



Planning Commission  
Wednesday, August 17, 2022  
4:00 PM

Agenda

1. **ROLL CALL**
2. **APPROVAL OF MEETING MINUTES**
  - 2.a. APPROVAL OF 7/12/22 MEETING MINUTES  
[07.12.22 Planning Commission Minutes.doc](#)
  - 2.b. APPROVAL OF 7/13/22 MEETING MINUTES  
[07.13.22 Planning Commission Minutes.doc](#)
3. **ITEMS FOR DISCUSSION**
  - 3.a. BYLAWS  
[Bylaw draft 11 16 20.docx](#)
4. **COMMUNITY DEVELOPMENT DIRECTOR UPDATES**
  - 4.a. DEVELOPMENT UPDATES
  - 4.b. CORRESPONDENCE  
[RFVHC 7.7.22 Rodeo Parking & Wetlands Letter .pdf](#)
5. **ADJOURNMENT**

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION  
MEETING MINUTES

July 12, 2022

Members Present:

Brian Marshack, Chairman  
Else Denis  
Jim Gustafson  
Stan Clauson  
Doug Faurer  
Christy MacLear

Staff Present:

Dave Shinneman  
Jim Wahlstrom  
Sara Nester  
Riley Bonilla  
Clint Kinney  
Andy Worline

Members Absent:

Matthew Dube, Vice Chairman

Others Present:

Sara Tie  
Christine Shine  
Ann Larson  
Emily Farrell  
Jim Snyder  
Darcy Vold  
Shannon Weeks  
Taylor VanZyl  
Holly McClain  
Susan Coseo  
Britta Gustafson  
Kaya Williams  
Mary Schlumberger  
Dylan Dunn  
Lisa Waldren  
Jake Moe  
Bryce Christensen

Item 1: Snowmass Town Park Special Review – Site Visit:

Dave Shinneman, Community Development Director, started the conversation by stating that this would be a site visit and an official public meeting. The applicant, Sara Tie, will give a tour of the proposed project. There are to be no public comments until the end of the site visit. This is a time for commissioners to comment and discuss things amongst themselves.

45 At the end of the meeting, Dave and Brian opened the discussion for public  
46 comment.

47  
48 Darcy Vold, Executive Director of SWHA, commented that if the arena and  
49 parking lot were paved, there would be no warm-up area for the horses.  
50 Therefor there would be no rodeo. Sara Tie commented that the arena is made  
51 up of sand flooring with a similar base to what is existing.

52  
53 Holly McClain, Communications Director for RFHC, stated that she is pleased  
54 with the flooring in the arena for the horses. She continued to voice her  
55 concerns about paving the parking area. She presented a revised plan for  
56 parking and warm-up area via email.

57  
58 Taylor VanZyl, RFVHC member and contestant, has been a member of the  
59 RFVHC for many years as well as a contestant. She currently warms her  
60 horses up in the parking lot or on the trails. A warm-up area is very important  
61 for the horses as they are athletes.

62  
63 Elese Denis, Planning Commission member, suggested that we use the flex  
64 lawn for a warm-up space. Andy Worline, Parks and Recreation Director,  
65 stated that this could damage the lawn.

66  
67 Holly suggested having the smaller flex lawn designated a warmup area for the  
68 animals. She stated that this is the town's opportunity to get things right.

69  
70 Marty Schlumberger, Rodeo Board member, has been involved in the rodeo  
71 since it started. He commented that the spectators want to be close to the  
72 arena. The spectator flow of the existing plan is poor. Marty also commented  
73 on the plan, pond, and rodeo grounds.

74  
75 Taylor commented that having covered stands would be good and suggested  
76 moving the Thursday night concert to the rodeo space.

77  
78 Lisa Waldren, Poster Board member, mentioned that the poster board has been  
79 reviewing these plans for years and have had many meetings about the Town  
80 Park plan. The plans include all of Town Park, but the focus tonight has been  
81 the rodeo.

82  
83 Bryce Christenson, Poster Board Chairman, thanked everyone for their  
84 comments. He reminded the members of the public that there are budget  
85 constraints. The idea of adding a cover to the arena sounds great, but we can't  
86 keep throwing things into the plan. There may be small tweaks that can be  
87 made to modify things, but due to budget, there cannot be major changes.

89 Darcy commented that the rodeo was huge last year. There were over 2,000  
90 people who attended per rodeo. According to Snowmass tourism, lodging is  
91 down 30% this year, so it isn't as busy this year as last year.

92  
93 Jim Snyder, Arena Manager of 29 years, stated that the rodeo keeps getting  
94 smaller and smaller. Parking is his biggest concern. The rodeo should be  
95 something everyone is proud of. There was a point when he was a Poster  
96 Board Committee member and previously discussed the plan with the group.

97  
98 Susan Coseo, RFVHC member, suggested that Planning Commission members  
99 drive by the Carbondale rodeo as they have a better layout.

100  
101 Marty handed out tickets to Planning Commission members, so they can  
102 experience the rodeo and have a better idea of the operations.

103  
104 Planning Commission members and staff thanked the members of the public  
105 who attended the site visit. We will be having another meeting tomorrow at  
106 4:00 PM. All members of the public are invited to email additional comments  
107 or show up to the meeting and comment in person.

108  
109 This meeting was adjourned at 4:20 P.M.

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION  
MEETING MINUTES

July 13, 2022

Members Present:

Brian Marshack, Chairman  
Matthew Dube, Vice Chairman  
Jim Gustafson  
Stan Clauson  
Doug Faurer  
Christy MacLear

Staff Present:

Dave Shinneman  
Jim Wahlstrom  
Sara Nester  
Riley Bonilla  
Clint Kinney  
Andy Worline

Members Absent:

Ellese Denis

Others Present:

Sara Tie  
Karin Offield  
Christine Shine  
J.R. Spung  
Kaya Williams  
Lisa Waldman  
Bryce Christensen

Call to order: The meeting was called to order at 4:10 p.m. by Brian Marshack, Chairman.

Item 1: Meeting Minutes from June 29, 2022: The Minutes from the 6/29/2022 meeting were brought up for approval. Doug Faurer made a motion to approve, second by Christy MacLear and approved unanimously.

Item 2: Town Park Special Review – Continued: Dave Shinneman, Community Development Director, started the conversation by stating that this is our fourth meeting about the Town Park Special Review. We were provided with revised proposed plans, and yesterday, on the 12<sup>th</sup> of July, we had a Site Visit at Town Park which was beneficial for the Planning Commission to better understand the application. The applicant gave a short presentation to bring us up to speed on some of the history. Staff has provided a resolution recommending approval of the application with conditions that can be revised if necessary.

46 Sara Tie, Applicants Representative, mentioned that she has the presentation  
47 that she will not go over today, but she's happy to answer any questions as  
48 needed. She provided background context and answered Christy MacLear's  
49 question at the Site Walk about how we ended up with this orientation/design.  
50 She provided some background, and the master plan goal that was set out by  
51 Poster and Town Council. The goals were crafted and approved by the two  
52 groups and were what guided the context master plans. There were some  
53 designs from 2012 that were quick sketch designs to discuss options for the  
54 entry. The options ranged from no rodeo and transit center, all the way to the  
55 rodeo shifting the position, to a fully enclosed indoor rodeo facility. The idea  
56 was to spur the conversation with the town, and we used the thought process  
57 that went along with these to develop the sketch master plan options that we  
58 used to create the final master plan. Throughout the process, there were many  
59 master plan options developed. Eventually, we developed it on five distinct  
60 options, many of which related to the master plan goal of how we most  
61 efficiently utilize the remaining park space to create a beautiful and engaging  
62 destination for this priority user group. Sara went through all of the options  
63 that were discussed amongst the groups. Christy asked if any of the master  
64 plans provided a warm-up area. Sara responded that the one that came  
65 closest would be when we created an entire separate rodeo facility on the  
66 southern softball field. Otherwise, these all have the same space constraints.

67  
68 Matt Dube, Vice Chairman, mentioned that he missed yesterday's meeting due  
69 to being out of town for business. He inquired if Rodeo Board members were  
70 present and asked what the takeaway from the meeting was. Sara responded  
71 that yes, the Rodeo Board members were present, as well as members from the  
72 Horse Council. The takeaway at the end of the site visit was in line with the  
73 comments that the Planning Commission members had previously heard.  
74 There is still a desire for a warm-up space and an unpaved parking lot. Matt  
75 also inquired about the safety concerns for the competitors, the audience, and  
76 parking conflicts – did any of these topics come up yesterday? Dave responded  
77 from a staff standpoint, there were 29 people in attendance that included the  
78 Planning Commission members and public. Sara did a good job with the  
79 overview of the comments, and we went through the entire rodeo grounds  
80 including existing and proposed; we then walked around the wetlands to better  
81 understand the improvements, boardwalks, bridges, and all the improvements  
82 that we could without getting wet. We opened for public comment after the site  
83 visit for 45 minutes to an hour. The general assessment was the pavement of  
84 the parking lot and the warm-up area. The takeaway that staff got is that this  
85 project isn't just about the rodeo, but the town park as a whole and the  
86 recreation amenities that need to be included.

87  
88 Gus asked Sara if she had time to put more thought into the items that the  
89 Rodeo Board and Roaring Fork Horse Council Members were concerned about.  
90 Sara responded that in terms of the design team thinking is that the finding  
91 space for a warm-up arena is going to be very challenging for a stand-alone

92 arena, and in terms of finding shared space, that is more of a question for the  
93 operations team. In terms of paving or not paving the front parking lot, there  
94 are a lot of benefits to not paving the front parking lot. There is a strong desire  
95 from a maintenance perspective not to pave it. From several perspectives, it is  
96 great to not pave the parking lot. From a maintenance and winter parking  
97 perspective, it's a good idea to pave it. This is a decision that Sara will leave  
98 the town to make. Clint Kinney, Town Manager, stated that in the last three  
99 years, from balance between the rodeo, the recreation needs, and parking  
100 needs, with a continual competing interest, we have tried to put everything in  
101 here. We used every inch that is available, and we have kept the rodeo whole  
102 as for space as much as possible.

103  
104 Doug Faurer asked a question about the fourth bay of parking and why the  
105 new parking is shown in front of the rodeo ground and why this wouldn't be  
106 moved to where the parking already exists and create a fourth bay. This would  
107 do a few things. You wouldn't see parking as you come around the  
108 roundabout. Even with the effort to screen, you would still see some parking.  
109 Clint suggested that the Planning Commission recommend reducing the  
110 screening of the parking lot.

111  
112 Doug mentioned that we keep hearing trying to squeeze ten pounds of want  
113 into five pounds of need. He mentioned that when we hear the concerns, he  
114 keeps asking if this can be done adequately. Clint responded that the rodeo  
115 area is the same size, there is more turf available, and the parking has been  
116 approved, so yes, we feel this can be done adequately.

117  
118 Brian Marshack asked to see the 3-D renderings of the site. He wanted  
119 everyone to see it again and further discuss. He brought up a question about  
120 the retention pond that came up yesterday. He asked for a bit more  
121 background before the conversation was continued. Sara stated that in terms  
122 of the function of the pond, there is no pond now because that is a soft surface  
123 parking area. The pond becomes required to treat the paved parking area for  
124 any pollutants before we put the water into our natural pond and subsequently  
125 into Brush Creek to maintain the health of the eco system. In terms of the  
126 location of the pond, the location is specific because the grade as it comes  
127 down towards our pond works naturally. In terms of the vegetation related to  
128 the basin, it is associated with the vegetated buffer that has been created  
129 between Brush Creek Road and the parking/rodeo facilities so that the pond is  
130 a part of the larger landscaped area, which helps provide screening for the  
131 entry way. J.R. Spung went into detail about the function, size, and the  
132 elevation above the water table. Brian brought up a question – as we have a lot  
133 of space, we could use this as a warm-up area or two. Can civil engineering go  
134 in and create a retention pond so it's all underground, and this could possibly  
135 be used as a flex space. Is this a possible option that we can discuss further.  
136 J.R. spoke to how a fully subgrade water treatment area works with the Town  
137 of Snowmass water treatment code. It is one of the things that we discussed to

138 use subgrade water treatment structures to free up some additional space. It  
139 was cost prohibited so we ended up using surface treatment as it works well  
140 and is cost-effective. J.R. said that everything Sara stated was correct. Brian  
141 asked if this could be designed as a warm-up area. Sara responded that if we  
142 used subgrade drainage structures, we could have a warm-up area. Brian  
143 asked if the pond in the current design form can be tweaked a bit and still be  
144 used when there is no water in there to warm up the horses. Clint responded  
145 that he doesn't want to bring people down the wrong path. It is designed for  
146 retention, and he doesn't want people to think that it's designed for a warm up  
147 area. If a horse owner wanted to, and they weren't going to destruct the grass  
148 and landscape, then certainly operationally we could work through this issue,  
149 but he doesn't want this to be expected. Stan made a comment that in 2005  
150 his form did the Snowmass entry and changed the configuration of Brush  
151 Creek Road and the roundabout. At that time, the rodeo was an issue. There  
152 was discussion on how the rodeo could be in some way compacted and made  
153 better functioning in terms of any other components that were necessary for  
154 Town Park. It has been a long process that the town has gone through to come  
155 up with this design. He feels very reluctant to say that anything with the  
156 design should be changed. He feels that we really need to deal with what's in  
157 front of us without making recommendations for significant changes to the  
158 design. Stan recommended approving this resolution with a recommendation  
159 that council investigates permeable spaces for parking that would meet all the  
160 needs of the community. Stan made a motion to approve Resolution 3 with the  
161 additional recommendation that the designers and Council continue to explore  
162 the possibility of a permeable surface for the parking area. Brian stated that  
163 he feels we should go through the resolution before approving it. Matthew  
164 Dube made a second on approving the resolution.

165  
166 Gus brought up a question about the white area between the tan ends and  
167 horse staging areas, and the asphalt paving. Is this proposed to be a sidewalk  
168 or a curb and gutter? Sara responded that it is a curb and gutter. He also  
169 wants to list a condition that there needs to be more permeable space for the  
170 trailers to unload the animals.

171  
172 Brian gave the board the opportunity to review the resolution, comment and  
173 make additions as necessary.

174  
175 Matt commented on section 10 – pollutants/human impacts – he would  
176 suggest adding doing some water quality monitoring.

177  
178 Gus brought up a question on item 12 – he isn't quite sure what we are getting  
179 at with the data towers. Dave responded that there is an existing light pole  
180 and antenna array. The pole is somewhat in the range of 35 to 40 feet tall, and  
181 the antennas are 25 to 35 feet and for us to maintain service, we would have to  
182 temporarily relocate this pole. This is the provision for item 12. Doug asked if  
183 this would be handled administratively. If it is handled on the light poles, it

would be handled administratively. If they were wanting to add an additional pole, it would be processed differently. We encourage them not to take this route. Gus asked how tall the poles need to be to operate efficiently. Dave responded the higher we go, the better the coverage. Stan brought up a letter from a homeowner who requested any temporary/permanent relocation is not any closer to a residential area. Dave responded that the temporary location is further away, and the new light pole would be close to the current location.

Stan brought up item 13 – letting the designers and council investigate a permeable surface for the parking area. Christy commented changing the word investigate to recommend. All commissioners agreed.

Christy commented on item 14 to recommend designing the space in a way that a future structure can be added.

Brian commented on item 15 and said that he would like to recommend a permanent restroom to be built as funds are available/future phase.

Gus commented on item 16 to ensure access to the horse trails that are to the north and east are maintained. He also recommended investigating lower light poles.

Gus brought up another item on investigating a warm-up area within the parameters of the plans.

Stan Clauson made an amended motion to include the seventeen recommendations that have been noted so far, second by Matthew Dube.

Brian made a comment on another recommendation – he would like to recommend screening along the pens and additional landscaping along the strip of the pens and the contest zone.

Stan Clauson made an amended motion to include the eighteen recommendations that have been noted so far, second by Matthew Dube.

There is a motion on the table to approve resolution 3 with the following additions:

- Add D to number 10 of section 3 that water monitoring should be included on a routine basis
- Add a number 13 that council recommend a permeable surface for the new parking area.
- Add 14 that will recommend that bleachers be designed to accommodate covered bleachers in a future phase.
- Add 15 to recommend a permanent restroom structure where the flex field is as funds are available or in a future phase.

- Add 16 to ensure access to the existing horse trails.
- Add 17 recommend the screening of the pens by screening and decorative fencing.

Brian opened public comment.

Bryce Christensen, Poster Board Chair, thanked everyone for their time and deep consideration for the plan set before the group. The notion has been said over and over that we are trying to put six pounds in a five-pound bucket. We are implementing all the parts of the master plan that should be considered. We are all excited about the rodeo and the new facilities, which will all be exciting for the town.

Karin Offield, President of the Roaring Fork Valley Horse Council, spoke last week and attended the Council Meeting. She is hoping and praying that the Horse Council has made an impact on the Planning Commission to make the right decision not to go completely forward with the current plan. Now that there is a better understanding of the revisions that have been requested, many of the revisions have been addressed tonight. We are building an equine facility – a place for horse events, lots of barrel racing, and training horses. All events that can possibly use the facility in the future need a small warm-up area and cannot be accommodated by warming up in the arena. The reason why it was never brought to the plan for the Poster Board or Town Council, is because we used the area near the houses. We used up by the houses, the outskirts, and the dirt parking lot. She knows that the rodeo parking lot is a mess, but what we are doing now is shielding with a berm and shielding the rodeo with a decorative fence. The rodeo participants need to be able to see through the fencing, and see their animals, and see the children that are being left in the trucks and trailers. The rodeo fencing that the Planning Commission is requiring/asking for doesn't make safety sense. She shared words from a young Horse Council Member "A rodeo arena is not just where contestants go to compete, it is where we make memories, conquer our fears, and learn life lessons that no other place can teach us." I have been attending the Snowmass rodeo for eleven years as a competitor. It was the first rodeo I ever entered as a barrel racer. I ran the sponsor flags for three years; I received sponsorships from the rodeo for my college education. It will be devastating to watch the rodeo suffer due to improper planning for future use. After several of us joining you yesterday for the site visit, we have a few more statements to make. The people that use this three-month summer activity spot like the third generation PRCA stock contractor, Darci Vold, to the bus drivers at the river concessions that we had to hire to take people back and forth. It's an entire summer job, and there is a total of more than 22 thousand people come to the rodeo. They tell their friends, they buy condos and homes, they want the Western Life. When they meet people like Jim Snyder or Marty Schlumberger, they become better human beings for all of us. They don't come to the water

and wetlands, but they will, and you have all done a great job on this. When I was at the Town Council meeting last week, the Town Council voted 3 to 2 to approve the plan. Two of them had reservations and said that it didn't feel right. The letter from the Rodeo Board that was received by everyone yesterday said that the Rodeo Board stands with us. There were omitted, forgotten, left out. We think that we have written enough words, provided enough images, enough proof showing that the current plan is just not good enough. The plan should be denied. I now understand more of your process with the gentleman and ladies and the Horse Council would like to thank you for attending to the serious nature that is our lifestyle."

There was a vote taken. The vote was 6-0, and 1 Planning Commission Member was absent and it was approved unanimously.

Item 3: Community Development Director Updates:

- We will discuss the bylaws at our next meeting.
- We have been working on the Parking requirements which we will discuss at a later date.

This meeting was adjourned at 6:25 p.m.

## APPENDIX 1: SUGGESTED RULES OF PROCEDURE FOR THE TOWN OF SNOWMASS VILLAGE PLANNING COMMISSION

### Article I. General Provisions

Section 1: These rules are to supplement the provisions of the Land Use and Development Code of the Town of Snowmass Village as they relate to procedures of the Town of Snowmass Village Planning Commission, hereinafter referred to as "Commission."

Section 2: Any member of the Commission who has a personal or financial interest in a matter before the Commission shall neither vote thereon nor participate in any meeting or hearing on said matter.

Section 3: Nothing herein shall be construed to give or grant to the Commission the power or authority to alter or change the Land use and Development Code, including the official zoning map, which authority is reserved to the Town Council of Snowmass Village.

Section 4: The Town Attorney or his designee shall be consulted in cases where the powers and duties of the Commission are not clearly defined.

Section 5: The office of the Planning Commission shall be located at the office of the Town of Snowmass Village Community Development Department, 130 Upper Kearns Rd, PO Box 5010, Snowmass Village, Colorado 81615.

Section 6: Unless otherwise specified by these rules, Robert's Rules of Order shall constitute the rules of procedure to conduct any meeting.

### Article II. Officers and Duties

Section 1: The officers shall be a Chairperson and a Vice Chairperson.

Section 2: The Commission shall elect annually from its members by a majority vote a Chairperson and Vice Chairperson to serve when the Chairperson is absent. The Chairperson and Vice Chairperson shall be elected at the conclusion of the last regular meeting of the Commission in January and shall hold office for one year, commencing on the 1st day of February or until a successor is designated. The Chairperson and Vice Chairperson may be elected to succeed themselves. The Town of Snowmass Village Community Development Department's Administrative Assistant or other clerk shall be designated as Secretary to the Commission and shall perform the duties outlined in these Rules of Procedure.

Section 3: The Chairperson shall supervise the affairs of the Commission. He shall preside at all meetings of the Commission, shall appoint such committees and subcommittees as may be necessary

to carry out the purposes of the Commission. The Chairperson shall be an ex-officio member of all committees and subcommittees so appointed.

Section 4: The Vice Chairperson, in the absence or disability of the Chairperson, shall perform all the duties and exercise all the powers of the Chairperson.

Section 5: The Secretary shall record and maintain permanent minutes of the Commission's proceedings, showing the vote of each member upon every question, or if absent or failing to vote, indicating that fact; shall keep records of its examinations and other official actions; shall summarize accurately the testimony of those appearing before the Commission or keep a verbatim transcript of all hearings; shall record the names of all persons appearing before the Commission; shall, subject to the Commission and Chairperson, conduct the correspondence of the Commission and have public notices of meetings or hearings posted as required by law; shall file said minutes and records in the public portal, which minutes and records shall be a public record; and shall be the custodian of the file of the Commission and keep all records.

### Article III. Members

Section 1: Each member of the Commission shall be a resident of Town of Snowmass Village.

Section 2: If any Commission member is absent for three (3) consecutive regular meetings or any five (5) regular or special meetings in any twelve (12) month period, his position shall be declared vacant by the Chairperson who shall make a request to the Town Council to appoint a new member. Any person appointed to fill such vacancy shall serve the unexpired term of the person whose position has been declared vacant.

### Article IV. Meetings

Section 1: Regular meetings shall be held in the Town of Snowmass Village Town Council Chambers (or alternatively through an on-line video conferencing program), 130 Upper Kearns Rd, Snowmass Village, at 4:00 p.m. on the first and third Wednesdays of each month, unless such day shall be a recognized holiday. In that event, the regular meeting shall be held at such other time as the Chairperson may designate.

Section 2: Regular meetings may be cancelled by the Chairperson when there are no cases pending. Notification must be given to members, however, not less than forty-eight (48) hours prior to the time set for such meetings.

Section 3: Special meetings may be called by the Chairperson at his discretion, or upon the request of three (3) or more members, provided 72 hours' notice is given each member.

Section 4: All meetings shall be open to the public.

Section 5: A quorum of the Commission shall consist of three (3) members for any regular or special meeting. A concurring vote of a majority of the members of the Commission present and casting votes on a question shall be required for any decision, determination, or official action by the Commission. In the event that a quorum is not present, all applications, hearings, and other matters scheduled for that meeting pursuant to notice shall be continued and made a matter of record until the next regularly scheduled meeting of the Commission. All such matters so continued by action of the members present shall be placed on the agenda for the next regularly scheduled meeting of the Commission and public notice concerning the same shall be noted and posted along with all new items on the next agenda in accordance with the then current practice of noticing of the Commission's agenda. The action of continuance shall be automatic and no vote of the members present shall be necessary to take the action of continuance.

Section 6: A quorum of the Commission shall be present at all public hearings and for the transaction of any business.

#### Article V. Order of Business

Section 1: All meetings of the Commission shall proceed as follows:

- (a) Roll call and declaration of quorum.
- (b) Approval of minutes of previous meeting.
- (c) Communications.
- (d) Statement of hearing procedures by Chairperson.
- (e) Call of cases on agenda and hearing of requests for continuance. Continued hearings shall be considered first before new cases are heard.

#### CONTINUANCES

Continuances may be granted at the discretion of the Commission in any case for good cause shown and to any interested party who has entered his appearance as follows:

- (1) New cases--first time on agenda: continuances may be granted upon request.
- (2) Continued cases: All cases which have previously appeared on the agenda of the Commission constitute continued cases. A request for a further continuance will be considered upon request by the party or his/her

representative at the time the case is called, and upon showing that he/she will be unable to proceed with his/her evidence at the hearing.

#### FAILURE OF APPLICANT TO APPEAR

- (1) The Chairperson may entertain a motion from the Commission to dismiss the case for want of prosecution. In the absence of a motion by the Commission, the chair shall rule.
- (2) In cases which are dismissed for want of prosecution, the applicant will be furnished written notice by the Secretary of the Commission.
- (3) The applicant shall have seven (7) days from the date of notice of dismissal to apply for reinstatement of the case. In such cases, applicant must file a written request with the Secretary for reinstatement. Reinstatement shall be at the discretion of the Chairperson for good cause shown.
- (4) In all cases reinstated in the above described manner, the case will be docketed and notice given the usual manner prescribed for new cases. All costs incurred by reinstatement shall be borne by the applicant.

- (f) New business.
- (g) Reports of committees.
- (h) Adjournment.

#### Article VI. Notices for Hearings

Section 1: Notice of public hearing shall be mailed, posted and published in a newspaper of general circulation in the Town per the Land Use and Development code requirements. Notice of such hearing shall be posted on or as near as reasonably possible, to the property for which the application is sought and shall be mailed to the owner of such property and to the owners of real property lying within 300 feet of the exterior boundaries of such property by first class mail, with postage prepaid. The word "owner" as used in this section shall be construed to mean persons who are shown to be the record owners of the property upon the records of the Pitkin County Assessor. The purchaser shall be considered the owner for the purposes hereof. Proof of compliance with this section shall be available from the Town Community Development Director, if requested, including the names and addresses of the persons to whom the notice was mailed and the date of mailing, a statement that the required mailing occurred and a sign was posted upon or near such property, and the publisher's affidavit of publication. Such proof shall become a part of the record of action taken by the Commission.

## Article VII. Procedures of Hearings

- Section 1: At the hearing, the applicant may appear in his own behalf or may be represented by his counsel or agent.
- Section 2: All members of the public who wish to speak, shall be heard.
- Section 3: The Town Staff shall present the case to frame the issues for consideration by the Commission. Planning Commissioners may ask clarifying questions of staff.
- Section 4: The applicant or his representative may make an initial statement outlining the nature of his request and introduce evidence regarding their case. Following their presentation, the Planning Commissioners may ask clarifying questions of the applicant.
- Section 5: Members of the public are invited to speak either for or against the case.
- Section 6: The applicant and/or its representative may address matters presented by opposition to the application.
- Section 7: The Commission shall not be bound by the strict rules of evidence, but it may exclude irrelevant, immaterial, incompetent, or unduly repetitious testimony or evidence.

## Article VIII. Decisions

- Section 1: Subject to the Land Use and Development Code regulations, final decisions or recommendations shall be made by resolution.
- Section 2: The Commission shall conduct its hearings and vote on all matters in public session at the meeting in which evidence is concluded, unless the Commission considers additional time for deliberation is necessary.
- Section 3: A concurring vote of a majority of the members of the Commission casting votes shall be necessary for any decision or determination or to recommend any application to the Town Council.
- Section 4: The Commission may deliberate or seek legal advice in executive session, however, all hearings and votes cast shall be made at a meeting that is open to the public.
- Section 5: Notice of the decision of the Commission shall be given to the applicant and other interested parties as soon as possible after the decision is reached.
- Section 6: Any action that requires Town Council approval will have the Planning Commission's Resolution included in the packet for Town Council's consideration.

Article IX. Records

Section 1: A file of materials and decisions relating to each case shall be kept by the Community Development Department as part of the records of the Commission.

Section 2: All records of the Commission shall be a public record.

Article X. Amendment of Rules

Section 1: These rules may be amended by an affirmative majority vote of all members of the Commission.

Section 2: The proposed amendment must be presented in writing at a regular or special meeting preceding the meeting at which the vote is taken.

The foregoing Rules of Procedure for the Town of Snowmass Village Planning Commission were adopted on \_\_\_\_\_.



## ROARING FORK VALLEY HORSE COUNCIL

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Snowmass, CO 81654

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8/7/2022

To the TOSV Town Council and Planning Commissioners -

TOSV Town Council met Monday evening July 25th, for the Town Park Regulatory public hearing, ordinance #5-22 – First Reading. They heard from many concerned Village residents and Roaring Fork Valley locals regarding the precious wetlands area within the Town Park and the 47-year-old Snowmass Rodeo.

Town Council gave permission to SWHA, RFVHC & the POSTR groups to meet with Sara Tie of Connect One Design to improve the rodeo layout design. The new design now includes a warmup area for horse athletes and their riders, drinking water access for livestock and competitor's horses in numerous locations, a contestant bleacher for family / friends and two entry gates giving a run-in access for barrel racers with vehicle access for the EMTs, the Leslie Thomas Large Animal Rescue Ambulance and specialty act vehicles.

On the August 1st, Town Council ordinance #5 -22 – Second reading, the new rodeo design was approved. Thankfully, Town Council committed to not disrupting more than a 10<sup>th</sup> of an acre of wetlands before additional environmental assessment is completed. Town Council is also considering a lower height for rodeo arena lighting.

The RFVHC believes that these are all excellent decisions for Snowmass Village.

### **Two very serious issues are confronting the TOSV Council at this time – Parking & Preserving the Wetlands.**

In the current proposed Town Park Plan, the rodeo competitor truck and trailer parking is totally insufficient; NOTE – Competitor Truck & Trailer Parking must be close to the rodeo grounds for access. Spectators can be bussed in but horses and their riders cannot be parked remotely.

Without parking for the estimated 35 to 45 equestrian's rigs that are 25' to 45' in length, the rodeo will be confined in a space that will lead to safety issues. If parking is limited, then the desire for rodeo competitors to attend will be reduced, leading to a less enjoyable spectator experience. Rigs will be parked too close together, inviting problems. Horses could get kicked; adults and children could get injured, because there is no flow of movement for riders and their horses around the trucks and trailers. Town Council needs to continue to support the safety aspect of the Snowmass Rodeo. The parking for rodeo contestants and rodeo crew members has been left out of this plan.

Rodeo Parking Solutions could be as follows:

- 1 – Enlarge Check Point Charlie pull off to take more trucks and trailers.
- 2 – Use Recreation Center Parking on Wednesday nights for rodeo worker's cars and contestant rigs.

- 3 – Remove the unattractive, sparsely vegetated, wide berm, which is approximately 1000+ feet in width, between Brush Creek Road and the Recreation Center parking area. Use some of the material to build a more narrow, beautifully planted, buffer berm along Brush Creek Road, next to a newly leveled and graded parking area. The new parking area has the potential for parking 10 trucks and trailers on rodeo nights and more than 40 car spaces year-round. This new parking lot would be contiguous to the existing Recreation Center parking area.



Existing Town Park unattractive, sparsely vegetated, wide berm, between Brush Creek Road and the Recreation Center parking



The current wide unattractive berm does not screen structures from sight. The unhealthy trees and dry grass gives a poor impression to Town Park visitors.







This proposed retention area is higher than the newly planned rodeo contestant parking area and higher than the culvert delivering water from the Village, the Snowmass Golf Course and the Sanitation Department, which currently flows directly into the Town Park Pond. As you can see, it is filled with sludge and all manner of unhealthy elements. The pond's water outlet is also at a higher level than the standing water, which prevents drainage and causes pond stagnation.



It has been suggested that the existing man-made pond is to be cleaned and improved.

#### Questions:

How will Brush Creek water, entering from the golf course through the culvert, be filtered before it enters the man-made pond?

How will the proposed retention area capture and clean Brush Creek water, if waterflow is below the retention area?

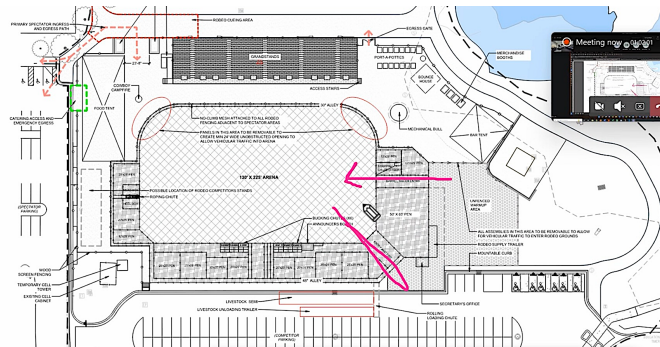
Questions continued –

If the larger man-made pond was originally constructed to act as a filter for water coming from Brush Creek, identified by Roaring Fork Conservancy as an “urban stream”, how will building an additional area for the same purpose benefit Snowmass village?

Will Brush Creek water coming through the culvert and under the bridge need to be pumped up to the retention area at Town Park?

Will the retention area have to be excavated to a lower level in order to take the water?

Will excavation costs for lowering the retention area or pumping water up into the retention area be cost prohibitive?



Above is the new approved plan for the Town Park / Snowmass Rodeo design.

The contestant parking area is insufficient and RFVHC considers this a major safety issue. Equestrian rodeo parking could utilize this higher ground, retention area space and general parking would benefit as well.

5 – Close to the Recreation Center there is a flat area within the Horse Ranch pasture. The Horse Ranch HOA owns this flat portion of the meadow. Municipalities often purchase land from different land owners for the benefit of the community. RFVHC suggests that TOSV acquire this land for the greater good. This level pasture area could be a place for additional equestrian parking for trucks and trailers and additional winter skier parking.



Horse Ranch potential parking.

6 – FACT - The “Black Saddle” parking lot is used for rodeo spectator overflow parking at the ball field, where the “Pair O Dice” carriage company brings them from the Black Saddle area to the rodeo grounds. After the rodeo ends, at dusk most pedestrians must walk along Brush Creek Road and Club House Drive to retrieve their cars. If Soft Ball practice is occurring on Wednesday night, then rodeo overflow parking is even more limited.

- 7 – Better marketing and streamlining the pick-up schedules for Spectator - off - sight parking at the Brush Creek Intercept Lot, Two Creeks and Hotel shuttles for guests will free up rodeo parking for competitor rigs. Spectators will be dropped off at a new rodeo ticketing area.

#### Town Park Wetlands –



If you build it they will come! They will come with dogs off leash to jump in the pond. They will come with children to picnic on a man-made beach. They will come in larger numbers, because our Roaring Fork Valley is growing, as Highway 82 traffic is becoming a slow crawl from Aspen to Glenwood, for workers to service the booming pleasure grounds nestled in our mountains.

A wetland is a distinct ecosystem that is flooded by water. If TOSV chooses to disturb their natural wetlands with walking paths, raised board-walks, bridges and a beach at the originally man made pond, then this natural area will turn into a human byway and amusement park.

Many native species will leave. Some species will stay, because they have adapted to humans, but the rare more shy creatures will flee. Ecological resilience is the capacity of an ecosystem to absorb disturbance and reorganize while undergoing change, retaining the same function, structure, and identity. Impacts of construction disturbances caused by this Town “Water Park” and the human intrusion that follows, will remove any semblance of a true natural wetland.

Snowmass Creek water is clean and clear. I know, because I owned Moon Run Ranch in Old Snowmass for 47 years. Snowmass Village takes water from Snowmass Creek by right. TOSV prizes this quality water, which is pumped up from the bottom of Snowmass Creek to the Village. The Snowmass Capitol Creek Caucus, of which I was a member, has fought for years to protect stream flows in Snowmass Creek for aquatic life sustainability.

The quality of Brush Creek water has always been poor. The soil combination of shale, clay and low stream flow compromises the quality of this urban stream water. The proximity of the Snowmass Club golf course, Snowmass Water and Sanitation and other urban village sources likely contribute to water runoff of excessive levels of unwanted nutrients. The Town Park “man-made pond” was improved in 2007 to serve as a filter for sediment and as a catchment retention/containment pond that collects sludge, silt and is now clogged by bull rushes. The true wetland, below the pond, is a winding course of small seeps and streams protected by native vegetation and which sustains an abundance of biodiverse life. It also filters the water headed downstream to the Roaring Fork River.

Dogs off leash are a major problem in the wetland area. It has been reported that dogs have been swimming in the man-made pond. Perhaps TOSV should create a “Dog Park” for residents and their animals, which will offset damage done to our natural wetland environment.

It makes sense to clean and establish a healthy pond, leaving native grasses and some bull rushes near the outlet. If Town Council votes not to disrupt the natural wetlands, the wildlife will stay!

Respectfully Submitted,  
Holly McLain – RFVHC Communication Chairman  
Karin Reid Offield – RFVHC President