



**Town Council**  
**Monday, September 15, 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, September 15, 2025, at 4:00 PM.

A complete live recording of this meeting can be found at [www.tosv.com](https://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; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Brian McNellis, Senior Planner; Betsy Crum, Housing Director; Mike Metheny, Chief Building Officer, Sara Nester, Business Code Compliance Manager; Mike Horvath, Town Engineer; Josh Zeeb, Project & GIS Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Harper Powell

**3. Proclamations and Presentations**

**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 Draft Agendas**

Council had a brief discussion regarding upcoming events. Due to schedule conflicts, there will be no Share a Drink with Council on 9/22/25. It is rescheduled for 9/29/25 at the Little Red Schoolhouse at 4pm.

### **5.B. Ordinance No. 11, 2025 - RE Workforce Housing LUC changes - 2nd reading**

Mayor Shenk opened the public hearing for Ordinance No. 11, 2025 second reading. Staff recommended continuing the second reading while they waited for some additional information from the State of Colorado. Recommended October 3rd.

Council Member Fridstein motioned to continue the public hearing with the second reading of Ordinance No. 11, 2025 to October 3, 2025. Council Member Marolt seconded the motion. All in favor.

Council Member Fridstein motioned to approve the Consent Agenda. Council Member Marolt seconded the motion. 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**

### **7.A. Emergency Ordinance No. 16, 2025 RE Budget appropriation - \$250k for mobile home park purchase**

Emergency Ordinance due to the timing of the appropriation. With the closing in early October, this needs to be done in one reading. Clint summarized the ordinance.

Council Member Fridstein motioned to approve Emergency Ordinance No. 16, 2025. Seconded by Council Member Marolt. Roll call vote. All in favor.

## **8. Administrative Reports**

### **8.A. STR Update & continued discussion**

Housing Director Betsy Crum and Business Code Compliance Manager Sara Nester summarized the agenda item. Council reviewed updated data on short-term rentals (STRs), noting that 42% of residential units in Snowmass have STR licenses, mostly in properties designed for that use. Only about 10–12% of single-family homes are STRs. Staff presented examples of incentive programs used in other communities to convert STRs to long-term rentals. These were largely discontinued due to high costs. Council discussed the potential for using STR fees to fund similar efforts locally.

Council discussed the possibility of a linkage fee study in 2026 to explore the impact of STRs on housing. Council discussed potential changes to short-term rental (STR) policies, focusing mainly on further restricting Type 4 permits, which apply to single-family homes. Council members expressed interest in aligning regulations with existing HOA rules that typically allow only 1–2 short-term rentals per year, each lasting 1–2 weeks. The goal is to maintain the residential character of neighborhoods while still permitting limited STR use. There was general agreement that reducing the commercial impact of STRs in residential areas is a priority.

Council agreed to continue exploring both STR restrictions and housing-related incentives as key priorities.

### **8.B. Construction Impact Map demonstration**

Anne Martens, Josh Zeeb, Mike Horvath, Mike Methany

Public Works Director Anne Martens presented with staff members Josh Zeeb, Mike Horvath, and Mike Methany a new interactive GIS map displaying building permits, right-of-way permits, and capital projects. The tool, now live online, aims to improve transparency and help identify high-impact areas. Staff acknowledged challenges consolidating permit data at single addresses and may propose future improvements.

Council discussed growing concerns over construction-related impacts, including traffic, parking, safety, and noise—especially from long-duration or high-value projects. Members suggested improved enforcement, better public communication, and low-cost mitigation like fencing, signage, and stricter parking rules. Staff noted additional enforcement would require more resources and sought guidance on balancing project efficiency with residents quality of life. Council supported tracking demolition trends and emphasized the tool's value in monitoring activity and guiding policy decisions.

## **9. Town Council Reports and Actions**

## Reports and Updates

Council Member Marolt and DeAngelo attended a recent Transportation Coalition meeting. Past meetings have focused on information gathering and now moving towards solution recommendations. Group will approach GWS and involved them more in the discussion with the idea that traffic issues are valley wide and each community impacts the others.

Council Member Fridstein will attend an upcoming PTRAB meeting. Attended RFTA with Shenk. RFTA reported that they were finally successful in receiving a 32 million federal grant which had been previously approved but not granted. Many Congressional and Senate level people helped with the final push.

Council Member Gustafson attended the Sister Cities last week. Gustafson and Shenk will attend NWCCOG in GWS next week.

Mayor Shank reported on the recent RFTA meeting where they had the first draft of the Budget presentation and discussed the media kit for the Zero Fare project. Zero Fare will be from Oct 1 to Nov 30th. Outreach includes: Pop-up tables at markets, bus stops, banners, mobile app and social media campaigns. They also discussed updating the passenger code of conduct. RFTA is adding 105 seats to the AM rush for winter service. Plan to run additional trips to help address these busy times. They are fully staffed with drivers. RFTA has been hearing many complaints from public regarding e-bikes and fast speeds on the Rio Grande trail.

Mayor Shank will attend the upcoming SAAB meeting. Shank also had the opportunity to read to kids at the Little Red Schoolhouse the Sauce Boss Book. Fun interaction with the kids!

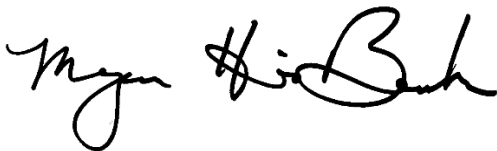
## 10. Adjournment

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

Adjourned at 6:59pm

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

