

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

November 20, 2024

Members Present:

Brian Marshack, Chair
Jim Gustafson
Doug Faurer
David Seglin

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Anne Martens
Greg LeBlanc
Sam Guarino

Members Absent:

Elise Denis
Matt Dube
Stan Clauson

Others Present: Jay Shumaker, Skyler Stark-Ragsdale, Jordan Sarick, Colby Christoff, Richard Shaw, Matt Armentrout, Jessica Garrow, Norman Godfrey, John Melley

Call to order: The meeting was called to order at 4:01 pm and roll was called. Commissioners Clauson, Denis, and Dube were absent.

Item 1: Approval of November 13, 2024 Meeting Minutes:

The Minutes from the November 13, 2024 meeting will be reviewed at the subsequent meeting on December 4, 2024.

Item 2: Snowmass Center Minor PUD:

Brian McNellis, Senior Planner, presented a draft resolution (Resolution #8 of 2024) for review. Staff had prepared the resolution late due to the accelerated timeline, and the commission was directed to focus on the 25 conditions of approval, particularly those highlighted. The applicant also presented additional documents, including a traffic report and responses to previous meeting discussions. Dave Shinneman, Community Development Director, emphasized that while the commission was not required to decide immediately, the goal was to keep the project moving forward for the upcoming Town Council meeting on

December 16th. The commission was encouraged to carefully review the materials and ask questions before proceeding.

Richard Shaw, principal at Design Workshop, and Jessica Garrow, also from Design Workshop, presented updates based on the Planning Commission's input from the November 13th meeting. They addressed key concerns, including traffic and access, utility and fire protection, parking, and architectural considerations. Mr. Shaw explained the traffic analysis for the Snowmass Center, noting a proposed four-way stop intersection would operate at an optimal level of service (A), even with the expected increase in traffic. He also outlined changes to the transit center design, such as a 100-foot sheltered pedestrian area to improve weather protection and flow. Addressing concerns about the single access point to the development, Shaw emphasized that alternative routes, such as extending the service area to the east, were infeasible due to steep terrain and the need for extensive grading. He also discussed the importance of fire protection, with two-way parking and roadways designed to meet fire safety requirements, and outlined how the center's service area would be separated from pedestrian and vehicle traffic. Finally, Shaw highlighted improvements to the transit system, including dedicated bus loading areas, which would reduce conflicts with other circulation systems.

Chair Marshack thanked the applicant for the recap and presentation and opened the meeting to discussion. Commission Seglin raised concerns about the potential use of open road space by locals for drop-offs, which could conflict with traffic flow, especially concerning future residential development. He also questioned the use of landscape screening to mask parking areas, suggesting a more permanent solution like raising retaining walls to block views of the parking lot. The team responded by emphasizing the landscaping plan along Brush Creek Rd. and proposing transparent retaining walls for aesthetic reasons. Further, the service area layout was addressed, with emphasis on the accessibility of the service bays for large trucks, including the garbage truck. The design ensures minimal exposure of service areas to the public, with the service entry enclosed to reduce visibility.

Commissioner Seglin also commented on the public atrium on the roof deck, noting that there had been discussion about whether to enclose the space. He expressed a preference for keeping it open to maintain its community-serving nature, emphasizing the importance of preserving the outdoor connection and avoiding enclosure, which could diminish the space's accessibility and engagement.

The conversation continued with a consideration of transportation flow, particularly regarding shuttle services and future housing development behind the shopping center, with transportation questions directed to town officials for further clarification.

Commissioner Fauer posed a question regarding the number of shuttles using the redesigned space. Sam Guarino, the transportation director for the Town of Snowmass Village, addressed several key issues. Mr. Guarino clarified the number of shuttles passing through the transit center would not increase, as all current shuttle routes already go through the center, providing adequate service with intervals as short as 5 minutes.

Commissioner Gustafson raised concerns about traffic flow and fire protection. Concerns about traffic at the West intersection and potential congestion from future residential units led to a suggestion to consider one-way traffic on the upper parking loop. Regarding fire protection, it was clarified the road behind the Snowmass Center would remain in place as an emergency access route and would not be improved as part of the PUD amendment, with Fire Marshall, John Melley, confirming fire protection standards for future affordable housing would meet Type 2 construction requirements.

Commissioners discussed potential future traffic issues at the intersection, suggesting a four-way stop sign to help regulate flow. It was agreed to include a condition in the resolution for the Town Council to further consider traffic flow improvements, particularly the one-way traffic option, and to confirm that fire protection and emergency access remain adequate for the interim period.

Concerns were expressed about the difficulty of backing out in a perpendicular, two-way parking lot, particularly during brief in-and-out trips, such as those to the post office or grocery store. The applicant responded by explaining angled parking is less efficient, according to several studies conducted.

Commissioner Gustafson raised questions about the connection point at Town Hall and the grading, which were addressed by Colby Christoff from Sopris Engineering and Anne Martens from the Town of Snowmass Village's Public Works Department, who provided clarification on grading and snowmelt. The tie-in area, however, remains a work in progress.

Commissioners Fauer and Gustafson raised concerns about the design of the atrium and its connection to the post office. They suggested considering a covered or enclosed link between the two spaces to maintain the community interaction that currently exists. Under the proposed design, the post office and grocery store entrances are more separated, which could reduce opportunities for spontaneous encounters. While the importance of keeping the space functional for community interaction was emphasized, some participants felt that the proposed open layout would still provide a better overall experience by energizing the entire area and fostering more interaction across the broader space.

Lastly, concerns about the construction management plan were discussed, with a suggestion to have a representative from the contractor present at the next

meeting to address the complexities of the construction timeline and its potential impact on businesses. Jessica Garrow presented the plan and walked commissioners through each phase of the work, assuring them that access would be maintained throughout the construction process to minimize disruption.

Chair Marshack thanked the applicant and agreed the discussion on the resolution should be continued at the next meeting on December 4th. Commissioner Gustafson motioned to continue the item, which was seconded by Chair Marshack. The motion passed unanimously, with all commissioners in favor and none opposed.

Item 3: Community Development Director Updates

- January meeting schedule discussion
- The Little Red School House project is set to be presented on December 4, 2024.
- The Divide Workforce Housing "SHOP" project is scheduled for the Planning Commission and may be moved to December 18th to accommodate the SMC and LRSH projects.

Motion to adjourn by Chair Marshack, seconded by Commissioner Fauer. All in favor. None opposed.

The meeting was adjourned at 6:17 p.m.