%	-17.32%	29.23%	0.00%	-4.44%
% Change '22 v '18	-5.11%	20.41%	8.33%	100.00%	6.59%
% Change Trend					
Absolute Trend					

Traditional Market – Year Built

Units by Construction and Location	Aspen	Snowmass	Basalt	Carbondale	All
Pre 1954	100	0	0	0	100
1954-1965	114	0	0	0	114
1966-1975	363	914	0	0	1,277
1976-1985	13	139	0	0	152
1986-1995	204	2	0	76	282
1996-2005	125	0	0	0	125
2006-2015	2	162	113	5	282
2016-2025	94	152	0	0	246

Key Take Aways

- Moderate growth in Snowmass and Aspen inventory. Big growth in Down Valley inventory.
- Snowmass Village has lost 'hotel' beds in favor of workforce housing.
- 150 gain in condo units in Snowmass. Some due to new construction. Some net additions.
- No real insights on private homes.

Rent By Owner Study 2022

- Scrubbed data from VRBO + Airbnb based on property ID
- Data available from Jan 1, 2015 through May 31, 2022
- Platforms grew exponentially in time frame

Airbnb annual listings 2013 to 2021 (mm)

Year	Listings (mm)
2013	0.3
2014	0.8
2015	1.2
2016	2.1
2017	4
2018	6
2019	7
2020	5.6
2021	4 ⁶ of 74

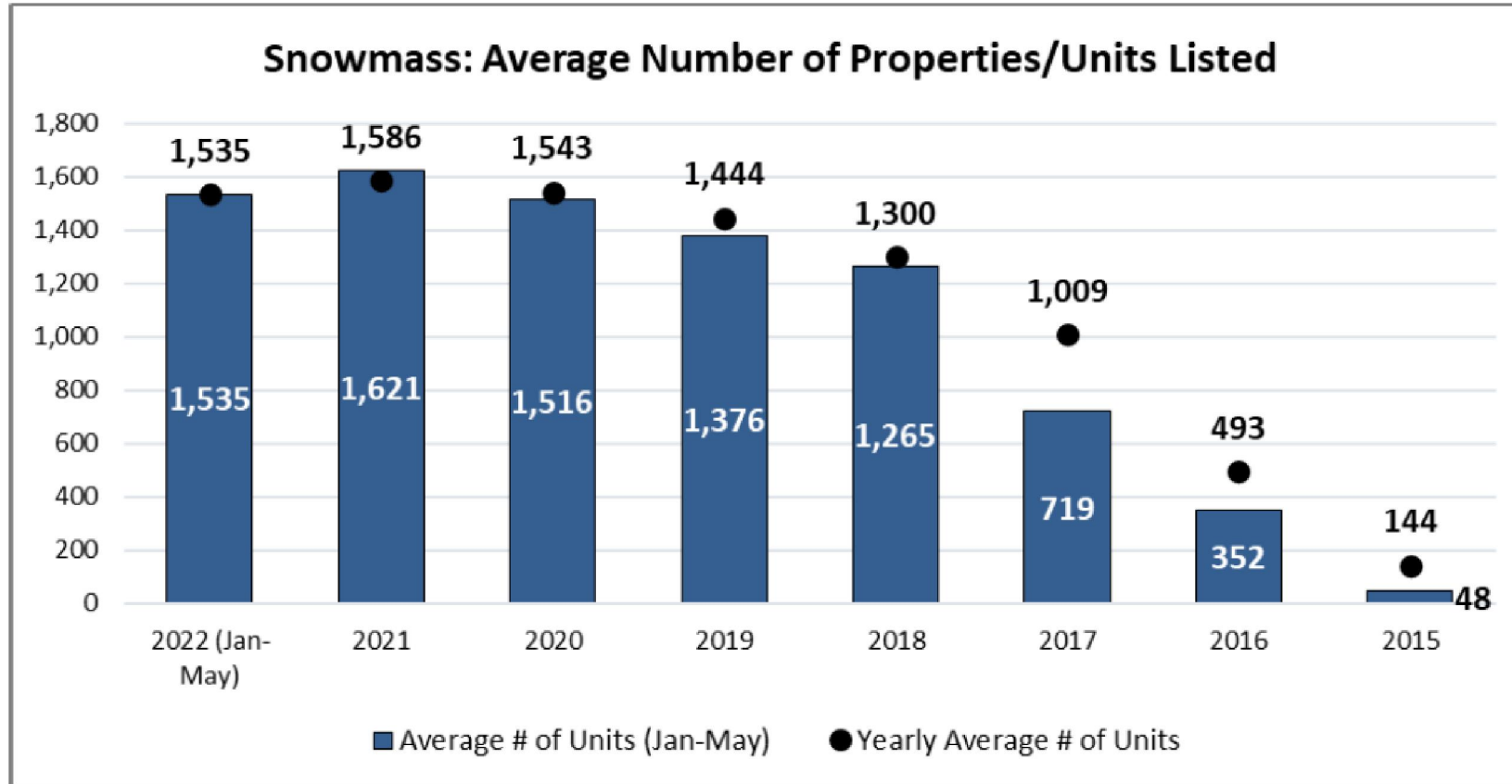
Rent By Owner Study 2022

Airbnb & Vrbo Combined - Average Number of Properties/Units and Percent of Total						
		Aspen	Snowmass	Basalt	Carbondale	Total
2021 Yearly Average	Units	2,423	1,586	200	519	4,728
2022* Yearly Average	Units	2,197	1,535	182	478	4,392
2021 % of Total	Units	51.2%	33.5%	4.2%	11.0%	100%
2022 % of Total	Units	50.0%	34.9%	4.1%	10.9%	100%
**Each unique property/unit is accounted for once.						
*2022 consists of January - May.						

Rent By Owner Study 2022

Airbnb & Vrbo Combined - Average Number of Pillows and Percent of Total						
		Aspen	Snowmass	Basalt	Carbondale	Total
2021 Yearly Average	Pillows	15,123	10,121	1,038	2,947	29,229
2022* Yearly Average	Pillows	13,478	9,798	935	2,745	26,955
2021 % of Total	Pillows	51.7%	34.6%	3.6%	10.1%	100%
2022 % of Total	Pillows	50.0%	36.3%	3.5%	10.2%	100%
**Each unique property/unit is accounted for once. *2022 consists of January - May.						

Rent By Owner Study 2022



Rent By Owner Study 2022

Manager Type - Average Number of Properties/Units and Percent of Total						
		Aspen	Snowmass	Basalt	Carbondale	Total
2022*	Owner Managed	754	241	120	268	1,383
	Professionally Managed	1,443	1,293	62	210	3,008
	Location Total	2,197	1,535	182	478	4,392
2022 % of Manager Total	Owner Managed	54.5%	17.4%	8.7%	19.4%	100%
	Professionally Managed	48.0%	43.0%	2.1%	7.0%	100%
**Each unique property/unit is accounted for once. *2022 consists of January - May.						

Rent By Owner Study 2022

By Manager - Units								
Snowmass	2022 (Jan-May)	2021	2020	2019	2018	2017	2016	2015
Owner Managed	241	256	249	229	215	140	69	35
Professionally Managed	1,293	1,330	1,294	1,214	1,085	869	424	109
Total Units	1,535	1,586	1,543	1,444	1,300	1,009	493	144
By Manager - Percent of Total Units								
Snowmass	2022 (Jan-May)	2021	2020	2019	2018	2017	2016	2015
Owner Managed	15.7%	16.1%	16.1%	15.9%	16.5%	13.9%	14.0%	24.3%
Professionally Managed	84.3%	83.9%	83.9%	84.1%	83.5%	86.1%	86.0%	75.7%
Total	100%	100%	100%	100%	100%	100%	100%	100%
By Manager - Year over Year % Variance								
Snowmass	2022 vs 2021	2021 vs 2020	2020 vs 2019	2019 vs 2018	2018 vs 2017	2017 vs 2016	2016 vs 2015	
Owner Managed	-2.3%	-0.2%	1.6%	-3.9%	20.2%	-1.5%	-42.6%	
Professionally Managed	0.4%	0.0%	-0.3%	0.8%	-3.2%	0.2%	13.7%	
**This data has had duplications removed to provide accurate quantification of Owner Managed RBO units versus Professionally Managed units.								

Rent By Owner Study 2022

Snowmass: Number of Units by Property Type				
Snowmass	Apartment / Condominium / Townhome	House	Other	Total
2022 (Jan-May)	1,083	299	153	1,535
2021	1,106	319	161	1,586
2020	986	404	153	1,543
2019	959	350	134	1,444
2018	894	275	131	1,300
2017	759	142	108	1,009
2016	395	37	61	493
2015	108	18	18	144

Rent By Owner Study 2022

Snowmass: Percent of Units by Property Type				
Snowmass	Apartment / Condominium / Townhome	House	Other	Total
2022 (Jan-May)	70.6%	19.5%	10.0%	100%
2021	69.7%	20.1%	10.1%	100%
2020	63.9%	26.1%	9.9%	100%
2019	66.5%	24.2%	9.3%	100%
2018	68.8%	21.1%	10.1%	100%
2017	75.2%	14.1%	10.7%	100%
2016	80.2%	7.5%	12.4%	100%
2015	74.8%	12.6%	12.5%	100%
% Change '22 v '21	1.2%	-3.4%	-1.4%	
% Change '21 v '20	9.1%	-23.0%	2.0%	
% Change '20 v '19	-3.8%	7.9%	6.6%	
% Change '19 v '18	-3.4%	14.7%	-7.7%	
% Change '18 v '17	-8.6%	50.1%	-5.7%	
% Change '17 v '16	-6.2%	88.2%	-13.4%	
% Change '16 v '15	7.1%	-40.8%	-1.2%	

Transient Inventory Study + RBO 2022

Owner Managed (RBO) vs Traditional Market and Percent of Total per Location						
		Aspen	Snowmass	Basalt	Carbondale	Total
Units	Owner Managed (RBO)	754	241	120	268	1,383
	Traditional Market	2,137	1,811	180	244	4,372
	Location Total	2,891	2,052	300	512	5,755
2022 % of Location Total	Owner Managed (RBO)	26.1%	11.7%	40.0%	52.3%	24.0%
	Traditional Market	73.9%	88.3%	60.0%	47.7%	76.0%
	Total	100%	100%	100%	100%	100%

Key Take Aways

- Total units in Snowmass about 2,050
- Most of Snowmass inventory (85%-ish) is professionally managed
- About 80-85% of what's on RBO sites are condos vs private homes, etc.

Questions?

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 21, 2022

AGENDA ITEM:

Discussion and a Request for Direction on the Town Attorney Hiring Process

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

Long-time Town Attorney John Dresser has announced he will be retiring mid-December 2022. Since his announcement the Town has been advertising for the position and has received a number of applications from individuals and firms.

Assuming the Council has candidates it would like to interview, staff is looking for dates and times that will work for the Council to undertake the interview process. Not only are these dates important for Council scheduling, but we would like to give ample time to candidates so they can coordinate as well.

FINANCIAL IMPACT:

This is a budgeted expense in within the 2023 budget.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The Strategic Initiative of Snowmass Village includes:

The Town Council also recognizes that continuing to recruit and retain effective professional staff remains a critical component to the Town's success.

COUNCIL OPTIONS:

N/A

STAFF RECOMMENDATION:

Staff is looking for direction on when and how the Council would like to interview candidates for the Snowmass Town Attorney position

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 21, 2022

AGENDA ITEM:

Update on Workforce Housing Master Plan and Draw Site Development

PRESENTED BY:

Betsy Crum, Housing Director

BACKGROUND:

In October of 2021, the Snowmass Village Town Council unanimously adopted the Workforce Housing Master Plan. The Plan incorporated the framework and strategic initiatives outlined in the 2018 Town Comprehensive Plan and the Council's Goal to "identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units."

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.

Our overarching goal in developing this Plan was to remain true to the aspiration statement, guiding principles, strategic initiatives, smart development goals and fiscal responsibility called for in the 2018 Comprehensive Plan. From a programmatic standpoint, we focused on addressing the range of unit sizes, types (rental and ownership), incomes, and populations (singles, roommates, families, seniors, and people with disabilities) that look to make Snowmass Village their home. Each site identified is suitable for multifamily housing, and some could easily integrate rental units with condominium or townhouse-style homeownership if desired. Some also have the potential for phased development. I have attached Attachment A the Executive Summary for your reference; the full document can be found on our website [here](#).

We discussed a number of considerations with the Council at the time the Plan was adopted, including:

- All proposed sites will require a PUD process for approval and will likely seek a reduction to the current parking requirements.
- We will continue our long-standing focus on housing our year-round, full-time, Snowmass Village-based workforce until such time as that need and demand are met.
- The overall portfolio balance of rental and ownership housing will be maintained at its historic levels - two-thirds rental and one-third ownership.
- Housing developed will rent and/or sell to people at a variety of housing sizes and incomes to help meet the documented needs of our existing workforce, create movement within our existing portfolio, and build a strong and inclusive community.
- Each housing development shall be independently fiscally responsible and built within the financial means of the Town and its partners.

While the five sites identified are able to be developed in any order, we identified the Town Hall Draw site for our next development project. The reasons for this were several. First, the site has the greatest potential of the five for unit development. The plan indicates it could support as many as 80 residential apartments. It also has been identified for future housing development for the past 10+ years, and several schematic concepts have been developed. Its proximity to the Snowmass Center, transit and relatively easy infrastructure tie-ins also added to the Draw Site's suitability.

Following a competitive RFP process, we have engaged the Architecture firm of 2757 Design Co out of Carbondale. They have assembled an experienced local team of site and engineering consultants and take a "site-first" approach to their work. The 2757 team will work to complete all site related testing, measuring, diagraming, and modeling prior to and in conjunction with the development of the architectural design. Given the complicated nature of the Draw, this approach will minimize risk for the Town by uncovering any and all possible site considerations and constraints early in the design process.

We recommend developing this site as rental housing that will be owned and managed as part of the Town's workforce Housing portfolio. The greatest current need and demand experienced here and throughout the Roaring Fork Valley is for rental housing. Given this and subject to site constraints, we also recommend maximizing density in a way that is also sensitive to and compatible with nearby development. We also hope to have a site design that will allow for phasing should that be more economically feasible.

Attachment B includes details from the Master Plan on the Draw Site's potential for development.

FINANCIAL IMPACT:

The current budget includes \$500,000 for site planning and investigation, and for design development. 2757 Design Co. will bring this project through concept and schematic design and, as appropriate, through the PUD Sketch Plan and Preliminary PUD approval. The consultants will also provide construction cost estimates during this phase.

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:

This is presented for discussion only; we will continue to update on the progress of the site and design work as it evolves.

ATTACHMENTS:

Attachment A: Workforce Master Housing Plan Executive Summary

Attachment B: Draw Site Analysis from Workforce Master Housing Plan

WORKFORCE HOUSING MASTER PLAN

TOWN OF SNOWMASS VILLAGE, COLORADO
8/2021



Consulting Team



Connect One Design connectonedesign.com
350 Market St. Suite 307, Basalt, CO 81621



JVA Consulting Engineers jvajva.com
817 Colorado Ave. Suite 301, Glenwood Springs, CO 81601



David Johnston Architects djarchitects.com
119 S Spring St Suite 203, Aspen, CO 81611

ACKNOWLEDGEMENTS

The 2020-21 Town of Snowmass Village Conceptual Housing Master Plan was not possible without the support, input, guidance, and consideration from the Town staff, master plan committee and the Town Council.

Master Plan Committee

Betsy Crum - Housing Director - Project Manager
Julie Ann Woods - Community Development Director (retired 2020)
David Shinneman - Community Development Director
Anne Martens - Public Works Director
David Peckler - Transportation Director
Kathy Fry - HR Director
Riley Bonilla - Parks, Recreation, & Trails
Freddy French - Snowmass Tourism
Kyle Eckes - GIS Manager

Town Manager

Clint Kinney

Town Council | February-November 2020

Markey Butler, Mayor
Tom Goode
Bill Madsen
Alyssa Shenk
Bob Sirkus

Town Council | November 2020-2021 (for final adoption)

Bill Madsen, Mayor
Tom Goode
Bob Sirkus
Alyssa Shenk
Tom Fridstein

PRINCIPLES, PLAN FRAMEWORK, AND STRATEGIC RECOMMENDATIONS

Background

The Housing Department currently owns and manages some 300 rental units and oversees another 175 “deed-restricted” units that are owned by qualified employees of Snowmass Village and Pitkin County, including fifteen (15) units of deed-restricted for-sale housing recently completed in and around Stallion Circle, known as Coffey Place. The Town of Snowmass Village has been working from a long-standing goal of housing some sixty percent (60%) of the year-round workforce between rental and deed-restricted housing types. In understanding the importance of the Town’s workforce to its viability as a community, the scope, in recent years, has included seniors, individuals, families, and others that make up a diverse and vibrant community.

Study after study has documented the region’s unaffordable housing prices, inventory shortages, and ever-expanding commute for its workers. Except for locally-sponsored deed-restricted and government-subsidized units, there are functionally no units in the upper Valley that are affordable to its own workforce. Market imbalances throughout the region have resulted in extremely long commutes, which in turn

impacts the valley’s roads, quality of life, and the environment. Year-round business has grown and thrived while second homeownership and short-term rentals have put increasing pressure on prices. These combined market forces lead to income disparity, growing difficulty recruiting employees and filling jobs, and multiple negative impacts on the environment and regional economic sustainability.

Housing continues to be one of the highest priorities to ensure the future economic and social sustainability of Snowmass Village. The Town’s 2018 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 Plan further prioritizes “exploring [housing] opportunities that best balance the character and resources of the Town,” including incentivizing more and smaller development, senior workforce housing, and accessory dwelling units. The Roaring Fork Regional Housing Study, completed in April 2019, concludes: “It is a statement of the obvious that the Aspen to Snowmass Area is the highest-priced market in the Greater Roaring Fork Region with an average sales price of approximately \$2.4 million in the 3rd quarter of 2018. It is also no surprise that the local housing supply does not meet the locally-generated housing demands,” and quantifies a housing gap of 3,000 units for the Snowmass-Aspen area. The 2019 Snowmass Village Community Survey underscores the emphasis on housing, with 81% of residents agreeing that increasing the amount of affordable housing in the Village is “important”, “very important” or “extremely important.” Applicants for TOSV

rental housing need at least five years’ employment time to rise to the top of the list, and each for-sale unit is over-subscribed by about 15-1.

In early 2019, the Snowmass Village Town Council revisited its policy objectives and community goals, incorporating the framework and strategic initiatives outlined in the 2018 Town Comprehensive Plan. As a result of this process, the Town Council reaffirmed its pledge 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.” This goal is incorporated again in the 2021 Town Council Goal Statement.

Project Goals

In response to this focus, the design team and Town staff embarked on the development of a “Conceptual Master Housing Plan” for the advancement of approximately 185 units of affordable workforce housing for Snowmass Village.

Several over-arching goals guide the plan:

- Remain true to the aspiration statement, guiding principles, strategic initiatives, and other critical values, such as fiscal responsibility, called for in the 2018 Comprehensive Plan.
- Include a mix of affordable rental and deed-restricted homeownership opportunities that meet the needs of a diverse workforce.

- Fit within the character and environment of the surrounding neighborhood(s) and the Town of Snowmass Village as a whole.
- Build attractive, sustainable, high-quality homes that are cost-effective, well-designed, and blend seamlessly into the community.
- Concentrate development in and around the existing nodes of activity and, where, in proximity to local and regional transit.

The local team of Connect One Design, DJ Architects, and JVA Consulting Engineers worked with Town staff to develop the Plan. The team completed extensive site and schematic analysis to determine what each of the sites might support in terms of housing. They considered access, infrastructure, proximity, and consistency to neighboring uses, view planes, zoning considerations, site safety, and overall building massing. They did not consider a detailed architectural design at this time but instead looked at the “big picture” of what might be supported and how it might be situated on each site. Under Town Staff’s direction, they looked to maximize each site for housing; however, many can be modified for a phased development plan if desired. Some may also lend themselves to mixed uses, including the potential for mixing market-rate development or ownership units with rental housing as a way to increase financial sustainability. The consultants also were sensitive to the Town’s goals of working within the existing topographies, creating a mix of housing sizes (one-, two- and three-bedroom units), and retaining existing public parking (where applicable).

In response to the Town’s direction, the consultant team set forth with these specific goals in mind:

Meet the immediate and future capacity needs.

Two things were clear at the outset of the project: first, the sites owned by the Town were not simply greenfields awaiting development. They were complicated, physically and politically. It was unknown whether 185 units across all sites was even possible. Second, 185 units would only meet increasing affordable housing demand for so long. If potential sites could support more than 185 units, those should be noted for future study when the need arises.

Identify potential and suitable sites for future housing development.

These sites will provide the roadmap for housing development in the Town for the next 10 years. The most suitable of the sites were prioritized for development as funding becomes available and interested partners emerge. Moderately and least suitable sites could be considered and reassessed down the road if housing demand continues to increase for the long-term.

Develop both aspirational and realistic development opportunities.

Highly developable sites were tested for construction feasibility and unit output. Architectural massing studies, schematic site designs, financial consideration summaries, and

input from developers all helped to test feasibility. However, clear-cut projects alone will not achieve the desired housing goal and the team challenged themselves to think outside the box, present daring ideas, and seek innovative means to bring projects to reality. These innovative means were sought not only in the sites themselves but in the delivery of projects and funding mechanisms. One such challenge that directed the design team was the goal to maximize land for housing itself and provide scaled-back parking requirements than is currently required by zoning.

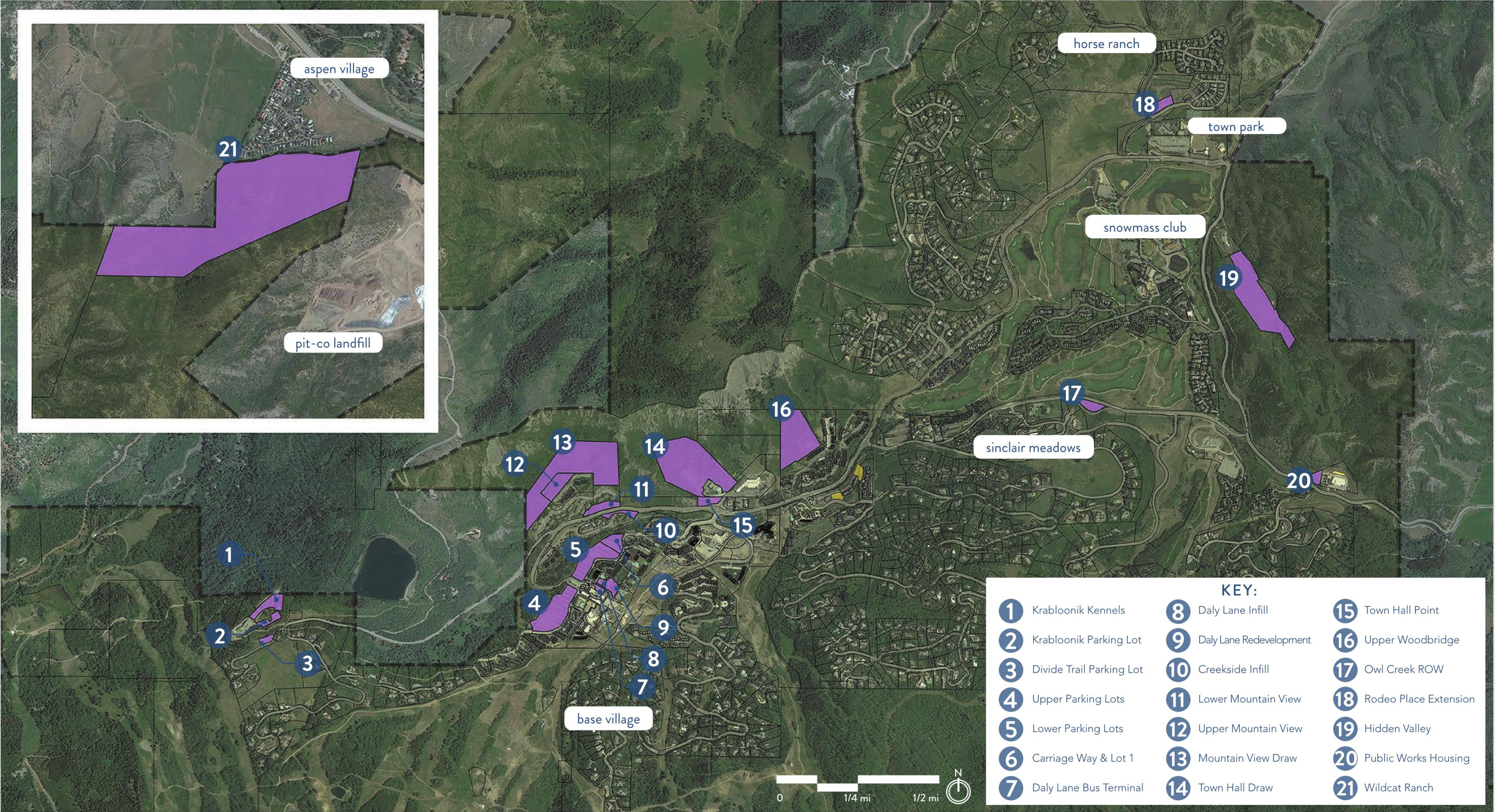
Create highly desirable and equitable housing.

The Town has prided themselves on developing affordable housing that blends in with market-rate housing. The units and neighborhoods should be well designed, cost-effective, and sustainable. They should fit into the character of Snowmass and should blend seamlessly into the community. The projects should create neighborhoods brimming with identity and pride.

Meet the needs of a diverse workforce.

Housing projects should cater to a wide range of family living, single living, senior living, and accessible living. This can be done through including a mix of both affordable rental units and deed-restricted home ownership units. Units should also be diversified in size and bedroom count. Concentrating development in and around existing nodes of activity and in proximity to local and regional transit will allow residents without private transportation to gain access to goods and services with ease.

PRELIMINARY SITE MAP



Summary of Sites

In order to cast the widest net in search of all potential site opportunities, all undeveloped town-owned parcels were put on the table. In addition, parcels that had already been identified for potential housing and suggestions from staff were added. Culling through the Town’s GIS database, this identified 69 individual parcels from all corners and reaches within the town boundary. These 69 were discussed with the Master Housing Plan Committee who further narrowed down the list by eliminating those with open space designations or strict conservation easements not conducive to dense housing. Parcels were also eliminated if a cursory evaluation of accessibility, slope, buildable area, or social-political strife deemed the parcel a non-starter. This process whittled down the parcels, and in some cases grouped adjacent parcels together for consideration, into 21 “sites”. See Preliminary Site Map on page 3.

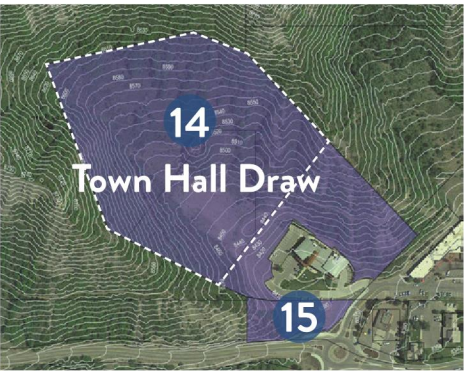
All 21 sites were put through a rigorous suitability assessment, given a 1-5 rating for each subcategory, an average for each of the 9 categories, and ultimately a composite rating from 9 to 45. Of the 21 sites’ composite scores, 17.2 was the lowest and 38.2 was the highest.

11 sites rose to the top as sites of interest, all scoring above 29. The Master Planning process identified 5 sites (or clusters of sites) as “highly developable” for housing. These represent the most promising possibilities for achieving the Town’s affordable housing goals based on the objective criteria. If maximized for housing development, the five sites have the potential to yield some 269 units of housing to meet our workforce rental and ownership needs. They could not only address the 185-unit need identified in the Council’s goal but could provide the opportunity to address additional needs that might be identified in the future.

Site Recommendations

The following is a summary of each site, which is more fully described and illustrated in the Site Analysis and Recommendations chapter. With each site, the design team tested massings on the site. It should be noted that these are just test-fits and as each site is individually moved forward, a more thorough design will be developed including situating the architectural character within the surrounding context. Each site would also be subject to and compliant with all local approval processes at the time of development.

Town Hall Draw and Point site



The site behind the Town Hall – known as “The Draw” – offers the potential to develop as many as 90 one-, two- and three-bedroom units around a winding, switched-back drive. By utilizing some spaces under walkways, the site could potentially support 120 parking spaces (less than required by zoning but well over a ratio of 1 space per unit). This site could be developed in phases (the inner buildings or the outer buildings first) and lends itself to a combination of rental and ownership units. The consultants were able to provide density within the current steep topography and include water and debris retention areas on-site. As envisioned, the Point Site would remain undeveloped but could provide dedicated access.

Infill Site – Public Works



The team looked at a variety of “in-fill” sites to create smaller development on land currently owned and used for other purposes. The site with the most promise for infill is the parcel just to the west of the administrative offices of Public Works. Currently shielded from Owl Creek Road by a small berm, this site has the potential for 12 apartment homes with 20 dedicated parking spaces (which meets the current zoning requirement ratio of 1.25 spaces per bedroom). Access would be from the Public Works parking lot and could be incorporated with little disruption to the operations and uses at the adjacent administrative building. This is the only site not currently on a bus line, so adequate parking is critical.

Carriage Way Apartments and Parking Lot 1



This option combines the site of the existing 250 Carriage Way Apartments with day-skier parking Lot 1. Lot 1 currently has approximately 48 winter parking spaces (approximately half of which are used by Blazing Adventures in the summer) and Carriage Way Apartments has 12 units with 12 parking spaces. As envisioned, the site would be developed in the existing Carriage Way lot, with housing also built into the hillside going up to Lot 1. Lot 1 would be retained for parking, with on-grade parking on the lower lot for residential tenants.

This could provide some 39 one- and two-bedroom units, for a net gain of 27 apartments, with 24 dedicated parking spaces (below the zoning requirement and below a ratio of 1 space per unit). Given its proximity to transit however, this site should be considered for a lower parking ratio variance than currently required by zoning. A potential car share program should also be considered.

Daly Lane – Snowmass Inn with surrounding parcels



For purposes of this study, the team looked at combining three sites: the Snowmass Inn, the Daly Lane Depot, and the former community pool site now owned by the Snowmass Community Foundation. This latter site is the only one in the study not currently controlled by the Town. The plan would be to develop the site into several “pods” that would include lower-cost units facing Daly Lane, rental, and/or for-sale multifamily units facing the Benedict Park with down-Valley views. A mixed-use approach would help offset some of the infrastructure costs associated with underground parking. This site has the densest development and is 4-5 stories to match the scale of the nearby Mountain Chalet. In total, the plan would create up to 72 units and would add 69 parking spaces. This is both below the current zoning requirement and a ratio of 1 space per unit. Given its proximity to transit however, this site should be considered for a lower parking ratio variance and a potential car share program.

Upper Numbered Lots – Parking Lots 10-12



The team looked at Lots 10, 11, and 12 of the numbered parking lots for potential multi-story, multi-family housing. Intending to preserve the existing 320 skier spaces and work within the existing slope, the design includes an open platform above the current lots, over which approximately 78 one- and two-bedroom units could be built. Additional parking would be built on-grade behind each of the structures for residents only, and front and back decks would be used to take advantage of the uphill and downhill views. With 89 parking spaces supporting the 78 units, the parking ratio does not meet current zoning requirements but it does meet a ratio of 1 space per unit. Considering this development is on an active transit line and is within walking distance to the ski slope and all Snowmass Mall amenities, it lends itself to a car share program. Since each development is self-contained within an existing lot, the project also has potential to be built in phases and likewise expanded to other numbered lots.

Programmatic Recommendations

From a programmatic standpoint, we remain committed to addressing the range of unit sizes, types (rental and ownership), incomes, and populations (singles, roommates, families, senior workforce, and people with disabilities) that call Snowmass Village home. Generally, each site is suitable for multifamily housing, and some could easily integrate rental units with condominium or townhouse-style homeownership if desired. Each site should be developed individually, with

Site	Unit	Quantity	# of Employees
Town Hall Draw			
	1 Bed	30	50 (30 x 1.65)
	2 Bed	44	73 (44 x 1.65)
	3 Bed	16	26 (16 x 1.65)
Public Works			
	1 Bed	8	13 (8 x 1.65)
	2 Bed	4	7 (4 x 1.65)
Carriage Way			
	1 Bed	9	15 (9 x 1.65)
	2 Bed	30 (Net 18)	50 (30 x 1.65)
Daly Lane			
	1 Bed	19	31 (19 x 1.65)
	2 Bed	47 (Net 8)	78 (47 x 1.65)
	3 Bed	6	10 (6 x 1.65)
Upper Lots			
	1 Bed	26	43 (26 x 1.65)
	2 Bed	52	86 (52 x 1.65)
Totals		291 (Net 240)	482

attention paid to adjacent uses, and should respond to the most pressing housing needs at the time of development.

One of the major design opportunities that needs to be addressed are parking requirements. The designs presented here largely do not meet the current standards called for in the land use code. As the review of this Master Plan continues forward, a policy level discussion on the pros and cons of the current parking requirements will be needed. At this point,

Staff is recommending that a reduced parking standard be considered for workforce housing. Car-share programs should be researched and considered as well as each development's proximity to public transportation and essential daily needs. A full proximity analysis can be found in Appendix B: Site Suitability Matrix.

The team recommends adhering to the following principles for each development:

- Remain true to the aspiration statement, guiding principles, strategic initiatives, and other critical values such as fiscal responsibility, called for in the 2018 Comprehensive Plan.
- Continuing the Town's long-standing focus on housing its year-round, full-time, Snowmass Village-based workforce.
- Looking to maintain the TOSV Housing's overall portfolio balance of rental and ownership housing at its historic levels - two-thirds rental and one-third ownership.
- Developing housing that rents and/or sells to people at a variety of housing sizes and incomes – this not only builds a strong and inclusive community, it also helps to meet the documented needs of the town's existing workforce and creates movement within the Housing Department's existing portfolio.
- Ensure each individual development is fiscally responsible and within the financial means of the Town and its partners.

Parking Considerations

Parking requirements are necessary to ensure that residents have a dedicated place for their vehicles without creating negative impacts on public parking and roadways. At the same time - and especially in multifamily housing - parking increases the cost of developing housing by increasing the land area required, taking away from the area that could be used for additional residential development. Alternatively, structured or underground parking can conserve land but cost anywhere from \$25,000 to \$65,000 per space. There is a growing movement across the U.S. to reduce parking requirements for affordable housing, especially where it is close to public transit. Lifestyles are changing, and many Millennials and Gen-Z households are opting out of automobile ownership. The idea of "smart growth," which concentrates growth in compact walkable centers to avoid sprawl, is now considered a best practice that should be embedded in planning and zoning practice. The Town's employee housing prioritizes Snowmass Village employment, which means that most people will leave near where they work.

The designs presented likely do not meet the current standards called for in the land use code. Current Town of Snowmass Village zoning requires at least one (1) space per bedroom for residential development, and 1.5 spaces per bedroom for deed restricted housing. These minimum standards have the result of applying a much higher requirement for affordable housing than for free market units, adding considerable cost and taking up a great deal of space.

This "one size fits all" solution may no longer fit the evolving needs of Snowmass Village and its employees. To maximize the housing potential of each site and take best advantage of the excellent public transit network, the consultant and steering team recommends a lower parking requirement than is currently in place for affordable workforce housing in the zoning regulations. This would be a departure from past practice. As the individual sites are advanced, a policy-level discussion on the pros and cons of the current parking requirements will be needed.

Timing Recommendations

The proposed Plan provides a "road-map" to achieve Snowmass Village's workforce housing needs based on known conditions. Much can change over time, and the suitability and need for development should be evaluated on an ongoing basis. The recommended sites may continue to be the most likely; conversely, if new opportunities arise or needs change, the Plan can change in response.

Based on the current suitability and potential cost, desirability, and community impact, the team recommends pursuing development generally in the order as outlined above, with the Town Hall Draw site as the first opportunity, followed by the Public Works and/or Carriage Way/Lot 1 site. The Town must, however, remain responsive to opportunities as they arise and to possibilities to work with local businesses or institutions that may be interested in creating housing in partnership with the Town.

If approved, the Town could be prepared to initiate schematic design work on the Town Hall Draw site by the end of 2021.

Financial Considerations and Recommendations

It must be said at the outset that any plan to build 185 units of high-quality, affordable workforce housing is bold. It will take a lot of consistent effort, planning, hard work, and dollars. The cost of construction in the high country is very steep, currently averaging over \$400/square foot without including the cost of land. While there are ways to reduce costs using modular and other emerging construction options, there will always be a sizable gap between what it costs on a per-unit basis to build and maintain housing, and the rents or mortgages that most of the workforce can pay.

Contrarily, the cost of *not* building is even higher. As real estate costs outstrip wages at an ever-increasing rate, Snowmass Village’s workforce is getting pushed farther and farther down Valley. This, in turn, places an enormous burden on the valley’s transportation and road systems. Traffic congestion impacts our environment and the livability of our region, which can have long-term negative impacts on our sustainability as a desirable mountain community. Increasingly, businesses are unable to pay workers enough to entice them here or convince them to make the hour or longer commute each way to their jobs.

Snowmass Village has, almost since its inception, seen the value of creating a vibrant workforce housing program. Like

other essential community services, housing is part of the core infrastructure of the town - as important and as integral to our daily functioning as the shuttle, the local roads, and our parks and trails systems. The Housing staff have been able to create a portfolio of options for residents through a combination of below-market financing, public subsidy, and cost-effective building methods. This approach should be supplemented by seeking available state and federal grant and tax credit programs that are consistent with the Snowmass Village’s community goals, and by actively engaging partners who share interest in creating housing options.

Site	Total Development Cost
Town Hall Draw	\$62,377,361
Public Works	\$7,264,824
Carriage Way/Lot 1	\$25,649,108
Daly Lane/Snowmass Inn	\$52,001,328
Upper Lots	\$73,546,809
Totals	\$220,839,430

Construction Cost Assumptions

Any estimate of potential costs associated with the development of these 5 sites is speculative and can only be made at the highest level. Development costs will depend on many factors, including site conditions, type of construction,

unit style and mix, timing, and the fluctuating labor and materials costs in the Roaring Fork Valley.

The design team developed conservative “order of magnitude” estimates for each site based on the following “point-in-time” assumptions:

- Building and Site Costs = \$420/sf
- Surface Parking = \$10,000/space
- Structured Parking = \$60,000/space
- Soft Cost Fees = 16.5% of Hard Costs
- Land costs = \$0 (Town-owned sites)

Financing Recommendations

Because workforce housing costs more to build than renters and home-buyers can afford to pay, all of the Town’s workforce housing stock has been developed through a combination of mortgage/debt financing and local subsidy. In the years before the real estate market exploded, and construction and labor costs increased exponentially, municipals bonds combined with contributed land and publicly-funded infrastructure were sufficient for the developments to “pencil out”. In more recent years, those two funding sources have been supplemented with municipal cash subsidy, such as the \$5.8 million contributed to making the cost of the Coffey Place homes (completed in 2021) more affordable.

An ambitious housing program can and should also seek to bring in other proven sources of funding. The federal

government has, since the late 1980s, offered investors the opportunity to contribute to affordable housing in exchange for long-term tax credits. That program, known as the Low Income Housing Tax Credit (LIHTC) program can generate as much as half of the cash needed to build affordable rental housing. The State of Colorado has other, smaller grant programs that can and should be explored as a way to reduce the need for local subsidy.

As part of the Master Plan development, a roundtable of developers and local institutions were invited to review and comment on the 5 sites and to provide feedback. There was considerable interest among outside developers in finding ways to help Snowmass Village achieve its housing goals, and those involved have considerable experience with tax credits, tax-exempt bond financing, and creative financing tools. Local institutions such as RFTA, Colorado Mountain College, the School District, Aspen Hospital, Pitkin County, and SkiCo have all expressed interest in partnering. They could be a source of funding, especially if they were able to have some units set aside for their employees in exchange.

Specific financing plans can only be developed when each site is moved forward for development. Financial feasibility will be determined at that time, and each site will have a set of funding sources that are unique and that make sense for the ultimate outcome. For example, the development of the Town Draw might include a combination of rental and condominium units, and could be designed to be affordable to a range of entry-level local households. A site like the Daly Lane/ Snowmass Inn site, alternately, could be built in phases over

time and might only be a rental project. The financing needs and approach for these two examples would be very different.

Each recommended housing site should be approached individually at the start of development planning with a combination of the potential following financing tools, as applicable:

- **Mortgage Financing** – rental housing should be structured to maximize the project’s ability to service debt from rent payments. For-sale housing should likewise look to a purchaser household’s ability to carry a mortgage in the current market.
- **State and Federal Grants** – grants for affordable housing should be evaluated and secured, provided they are aligned with the workforce housing program goals and the incomes of the residents to be served.
- **Federal Tax Credits** – Larger rental developments should leverage federal LIHTC equity. This can finance as much as 50% or more of the total development costs.
- **Partnership Opportunities** – many local partners have needs that are well-aligned with the Town’s workforce housing goals. The Town should actively seek out these partners and encourage financial collaborations that make sense.
- **Municipal Subsidy** – even with all of these tools, it is likely that development of these sites will require a local subsidy to make the development feasible for the local workforce. That subsidy can be in the form of the value

of the town-owned land, in utilities, and infrastructure brought to the sites, and, where necessary, cash.

- **Other Private Financing Tools** - examples include but are not limited to lease-back options and public-private partnerships.

Conclusion

The opportunities presented by the development of these 5 sites is encouraging. It is the conclusion of this study that each site can be pursued individually and in a measured way. These sites’ overall design, program approach, and financing recommendations represent the best potential for housing development and the best opportunity to meet the current and projected workforce and community housing needs of Snowmass Village.

SUITABILITY ASSESSMENT

The suitability assessment phase of the project set out to objectively analyze 21 sites and groups of sites for their potential for housing development. The assessment used an objective, data-driven approach to evaluating each location. This enabled the project team to present the most appropriate and defensible recommendations for future development, ultimately validating the future investments made by the Town, the Snowmass Village community, potential developers, and future housing residents.

Suitability Categories

The following nine suitability categories were identified as priority indicators for successful housing development in Snowmass Village. Further subcategories were developed that included quantitative and measurable criteria. These subcategories were what the team used to assess all 21 identified sites.

1. Physiology

- Slope
- Drainage
- Soils
- Hazards

2. Utilities

- Proximity
- Existing Capacity

3. Services Proximity

- Essential Daily Services
- Emergency Services
- Open Space Recreation

4. Vehicular Access

- Existing Infrastructure to Buildable Area
- Slope

5. Alternative Transportation Proximity

- Distance to Walkways/Bikeways
- Distance to Bus Stops

6. Density Potential

- Current Landuse & Zoning
- Surrounding Parcel & Comprehensive Plan Compatibility

7. Ecological Constraints & Protection

- Wildlife Sensitive Areas
- Wetlands & Creek Buffers
- Existing Habitat to be Preserved

8. Buildable Area

- Size of Suitable Area

9. Community Impact

- Subjective and qualitative impacts such as potential for neighbor opposition, historic hesitancy, proximity to conflicting uses, existing structures/businesses/uses, visual/contextual continuity, and visual impact
- Replacement Impact/Cost

Methodology

Each category and subcategory were put into a spreadsheet along with the 21 sites to be assessed, the summary of which is on page 37. The full Suitability Matrix can be found in Appendix B. Each site received a rating in each sub-category from 1 to 5, 1 indicating poor suitability and 5 indicating high suitability.

A series of IF-THAN-AND-OR criteria statements were assigned to each sub-category's rating to earn any specific rating and to further create rating consistency among team

members and across sites. For example a site could receive a 5 rating for Slope "IF the majority of the Site is less than 15% AND there is one or more contiguous areas of at least 4,000 sf having 0-10% slopes." If this statement was not true, then the criteria for rating 4 would be assessed, and so on down the rating list until a statement was true. The IF-THAN-AND-OR statements were created after it became clear that a site could not be given a 1 rating simply because, for example, a portion of the site contained steep slopes. Oftentimes a site contained a multitude of slope categories. This methodology helped frame the suitability assessment for the prescribed development of multifamily housing. A complete table of assessment criteria can be found in Appendix B.

The following are descriptions of the raw data that was collected and the analysis undertaken with that data. Care was taken to identify units of measure, the party or parties responsible for the assessment, and the tools necessary for assessment.

Physiology

- **Slope** - complete an AutoCAD slope analysis of the Pitkin County 2 ft contours. Slope analysis categories are 0-15%, 15-30%, 30-45%, 45%+. Anything above 30% will require a variance but should not be taken off of the table since steeper slopes might be the only option.
- **Drainage** - collect and analyze TOSV and Pitkin County GIS layers for the presence of creeks, ephemeral channels, culverts/inlets, etc. for each site. Verify

on-site since some drainage infrastructure might not be mapped.

- **Soils** - assess USGS soils maps for soils suitable for buildings, foundation work, and surface parking.
- **Hazards** - Collect and analyze TOSV and Pitkin County GIS layers for the presence of wildfire hazards areas, debris flow & slumps areas, and avalanche hazards areas within each site.

Utilities

- **Proximity** - Collect TOSV and Pitkin County GIS layers for locations of gas, electric, phone/cable, sanitary sewer, stormwater, and water utilities. In some cases, there was not sufficient information in the GIS database and individual utility entities were contacted. Distance from the buildable area to the nearest utility line (per each service) was documented. Absence of nearby water and sewer utility access was given the lowest rating since those are the most costly to install.
- **Existing Capacity** - collect and analyze TOSV GIS or CAD layers for sizing of gas, electric, and phone/cable utilities to support development. Discuss capacity and condition of mains and stations with Snowmass Water and Sanitation District (SWSD) & Aspen Village Water and Sanitation. Each site's given rating was determined by the Civil Engineer as it related to the cost and effort it would take to upgrade any utilities that couldn't support a proposed development.

Services Proximity

- **Essential Daily Services** - Locate grocery stores and post office on TOSV GIS map and run a distance route (using both roads and walkways) to the site. Emphasis was put on the *safety* of walkable routes (ie. using crosswalks and walking on well-maintained walkways).
- **Emergency Services** - Locate police station, fire station(s), and hospital/clinic on TOSV GIS and run a distance route (via roads) to the site.
- **Open Space Recreation** - Locate hiking/biking trail access points, parks, and ski resort runs on TOSV and Pitkin County GIS. Run a distance route (via both roads and walkways) to the site. Emphasis was put on the *safety* of walkable routes (ie. using crosswalks and walking on well-maintained walkways).

Vehicular Access

- **Existing Infrastructure to Buildable Area** - Through mapping, photos, and site visits; evaluate existing roads, driveways, and curb cuts on the site, adjacent to the site, or nearest to the site. Measure approximate distance required to add plausible road.
- **Slope** - Evaluate slope analysis done in the Physiology section for best vehicular access routes. Note that driveways and roads can exceed 8% but may require snowmelt (which is not subject to energy impact fees).

Alternative Transportation Proximity

- **Distance to Walkways/Bikeways** - Locate access points via TOSV GIS to walkways that connect to the larger Snowmass Village network and run a distance route (via roads and existing walkways) to the site. This does not include recreation trails (ie. single track or soft trails). Emphasis was put on the *safety* of walkable routes (ie. using crosswalks and walking on well-maintained walkways).
- **Distance to Bus Stops** - Locate bus stops on TOSV GIS and run a distance route (via roads and walkways) to the site. This does not include recreation trails (ie. single track or soft trails). Emphasis was put on the *safety* of walkable routes (ie. using crosswalks and walking on well-maintained walkways).

Density Potential

- **Current Landuse & Zoning** - Evaluate current zoning code on parcels within the site for allowable multi-family units and employee housing. Analyze code for open space designations and/or easements that would reduce the buildable area.
- **Surrounding Parcel & Comprehensive Plan Compatibility** - Evaluate parcels adjacent to the site for medium and high-density housing. Identify whether the site is within, or adjacent to, a Comprehensive Plan Area designated in the 2018 Comprehensive Plan.

Ecological Constraints & Protection

- **Wildlife Sensitive Areas** - Collect and analyze TOSV GIS data and the 2018 Comprehensive Plan maps for the existence of Wildlife Sensitive Areas across the site. Note existence, degree of coverage across the site, and/or distance to an adjacent area.
- **Wetlands & Creek Buffers** - Evaluate Brush Creek Impact Zones, FEMA flood hazards, and jurisdictional wetlands GIS data for the existence of wetland and creeks across the site. Note existence within a site boundary and degree of coverage.
- **Existing Habitat to be Preserved** - Collect and analyze TOSV GIS and plat easement data for open space designations. Visit the site to identify areas of forest, meadow, riparian, and wetland habitats. Note that preservation of open space was outlined as a community priority.

Buildable Area

- **Size of Suitable Area** - This is an amalgamation of several other subcategories. While non-buildable areas (ie easements covering portions of the site) have already been assessed in previous categories, this category looks at the cumulative impact of all of those areas and calculates the resulting buildable area. This was done by eliminating unsuitable physiology, utility easements (assume current easement standards along all lines), planning easements, and ecological constraints from the site’s area. The resulting square-footage defined the buildable area. This approach helps balance large sites

that have many constraints with small sites that have fewer constraints - the result is that their buildable areas might be comparative.

Community Impact

- **Community Feedback** - A subjective assessment of qualitative feedback such as potential for neighbor opposition, historic hesitancy or resistance to development, existing structures/businesses/uses, visual/contextual continuity, and visual impact. These notes were collected during parcel/site assessment meetings with the TOSV Master Housing Plan Committee and Town Council presentations.
- **Replacement Impact/Cost** - A subjective assessment regarding the loss, impact, and/or cost of replacement to existing uses and infrastructure on the site. These notes were collected during parcel/site assessment meetings with the TOSV Master Housing Plan Committee and Town Council presentations.

Suitability Matrix Summary

Once the data assessment for each subcategory had been completed, each site received a rating from 1 to 5, 1 indicating poor suitability and 5 indicating high suitability. The subcategories were then averaged for each of the 9 main categories and each site’s 9 main ratings were added together to produce a total aggregate suitability rating. No one category was given any greater weight than any other.

Town Hall Draw

The Draw site ranked consistently high in the suitability assessment due to its proximity to the Snowmass Center. It also has relatively easy infrastructure tie-ins beyond the Town Hall building and parking. Of the 5 highly developable sites, the Town Hall Draw has potential for the highest quantity of units and highest density, and earned the best Community Impact score. The Point Site was combined to offer access and potential neighborhood amenity, but did not provide adequate buildable area for housing development.

The Draw site, having no existing development currently, ranked lowest in physiology and ecological constraints. With 67% of the site having slopes greater than 30%, it will be necessary to limit development to the least drastic slopes. The draw function of the site itself will be one of the more challenging attributes to overcome. A further study of the draw will have to be conducted and an adequate area for debris flow will need to be included in the plan.

	Town Hall Draw		Town Hall Point	
Physiology	2.0		3.0	
Slope	1	Site area = 670,110 SF 448,315 SF > 30% slope =67% of site 1580sf contiguous area < 30%	3	Site area = 42,588 SF 29,560 SF < 30% slope =69% of site 2050sf contiguous area < 30%
Drainage	4	Drainage collection from surrounding hills.	5	No drainage conflicts shown on GIS
Soils	1	Soil type Kobar silty clay loam, 12 to 25 percent slopes (Map Unit 72) - Very limited site development rating	1	Soil type Kobar silty clay loam, 12 to 25 percent slopes (Map Unit 72) - Very limited site development rating
Hazards	2	Standard TOSV wildfire hazard; high debris/avalanche hazard	3	Standard TOSV wildfire hazard; medium debris/avalanche hazard. Existing bus stop retaining wall need to be avoided
Utilities	4.0		4.5	
Proximity	3	Water & Sewer - main 120' from parcel Electric-Main 500' from parcel	4	Water - main goes through parcel Sewer - in adjacent ROW Electric-feed to parcel
Existing Capacity	5	No capacity issues	5	No capacity issues
Services Proximity	4.7		4.7	
Essential Daily Services	5	0.2mi to Post Office & Clark's Market	5	0.1mi to Post Office & Clark's Market
Emergency Services	5	0.0mi to Police Station 0.7mi to Fire Station 0.8mi to Snowmass Clinic	5	0.0mi to Police Station 0.6mi to Fire Station 0.6mi to Snowmass Clinic
Open Space Recreation	4	Mountain View Trail crosses into site, would need a trail connector (0.0mi) 0.2mi to Brush Creek Trail 0.2mi to Melton Ranch Trail	4	0.1mi to Mountain View Trail to the west, would need a connector. 0.2mi from Mountain View to the east. 0.1mi to Brush Creek Trail 0.1mi to Melton Ranch Trail
Vehicular Access	3.5		4.5	
Existing Infrastructure to buildable area	3	Existing road access via driveway at Town Hall. Terminated C&G road exists ready for expansion (<100lf).	4	Existing road access via driveway at Town Hall. Adjacent to site's north perimeter and already has parking in the likely development parking spot.
Slope	4		5	

	Town Hall Draw		Town Hall Point	
Alternative Transportation Proximity	5.0		5.0	
Distance to Walkways/Bikeways	5	Walk along Town Hall access road to attached sidewalk towards Brush Creek (475ft) OR walk on local roads to Snowmass Center (600ft)	5	Adjacent to attached sidewalks towards Brush Creek (<150ft) OR walk on local roads to Snowmass Center (375ft)
Distance to Bus Stops	5	0.1mi to Conoco bus stop (via sidewalks) 0.2mi to Brush Creek/Wood Rd bus shelter (via sidewalks and crosswalks) 0.1mi to Upper/Lower Snowmass Center bus stops	5	Adjacent to Conoco bus stop 0.1mi to Brush Creek/Wood Rd bus shelter (via sidewalks and crosswalks)
Density Potential	4.0		3.5	
Current Landuse & Zoning	4	Zoning: SPA-1 LU: Community Facilities	3	Zoning: CC-PUD LU: Community Facilities
Surrounding Parcel & Comprehensive Plan Compatibility	4	Surrounding Parcel Zoning: Also SPA-1, CC-PUD, CC, OS Cons/Dev Area: Community Facility/Institutional Area	4	Surrounding Parcel Zoning: Also CC-PUD, CC, OS Cons/Dev Area: Community Facility/Institutional Area
Ecological Constraints & Protection	3.0		3.0	
Wildlife Sensitive Areas	5	None on site. Elk summer range is uphill but does not cross or border site.	5	None
Wetlands & Creek Buffers	3	1000ft Brush Creek Impact Zone covers small portion of Site	1	1000ft Brush Creek Impact Zone covers entire site.
Existing Habitat to be Preserved	1	No easements Oak/sagebrush ecology	3	No easements Gambel Oak ecology on west side
Buildable Area	4.0		2.0	
Size of Suitable Area	4	Large buildable area but need to know if there is geo hazards in the swale area that will affect buildable area.	2	approx. 3/4 acre depending on setback from top of wall or other geohazards
Community Impact	5.0		4.0	
Neighbor opposition, historic hesitancy, existing structures/businesses/uses, visual/contextual continuity, visual impact	5	Has been discussed for housing for many years.	3	Very prominent location and might get pushback.
Replacement Impact/Cost	5	No replacement required.	5	No replacement required.

SITE ANALYSES & RECOMMENDATIONS

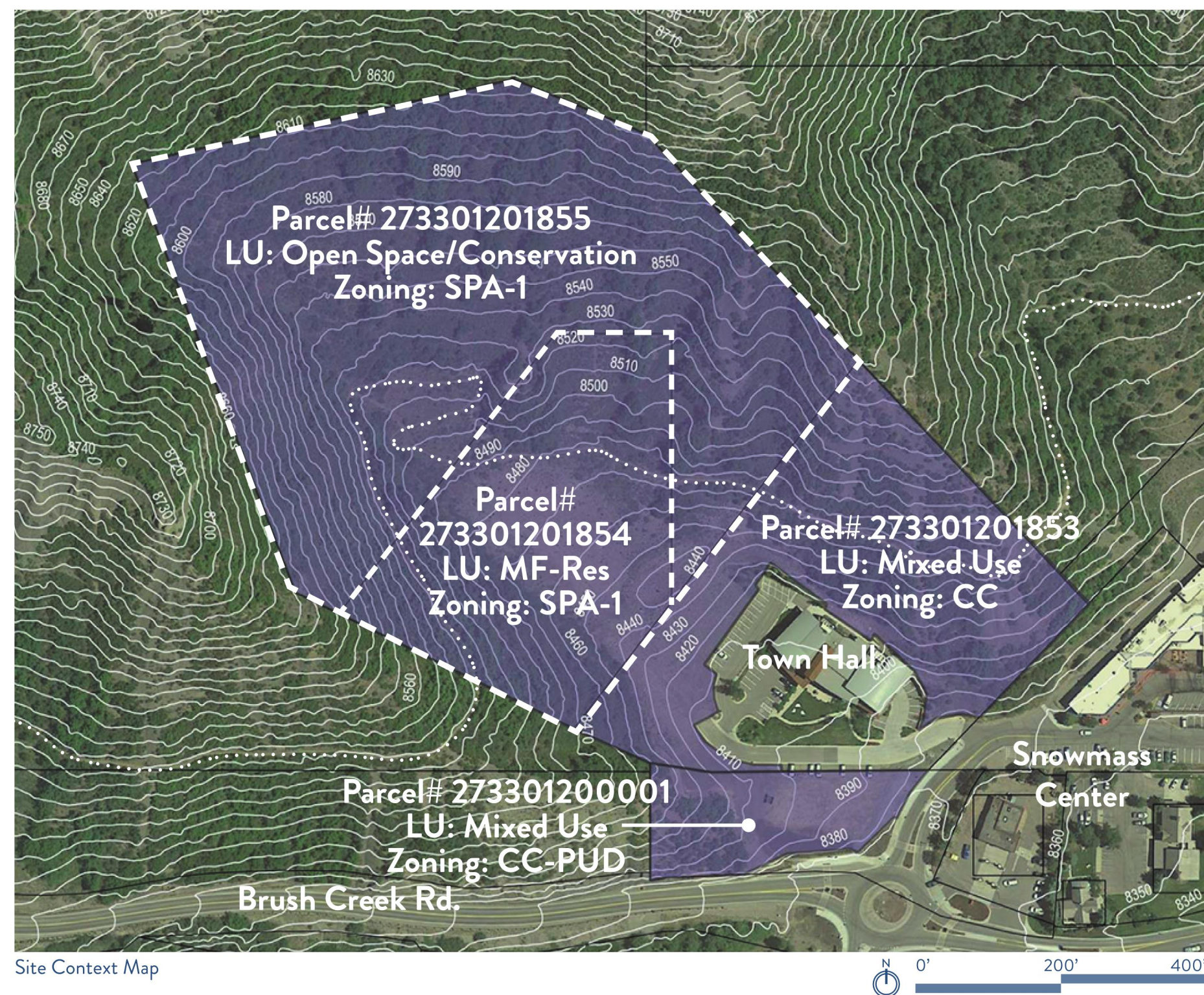
Town Hall Draw

The Town Hall Draw site, as considered in this Master Plan, consists of four parcels - three in their entirety and one partially. Based on the slope analysis and density potential, only two of these parcels would be developed as affordable housing. The parcel surrounding the built Town Hall would likely only get road connection improvements and trail connection improvements. The Point Site did not provide an adequate buildable area for housing development but is discussed in later paragraphs as being conducive to future development for a neighborhood amenity.

Opportunities

The site has long been considered as the most likely place for high-density housing. It also has greater community support for density. The Suitability Assessment confirmed that, of the 5 highly developable sites, the Town Hall Draw has potential for the highest quantity of units and highest density.

The Point Site is not well-suited for housing development nor egress to the Draw site; however, it offers an opportunity to locate a public neighborhood amenity because of its highly visible prominence and perceived Town entry location. Such amenities might include, but are not limited to, a small community center, playground, outdoor pavilion, or library.



The Draw site ranked consistently high in the suitability assessment due to its proximity to the Snowmass Center which is accessed through safe and direct connections. Another advantage of the site's location is the nook it is positioned in, providing both privacy and a sense of ownership for potential residents while reducing the visual impact on Snowmass's surrounding hills. Vehicular connectivity is optimal on this site since the Town Hall building and access was designed with the possibility of further developing the upper parcels. The access road has been terminated and is in a good position to simply pick up where it currently ends.

Lastly, the potential size and orientation of the Town Hall Draw site lends itself to a mix of rental and ownership housing units, much like was developed at the existing Mountain View and Creekside sites. This model has been successful in offering a range of affordable options. Units may be added by stacking levels to each building, and green space may be added in the center of the parcel and/or with green roofs over parking structures. The solar field array that was installed in 2020 to the northwest of the existing Town Hall parking will need to be accommodated in future development.

Constraints

With 67% of the site having slopes greater than 30%, it will be necessary to limit development to the least drastic slopes. Likewise, considerable earthmoving will need to be done to install road infrastructure and foundations. Site design will be a challenge, particularly to get the driveways below

maximum slope constraints, get parking below maximum slope constraints, accommodate vehicle turning radii, and accommodate firetruck turnarounds.

Another constraint is that when the Point Site was originally exchanged between the Town and the Related developer sometime around 2005, it was expected to be a high-value commercial property. As such, its inclusion in this development may be more controversial than the other Town Hall parcels. As such, its best use may be for one of the community amenities discussed previously.

The draw function of the site itself will be one of the more challenging attributes to overcome. A draw is formed by two parallel ridges with low ground in between them. The area of low ground itself (the draw) is relatively flat and developable; however, it is by nature etched into the hillside by water flow and typically contains loose rocks from eroded rockfall and periodic water flow. This will need to be accommodated in any development plan, as will the re-routing of the existing Hawk Ridge Trail. There will also be short-term disruption to Town Hall traffic during construction.

Site Plan, Massing, & Program Summary

During site plan development, three options to layout building massing and parking were considered. Option 1 suggested locating building massing around the perimeter of the draw with internal parking lots. Option 2 considered buildings more parallel to the contours of the draw, stacking up into the hill. Option 3 considered a large, central, urban-style apartment building to maximize density. Ultimately,

Options 1 and 2 were combined, offering more units while balancing livability.

Under this design concept (shown as a conceptual sketch and 3D model in the following pages), the buildings get taller as they go uphill to allow more of the units to have views above the lower buildings. Four buildings flank either side of the hill, each with five stories. All buildings include tuck-under parking. The central stair or elevator can be shared between two buildings, reducing cost and creating efficiency. Three-bedroom units are a common request heard by the Housing Department. With the kind of density offered by the Town Hall Draw site, it is the best-poised site of the five highly-developable sites to consider allotting 10-15% of units for three-bedroom apartments. It can also easily include a mix of rental-only and condominium buildings. Additional green space and/or playground is possible with the elimination of one of the buildings.

The site assumed two debris flow ponds, one large one in the upper reaches of the draw, and one smaller pond central to the development that catches debris and water from the North drainage.

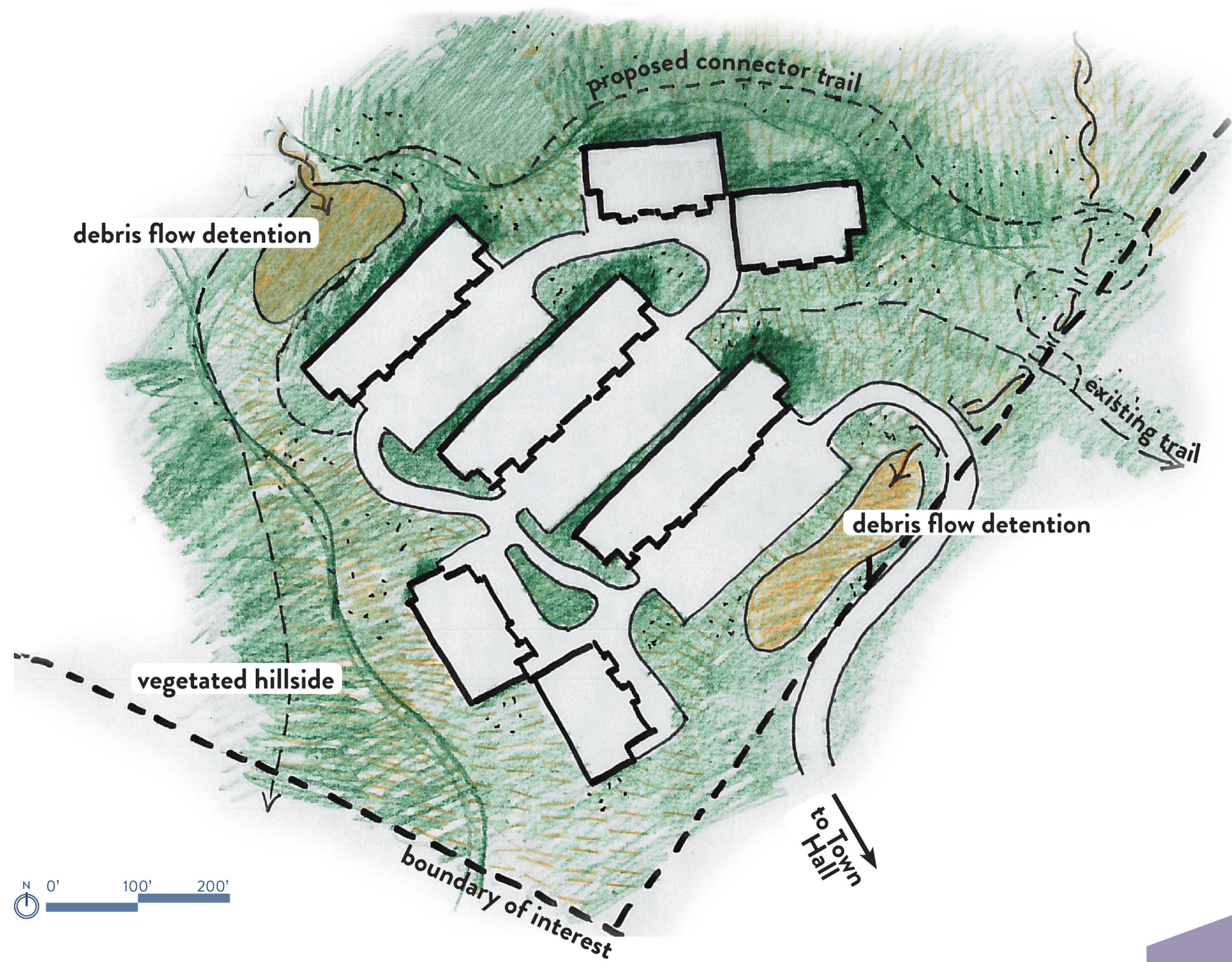
Other Considerations

A study of the draw in its function as a debris flow catchment area will need to be further evaluated. Should development occur in the area, a determination should be made early on as to the size and capacity required to meet the needs of the debris flow catchment without jeopardizing the built environment nor human safety.

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.

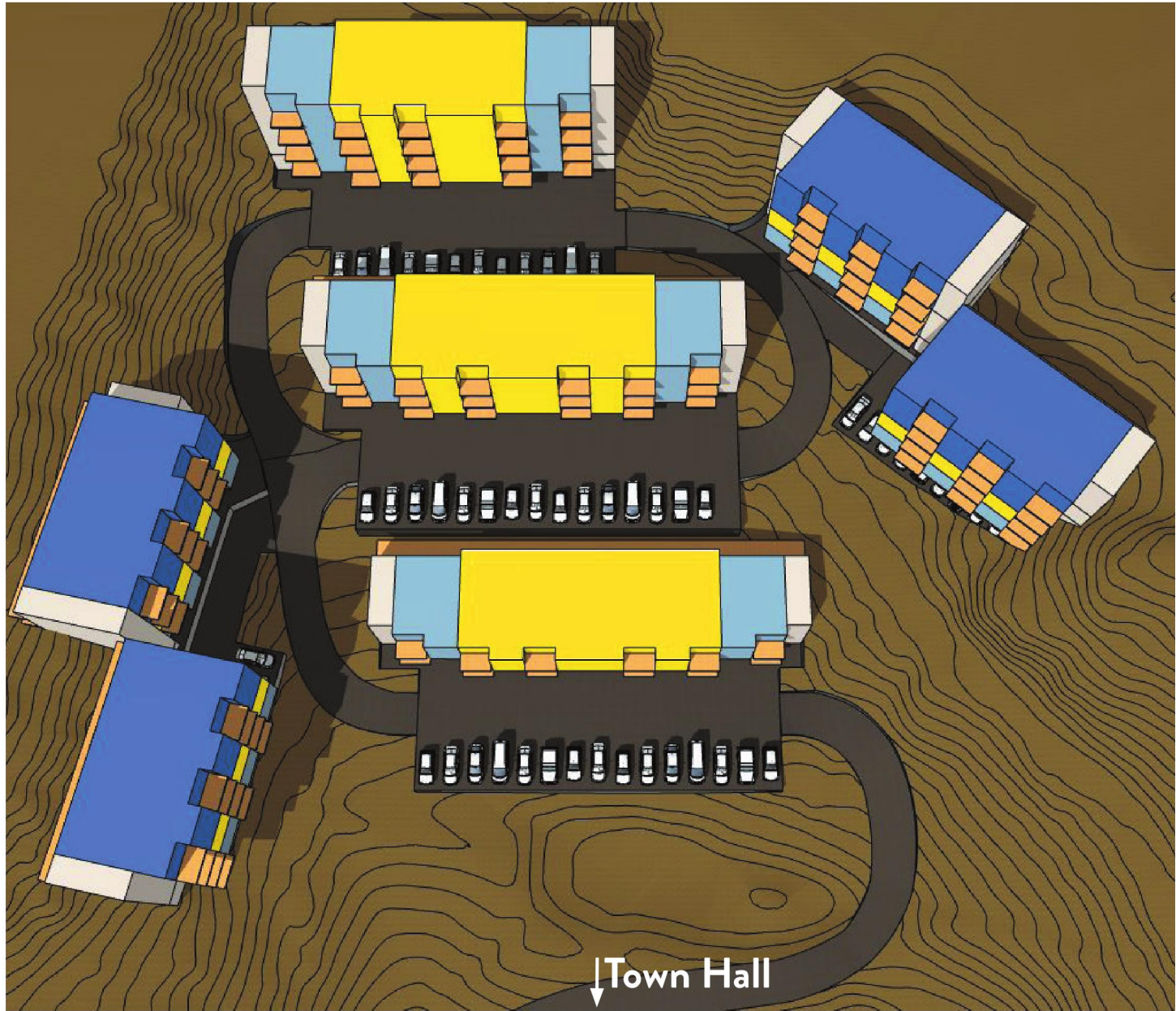
While this concept has been developed with a particular spread of unit types, it would also lend itself to more three-bedroom, family-friendly housing.

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.

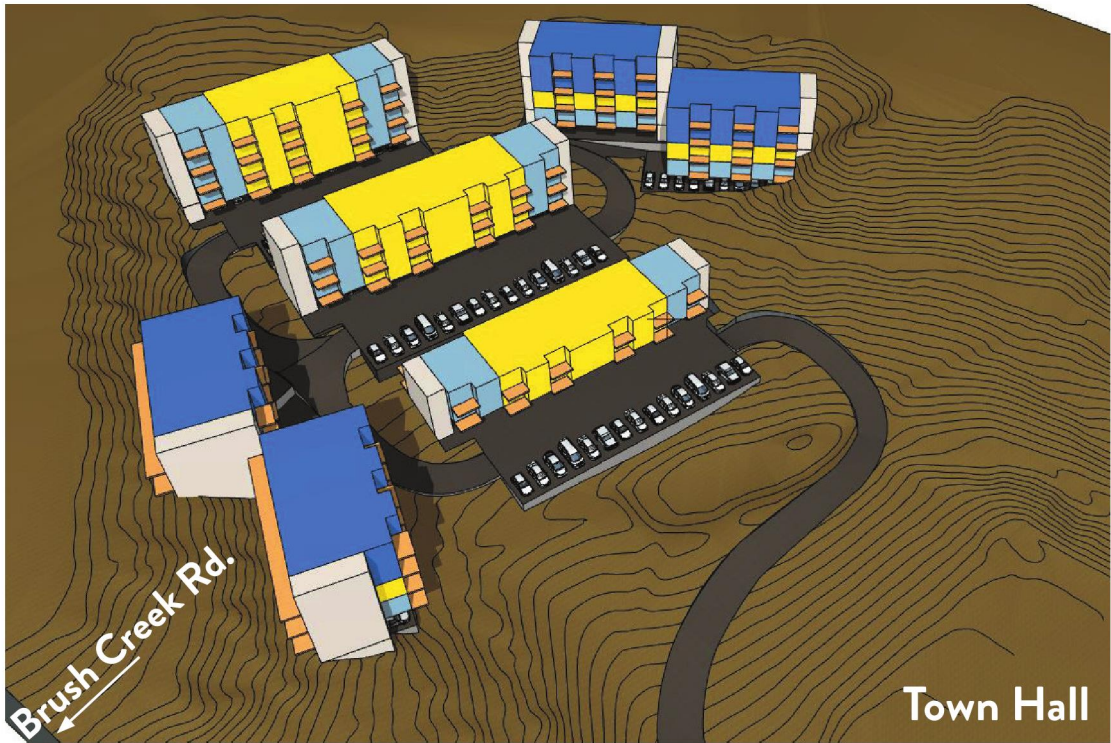


PROGRAM SUMMARY

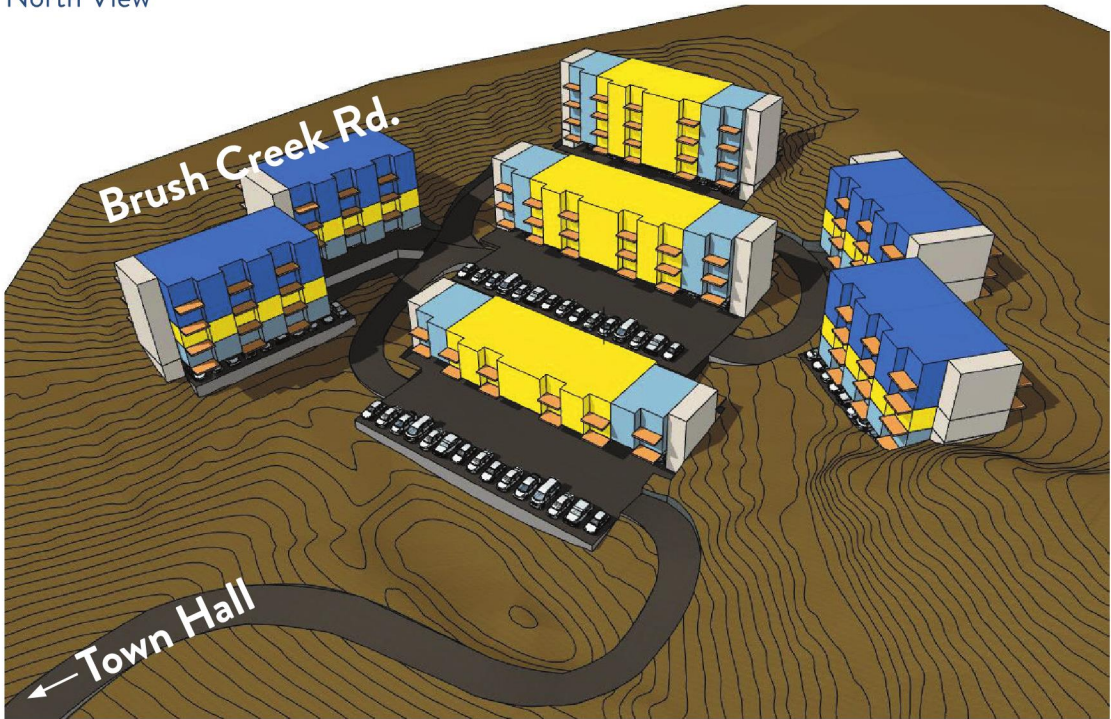
TOTAL UNITS:	90	TOTAL PARKING SPACES:	120
(30)	one bedroom	(120)	on grade parking
(44)	two bedroom		
(16)	three bedroom		



Plan View



North View



West View

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

November 21, 2022

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), to specifically discuss one item:

a) Conferences with an attorney for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(c) and Snowmass Village Municipal Code Section 2-45(c)(2). (Lease provisions).

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