



**Town Council
Tuesday, September 2, 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 Tuesday, September 2, 2025, at 4:01 P.M.

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

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Mike Horvath, Town Engineer; Sam Guarino, Transportation Director; Betsy Crum, Housing Director; Theresa Cook, Office Manager.

Public Present: Susan Garrett, Mike Sura, Robert Goldstein, John Orton, Chris Lungren, Julie Ressler, Sarah Daniels, Jeff Steinberg, Darrell Smith, Elizabeth Stewart Severy, Jami McMannes, Peter Waanders, Joseph Goodman, Kit Hamby.

3. Proclamations and Presentations

3.A. Community input meeting regarding Brush Creek & Owl Creek Roads Roundabout

Presentation by Anne Martens, Director of Public Works and Project Engineer Mike Horvath on history and design of the roundabout with public comment, issues and questions following. Discussion of how the water line replacement at the intersection would coincide or not with the project was addressed by Kit Hamby, Snowmass Water and Sanitation. Mike Fowler from SGM spoke to the grade of the intersection at different sections; Sam Guarino, Transportation Director addressed the RFTA review of the project, the gradation of the road, buses, shuttles and the bus pullouts; John Mele, Roaring Fork Fire Marshal weighed in on the issues at the intersection for fire and emergency vehicles.

Public comment by Joseph Goodman, Mike Sura, Julie Ressler, Jim Gustafson, Peter Waanders, Dan Clausen, Elizabeth Stewart-Severy, Jamie McMannes, Susie Garrett, Matt Dube, Milo Shima.

4. Joint Meeting with Planning Commission

The Planning Commission joint meeting with the Council was launched and roll call taken.

Planning Commission members present: Chair Matthew Dube, Commissioners David Seglin, Stan Clauson, Jamie McMannes, Doug Faurer, Jim Gustafson.
Planning Commission members absent: Vice Chair Brian Marshack.

4.A. Willows Reconstruction – Minor Preliminary PUD

Senior TOSV Planner Brian McNellis introduced Project Architect and Representative of the Willows HOA, Dana Ellis of Outpost Studio. This is a minor PUD meaning it can bypass the sketch plan and begin the process with the preliminary plan being introduced to both the council and planning commission at the same time. The Willows Minor PUD proposal is a request to redevelop Building D with an additional four free market units. This is an informational presentation, allowing for clarifying questions with Council Members and Commissioners reserving comments on the application for subsequent hearings, the first of which is scheduled for September 17, 2025. Resolution No. 29 of Series 2025 is in the packet and may be modified with any additional conditions of approval from council for that future meeting. Joining the presentation was Bill deArgeros, Willows HOA attorney, Rich Reno with Togala, the pre-construction contractor.

Council Member Fridstein moved to approve Resolution 29 of Series 2025 as proposed, Cecily DeAngelo seconded. All in favor.

Motion to adjourn the joint meeting of the Town Council and Planning Commission by Chairman Dube. Seconded by Commissioner Gustafson. All in favor.

5. 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.

6. 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.

6.A. 2025 Draft Agendas

Community Health and Lift Up requests for funding. They are also being discussed by the Pitkin County Commissioners.

6.B. Ordinance No. 11, 2025 regarding Workforce Housing LUC changes - 2nd reading

Continuance of the public hearing to September 15, 2025.

Council Member Fridstein moved to approve the Consent Agenda with the Continuance. Council Member Gustafson seconded. All in favor.

7. 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.

8. Policy/Legislative Public Hearings

8.A. Ordinance No. 13, 2025 - SVPEF Ballot Issue - 2nd Reading

Second reading of Ballot Measure Ordinance No. 13, 2025 - RE assess a fixed Mill levy rate of 1.19 for the Aspen school district.

Council Member Fridstein motioned to approve this ordinance be placed on the ballot. Seconded by Council Member Marolt. Roll Call vote. All in favor.

8.B. Ordinance No. 10, 2025 - Amendment to Code regarding outdoor lighting regulations - 2nd Reading

Dave Shinneman, Director of Community Development, Mike Metheny, Chief Building Official, and Sara Nester, Business Code Compliance Manager, presented changes made based on discussion at the previous reading. A few more questions and concerns were addressed along with discussion of education and compliance issues given the new regulations.

Motion to approve Ordinance 10 series of 2025 with the three following amendments:

1. Sec. 16A-4-610 No. 17 to read: "...and commercial zone districts between 10pm and 7am, unless business operating hours end or begin within the nighttime hours."
2. Sec. 16A-4-610 No. 20 changed to read "Walkway and driveway security lighting shall be under 42 inches in height."
3. Sec. 16A-4-680 No. 6 "Landscape Lighting: Shall be low lux (under 40 lux) and is considered non-essential and seasonal lighting."

Council Member Fridstein motioned to approve Ordinance 10 as amended and read by the town attorney. Seconded by Council Member Marolt. Roll call vote. All in favor.

8.C. Additional Funding Participation for Tenant Purchase of Roaring Fork Valley Mobile Home Parks

Betsy Crum, Director of Housing, is asking for additional funding for the residential acquisition of the Aspen Basalt and Mountain Valley mobile home parks. Their lender is willing to make a reduced interest rate loan if the residents have raised at least 16 million by the due diligence period. The request is for an additional \$250,000 funding from the council. A letter of commitment for 1.25 million dollars which the mayor would sign will be needed before the due diligence period and it would then be presented as an Ordinance in two weeks.

Council Member Marolt motioned to approve the letter of intent for the purchase of the Roaring Fork Valley mobile home parks. Council Member DeAngelo seconded. All in favor.

9. Administrative Reports

10. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported the FAB meeting resulted in no updates to the Ballot language for the Ordinance 13.

Council Member Fridstein reported PTRAB wants to pass a resolution on the Brush Creek and Owl Creek Roundabout. Another topic of conversation was the JAS Aspen Festival's impact on the town vs. benefits of the event for the town. Council Member Fridstein noted that EAB was getting information on the town's use of pesticides at their meeting.

Council member DeAngelo reported on the Nordic Council and their plans to pursue snowmaking at two locations; a presentation from them might be a work session item in the future.

Mayor Shenk verified next week's work session timing with the Fire Mitigation discussion before the Krabloonik visit. And gave a reminder that the Strong Start, Bright Futures valley-wide childcare ballot initiative will be presenting as well.

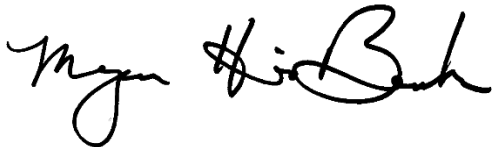
11. Adjournment

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

Adjourned at 07:26 P.M.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday October 20, 2025.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

Megan Harris Boucher, Town Clerk