



Town Council
Tuesday, January 20, 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.

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Tuesday, January 20, 2026 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 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; Brian McNellis, Senior Planner; Betsy Crum, Special Projects Manager; Kevin Rayes, Housing Director; Anne Martens, Public Works Director; Lauren Litchet, Plans Examiner/Inspector; Rick Carroll, Communications Specialist; and Megan Harris Boucher, Town Clerk.

Public Present: Kyles Jones, Patrick Rawley, Oscar Carlson, Erica Golden, Josh Huff, Molly Somes, Paige Parrottino, Sanskruti Kakadiya, Tristan Francis, John Mele, Sarah Tie, and Brigit Shinneman.

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)

No 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

Mayor Shenk mentioned she would like to add two items to future agendas: the e-bike management plan in February, and a discussion about housing lottery priorities for teachers and essential service workers who serve the community but aren't town employees.

5.B. Transit Title VI Program - Resolution No. 03, 2026

Council Member Fridstein motioned to approve the Consent Agenda including Resolution No. 03, 2026. 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. Draw Site Preliminary Plan Review

Senior Planner Brian McNellis presented the Draw Site Workforce housing preliminary PUD application for 66 affordable housing units. The project has evolved significantly over two years, reducing from 80 to 66 units and consolidating into a single building with underground parking. The Planning Commission recommended approval by a vote of 5 to 1.

Patrick Rawley of Raleigh Design Planning presented the project details, including the site plan, architectural renderings, and a video simulation showing the building in context. The project includes 98 beds in 66 units, 83 underground parking spaces, and 19 surface parking spaces.

Key Council concerns included:

- Pedestrian safety and accessibility
- Traffic congestion at the Kerns Road intersection
- Whether the project should maintain the proposed number of parking spaces or reduce them
- Visual impact of the building's mass and scale
- The integration of composting facilities

After extended discussion, additional conditions were added addressing pedestrian and bicycle safety, snow management, traffic improvements at Kerns Road intersection, auto disincentivizing measures, and common area amenities.

Motion to approve Resolution No. 4 of 2026 with the stated conditions was made by Council Member Marolt and seconded by Council Member Fridstein. The motion passed 3-2, with Council Members Gustafson and DeAngelo opposed. Council Members opposing cited concerns about mass, scale, cost efficiency, need for community buy-in, and insufficient pedestrian-centric design.

7. Policy/Legislative Public Hearings

7.A. Ord No. 01, 2026 — second reading --Employee mitigation rate to 100%

Community Development Director Dave Shinneman presented the second reading of Ordinance No. 01, 2026, which would update the housing mitigation rate from 60% to 100% for employees generated by new development and redevelopment.

Council Member Fridstein asked about the formula for single-family/duplex mitigation requirements, which uses a complex mathematical calculation. Staff explained the formula determines the number of employees generated by a single-family home or duplex based on square footage. Council discussed the comparison with Pitkin County's approach and how the new study might address construction workers and other factors not included in the current code.

No public comment.

Council Member Fridstein motioned to approve Ordinance No. 01 of 2026. Seconded by Council Member Marolt. Roll call, all in favor.

8. Administrative Reports

8.A. Discussion RE Updates to Building Code Series

Building Official Mike Metheny and Plans Examiner Lauren Litchet presented information on proposed updates to the building code. The town is considering adopting the 2021 International Building Code series, which includes higher energy efficiency requirements and new standards for fire safety. Council discussed the pros and cons of

adopting the 2021 code versus the newer 2024 code, with the consensus supporting the 2021 code with potential enhancements from the 2024 code where beneficial.

8.B. Update on Wildfire Resiliency Code

Town Attorney Jeff Conklin presented an update on the Wildfire Resiliency Code, explaining that in 2023, the state formed a wildfire resiliency board that developed a model code which local governments must adopt. All of Snowmass Village falls into either moderate or high fire intensity zones under the state's mapping.

The code has two main sections: structure hardening (using non-combustible materials) and site/area requirements (creating defensible space in zones around structures). The model code would apply to new construction and major renovations, with certain triggers for existing buildings based on the scope of work.

A significant discussion point was whether making voluntary improvements to harden a structure (like replacing combustible siding) would trigger requirements to also make site improvements, potentially disincentivizing homeowners from making any improvements. Council members expressed concern about this approach and requested staff to look into options that would encourage rather than discourage structure hardening. Staff will make revisions based on the discussion.

9. Town Council Reports and Actions

Reports and Updates

Council members Marolt and Fridstein had no updates.

Council Member Gustafson had a Sister Cities meeting recently where they discussed celebrating the 60th anniversary of the relationship with Garmisch. They are looking at options, including a joint event with TOSV's Oktoberfest.

Council Member DeAngelo reported that the Board of Health unanimously voted to recommend a ban on all flavored tobacco products in Pitkin County.

Mayor Shenk shared that she participated in a discussion organized by Senator Bennett's office with the Postmaster General and mountain town municipalities regarding rural postal service issues. Primary concerns were staffing and availability of post office boxes.

Mayor Shenk also attended the POSTR meeting where they discussed the e-bike management plan and reported on RFTA's findings from their zero-fare trial. She noted that while the zero-fare program did attract new riders, the conclusion was that frequency and reliability of service were more important factors than free fares for increasing ridership.

10. Adjournment

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

Adjourned at 7:28pm.

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.

Megan Harris Boucher, Town Clerk