



**Town Council
Monday, January 5, 2026
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, January 5, 2026 at 4:01 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 De Angelo and Alyssa Shenk.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Dave Shinneman, Community Development Director; Rick Carroll, Communications Specialist; and Megan Harris Boucher, Town Clerk.

Public Present: Gyles Thornley, Dawyne Romero, Chris Kiley, Chris Miller, John Rogger, Eddie Zane, Petar Milinovic, Ken Burkhardt, Jake Burkhardt and Jeff Moerke.

3. Proclamations and Presentations

Before proceeding with public comments, Mayor Shenk took a moment to acknowledge the recent passing of Charla Belinski, the senior pastor at the Snowmass Chapel. Mayor Shenk noted that Charla meant a lot to many people in the community through various roles, including parenting classes and her leadership at the chapel. She expressed sympathy to Charla's family and the Snowmass Chapel community, and mentioned that a memorial service would be held on the 11th at Elk Camp, with the gondola starting to

upload at 4:00 PM and the service beginning at 5:00 PM. The gondola would be free for this event, courtesy of the ski company.

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)

John Rogger, resident of Snowmass Village, addressed the Council regarding difficulties living with a roommate with mental illness. He explained he has worked in Snowmass since 2013 but is currently employed in Aspen. Mr. Rogger detailed unsafe living conditions and sought assistance as he has been unable to find a resolution through the housing department and police department. Mayor Shenk advised that Kevin Reyes has been attempting to contact him and offered to set up a meeting.

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

5.B. Resolution No. 01, 2026 RE Public Notice Board Location

Council Member Gustafson inquired about public notice postings. Town Clerk Boucher confirmed that notices would continue to be posted on the town website and at town hall, with additional courtesy postings at other locations.

Council Member Fridstein motioned to approve the draft agendas and Resolution No. 1 regarding the official notice board location. Council Member Marolt seconded the motion. All in favor.

6. Policy/Legislative Public Hearings

6.A. Ordinance No. 1, 2026 - AN ORDINANCE AMENDING SECTIONS 16A-4-400 AND 16A-4-410 OF THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE TO UPDATE THE EMPLOYEE HOUSING MITIGATION RATE BASED ON EMPLOYMENT GENERATION BY DEVELOPMENT AND REDEVELOPMENT WITHIN THE TOWN - First Reading

Dave Shinneman, Community Development Director, presented the ordinance to update the housing mitigation rate from 60% to 100% for both development and redevelopment projects. He confirmed all required notices had been given and recommended approval. The Council discussed the redevelopment benefit provision

that allows 115% credit for existing units. Concern was expressed that this provision might be counterproductive to the mitigation goals, but Council agreed to address this issue after an updated housing study is completed in approximately six months.

Representatives from Aspen Skiing Company, Chris Kylie and Chris Miller, expressed support for the mitigation rate increase while noting their concerns about implementation and recommending that current flexibility provisions remain.

Council Member Gustafson moved to approve Ordinance No. 1, 2026, on first reading. Council Member Marolt seconded the motion. All in favor.

The second reading is schedule for Jan 20, 2026.

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. 02, 2026 - AN ORDINANCE APPROVING AN AMENDED AND RESTATED CONSOLIDATED COMPREHENSIVE SIGN PLAN FOR THE SNOWMASS VILLAGE MALL AND GATEWAY BUILDINGS - First Reading

Dave Shinneman presented the proposal to update comprehensive sign plans dating back to 1984. The plan would consolidate existing sign regulations for the mall area and address inconsistencies with current signage practices. Giles Thornley from Connect One Design presented the proposal, emphasizing the importance of preserving the "funky" character of the mall while providing clear guidelines. Dwayne Romero of the Romero Group spoke about the economic importance of allowing businesses to express themselves through signage to compete with Base Village.

Council discussed the need for aesthetic guidelines to help create distinct character while still allowing for individual business' expression.

Several Mall business owners provided public comment:

- Ken Burkhardt of Rock Island described his marquee sign as an important marketing tool, noting that similar marquee signs exist on historic venues in Boulder.
- Jeff Moerke of El Poggio and The Tavern emphasized that businesses on the Mall depend on effective signage.
- Eddie Zane of Zane's Tavern, a business owner on the mall since 1997, expressed concerns about the complaint process and noted the challenge of having objective standards for signs when preferences vary widely.

After discussion, Council members requested several revisions to the plan for second reading:

- Enhanced purpose and intent statements
- Better definition of the "wild card" sign categories with examples
- A clearer complaint procedure process
- Address window signage regarding back-of-house versus front-of-house locations
- Limit commercialization of window signage
- Guidance for second and third-story businesses that are harder to find
- Provision for removal of outdated tenant signs
- Synchronization of non-conforming sign provisions

Council Member Marolt motioned to approve on first reading with amendments. Council Member Gustafson seconded. All in favor.

The second reading is scheduled for March 2, 2026.

After a 5 min break, Town Council continued with next agenda item.

7.B. Ordinance No. 03, 2026 - AN ORDINANCE APPROVING THE AMENDED AND RESTATED COMPREHENSIVE SIGN PLAN FOR THE TIMBERMILL BUILDING AND THE ASPEN SNOWMASS SKIING COMPANY TENANT - First Reading

Dave Shinneman presented this related comprehensive sign plan for the Timbermill Building and Aspen Snowmass Skiing Company tenant spaces. Gyles Thornley explained this plan was largely identical to the mall plan, with differences regarding the freestanding operational signage in front of Venga Venga and the painted Venga Venga signs on the slopeside of the building. The Planning Commission had requested reducing the height of these signs to 3 feet.

The Council identified specific concerns about the Venga Venga directory sign, which had been converted from a mall directory to a restaurant sign, as well as excessive ski company window displays that were felt to be too corporate and not in character.

Council requested eight modifications to the plan, including limiting Venga Venga signage height to 3 feet, restoring the directory sign function, addressing window coverings, and removing outdated business signage.

The Council requested the same revisions as for the mall sign plan, with additional specific requests:

- Address the Ski Company window signage to limit "billboard" style commercial graphics
- Return the Venga Venga directory sign to its original purpose of listing mall businesses
- Create provisions to support visibility for hard-to-find amenities like the bowling alley

Council Member Fridstein motioned to approve on first reading with amendments.

Council Member Marolt seconded. All in favor.

The second reading was scheduled for March 2, 2026.

8. Administrative Reports

8.A. Employee Handbook Update

Talita Garcia, HR Director, presented proposed changes to the employee handbook based on input from the employee committee and a benefit survey conducted by consultants. Key changes included:

- Removing the health day benefit that awarded 8 hours of time off to employees who used less than 20 hours of sick time in a year, as this encouraged employees to come to work when sick.
- Updating recreational benefit policies to allow hunting equipment while explicitly prohibiting home improvements, RVs, and items like 3D printers and video games.
- Various other adjustments to time-off policies based on competitiveness findings.

Council Member Fridstein motioned to approve Resolution No. 2 updating the employee handbook. Seconded by Council Member Marolt. All in favor.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported on the Tourism Board meeting, noting that new messaging was drawing from the destination management plan, including new field guides and Snowmass heritage messaging. Despite lower occupancy, the overall outlook appeared healthy, with small businesses reporting higher numbers as visitors spent more time shopping and dining when not skiing due to snow conditions.

Council Member Fridstein mentioned an upcoming EAB meeting and expressed concern about the impact of snow conditions and future airport construction on revenues.

Council Member Marolt reported on a Nordic Council meeting where they discussed acquiring kids' rental equipment for Snowmass and concerns about people crossing Nordic trails to access the sledding hill.

Mayor Shenk mentioned she would be attending the CAST conference and had invited the Snowmass Arts Advisory Board to join the next meeting regarding roundabout art.

10. Executive Session

Mayor Shenk read the legal language for the Executive Session.

At 7:21 pm Council Member Fridstein motioned to go into Executive Session. Council Member Marolt seconded. All in favor.

10.A. Little Red Schoolhouse Lease negotiations & Town Attorney Quarterly Update

11. Adjournment

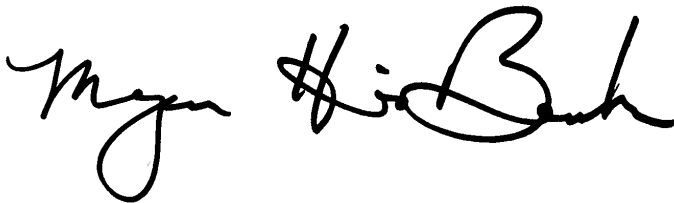
Mayor Shenk moved to reconvene the regular meeting. Council Member Gustafson seconded. All in favor. Reconvened at 8:21 PM.

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

Adjourned at 8:21 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, February 2, 2026.

Submitted By,

A handwritten signature in black ink, reading "Megan Harris Boucher". The signature is written in a cursive, flowing style. The first name "Megan" is on the left, followed by "Harris" and "Boucher" on the right. The "H" in "Harris" is stylized with a large loop.

Megan Harris Boucher, Town Clerk