

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

June 4, 2025

Members Present:

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

Staff Present:

Dave Sinneman
Brian McNellis
Ashleigh Huff

Members Absent: None

Others Present: None

Call to order: The meeting was called to order at 4:00 pm, and roll was called.
No Commissioners were absent.

Item 1: Approval of Meeting Minutes:

The minutes from the April 23, 2025, meeting were presented for approval. A date clarification change was requested by Commissioner Seglin. Commissioner Gustafson motioned to approve, seconded by Commissioner McMannes. Approved 7-0.

Item 2: Workforce Housing Proposed Code Revisions:

Brian McNellis, Senior Planner, introduced a proposal to amend the land use code to allow 100% workforce housing projects to go through a Special Review process rather than a more rigorous Planned Unit Development (PUD) process. The proposal is intended to revise the town's land use code to meet the requirements of Colorado Proposition 123, which requires local governments adopt an expedited development review process, defined as a 90-day review window from the submission of a complete application—for qualifying affordable housing projects by December 31, 2025. Compliance would make the town eligible for grants to support Workforce (affordable) housing

Commissioners generally supported the goal of increasing affordable housing but raised serious concerns about the implications of accelerating the review process to obtain grant funding. Commissioner Gustafson echoed this sentiment,

reiterating his support for affordable housing while cautioning against compromising review standards for limited financial gain. Commissioner Clauson emphasized the importance of maintaining a robust, thorough, and community-driven review process.

Commissioners discussed the possibility of including a mandatory pre-application or sketch plan phase as part of the definition of completeness, which would provide early feedback and potentially streamline later stages without compromising design quality or community engagement. This step could help avoid situations where applicants invest heavily in their proposals only to be rejected due to issues that could have been addressed earlier. Commissioners expressed concerns adopting an expedited process for workforce housing could divert staff time from other pending projects, creating an uneven or potentially inequitable prioritization system. It was noted, moving workforce housing into a different track might free up capacity for other PUD developments as well as expedite affordable housing.

Commissioners stressed the importance of quality over speed, with one summarizing the consensus as “Good is better than fast.” They expressed concern that the current proposal does not add substantive improvements to the town’s process or outcomes and could risk producing inferior developments. Ultimately, the Planning Commission directed staff to take time to further research how other municipalities are complying with Proposition 123, evaluate the potential implications of alternative processes, and return with a revised proposal that includes a required sketch or pre-application phase and ensures a comprehensive, high-quality review process.

Commissioner Gustafson moved that all proposed developments be subject to a thorough review process, including a sketch plan like which could proceed the formal application and this preserve the 90 day review process and directed staff to incorporate this requirement into the forthcoming workforce housing code amendment. The motion was seconded by Vice Chair Marshak. Approved 7-0.

Commissioner Clauson inquired about the availability of having the Town Attorney present for the next discussion on this item. Dave Shinneman, Community Development Director, indicated that he would inquire with the town attorney about attending the next meeting.

Item 3: Community Development Director Updates:

- Divide Workforce Housing application is expected to come in soon
- Drawsite update
- Application from the Willows is forthcoming
- Lighting Code discussion will continue at the next meeting.
- Snowmass Mall Comprehensive Sign plan was submitted

91 Motion to adjourn by Commissioner McMannes, seconded by Commissioner
92 Clauson. All in favor. None opposed.
93
94 The meeting was adjourned at 5:07 p.m.

DRAFT