



Town Council
Monday, December 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, December 15, 2025, at 4:02 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.

2. Roll Call

Council Members Present: Tom Fridstein, Britta Gustafson, Susan Marold and Alyssa Shenk. Council Member Cecily DeAngelo arrived at 4:41 PM.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Jim Wahlstrom & Brian McNellis, Senior Planners; Sara Nester, Compliance Manager; Sam Guarino, Transportation Director; Anne Martens, Public Works director, Theresa Cook, Office Manager.

Public Present: Bill Boineau, Deidre Boineau, Tim Malloy, Jenny Beltman, Bill Kyriagis, Jim Morietti, Paul Taddune, Susan Cross, Randy Henrie, John Howard, Elise Wolf, Heather Henry, Phillip Jeffries, Joan Nolan, John Nolan, Geoff Buckheister, EW Smith, Michael Miracle, Rob Wilberger, David Tanner, Meg Murray, Thomas Duckworth, Bob Dutch, David Gray.

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)

4.A. Public Comment letter submitted in meeting

Jenny Beltman, Snowmass resident and Aspen Elementary teacher, commented as a community member on the tiered priority for Aspen School District employees in deed restricted housing through the TOSV affordable housing system. A copy of the signed letter read aloud to the council is attached to these minutes and added to the packet.

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. Draft Agendas

Mayor Shenk would like to ensure that the discussion at the Work Session on January 12 of the Thrive, Not Just Survive initiative includes the possibility of a new board or commission for housing.

5.B. Minutes for approval

No changes.

5.C. Resolution approving new appointments to Town Boards & Commissions

Council Member Marolt motioned to approve the Consent Agenda including the Resolution appointing the new members of the Town Boards & Commissions. Council Member Gustafson seconded. All in favor. Council Member DeAngelo absent.

6. Policy/Legislative Public Hearings

6.A. Ordinance No. 19, 2025 RE Code language with STRs - 2nd Reading

Sara Nester, TOSV Compliance Manager, appeared to field any questions about the ordinance. Upon code approval, all STR holders, HOA's and Property Management companies will receive notice of the changes in code and a preliminary press release has been sent out by TOSV.

Council Member Fridstein motioned to approve Ordinance 19, 2025. Council Member Marolt seconded. Roll call vote taken. All in favor, 4-0. Council Member DeAngelo absent.

6.B. Ordinance No. 18, 2025 RE 5yr review and reenactment - 2nd reading

No public comment. Council Member Marolt motioned to approve Ordinance 18, 2025. Council Member Gustafson seconded. Roll call vote taken. All in favor, 4-0. Council Member DeAngelo absent.

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.

7.A. Ordinance No. 17, 2025 RE Deerbrook Townhomes Final PUD amendment - 2nd reading

Dave Shinneman, Director of Community Development acknowledged the 25 years of service of Senior Planner Jim Wahlstrom on his retirement from the town.

The second reading of the ordinance did not include any new issues or concerns from the council or the public. Council Member Fridstein motioned to pass Ordinance No. 17, 2025. Council Member Marolt seconded. Roll call vote taken. All in favor, 4-0. Council Member DeAngelo absent.

7.B. Divide 'SHOP' Workforce Housing – Major PUD Amendment (Preliminary Review) - Resolution No. 38, 2025

Brian McNellis, Senior Planner, presented this amended application from Aspen Ski Company (now Aspen One) for workforce housing. He explained that final approval would require a super majority vote due to the amendment to the buildout chart in the 2018 comprehensive plan and encroachment into slopes of 30% or greater. Attached to the meeting minutes (and agenda) is a letter from Kumar & Associates, Inc. stating that the 30% grade slopes in the development footprint are not prone to instability or failure.

After extensive discussion regarding transportation, parking, occupancy limits, road safety, density concerns, and community benefit, the Council negotiated modifications to the resolution, including:

- Limiting occupancy to 36 people in 30 units
- Requiring a parking space for each resident
- Adding a \$50,000 annual contribution from the applicant for demand response transit service
- Requiring additional vegetation screening from the ditch trail

The Council discussed balancing housing needs with comprehensive plan objectives regarding development locations and density. Some Council members expressed concerns about the project's density and location away from existing centers of activity. Motion to approve Resolution No. 38 of 2025 with the discussed amendments was

made by Council Member Fridstein and seconded by Mayor Shenk. Roll call vote taken. The resolution passed 3-2, with Mayor Shenk and Council Member DeAngelo voting against.

8. Administrative Reports

None.

9. Town Council Reports and Actions

Council Member Gustafson reported on Sister Cities activities.

Council Member Fridstein mentioned the ongoing RWAPA director interviews.

Council Member Marolt noted upcoming Board of Health and Nordic Council Meetings.

Council Member DeAngelo will be at the Nordic Council Meeting.

Mayor Shenk reported on RFTA budget approval and discussed upcoming community events.

10. Executive Session

10.A. Executive Session RE Little Red Schoolhouse Lease

Mayor Shenk read the legal language for the Executive Session.

At 8:02 pm Council Member Fridstein motioned to go into Executive Session. Council Member Marolt seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Mayor Shenk seconded. All in favor. Reconvened at 8:43 PM.

Mayor Shenk motioned to adjourn. Council member Fridstein seconded. All in favor.

Adjourned at 8:43 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, February 2, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk

Dear Mayor of Snowmass Village and Members of the Town Council,

We are writing to respectfully request a re-evaluation of the priority tier assigned to Aspen School District (ASD) staff within the Town of Snowmass Village affordable housing system. Our community's educators, administrators, and support staff provide essential services that directly support the families of Snowmass Village, yet our current housing priority does not reflect the critical role we play.

We recognize and respect that the Town of Snowmass Village housing system prioritizes individuals employed within municipal boundaries. However, ASD staff—though based outside those boundaries—are fundamentally responsible for the safety, education, and well-being of Snowmass Village's children. Our service to the community is both direct and indispensable. This includes:

- **Education and Childcare:** Teachers, counselors, administrators, and support staff guide the development, learning, and future readiness of Snowmass Village's children.
- **Daily Student Transportation:** ASD bus drivers interact with students twice daily, operating routes throughout Snowmass Village, navigating local roads, and ensuring the safe, reliable transportation of resident students.

ASD staff are woven into the fabric of the Snowmass Village community, both during school hours and beyond. The ability to purchase a home is a vital factor in an individual's willingness—and capacity—to remain an engaged, long-term member of this community. Currently, ASD employees are placed in Tier 7, the lowest category in the deed-restricted housing lottery, making the prospect of purchasing a home through this system exceedingly unlikely. We believe the services we provide to Snowmass Village warrant a higher priority tier—one that accurately reflects our commitment, contributions, and long-standing dedication to the families we serve.

For these reasons, we respectfully request that the Town Council consider elevating ASD staff who directly serve Snowmass Village students to a higher housing priority. If a school district existed within Snowmass Village, we would gladly work there, which would in turn meet the current residency and employment criteria. However, because the community relies entirely on the Aspen School District for educational services, our functional role as community-critical personnel should be reflected in the housing tier system—regardless of the technical jurisdiction of our workplace.

Thank you for your time, consideration, and continued leadership on this important issue. We welcome the opportunity to discuss this proposal further and to work collaboratively toward solutions that support the long-term vitality of the Snowmass Village school community.

Sincerely,

FIRST Jenny	MI E	LAST Beltman	SIGN Jenny Beltman
1 RESIDENCE ADDRESS 5131 Owl Creek #C4	CITY/TOWN SMV	COUNTY CO	DATE 11/30/25

FIRST MI LAST SIGN
1 Adrianna Tippit-Martelli
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 Owl Creek Rd C1 Snowmass Village Pitkin 11/30/25

FIRST MI LAST SIGN
1 Alexander C Buell
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 Owl Creek Rd C1 Snowmass Village Pitkin 11/30/25

FIRST MI LAST SIGN
1 Florence R Porter
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 Owl Creek Rd C1 Snowmass Village Pitkin 11/30/25

FIRST MI LAST SIGN
1 Reghan Mahaffey
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 Owl Creek Rd B1 Snowmass Village Pitkin 11/30/25

FIRST MI LAST SIGN
1 Shea Robinson
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
11 Assay Hill Ct 209 Snowmass Village Pitkin 12/4/25

FIRST MI LAST SIGN
1 Steven Crooke
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
44 iv Ridge Ln B Snowmass Village Pitkin 12/1/25

FIRST MI LAST SIGN
1 Heather Dallas
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
11 Assay Hill Ct. 103 Snowmass Village Pitkin 12/1/25

FIRST MI LAST SIGN
1 Lisa Overbeak
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 Owl Creek Road C5 Snowmass Village Pitkin 12/1/25

FIRST MI LAST SIGN
1 BEN OVERBEAK
RESIDENCE ADDRESS CITY/TOWN COUNTY DATE
5131 OWL-CRK RD CB SNOWMASS VILLAGE PITKIN 12-1-25