

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

December 18, 2024

Members Present:

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

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Jim Wahlstrom

Members Absent:

Elise Denis
Doug Faurer

Others Present: Mak Keeling, Eric Neumeyer, Bill Boineau, Deidre Boineau, Paul Taddune, JR Sprung, Chris Kiley, Eric Mengalsen, Gideon Kauffman, Bill Kyriagis, John Nolan, Mike Jones, Heather Henry, Rob Wilberger

Call to order: The meeting was called to order at 4:04 pm and roll was called. Commissioner Denis and Commissioner Faurer were absent.

Item 1: Approval of December 4, 2024 Meeting Minutes:

The Minutes from the December 4, 2024, meeting were brought for approval, Commissioner Dube and Commissioner Gustafson requested edits that were made. Commissioner Clauson motioned to approve, seconded by Commissioner Dube, and were unanimously approved.

Item 2: Long Love Snowmass Temporary Signs:

Jim Wahlstrom, Senior Planner, opened the meeting with an explanation of the application, explaining that planning staff had received a request for temporary banner-style signs to be installed at the top of the ski mountain, specifically along Sneaky's Ski Run and at the top of Maroon Vista at Elk Camp. Initially, staff had considered whether the request should undergo a variance process due to the municipal code standards for temporary banners. However, it was decided that following the PUD guide provisions, which include allowances for temporary structures, would be more appropriate. The application was submitted to ensure compliance with both the PUD guide and municipal code standards.

Mak Keeling and Eric Neumeyer, representing Aspen Skiing Company, presented the proposal. They clarified that the proposed structures were not traditional banners but rather plastic composite signs forming letters, and would be part of the Aspen Skiing Company's "Long Love Skiing" campaign. The campaign highlights a love for skiing and its associated lifestyle, along with an emphasis on environmental and community values. The signs would be placed at strategic locations on the mountain to communicate this message. The proposed signs would be 14 feet 9 inches by 18 feet 6 inches in size and would be moved between the two locations: the top of Maroon Vista and Sneaky's Run. The signs will remain in place for up to three years; the Forest Service has granted approval for their installation on Forest Service lands, as presented. Once removed, the areas would be restored. The presentation concluded with a final overview of the locations and planned installations.

Chair Marshack expressed appreciation to the applicant for their proposal. Commissioner Clauson requested clarification on the elevations, and the applicant provided several photos for reference. Commissioner Dube voiced his support for the proposal but raised concerns about the Maroon Vista location, citing its remote and pristine nature. He believed that installing a large sign in such a setting could diminish the area's natural beauty. Additionally, Commissioner Dube expressed discomfort with a sign made of plastic, feeling it conflicted with the environmental message. He suggested the signs be made from biodegradable materials instead. Commissioner Gustafson expressed understanding of Dube's concerns but felt that the proposal, with careful placement at key locations, could be acceptable. He mentioned that it could become a popular photo opportunity, noting that the Aspen version, where the words were stacked, was visually appealing. Commissioner Gustafson also expressed trust that the Aspen Skiing Company marketing team would handle the design thoughtfully and emphasized that the sign should not proliferate across the area. Commissioner Clauson raised concerns about the potential for the sign to disrupt the natural environment, suggesting that it would be more of an advertising venture than a necessary addition to the area. Commissioner Clauson argued that placing a large plastic sign in a natural setting would degrade the environment, saying that people already take photos without signage. He expressed his opposition to the proposal. Commissioner Gustafson acknowledged Stan's comments and expressed appreciation for them. However, Commissioner Gustafson indicated he was still comfortable with the current proposal. Commissioner Dube expressed opposition to the Maroon Vista location and the materials proposed for the project. Commissioner Clauson questioned whether the project's timeline could be adjusted. Mr. Keeling from Aspen Skiing Company responded that they were open to changes but were eager to get the project approved.

The commissioners proceeded to discuss other suitable locations for the sign which were the Elk Camp base area (near the Breathtaker alpine coaster) and the Wine Cabin at the base of Sneaky's run. Town staff and the commissioners

agreed on a language modification to the draft resolution, clarifying where the "Long Love Snowmass" letter installation would be placed. Commissioner Gustafson motioned to approve the resolution as amended, seconded by Commissioner Marshack. The motion passed with 4 votes in favor and 1 against, with Commissioner Clauson voting against.

Item 2: Divide "SHOP" Workforce Housing Sketch Plan

Brian McNellis, Senior Planner, opened the discussion by explaining the sketch plan process. He emphasized that the meeting was part of a public process, with public input to be invited following the presentations. Mr. McNellis introduced the project, which is located on Lot 44 of the Divide Subdivision near the existing vehicle maintenance facility and proposes a 30-unit workforce housing building in the place of an approved (but unbuilt) snowcat maintenance and storage facility with 3 employee housing units within. This is classified as a major PUD amendment due to the increase in residential units, which requires a full review process including sketch plan, preliminary review, and final approval. Although the site is not included in the 2021 Workforce Master Plan, Aspen Skiing Company is proposing this private development, which is tied to employee generation from the expansion of the Lynn Britt Cabin and the redevelopment of the Ullrhof restaurant. Mr. McNellis introduces the applicant for their presentation.

Heather Henry, Vice President of Housing and Childcare at Aspen One, opened the meeting by expressing her gratitude and introducing key members of the project team, including architects, land planners, and engineers. She explained that the project aims to address the valley's workforce housing shortage, focusing on creating homes for full-time, year-round employees. The chosen location, close to operations and existing infrastructure, aligns with Snowmass' comprehensive plan to house 60% of its workforce and helps recruit and retain skilled workers. Heather emphasized that the project is a community-driven effort, with affordable housing becoming increasingly critical due to the growing gap in the valley's housing market. She stressed the importance of providing high-quality, livable units for employees who not only contribute to the workforce but also engage in local community functions, such as volunteering for boards.

The applicant's presentation further highlighted their collaboration with Public Works and Roaring Fork Fire, outlining their efforts to ensure a well-integrated project. The proposed architecture was shared, along with a shortened construction timeline made possible by prefabricated units. Additionally, Heather confirmed that Town of Snowmass Housing Director Betsy Crum had been consulted to ensure the units meet livability standards. The applicant also addressed their parking plan and efforts to mitigate "overparking," while sharing a View Study that compared views from nearby homes to the proposed site. Commissioner Gustafson thanked the applicant for their presentation, expressed eagerness to hear public comments, and left the meeting at 6:04 p.m.

After the presentation, the commissioners began their discussion. Chair Marshack confirmed with staff that the meeting would need to be continued, with Mr. McNellis suggesting that the meeting be continued to a site visit during the proposed January 8th meeting. Commissioner Dube thanked the applicant for their presentation, acknowledged the challenges associated with developing the site, and expressed support for a site visit. Commissioner Seglin commented that he would have preferred to see a green roof, raised concerns about potential noise at the site, and requested further clarification on who would occupy the units. Chair Marshack clarified the parking code and the applicant's goal of reducing parking spaces. Chair Marshack also agreed that a green roof component would be beneficial, noting that the design appeared too urban. Chair Marshack thanked the applicant and then opened the meeting to public comment.

Giddeon Kauffman, speaking on behalf of a Divide homeowner, raised concerns about preserving the dark sky initiative, emphasizing that lighting is a concern for both affordable and free-market housing. He requested a lighting study and suggestions for appropriate lighting mitigation. Mr. Kauffman also expressed his client's concerns regarding congestion along Divide Road and requested the use of story polls for better visualizing the project.

Eric Mangelsen, representing the Snowmass Homeowners Association, read a letter expressing deep concern that the proposed project could disrupt the balance of the residential subdivisions, which are key to the PUD, and echoed concerns shared by the Divide homeowners regarding increased traffic, parking, density, and changes to the town's character.

Bill Kyriagis, from Otten Johnson Robinson Neff & Ragonetti, speaking on behalf of the Divide HOA, highlighted the site's remoteness, lack of adequate parking, and absence of transit services, all of which could pose safety hazards. He further stated that the development would exacerbate traffic on Divide Road, a steep and winding route without pedestrian or bike infrastructure, and may negatively impact steep slopes and nearby open space, potentially violating land use regulations and endangering community amenities like the Ditch Trail.

John Nolan, a homeowner with a property closest to the proposed development, expressed concerns about the number of units proposed, suggesting the plan is inconsistent with the Snowmass Comprehensive Plan. He argued that the proposal undermines the town's objective of concentrating growth and that expanding the project into a natural area, along with the potential noise, warrants a more measured approach that aligns with the town's long-term planning goals.

Commissioners thanked the public for their comments. Commissioner Clauson made a motion to continue the discussion, with the plan to hold a site visit

during the January 8th meeting. Commissioner Dube seconded the motion. The motion passed unanimously, with 5 commissioners in favor and 0 opposed.

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

The meeting was adjourned at 6:22 p.m.