



**Town Council
Monday, August 4, 2025
4:00 PM**

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday, August 4, 2025, at 4:00 PM.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Tom Fridstein, Britta Gustafson, Susan Marolt, Cecily DeAngelo and Alyssa Shenk.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Brian McNellis, Senior Planner; Betsy Crum, Housing Director, and Megan Harris Boucher, Town Clerk.

Public Present: Online - Darren Duroux, Gustavo Nunez, Jim Nelson, Joe Badt, Norbert Hansch, Rob Wilberger, Stephanie Spalding and Elissa Topol. In person - Bill Boinou, Paul Taddune, Elise Wolfe, Bill Kyrakis, Jeff Terry, Corey Zurbuch, Gene Burrus and Chris Kiley.

3. Joint Meeting with Planning Commission

Chair Matt Dube called to order the joint meeting with the Planning Commission and Town Council.

Town Clerk Boucher took roll call.

Commissioners present: Matt Dube, Brian Marshack, David Seglin, Jamie McMannes,

Stan Clauson and Jim Gustafson.
Commissioner not present: Doug Faurer.

3.A. SkiCo Divide Workforce Housing Project

Senior Planner McNellis summarized the agenda item regarding Aspen Skiing Company's (applicant) proposal to develop 30 units of workforce housing at the top of Divide Way for the benefit of on-mountain employees. The application will be processed as a Major Amendment to the Divide PUD (Phase II) as approved by Ordinance No. 16 of 2001 which currently allows for the construction of an operations building with 3 housing units.

The Aspen Skiing Company's VP of Housing and Childcare Heather Henry presented on the SHOP project. Town Clerk Boucher has added the PowerPoint presentation to the packet for the record.

Council and Planning Commission questions included questions on parking, unit count, an expanded Black Saddle shuttle, an expansion of the road for shared use, quiet hours, Sleigh Ride trail use, modular construction, possible collaboration with town to work on the intersection of Divide Road and Divide Drive, a maximum of 2 people per bedroom, pet friendly, and how the project will screen building mechanics and utilities.

Public Comments:

Gene Burrus, President of the Snowmass Homeowners Association. Burrus read a statement expressing concerns about the project and that the proposed amendments to the PUD would have a negative impact on the community.

Bill Kyriagis - Legal Counsel for Divide HOA. His firm is actively reviewing the submittal. HOA is concerned about the project, increase in size of the building, increased traffic, project is too much for the site. Contradiction to the Housing Plan, all issues still exist. Stated that SkiCO has not worked with the Divide HOA to get input or come to a compromise.

Cory Zurbuch - Attorney for an individual owner of a home in the Divide. Early in the process and important to look at the Comprehensive Plan for guidance. Believes this project goes against the Comp Plan. They have environmental concerns. Town should focus on development on the 3 nodes specified in the Comp Plan.

Council Member Fridstein motioned to approve Resolution 25, Series of 2025. Council Member Marolt seconded. All in favor.

Chair Dube adjourned the joint meeting between the Planning Commission and the Town Council at 5:04pm.

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

None.

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2025 Town Council Agenda Overview

No additions to future agendas.

5.B. Minutes for Approval

No edits or changes to minutes.

5.C. Ordinance RE Appropriation Mobile Home Park donation - 1st Reading

Council Member Marolt asked what percentage of residents that live in the Aspen/Basalt Mobile home park work in SMV. Staff confirmed that 11% of total are community members of SMV. Staff recommends 10% contribution.

5.D. 2025 Certs & Assurance Resolution

No comments or questions on Resolution re Certs & Assurances.

Council Member Marolt motions to approve the Consent Agenda. Council Member Gustafson seconded. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Resolution RE Public Land Support

Council discussed that our public lands are an important part of our town and economy. Question about how this letter could be applied and how it can this help? Town Attorney Jeff Conklin clarified that it helps Elected Officials on the State level by putting our position on the record stating that we do not support the sale of Federal lands.

Council Member Gustafson motioned to approve the letter. Council Member DeAngelo seconded. All in favor.

9. Town Council Reports and Actions

Reports and Updates

9.A. RFP Update for Entryway - Town Council

Parks, Recreation & Trails Director Andy Worline gave an Entryway to Snowmass Village project update.

Council appreciates being part of the process. Council liked the KEO proposal and recommended going with his proposal. He included many aspects of what the Council had discussed in previous meetings. Council approved \$500K already and this project come in under that amount.

Staff confirmed that next steps are to enter into a contract with KEO.

Council Member Fridstein motioned to direct staff to enter into a contract with KEO Studio Works for the Entryway Project. Council Member Gustafson seconded. All in favor.

9.B. Council Goal Statement Update

Town Manager Kinney presented some updates to the Council Goal Statement in response to previous feedback and discussions. At the July 21, 2025 Council meeting, the Council discussed ideas on how to implement the year-round residents thrive, not just survive. The goal statement from the packet is a summary of the agreed-upon specifics. In addition to that modification, a legend identifying which project are underway and which project are yet to come was added. Kinney explained that the color coded legend is intended to help the Town Council know which projects are underway and which projects are yet to come.

Council discussion included the idea of revisiting this goal statement 1/quarter, additional affordability measures for the community, and moving forward with the Citizen's Housing Committee. Council would like to continue the discussion and add the "Thrive not just Survive" topic to the upcoming Work Session on September 8th.

Council Reports & Actions:

Council Member Gustafson plans to attend the upcoming NWCCOG meeting in Steamboat virtually. The Sister Cities fund-raising and end-of-season event is coming

up on Sat Aug 8th 4-6pm.

Council Member Fridstein attended the recent PTRAB meeting. PTRAB Members will try to attend more Town Council meetings. PTRAB also talked about Wildfire Mitigation, and they appreciate that the Town wants to do more. Fridstein is going to have John Mele and the Fire Department evaluate his home for fire safety.

Council Members Marolt and DeAngelo had no updates.

Mayor Shenk will also be attending NWCCOG meeting in Steamboat. Shenk encouraged public to comment and attend the 9/2 Town Council Meeting for feedback on the Roundabout. Snowmass' Plein Air Festival is coming up this Sat & Sun. Hopes the public can attend, and the artists are already here painting. Kudos to the Town regarding the new crosswalk at Meadow and Brush Creek. Looks great and a big thank you to the staff for getting that done quickly.

10. Executive Session

10.A. Executive Session RE Performance Review & Little Red Schoolhouse

Mayor Shenk read the legal language for the Executive Session.

At 5:42 pm Council Member Fridstein motioned to go into Executive Session. Council Member DeAngelo seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Council Member DeAngelo seconded. All in favor.

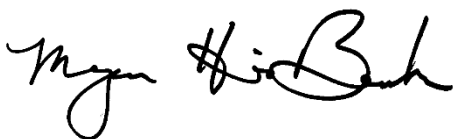
Reconvened at 8:08 PM.

Council Member Fridstein motioned to adjourn. Council Member Marolt seconded. All in favor.

Adjourned at 8:08 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, October 6, 2025.

Submitted By,



Megan Harris Boucher, Town Clerk

