

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

August 20, 2025

Members Present:

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

Staff Present:

Dave Shinneman
Brian McNellis
Jim Wahlstrom
Ashleigh Huff

Members Absent:

None

Others Present:

C. DeYoung, Hannah Berman, Blake Lawless, Chris Kiley, Cody Kimren, Bob Duch, Dwayne Romero, Elise Wolf, Gideon Kauffman, Gyles Thornely, Lauren Myatt, Michael Lorenzetti, Michael Miracle, Susan Cross, Yannick Rious, Zack Saiz-Hanes.

Call to order: The meeting was called to order at 4:00 p.m. by Matt Dube, Chair. No commissioners were absent.

Item 1: Meeting Minutes from July 6, 2025:

The minutes from the July 16, 2025, meeting were presented for approval. No edits or comments were made. Commissioner Clauson motioned to approve the minutes, seconded by Commissioner Seglin. Approved 6-0. Commissioner Gustafson abstained.

Item 2: Divide (SHOP) Workforce Housing – Major Preliminary Plan:

Senior Planner Brian McNellis introduced the Divide (SHOP) Workforce Housing Major PUD Amendment Application, noting that the proposal was last reviewed at the joint meeting with the Town Council. Mr. McNellis, together with Community Development Director Dave Shinnaman, presented staff's recommendation for approval with conditions, citing issues related to access, parking, and private deed restrictions, but emphasizing consistency with the Comprehensive Plan and Housing Master Plan. Mr. McNellis then turned the

discussion over to the applicant, Heather Henry, Vice President of Housing and Childcare for Aspen Skiing Company (Ski Co).

Ms. Henry's presentation highlighted major revisions since the sketch plan stage, including a 25% reduction in bedroom count, a smaller building footprint, code-compliant parking, additional screening and landscaping, and development of a transportation demand management plan.

Following the applicant's presentation, Chair Dube opened the floor to Commissioner questions. Commissioners inquired about lighting design, mechanical systems, parking allocation between the housing and vehicle maintenance facility, neighborhood visual impacts, and long-term transportation solutions.

Commissioners noted the large public turnout and expressed interest in hearing community feedback. The meeting was then opened to public comment. Public comment was then opened, with speakers both supporting and opposing the project. Supporters cited the urgent workforce housing need and Ski Co's commitment to housing its own employees, while opponents raised concerns over traffic, parking overflow, and compatibility with the surrounding neighborhood.

The Commission moved to continue the Divide (SHOP) Workforce Housing item and the Comprehensive Sign Plan item to the September 3rd meeting, with the possibility of additional discussion on September 17th. Commissioner Faurer left the meeting at 6:16 pm. Chair Dube requested a motion to continue both agenda items. Commissioner Gustafson made the motion, seconded by Vice Chair Marshack. Commissioner Clauson recommended that staff prepare a draft resolution for consideration at the next meeting, subject to refinement. The motion carried unanimously, and the meeting was adjourned.

Item 3: Snowmass Mall Comprehensive Sign Plan Amendment:
Item continued to the September 3, 2025 regular meeting.

Adjournment: The meeting adjourned at 6:33 p.m.