



Town Council
Monday, November 17, 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, November 17, 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; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Mike Horvath, Senior Project Manager; Julia Theisen, Tourism Director; Brian McNellis, Senior Planner; and Megan Harris Boucher, Town Clerk.

Public Present: Heather Henry, Chris Kiley, Bert Smith, Jeff Terry, Jim Light, Joan, Jonathan Tapper, Tim O'Neill, Paul Taddunne, Phillip Jeffrey, Susan Cross, Patrick McCallister, Jason Jaynes, Ashley Cline, Leslie Desmond, Bill Spalding, Juliette Rojas, Bill Bouneau, Deidre Boineau, Michael Manchester, Sonya Aauray, Gene Burrus, Michael Miracle, Robert Dutch, Norbert Hansch, David Gray and Brianna Bruyere.

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)

Paul Taddune paid tribute to Gideon Kaufman, who recently passed away in a bike accident. Mr. Kaufman was described as a beloved member of the community and founder of a local Jewish congregation. Mr. Taddune also requested that for future presentations, any videos shown should not take time away from public comments.

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

The Council agreed to set up a meeting with the Environmental Advisory Board in January to discuss their priority list and potential funding allocations. Council Member Fridstein noted that updates on the entryway and rodeo designs would be presented at the December 1st meeting.

5.B. Reso No. 37, 2025 - adopting the DMP

Council Member Fridstein motioned to approve the Consent Agenda including Resolution No. 37, 2025. Council Member Marolt 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.

6.A. Divide SHOP Preliminary PUD

Senior Planner Brian McNellis presented the Divide Workforce Housing (Shop) major PUD amendment application, noting that the Planning Commission had unanimously recommended approval. The proposal includes 30 workforce housing units on Lot 44 of the Divide subdivision. Staff indicated the project complies with the Land Use Code and Comprehensive Plan.

Heather Henry, Philip Jeffries and Chris Kiley representing the applicant, Aspen Skiing Company, presented the workforce housing project. The presentation addressed several aspects of the project including:

- Housing needs and employee profiles
- Reduced bedroom count and square footage from sketch plan
- Mechanical design improvements
- Parking accommodations
- Road widening with pedestrian/bicycle lanes
- Winter operations
- Lighting analysis and dark sky compliance
- Visual impact mitigation

After the applicant's presentation, extensive public comment followed. The speakers represented a wide range of perspectives:

Those in opposition or expressing concerns included Bill Kyriagis, Michael Manchester, Paul Taddune, Gene Burrus, Bill Boineau, Christine Deyoung, Bob Dutch, Bill Spalding, Jeff Terry, Tim O'Neill, Liz Nordstrom, Bert Smith, and John Nolan. Primary concerns raised during public comment included:

- Compatibility with the comprehensive plan
- Project density and scale
- Traffic and pedestrian safety on Divide Road
- Visual impacts to the ditch trail
- Impacts on dark sky initiatives
- Community benefits versus mitigation requirements
- Snow removal and winter maintenance

Several speakers suggested compromise solutions, such as reducing the building to two stories or relocating some units to other potential sites like the Two Creeks base area.

Public comment in support of the project included Susan Cross, Colin Cook, Juliette Rojas, Dave Tanner, Brianna Bruyere, Michael Miracle, John Rigney, Leslie Desmond and Jim Light. Primary areas of support included:

- The critical housing need for year-round staff
- Reduced commute times and safety benefits
- The value of having operational staff close to the mountain
- The community building aspect of housing employees in Snowmass

After extensive discussion, the Council decided additional time was needed to consider public input and potential conditions.

Motion to continue the public hearing to December 1, 2025 was made by Council Member Fridstein, seconded by Council Member Marolt. All in favor.

Short break at 7:33pm.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Roundabout Landscape Design Update

Council decided to continue the Roundabout update to a later date.

8.B. Boards & Commission Applications for open seats

Town Clerk Megan Boucher presented information about applications for board and commission positions. The Council discussed the Spark Hire interview process and agreed to modify questions for reapplying members to focus on their experience and goals if reappointed. They decided that longtime members of certain boards wouldn't need to complete the Spark Hire process, and established a timeline for reviewing applications by December 1st with potential in-person interviews on December 8th and final decisions by December 15th.

9. Town Council Reports and Actions

Reports and Updates

10. Executive Session

Mayor Shenk read the legal language for the Executive Session.

At 7:52 pm Council Member Fridstein motioned to go into Executive Session. Council Member Marolt seconded. All in favor.

10.A. Executive Session

11. Adjournment

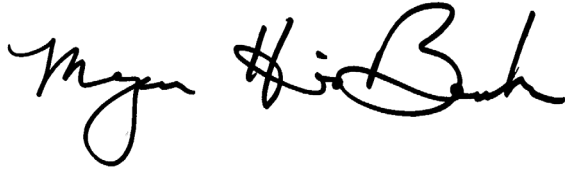
Council Member Fridstein moved to reconvene the regular meeting. Mayor Shenk seconded. All in favor. Council Member DeAngelo was absent. Reconvened at 8:18 PM.

Council Member Fridstein motioned to adjourn. Mayor Shenk seconded. All in favor. Council Member DeAngelo was absent.

Adjourned at 8:18 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, December 1, 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 more legible than the last name "Boucher".

Megan Harris Boucher, Town Clerk