TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

July 16, 2025

Members Present:
Matt Dube
Brian Marshack
Stan Clauson
David Seglin
Jami McMannes
Doug Faurer

Staff Present:
Dave Shinneman
Brian McNellis
Ashleigh Huff

Members Absent: Jim Gustafson

Others Present: Fritz Carpenter

Call to order: The meeting was called to order at 4:00 pm, and roll was called. Commissioner Gustafson was absent.

Item 1: Approval of Meeting Minutes:
The minutes from June 18, 2025, meeting were presented for approval. No edits or comments were made. Chair Dube moved to vote to approve the minutes. Approved 4-0. Commissioners Clauson and Faurer abstained.

Item 2:Ridge Run I, Lot 61 Variance Request:
Brian McNellis, Senior Planner, introduced the sole agenda item—a continued variance request for Lot 61, Ridge Run Unit 1, located at 40 Maple Ridge. He explained that the request involved installing a soil nail wall within the setback adjacent to Faraway Road to reduce lateral pressure on the home's foundation and support the road. Since the previous meeting on May 7, the applicant had removed the proposed patio from the setback, modified the wall to meet Public Works specifications, and pulled back a secondary wall from the utility easement. Updated drawings reflected these changes. Mr. McNellis introduced the applicant's representative, Fritz Carpenter, who was also in attendance for the discussion.

Commissioners confirmed that the approval would apply solely to the proposed retaining wall and not to any unrelated improvements or renovations referenced in the submitted materials. Staff clarified that any additional work would need to be reviewed through a separate building permit process. Questions were raised regarding the interpretation of construction documents and the potential drainage impacts of using Geofoam. Staff explained that research had not identified any environmental concerns, the product was supported by Public Works due to its flexibility, and a fire-retardant version would be specified. The applicant's representative added that perimeter drainage systems were being incorporated into the design, with consideration being given to a dry well located within the building envelope.

The Planning Commission reviewed the draft resolution, which was corrected to be Resolution No. 6, and confirmed its conditions. These included limiting the approval to the soil nail wall as proposed, requiring coordination with utility providers, submitting a native landscape plan, using fire-retardant Geofoam, and maintaining communication with Public Works throughout the project. A motion to approve the resolution was made and seconded, and the item was unanimously approved without opposition or abstention.

A motion was made by Vice Chair Marshack, seconded by Chair Dube, to approve the resolution. The motion passed on a vote of 6 in favor and none opposed. Commissioner Gustafson was absent.

Item 3: Community Development Director Updates:

- Divide Preliminary PUD – joint meeting with Town Council, August 4th.
- Willows PUD has been submitted. Meeting date TBD.
- Comprehensive Sign Plan for the Mall has been submitted

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

The meeting was adjourned at 4:21 p.m.