

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

September 17, 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
Ashleigh Huff
Clint Kenney

Members Absent:

None

Others Present: Alastair Noble, Bill Boineau, Blake H. Elise Wolf, Bob Duch, David Dershowitz, Hanah Berman, Jason Zemlicka, Jim Light Lawless, Jonathan Jeffreys, Liesl Hepburn Murray, Louise Zemlicka, Margo Ruther, Maria Jose Wilkening, Marlaina Murphy, Meg Liesl, Miles Ohare, Philip John Nolan, Rana Joan Tom Duckworth, Rob Wilberger, Sandy Holmes, Sonya Auvray, Stephanie Spalding, Susan Cross, Susan de Saint Phalle, Tapper, Thomas Miller, Victoria Tanner Bogner, William Spalding.

Call to order: The meeting was called to order at 4:01 p.m. by Matt Dube, Chair. No commissioners were absent.

Item 1: Meeting Minutes from August 20, 2025:

The minutes from the September 3, 2025 meeting were presented for approval. Commissioner McMannes requested a spelling correction. Commissioner Gustafson motioned to approve the minutes, seconded by Commissioner Faurer. The motion passed unanimously, 7-0.

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

Brian McNellis, Senior Planner, reintroduced the Divide (SHOP) Workforce Housing Major PUD Amendment Application, which proposes adding 30 units of affordable housing adjacent to the Ski Company's Vehicle Maintenance Facility. Mr. McNellis noted that PUD amendments may be considered when there is sufficient community benefit and indicated that staff believes the proposal meets that standard. He referenced the 2021 Workforce Housing Master Plan,

identifying the Divide area as suitable for affordable housing. Staff prepared a draft resolution in support of the project. The applicant, Heather Henry, Vice President of Housing and Childcare for Aspen Skiing Company (SkiCo), indicated that she did not have a presentation. Commissioners opened the meeting to public comments.

Public comment was opened. Supporters emphasized the valley's severe workforce housing shortage, the benefit of reducing commuter traffic, and Ski Co's investment in housing for its employees. Opponents pointed to conflicts with the Comprehensive Plan, the scale of the proposal, and concerns about traffic, parking, wildlife impacts, and compatibility with the surrounding neighborhood.

After hearing public comments, the Commissioners spoke on the project, expressing both support and reservations. Several acknowledged the urgent need for workforce housing and commended SkiCo for stepping up with a privately funded project. Some felt the impacts were manageable and consistent with prior PUD amendment practices, while others raised concerns about compatibility with the Vehicle Maintenance Facility, potential occupancy of up to 60 residents, parking and lighting design, traffic safety, and the lack of consensus with the HOA. Commissioners requested further clarification on mitigation measures, including lighting controls, berming or screening for parking areas, occupancy impacts, and potential compromises with neighbors. The Commission agreed to continue the public hearing to October 1, 2025.

Item 3: Willows PUD Amendment:

Brian McNellis, Senior Planner, reintroduced the Preliminary PUD application for The Willows, noting that Commissioners had previously reviewed the presentation at a joint meeting with Town Council and that Resolution No. 29, Series of 2025, has since been signed. Mr. McNellis summarized the proposal to reconstruct Willows Building D, destroyed by fire on March 6, 2024, and turned the presentation over to Dana Ellis of Outpost Studio.

Dana Ellis outlined the proposal to reconstruct Willows Building D in its original footprint, adding two studio units and 22 bedroom units to address rebuilding costs and generate HOA revenue. Ms. Ellis explained the building's history, including asbestos removal and demolition, and emphasized alignment with the town's comprehensive plan to update older buildings and add housing in a transit-accessible location. Design considerations include maintaining scale, preserving vegetation buffers, addressing drainage, upgrading to current building codes, and incorporating fire-hardening measures. Parking, circulation, and adjacency impacts were addressed, and potential affordable housing options were discussed, though current priorities focus on financial feasibility and reconstruction. Ms. Ellis concluded her presentation and indicated she was eager to hear the Commissioner's feedback.

Commissioners asked clarifying questions regarding unit sizes, estimated values, construction timeline, impacts to Carriage Way, prefabrication options, and parking. Commissioners inquired about foundation requirements, financial feasibility if insurance funds fall short, and whether affordable housing or employee housing options were being considered. Additional questions addressed mechanical systems, electrification, solar readiness, stormwater drainage, storage, PUD scope, landscape buffers, and irrigation. Commissioners expressed interest in minimizing construction impacts, ensuring adequate screening, and aligning with code requirements, while emphasizing the importance of advancing reconstruction efficiently. Commissioners agreed that this item needed further discussion. No formal action was taken at this meeting. The hearing was continued to October 1, 2025, as the first item on the agenda for further deliberation.

Adjournment: The meeting adjourned at 6:20 p.m.