

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

October 1, 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: Willows - Minor Preliminary PUD:

Brian McNellis, Senior Planner, presented the Willows Minor PUD application for the reconstruction of Building D. He noted that the applicant did not have a presentation, and the Commission proceeded to review the draft resolution and its conditions. Minor corrections were identified, including typographical errors and references to unrelated projects.

Discussion focused on whether to extend the PUD overlay to the entire Upper Willows complex rather than just Building D. Staff supported this broader approach, explaining it would replace outdated SPA zoning and provide more flexibility for future development.

Commissioners also discussed potential housing mitigation requirements. While some members suggested including a deed-restricted unit as a community benefit, staff clarified that any housing obligation must align with the municipal code requirements and be coordinated with the Housing Department. The applicant expressed concerns about additional costs for restricted housing mitigation, emphasizing the project's intent to rebuild units lost to fire. The Commission agreed the applicant must meet—but not exceed—the code's housing mitigation requirements.

A motion was made and seconded to approve Resolution No. 9, Series of 2025, as amended. The motion passed unanimously.

Item 3: Snowmass Mall Comprehensive Sign Plan Amendment

Jim Wahlstrom, Senior Planner, presented the Snowmass Mall Comprehensive Sign Plan (CSP) Amendment. He explained that the proposal followed the Commission's September 3, 2025, discussion on sign design, aesthetics, and review procedures for the Village Mall and Gateway Building areas. A correction was noted in the draft resolution to update the meeting dates to September 3 and October 1, 2025.

Commissioners discussed the term "building identification sign," which the applicant clarified refers to building directory signage. Staff agreed to add a definition for future clarity. The Commission emphasized the importance of maintaining consistent signage standards across all mall properties, including the forthcoming Timber Mill CSP.

Wording changes were made to condition #2, revising "street-style wayfinding signage" to "pedestrian-scale wayfinding signage," and staff agreed to work with the applicant to align sign sizes more closely with town standards.

A motion was made and seconded to approve Resolution No. 8, Series of 2025, as amended. The motion passed 5–1, with one dissenting vote citing concerns about consistency among property owners. Staff noted that the applicant's request regarding condition #10 could be addressed administratively.

Item 4: Divide Workforce Housing (SHOP) - Major PUD Amendment

Brian McNellis, Senior Planner, presented the Divide Workforce Shop Housing resolution to the Planning Commission. He noted that the applicant, represented by Heather Henry and Phil Jeffries of Aspen Skiing Company, would provide a brief presentation. The applicant emphasized that the proposed project—30 workforce housing units at the existing vehicle maintenance facility—has been

91 extensively reviewed, with ten prior meetings and full public engagement. They
92 highlighted that the design reflects a smaller footprint and lower height than the
93 previously approved Phase 2 building, with reduced traffic, noise, and visual
94 impacts. The presentation addressed winter operations, snow storage, waste
95 management, fire access, lighting design, and screening measures to ensure
96 compatibility with surrounding uses.

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98 Public comment focused on density, traffic safety, lighting, and compatibility
99 with the Divide neighborhood and PUD. Concerns were raised by representatives
100 of the Divide HOA, including issues of pedestrian safety, light pollution, and
101 deviation from the 2018 Comprehensive Plan. Resident John Nolan specifically
102 requested relocating the outdoor amenity space to mitigate potential noise
103 impacts.

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105 Following discussion, the Commission supported adding a condition to move the
106 amenity area to the north side of the building and made a finding of general
107 consistency with the comprehensive plan, emphasizing the importance of
108 workforce housing. With these modifications, the Planning Commission
109 unanimously voted to approve the resolution and advance the application to the
110 Town Council for final consideration.

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