TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

January 22, 2025

Members Present:
Brian Marshack
Jim Gustafson
Stan Clauson
Matt Dube
Jami McMannes

Staff Present:
Dave Shinneman
Brian McNellis
Ashleigh Huff

Members Absent:
David Seglin
Doug Faurer

Others Present: Bill Boineau, Deidre Boineau, Darren Duroux, Heather Henry, Giddeon Kauffman, Bill Kyriagis, Brad Schacht, Gyles Thornely, Elise Wolf, Rob Wilberger

Call to order: The meeting was called to order at 4:02pm and roll was called. Commissioners Faurer and Seglin were absent.

Item 1: Approval of Meeting Minutes:
The edited minutes from the December 18, 2024, meeting were presented for approval. Commissioner Marshack motioned to approve, seconded by Commissioner Gustafson. Commissioner McMannes recused herself from voting on the approval as she was not in attendance. Approved 4-0

The minutes from the January 8, 2025 meeting were also presented for approval. Commissioner Clauson motioned to approve, seconded by Commissioner Marshack. Once again, Commissioner McMannes recused herself from voting on the approval. Approved 4-0.

Item 2: Divide "SHOP" Workforce Housing Sketch Plan
Brian McNellis, Senior Planner, opened the discussion. Brian indicated staff did not have a formal presentation for the meeting, nor did the applicant represented by Heather Henry, Vice President of Housing and Childcare at Aspen One. Mr. McNellis reminded the Planning Commissioners the meeting was public, as such the public in attendance should be invited to make comments. Mr. McNellis

indicated the staff wanted to prioritize the discussion of the prepared draft resolution and conditions of approval.
Dave Shinneman, Community Development Director, mentioned after reviewing the site plan, he found the current parking plan did not meet the requirement of one space per unit. He recommended at least one space per unit, along with two handicap spaces. Mr. McNellis pointed out to Mr. Shinneman and the Commissioners the resolution addressed the parking requirements. Commissioner Gustafson asked for clarification on the total number of parking spaces, with the applicant confirming there would be 30 spaces in total, including two ADA spaces. Planning Commission members were encouraged to ask questions and offer feedback, with public comments to follow. A letter from the Divide HOA and comments from Commissioner David Seglin, who was unable to attend, were acknowledged. The plan will proceed to the next stage for further review.

Chair Dube opened the discussion to Commissioner Comments. Commissioner Clauson raised a question about Commissioner Seglin's comment regarding ceiling heights, asking for clarification on whether reducing the ceiling height from 9 feet to 8 feet could lower the building's overall height. Staff confirmed that the current PUD allows a height of 43 feet from the existing grade and 37 feet from finished grade. The applicant's proposal would reduce the building height slightly, to 37.9 feet from existing grade and 35 feet from finished grade, remaining in compliance with the PUD. Commissioner Marshack inquired about the mix units, occupancy policies, and pet regulations. Ms. Henry clarified that the units would primarily house full-time employees, with two-bedroom units potentially housing couples or individuals, and emphasized that pets would generally be allowed in the new development. Commissioner McMannes raised a question about the easements referenced in the application, specifically who would be involved in updating them as the project progresses. Ms. Henry explained that the easements related to the project would be detailed in the preliminary plat. During the meeting, a few questions were raised on behalf of Commissioner Seglin. The first question addressed whether mechanical equipment would be placed on the roof and if it could be consolidated to minimize visual impact. Ms. Henry confirmed that this would be possible and emphasized that the final design would be detailed in the preliminary phase, including consideration for fire safety and visual screening. The second question concerned site lighting and its potential impact on dark skies. Ms. Henry agreed to meet night sky criteria as a performance standard and emphasized that lighting would be minimized, focusing primarily on safety lighting. She also noted that she had already engaged a lighting consultant familiar with local regulations. Commissioner Gustafson suggested extending the review to include interior lighting, as it can contribute to light pollution. Ms. Henry agreed to consider this as part of the lighting review. Commissioner Marshack expressed concerns about the compatibility of the proposed 30 housing units with the surrounding neighborhood and acknowledged the need for affordable housing but questioned whether this site was appropriate, citing the existing vehicle maintenance shop's industrial nature and the potential impact on the quiet residential area. Commissioner McMannes thanked Aspen Skiing Company for their initiative to develop housing in support of the resort. Commissioner Gustafson highlighted that the company would need to get creative with their housing solutions, as they do not have access to the Town of Snowmass Village housing sites. He noted that this site seems appropriate for Skiing Company employees and expressed a general inclination to move the project forward through the sketch plan. Commissioner Clauson made a motion, which was held for public comments.

Giddeon Kauffman, representing a Snowmass homeowner, expressed concerns about protecting the dark-sky initiative and requested a revision to condition #14 to better address visual impacts. He suggested altering the language to include "interior and exterior lighting impacts and proposed mitigation," believing this change would offer a clearer understanding of the lighting impacts the project might have.

Brad Schacht, speaking on behalf of the Divide Homeowners Association, noted that while many comments suggest that no decisions are being made tonight, he emphasized that this project is inconsistent with both the comprehensive plan and the Housing Master Plan—documents set by the Planning Commission. He argued that these conceptual issues should be addressed during the sketch plan phase.

Commissioner Dube brought back the motion originally made by Commissioner Clauson to approve Resolution #1 of 2025, seconded by Commissioner Gustafson, allowing the project to proceed to the preliminary plan phase. The Commissioner's discussion clarified that the resolution is not a final approval but a step toward refining the project based on public and Commission feedback. While no formal changes were made to the conditions, some Commissioners sought further review, leading to the withdrawal of the motion and second. The Commission agreed to revisit the conditions.

Commissioner Dube reopened the discussion on the conditions. Commissioners, staff, and the applicant reviewed and modified several conditions. Mr. Shinneman summarized the proposed changes, including revising the 1:1 parking space condition and modifying Condition #5 to state that the applicant will explore reducing housing density to increase parking. Additional conditions were added, requiring the applicant to explore separating commercial and residential building components, adjusting ceiling and building heights, ensuring interior and exterior lighting compliance with the lighting code and dark sky requirements, continuing collaboration with the HOA and other concerned entities, and exploring the removal or screening of rooftop mechanical equipment.

Commissioner Clauson motioned to approve Resolution 1 of 2025 with all stated and amended conditions. Commissioner Dube seconded the motion. It passed unanimously, with 5 in favor and 0 opposed.

Item 3: Community Development Director Updates

- Training with the Town Attorney, Town Council, and staff will be held on February 19th
- Deerbrook and Elk Camp expansion are projects that could come before the Planning Commission soon
- Snowmass Center Resolution was approved by the Town Council
- Snowmass Transit Center is an ongoing discussion

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

The meeting was adjourned at 5:36 p.m.