



**Town Council Regular Meeting
Meeting Minutes**

Monday, December 16, 2024

4:00 PM

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)

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday December 16, 2024, 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 any time.

1) CALL TO ORDER

4 pm

2) ROLL CALL

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

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Betsy Crum, Housing Director; Anne Martens, Public Works Director; Mike Horath, Town Engineer; Brian McNellis, Senior Planner; Sam Guarino, Transportation Director; Julia Theisen, Tourism Director; Greg LeBlanc, Assistant Town Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Paul Anderson, Jay Shumaker, Harper Powell, Andrew Wickes, Matt Armentrout, Colby Christoff, Richard Shaw, Jessica Garrow, Darla Callaway, Rich Carr, Bart

Johnson, Taylor Broom, Jason Rosenblum, Bill Delo, Myer Godrey, Rob Cairncross, and Jordan Sarick.

3) **PROCLAMATIONS AND PRESENTATIONS**

3.A) [Book presentation to Council - Paul Anderson & Curtis Wackerle](#)

[3A Agenda Item Summary - Anderson and Wackerle Presentation.pdf](#) 

Short presentation from Paul Anderson who along with Curtis Wackerle wrote and put together a 10 part series from Aspen Journalism into a book that he presented copies to Council and the Town Manager. General themes included the search for community, where and how community exists, the value of community, and its relation in the valley and region. The book will be given away free at several events in the valley in the coming months.

4) **PUBLIC COMMENT**

Jay Shumaker made comments regarding “how to plan the post Janss/Benedict generation of Snowmass Village” and how not to proceed.

5) **CONSENT AGENDA**

5.A) Draft Agendas

[5A 2025 Agenda Overview.pdf](#) 

Councilmember Fridstein wants to add to the January 6 meeting a more in-depth look at alternative designs for the Draw site. Council discussed - happy to put it on the agenda. Fridstein asked for his sketch to be drawn out properly. Logistically, staff believes Jan 13th is more possible.

Councilmember Marolt agrees that some more discussion and analysis on Fridstein’s design is needed before more work is put into the current design.

Councilmember Gustafson commented that looking at Fridstein’s design is an effort to not start over but rather to take all the knowledge we have gained thus far and build on it for a better project.

Councilmember DeAngelo asked to add a discussion on the Draw Site layout, sq footage for units, makeup (1 Bedroom vs 3 Bedroom).

Community outreach and survey needs to wait until after this next discussion on 1/13/25.

Council also wants to confirm that the discussion on the Transit Center project options is continued in January. Suggested staff hire 3 architects for 2-3 weeks to design something from

where we are and bring it to Council for discussion and then Council can choose best option. Staff is working on this difficult and tight timeline.

5.B) Budget appropriation for Willows units - Ordinance - First Reading

[5B 1 Agenda Item Summary - Ordinance No. 14, 2024- 1st Reading-Willows Employee Housing Unit.pdf](#) 

[5B 2 Ordinance 14, 2024 - 1st Reading-Budget Revisions 2025 -Purchase Employee Hsg Unit.pdf](#) 

5.C) Modification to the Town Attorney Employment Agreement

[5C 1 Agenda Item Summary - Town Attorney Amend Engagement Agreement.pdf](#) 

[5C 2 Amendment Letter.pdf](#) 

[5C 3 Original 2023 Town Attorney Engagement Letter.pdf](#) 

Councilmember Gustafson motioned to approve the Consent Agenda. Councilmember Fridstein seconded. All in favor.

6) **ADMINISTRATIVE REPORTS**

6.A) [Connecting the Nodes Update](#)

[6A Agenda Item Summary - Connecting Village Nodes.pdf](#) 

[6A Attachment A - Existing Conditions Report.pdf](#) 

[6A Attachment B - Draft Final Alternatives Report.pdf](#) 

[6A Attachment C - Stakeholder Feedback.pdf](#) 

[6A Attachment D - Survey Results.pdf](#) 

Mike Horath presented materials from the packet. In early 2023, the Town Council updated its goals to enhance public spaces and multimodal connections within Snowmass Village, aligning with the community's unique character and connectivity needs. The *Connecting Village Nodes* project aims to improve links between the Snowmass Center, Base Village, and the Mall, enhancing economic vitality and visitor experiences. Following an RFP in early 2024, DJ&A was selected to lead the project and has completed an *Existing Conditions Report* and an *Alternatives Memo* outlining potential improvements. Public input, gathered through a survey, highlighted strong support for combining foundational upgrades, like improved pathways, with transformative investments such as a pedestrian bridge.

Stakeholder and public feedback has guided the project, with next steps focusing on refining preferred alternatives, creating detailed construction plans, and securing funding. The project team will continue engaging stakeholders and updating the Council at key milestones to ensure alignment with community goals and a smooth transition to implementation.

Bill Delo presented and provided an update on the *Connecting Village Nodes* project, including progress since our July presentation and the outcomes of our community engagement efforts.

Building on feedback from the July meeting, we've refined alternatives with a focus on making pedestrian connections between the Snowmass Center and Base Village intuitive, safe, and accessible year-round for all users. Guided by the Town's multimodal goals, the study evaluated existing conditions, identified areas needing improvement, and proposed a mix of foundational upgrades and grand investments to enhance connectivity. Foundational improvements include upgrades to wayfinding, crossings, and transit access, while grand investments, such as a pedestrian bridge or gondola, address larger challenges like elevation changes and long-term connectivity needs.

Community feedback, gathered through a survey, revealed strong support for combining foundational upgrades with a grand investment, with the pedestrian bridge emerging as the preferred option due to its accessibility, cost-effectiveness, and usability year-round. Respondents also emphasized the importance of improving pathways, crossings, and wayfinding as immediate priorities. Based on this input, the project team has developed phased implementation strategies and prioritized elements that align with community and stakeholder goals. We're happy to answer any questions as we move forward with refining these plans and continuing public and Council engagement at key milestones.

Council discussion included both the bridge & gondola options being further developed, the idea of expanding the color and icon wayfinding methods throughout the village, expanding on what our Town Shuttle already utilizes, aesthetics of both the bridge and gondola option, and the suggestion to reopen the survey to help capture winter guests and summer guests to get more input.

6.B) [Destination Management Plan Update](#)

[6B 1 Agenda Item Summary - Destination Management Plan.pdf](#) 

[6B 2 Presentation- Destination Management Plan.pdf](#) 

Tourism Director Julia Theisen presented materials from the packet. Snowmass Tourism has contracted with Roadmap consulting to produce a destination management plan (DMP). The DMP is expected to be finalized in April 2025 and will have been a six-month process engaging with residents, elected officials and tourism stakeholders in a participatory process.

Theisen explained that the DMP will serve as a road map for Snowmass and inform tourism programs over the next 5 years. Theisen informed Council on the engagement thus far and what the remaining process looks like.

6.C) [Town Council Boards & Commissions appointments](#)

[6C 1 Agenda Item Summary - Board Applications & Appointments.pdf](#) 

[6C 2 PC Applications.pdf](#) 

[6C 3 POSTR Applications.pdf](#) 

[6C 4 SAAB Applications.pdf](#) 

[6C 5 TAB Applications.pdf](#) 

[6C 6 Written Answers from various applicants for SAAB and PC.pdf](#) 

[6C 7 2024 Planning Commission Attendance.pdf](#) 

[6C 8 2024 POSTR Attendance.pdf](#) 

[6C 9 2024 SAAB Board Attendance.pdf](#) 

[6C 10 2024 TAB Attendance.pdf](#) 

Town Clerk Megan Boucher gave Council some additional information regarding two candidates who indicated they are most interested in the boards they applied to but are happy to serve on other boards if the Council decides to that is better. Council informed Boucher that they would have final decision on appointments before the next meeting. Boucher will take that information and have a resolution prepared for Council to consider at the January 6th meeting.

7) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

7.A) Snowmass Center minor PUD Amendment - Ordinance - First Reading

[7A 1 Agenda Item Summary - Snowmass Center Minor PUD Amendment.pdf](#) 

[7A 2 Attachment A - SMC Minor Amendment Ord. No. 15 of 2024 draft.pdf](#) 

[7A 3 Attachment B - PC Reso No. 8 of 2024.pdf](#) 

[7A 4 Attachment C - PC Staff Report 11132024.pdf](#) 

[7A 5 Attachment D - SMC Minor PUD Amendment Application.pdf](#) 

[7A 6 Attachment E - SMC Site and Architectural Plans.pdf](#) 

[7A 7 Attachment F - Faraway Ranch North \(SMC\) Lot Plan.pdf](#) 

[7A 8 Attachment G - TC Ordinance No. 17 of 2020 SMC PUD.pdf](#) 

[7A 9 Attachment H - Referral Comments and Applicant Response.pdf](#) 

[7A 10 Attachment I - Applicant Letter 12112024.pdf](#) 

Mayor Shenk recused herself and left the meeting.

Brian McNellis, the senior planner for Snowmass Village, presented the Snowmass Center Minor Planned Unit Development (PUD) Amendment application. The application pertains to potential changes in Parcel One, focusing on the existing Snowmass Center and its redevelopment. The original 2020 PUD approval, which was granted under Ordinance #17, included a mix of retail, restaurants, office space, and residential components, along with a community-focused "Main Street" design. However, the proposed amendment removes significant aspects of the original vision, including residential components and the "Main Street" concept. While the new design features updated architecture and enhanced retail and office spaces, it essentially replicates the current strip-style layout with aesthetic improvements but reduced community vitality.

Staff expressed concerns about the streamlined approval process and urged the Town Council to thoroughly evaluate whether the new proposal aligns with the standards of a world-class ski town and meets community needs. Staff highlighted that this is the Council's sole opportunity to ensure the project reflects the aspirations of residents and visitors. The Planning Commission has recommended approval with 35 conditions, many of which are open-ended to allow for further evaluation. The Council must now decide whether the amended proposal provides better

outcomes than the 2020 plan or if further enhancements are necessary to maintain the original goals of creativity, community benefit, and design vitality.

Councilmembers emphasized the importance of not rushing the decision and ensuring a thorough review of the extensive materials that have been provided. They further recommended a robust discussion, with a resolution potentially considered in the upcoming January 6th meeting. Concerns were raised about whether the proposed plan adequately pushes creative boundaries or aligns with the flexibility allowed under PUD standards. Council commented that while the proposal appears to comply with code requirements, it lacks the innovative or iconic qualities typically expected of such developments, prompting further dialogue with the applicant to address these concerns.

The applicant's presentation outlined a proposed modification with design and planning professionals collaborating with town staff for over nine months. The team emphasized the collaborative nature of the project, involving detailed discussions to align the plan with the town's vision. Key updates include a new approach to parking, enhanced public spaces, and a shift to a pedestrian-friendly design. The goal is to create a vibrant, community-centered commercial area while preserving open space and enabling the town to pursue a workforce housing development.

Highlights of the new plan include a rooftop amenity terrace and improved public space designs that encourage community interactions, such as integrated seating and covered areas for informal gatherings. The project introduces a 360-degree approach to placemaking, integrating commercial and residential elements while maintaining vital connections like those between the grocery store and post office. The new layout provides ample sunlight, views, and a cohesive design that facilitates pedestrian movement and community engagement, all while ensuring essential services remain operational during construction.

The applicant expressed that from an architectural and operational perspective, the modified plan enhances both aesthetics and functionality. Key features include a larger and more accessible public atrium, expanded pedestrian pathways, and structured parking with improved logistics for deliveries and transit services. The team also maintained its commitment to preserving existing businesses, providing long-term leases, and ensuring a seamless phasing process to minimize disruption. The project's updates reflect a commitment to creating a dynamic space that balances practical needs with a vision for a thriving, connected community hub.

Once the applicant concluded their presentation Mayor Pro Tem Fridstein suggested they go through the Planning Commission conditions.

The discussion and questions centered on several key aspects of the project, including the atrium floor plan and its design, with a focus on enlarging the atrium area and creating indoor spaces that would enhance year-round usability. There was also concern about the need for community spaces that are accessible throughout the year, ensuring that the community hub concept is maintained. The location and future of restaurants within the development were discussed, with emphasis on providing the infrastructure necessary for their future build-out and a guarantee that restaurants would be established, avoiding the possibility of having no

restaurants at all. Additionally, the applicant mentioned cost-sharing multiple times, which drew attention in the conversation. Overall, the discussions highlighted the importance of ensuring that the project serves long-term community needs and maintains its role as a vibrant community-oriented space.

Council discussed the following Planning Commission's conditions for the project:

- Condition #25: Requirement for two or more restaurants that are "ready equipped." Efforts to find language to guarantee these restaurants will be included in the project.
- Condition #7: Road issue, not an impasse, and expected to work.
- Condition #35: Request to extend the 10-year vested rights due to factors that have impacted the original timeline.
- Condition #3 & #31: Development of atrium areas to create a community hub with spaces for gathering, casual interaction, and circulation within the center.
- Condition #30: One-way vs. two-way traffic debate; concerns about safety and challenges.
- Condition #7: Transit center requirement by phase 4, emergency access in phase 1, and cost-sharing.
- Condition #12: Rim Road.
- Condition #14: Landscaping requirements.
- Condition #17: Secure areas for shopping carts in several locations, with Clark's Market agreeing to collect them, including in the transit center area.
- Condition #23: Cement veneer on retaining walls along the backside of the transit center. The veneer should match other retaining walls in the town. The applicant requested cost-sharing, with staff negotiating.
- Condition #26: Continued design discussions and cost-sharing regarding the Town Hall intersection.
- Condition #30 (revisited): One-way vs. two-way traffic issue, which forces traffic into a roundabout and a left-hand turn into Lower Kearns.
- Condition #35: regarding 10-year vested rights period.

Discussion concluded with continuing the topic until January 6th after some further negotiation.

Councilmember Marolt motioned to continue the public hearing to January 6, 2025.

Councilmember Gustafson seconded. All in favor.

8) POLICY/LEGISLATIVE PUBLIC HEARINGS

9) TOWN COUNCIL REPORTS AND ACTIONS

Mayor Shenk moved this agenda item to before the public hearing.

Councilmember Gustafson been working closely with Sister Cities as they have lots of activities these coming months. Currently they are working on expanding the occupational exchanges.

Nothing from Councilmember Fridstein.

Councilmember Marolt emphasized the importance of community feedback so important and expects this to be a topic during the Council Goal setting meetings.

Councilmember DeAngelo gave a quick update on the POSTR Board and that they are looking forward to presenting in January on the Rodeo/bleacher topic as well as on E-Bikes.

Mayor Shenk – attended RFTA meeting recently where they approved the budget. In addition, they talked about ridership and that all routes are filled with bus drivers. It is the best it has been since the pandemic. Shenk attended a few events in Snowmass for Winteskol. Tourism did a great job bringing Snowmass into the events of Winteskol. Especially liked the Winter Windows.

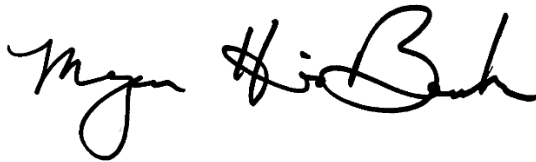
10) ADJOURNMENT

Councilmember Gustafson motioned to adjourn. Councilmember Marolt seconded. All in favor.

Adjourned at 8:02 pm.

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

Submitted By,

A handwritten signature in black ink, reading "Megan Harris Boucher". The signature is written in a cursive, flowing style.

Megan Harris Boucher, Town Clerk