

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

December 4, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Doug Faurer
David Seglin
Matt Dube
Stan Clauson

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Anne Martens
Sam Guarino
Greg LeBlanc
Mike Horvath

Members Absent:

Elise Denis

Others Present: Skyler Stark-Ragsdale, Jordan Sarick, Colby Christoff, Richard Shaw, Matt Armentrout, Jessica Garrow, Norman Godfrey, John Mele, Darla Calaway, Bart Johnson, Gene Burris, Andrew Wickes, Madeleine Sarick, Norman Godfrey, Taylor Broom, Liesl Hepburn, Taylor Higgins, Kathleen Wanatowicz, Rob Cairncross

Call to order: The meeting was called to order at 4:01 pm and roll was called. Commissioner Denis was absent.

Item 1: Approval of November 13, 2024 Meeting Minutes:

The Minutes from the November 13, 2024 meeting were brought for approval, Commissioner Seglin noted that the header/footer date was incorrect. Chair Marshack motioned to approve, seconded by Commissioner Faurer, and were unanimously approved.

The Minutes from the November 20, 2024 meeting were brought for approval, Commissioner Seglin noted that the header/footer date was incorrect. Commissioner Dube motioned to approve, seconded by Chair Marshack, and were unanimously approved.

Item 2: Snowmass Center Minor PUD:

Brian McNellis, Senior Planner, opened the meeting by acknowledging neither staff nor the applicant had a formal presentation prepared. He clarified the meeting's focus would be to review the draft resolution and its conditions of

approval, suggesting the group could either go through the conditions line by line or address them as they were raised by the applicant.

Jessica Garrow, a principal with Design Workshop, introduced herself and her colleague, Darla Holloway, both of whom expressed their gratitude for the time the Planning Commission had spent reviewing the Snowmass Center application. Jessica conveyed confidence in moving forward with the current resolution but noted there were a few areas requiring further discussion, particularly those related to construction timing and coordination with the transit center and road development.

The meeting then proceeded with the decision to review the conditions of approval. Chair Marshack led the discussion, and Commissioners, along with staff, agreed to walk through each condition to address any concerns and make any necessary adjustments.

Condition #1 addressed the building and fire codes. Brian McNellis stated that updating the requirement to ensure the new center complies with the most recent codes by July 1st, 2025. The applicant agreed with the condition and the discussion continued. Condition #2 discussed the walkway in front of Clark's storefront. Initially, a 12-foot width was proposed, but it was reduced to 10 feet, factoring in a covered portion of the sidewalk. The applicant confirmed bollards would be installed for pedestrian protection. If diagonal parking were implemented, the 10-foot width may require further adjustments for fire access. Questions were raised about the parking aisle width, which would need to be 22 feet for fire safety but wider for vehicle circulation. The 18-foot pedestrian zone in front of Clark's would include an 8-foot outdoor seating area with movable tables and a 10-foot sidewalk.

Brian McNellis introduced condition #3 regarding the site plan design, expressing disappointment over the loss of the Main Street element, which was intended to create a two-sided streetscape. He emphasized the need for a bold design to enhance Snowmass' reputation, questioning if the current proposal met the town's aspirations for something iconic. Chair Marshack acknowledged the time spent on the review and emphasized the need to create a sense of place with the project, noting the design was solid but required more. Commissioner Gustafson believed that the second floor and outdoor spaces fell short, failing to capture the spontaneous connections found in the interstitial spaces between the post office and the grocery store. Commissioner Faurer agreed on the need for natural, spontaneous connections. Commissioner Dube also supported enhancing connectivity and suggested adding features like a clock tower, fire pits, or public art to create a more vibrant, community-oriented space. Commissioner Seglin emphasized the importance of creating communal spaces that could support activities along the path, suggesting that the design team consider these smaller, affordable additions. He also recommended giving flexibility to the design team to explore non-architectural landscape solutions, such as canvas-covered walkways, to facilitate connections between buildings and enhance community engagement.

Dave Shinneman, Community Development Director, recommended using more assertive language in the conditions and proposed that these conditions could be addressed during the building permit stage to maintain the project's timeline, as the applicant emphasized the importance of staying on schedule. The Commissioners and the applicant reached an agreement on the wording of conditions #3 and #31, and the discussion moved forward.

Commissioner Gustafson raised concerns about traffic from the proposed residential site and the housing at the Draw Site. Public Works Director Anne Martens and Transportation Director Sam Guarino expressed comfort with the design. They indicated their willingness to work through the fine details with the applicant and confirmed their support for the conditions outlined in the resolution. The Commission moved on to discuss concerns with condition #8, specifically regarding the maintenance of the road during and after construction. They emphasized the need for clarity on who would be responsible once the construction was complete. John Mele, Fire Marshal, requested a commitment to maintaining access both during and after construction. Commissioners agreed, and the language was adjusted accordingly. The discussion then continued.

Mr. McNellis proceeded with the discussion, addressing several additional conditions. Commissioner Gustafson expressed concerns regarding parking and vehicle movements, which Commissioner Fauer agreed with. The applicant committed to providing more parking data to the Town Council. During the discussion of condition #22, Commissioner Seglin inquired if the applicant had considered materials other than black asphalt, and Commissioner Dube asked about parking lot illumination. The applicant confirmed that the lighting would be dark sky compliant. The discussion moved to condition #27 regarding the "soft" Rim Trail, Commissioner Dube asked if the trail connecting to the Melton Trail behind Woodbridge would be constructed. The applicant said the trail is part of the commitments to the Town of Snowmass Village. Commissioner Gustafson left the meeting at 6:02 pm. The discussion proceeded through the remaining conditions, including condition #35, with the applicant noting they would request a change in vesting when the project was presented to the Town Council. Chair Marshack then opened the floor to public comment, but no comments were received.

Commissioner Dube motioned to approve the resolution as amended, seconded by Commissioner Seglin. The motion passed unanimously, with 5 in favor and none opposed.

Item 2: Little Red School House Special Review

Jim Wahlstrom, Senior Planner, introduced the Little Red School House Special Review and Subdivision Plat for discussion, keeping his presentation brief and introducing the applicant. Greg LeBlanc, Assistant Town Manager, provided

background on the project, emphasizing the need to expand childcare access. LeBlanc then introduced Taylor Higgins from Land and Shelter, who presented a summary of the project, which includes a 5,600 sq. ft., single-story building designed to accommodate 60 children with flexible classroom spaces for infants, toddlers, and preschoolers. Mike Horvath, Town Engineer, discussed the HOA grading requirements. Commissioner Faurer asked about the number and width of parking spaces, and the applicant confirmed that the proposed spaces are wider than typical. Commissioner Seglin recommended a more dynamic roof design, such as a butterfly or shed roof, and suggested incorporating varied materials and colors to engage children, emphasizing the need for material differentiation and playful design. Chair Marshack expressed support for the project, stating it was appropriate for the community. Commissioner Clauson made a motion to approve with the conditions presented, the motion was tabled for further discussion. Chair Marshack clarified that Commissioner Seglin proposed adding a condition, but Clauson disagreed, stating it was not the Planning Commission's role to redesign the building. Commissioner Dube inquired about the possibility of a WE-Cycle station, and the applicant expressed interest in assessing ridership before committing. Marshack confirmed with Seglin that he was okay with excluding the condition, while Faurer suggested the condition be reworded to "explore" rather than requiring design changes. The condition was rewritten and agreed upon. The motion to approve the resolution as amended was made by Commissioner Clauson, seconded by Chair Marshack, and passed with 5 in favor and none opposed.

Item 3: Community Development Director Updates

- The Divide Workforce Housing "SHOP" project is scheduled for the Planning Commission on December 18th
- SkiCo is bringing the "Long Love Snowmass" sign proposal before Planning Commission
- Reminder of January meeting schedule modifications

Motion to adjourn by Commissioner Dube, seconded by Commissioner Clauson. All in favor. None opposed.

The meeting was adjourned at 6:47 p.m.