

## **TOWN OF SNOWMASS VILLAGE**

### **PLANNING COMMISSION MEETING MINUTES**

***November 15, 2023***

Members Present:

Matthew Dube, Vice Chair  
Elsese Denis  
David Seglin  
Jim Gustafson  
Doug Faurer  
Stan Clauson

Staff Present:

Dave Shinneman  
Jim Wahlstrom  
Ashleigh Huff  
Sara Nester  
Jeff Conklin  
Betsy Crum

Members Absent:

Brian Marshack, Chair

Others Present:

Leslie Desman

Call to order: The meeting was called to order at 4:02 p.m. by Vice Chairman Dube.

Item 1: Approval of 09-20-2023 Meeting Minutes:

The minutes from the 09-20-23 meeting were brought up for approval. Commissioner Clauson made a motion to approve, second by Commissioner Gustafson and approved unanimously.

Item 2: AEU Code Changes:

Jim Wahlstrom, Senior Planner, started the conversation by stating the idea to modify the accessory unit provision in the code was brought up in 2015. The item made it to a Draft Planning Commission Resolution, but this was put it on hold until the Comprehensive Plan Amendment had been processed. This was adopted in 2018. This was brought back up in the spring, but staff didn't get far enough to propose redlines or drafts to the code.

Mr. Wahlstrom shared the history, goals, policies, and next steps. There was previous discussion about modifying the code to combine Accessory Employee (AEU) and Accessory Caretaker Unit (ACU) programs into one Accessory Dwelling Unit (ADU) program that would give owners more incentive to create these units. There was also previous discussion about exploring the possibility of developing public/private partnerships to provide employee housing as part of a redevelopment and/or renovation.

He provided examples of attached and detached accessory units in other areas, and other design possibilities that may or may not fit in with the character of Snowmass Village. Mr. Wahlstrom mentioned that some of the standards, occupancy regulations, and self-regulatory items could be changing.

Commissioner Clauson brought up occupancy restrictions – is it required to be rented to an employee or is it available for the homeowner’s use for children, mother-in-law, or their own purposes such as an office.

Mr. Wahlstrom stated that in the definition section, it defines an employee. The occupancy standards allow the owner to have the option to house a senior, a caregiver, or a caretaker.

Mr. Shinneman stated that the answer is on line 272-270 “occupancy.”

Mr. Conklin stated that if the family member falls under the occupancy requirements, that the family member would be able to reside at the AEU.

There was further discussion about occupancy with commissioners and staff.

Betsy Crum, Housing Director, discussed the Housing Agreement with the Commission, to see what avoids workarounds happening. She mentioned that once a year there is also a compliance component.

Commissioner Gustafson commented this is a great opportunity to try to mitigate some of our housing needs. This is a very discrete way to get housing in amongst the community, but there needs to be enough incentive to make people do it.

Commissioner Faurer commented that he agrees with Gus. He feels this is a good idea, but his sense is that the true second homeowners are not going to be incentivized to take advantage of a program like this. This program would be more appealing to a full-time resident.

There was a group conversation about multi-generational housing and how it will work with these changes.

Commissioner Seglin commented that many members are suffering from the complexity of this and the number of different issues that are involved. He suggested approaching this by compartmentalizing the issues and approaching them in a singular manner.

Vice Chair Dube agreed with Commissioner Seglin’s suggestion. Dedicating time to really dig into the issues would allow for a productive and meaningful conversation.

Commissioner Gustafson suggested categories such as incentives, who will qualify, how do they physically fit on the site, can this be done in a graceful way so that it doesn't change the general flavor of the neighborhood.

Commissioner Dube asked staff to put together numbers for different model types. He would like to see the cost of construction, rent, etc. Ms. Crum volunteered to do this.

Item 3: Community Development Director Updates:

- The next meeting will be on December 20.
- The AEU discussion will continue January 3.

This meeting was adjourned at 5:44 P.M.