

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

January 8, 2025

Members Present:

Brian Marshack
Jim Gustafson
Stan Clauson
David Seglin
Matt Dube
Doug Fauer

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff

Members Absent:

Jami McMannes

Others Present: Aviel Rappoport, Bill Boineau, Chris Kiley, Deidre Boineau, Darren Duroux, Gene Burris, Gideon Kauffman, Heather Henry, Jeff, J.R. Spung, John Nolan, Rob Wilberger, and Gyles Thornely.

Call to order: The meeting at the Divide (SHOP) housing site was called to order at 4:00 pm and roll was called Commissioner Clauson was not present for the site meeting. The meeting reconvened at Town Hall and roll was called, Commissioner McMannes was absent.

Commissioners reviewed the site and asked questions of staff. Upon returning to the Council chambers and prior to moving on to the agenda item, several updates and housekeeping matters were addressed. Dave Shinneman, Community Development Director, noted a site meeting had occurred before coming to Town Council chambers to continue the meeting and attendees were reminded that their comments would be heard during the public hearing. A new planning commissioner, Jami McMannes, was also introduced, although she could not attend this meeting. Mr. Shinneman also stated the Commission needed to elect a new chairperson as Chair Marschack could not retain the position after serving for 2 consecutive terms. After a brief discussion, Commissioner Gustafson nominated Commissioner Dube as Chair and Commissioner Marshack as Vice Chair. The motion was seconded by Commissioner Fauer and unanimously approved.

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

The minutes from the December 18, 2024 meeting were presented for approval. Commissioner Gustafson raised a concern about a discrepancy, noting that a proposal was described as a three-year agreement when it had been discussed as a one-year temporary use permit. The group recalled the discussion, but the specifics were unclear. Chair Dube requested that staff research and provide clarification at the next meeting. Approval of the minutes was deferred until the following meeting.

Item 2: Divide “SHOP” Workforce Housing Sketch Plan

Brian McNellis, Senior Planner, opened the discussion by explaining although the Commission had previously reviewed this item in 2024, the resolution in their packet had been updated to reflect the year 2025 due to the new calendar year. Mr. McNellis then introduced Heather Henry, Vice President of Housing and Childcare at Aspen One, for the applicant presentation.

The presentation discussed the alignment of the proposal with the Town's comprehensive plan, emphasizing workforce housing as an evolving priority for the Town of Snowmass Village. Ms. Henry presented the project as supporting the town's goals for employee housing and sustainability, highlighting key points such as reducing commute times, using 100% electric buildings and enhancing the community. The applicant asserted that the current proposal fits within the zoning criteria and is consistent with the goals of Snowmass Village's housing master plan.

Ms. Henry addressed concerns about the site being "remote" by comparing it to the Public Works site, which was ranked among the top five sites for workforce housing development. She presented a time-lapse video showing the site's current activity, highlighting its infill nature and suitability for housing. Ms. Henry also discussed noise concerns, assuring the proposed housing would be quieter than the existing operations, and emphasized their commitment to addressing any noise issues. In conclusion, Ms. Henry framed the proposal as a thoughtful response to the Town's housing needs and emphasized their commitment to being a good neighbor.

Chair Dube opened the meeting to Commissioner comments. Commissioner Gustafson asked about the future of the Krabloonik site, and it was noted that no decisions have been made yet. Commissioner Marshack then sought clarification on the current use of the building, specifically regarding vehicle maintenance and deliveries. The applicant explained the space is primarily used for Snowmass Resort operations and serves as a multi-use commercial area. Commissioner Marshack also inquired about the number of tenants at the site and whether additional housing would be suitable. The applicant responded the site is not ideal for family housing but confirmed families would not be placed in the proposed housing. Commissioner Clauson raised a concern about the Sleigh Ride trail, asking how it will be used and protected. He referenced the trail shown on the diagram and questioned whether it would be shielded from potentially

more impactful uses, such as increased snowmobile or ATV activity during the winter and summer months. Commissioner Gustafson expressed approval of the site's westward-facing adjustment, recognizing it as a positive change. He empathized with the need for housing to support Snowmass Resort employees and was interested in hearing feedback from nearby residents and the public. He mentioned his site visit before the meeting gave him a better perspective on the project and raised the possibility of having two buildings instead of one. Commissioner Marshack asked about the number of complaints filed with the Divide HOA regarding the current residents of the proposed site. Both the applicant and the HOA clarified no complaints had been made, with the applicant emphasizing that, as an owner-operator, they maintain control over quiet hours and take pride in being good neighbors. Commissioner Dube thanked the applicant and fellow commissioners for their discussion and then opened the meeting to public comment.

Bill Kyriagis, representing the Divide HOA and speaking on behalf of the law firm Otten Johnson Robinson Neff & Ragonetti, raised several concerns regarding a proposed development project. He emphasized the site's remote location and the absence of transit services, which could lead to safety risks for residents and visitors. Kyriagis also pointed out his opinion the development would exacerbate traffic issues on Divide Road, a narrow and winding route lacks pedestrian and bike infrastructure. He noted commissioners likely witnessed the dangers of the road, referencing a car in the ditch seen during their return from the site visit. Additionally, he made the connection between the development and the expansion of the Aspen Skiing Company, asserting the project represents an increase in area density on a constrained site. Kyriagis highlighted noise as a primary concern for the surrounding community considering the proposed changes.

Giddeon Kauffman, speaking on behalf of a Snowmass homeowner, raised concerns about preserving the dark sky initiative, emphasizing that lighting is a concern for both affordable and free-market housing.

John Nolan, a nearby homeowner, expressed concerns about the proposed number of units and potential noise from the new development. While acknowledging past noise from Krabloonik's dogs was minimal and current noise stopped by 3 p.m., he worried about after-hours noise from the amenity space. Nolan also requested clarification on who the applicant plans to house.

Commissioners thanked the public for their comments. Chair Dube recognized the proposed resolution, and conditions would still need to be discussed and reviewed.

Chair Dube made a motion to continue the discussion and Commissioner Seglin seconded the motion. The motion passed unanimously, with 6 commissioners in favor and 0 opposed.

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

The meeting was adjourned at 6:18 p.m.