



**Town Council
Monday, March 2, 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.

Agenda

1. Call to Order

2. Roll Call

3. 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. Joint Public Meeting with Planning Commission

4.A. Snowmass Village Community Foundation's Pre-Sketch review of the Daly Lane Parcel

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. Town Council Draft Agendas

5.B. Minutes for Approval

5.C. Resolution No. 07, 2026 RE High Impact Events and Construction restrictions

5.D. Ordinance No. 02, 2026 - AN ORDINANCE APPROVING AN AMENDED AND RESTATED CONSOLIDATED COMPREHENSIVE SIGN PLAN FOR THE SNOWMASS VILLAGE MALL AND GATEWAY BUILDINGS - Continue Second Reading

5.E. 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 -
Continue Second Reading

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.

7. Policy/Legislative Public Hearings

7.A. Consideration of Ord. No. 05, 2026 - Emergency Ordinance amending the budget RE Roundabout

8. Administrative Reports

9. Town Council Reports and Actions

Reports and Updates

10. Executive Session

10.A. Executive Session

11. Adjournment

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 2, 2026

AGENDA ITEM:

Daly Lane Employee Housing Concept (SAR Site) Pre-Sketch Plan Application
-Joint Meeting of the Town Council and the Planning Commission

PRESENTED BY:

Dave Shinneman, AICP, Community Development Director
Kevin Kiernan, Senior Planner

BACKGROUND:

The Applicant, The Snowmass Village Community Foundation, Inc. represented by Mr. Pat Smith with TPEH, LLC., submitted a Pre-sketch plan application for the Daly Lane SRA site (Parcel 273302420001) on December 4th, 2025.

The Pre-Sketch procedures are found in Chapter 16A-1-55 of the Land Use and Development Code. The pre-sketch plan process is an optional step prior to the submission of a sketch plan. The process is a joint planning effort with the applicant, the Town Council and Planning Commission. The Town Council and the Planning Commission shall hold a joint meeting on the pre-sketch plan. The Town Council and the Planning Commission's participation in the process is informal and nonbinding.

The Applicant's Pre-Sketch proposal includes the addition of new workforce housing units, with approximately 42 units situated around an open courtyard. The buildings will consist of 4 total levels, the lowest level being a walkout condition on the downward slope, and 3 levels above grade facing Daly Lane. Roughly half of the site is expected to remain as open space.

FINANCIAL IMPACT:

There are no financial impacts associated with the planning process for the Pre-Sketch. Financial impacts of the development will be analyzed and reviewed during a formal review process.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

STRATEGIC INITIATIVES OF SNOWMASS VILLAGE

- Focus on new development and/or redevelopment within the identified CPAs.
- Encourage the update and renovation of older buildings Village-wide.

Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town. **COUNCIL OPTIONS:** The Town Council and the Planning Commission should hear the presentation by the applicant and then discuss and comment on the proposal. Such comments shall be reflected in the minutes of the public meeting.

STAFF RECOMMENDATION:

Staff recommend the Town Council conduct an informal discussion with the Planning Commission, the applicant, and the public, during the work session regarding the pre-sketch application and provide comments.

ATTACHMENTS:

- Pre-Sketch Plan application with exhibits:
 - Exhibit A - Town of Snowmass Village PUD Application
 - Exhibit B - Sketch Plan Narrative
 - Exhibit C - Snowmass_Concept_12.3.25
 - Exhibit D - Engineering Comments
 - Exhibit E - Transportation Comments



TOWN OF SNOWMASS VILLAGE PUD APPLICATION

PLANNED UNIT DEVELOPMENT (PUD) REVIEW REQUIRES A PROCESS TO PERMIT VARIATIONS FROM THE STRICT APPLICATION OF CERTAIN STANDARDS OF THE TOWN'S ZONE DISTRICTS IN ORDER TO ALLOW FLEXIBILITY FOR LANDOWNERS. THE GOAL IS TO CREATIVELY PLAN FOR THE OVERALL DEVELOPMENT OF LAND AND THEREBY, TO ACHIEVE A MORE DESIRABLE ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT APPLICATION OF THE MINIMUM STANDARDS OF THE TOWN'S DEVELOPMENT CODE. SPECIFICALLY, IT IS THE PRUPPOSE OF THE PUD DEVELOPMENT PROCESS TO: (1) ALLOW CREATIVITY, 2) ALLOW VARIATIONS, (3) MAXIMIZE CHOICE, (4) PRESERVE NATURAL FEATURES, (5) CREATE EFFICIENT LAND USE PATTERNS, (6) ENSURE PUBLIC INPUT, AND (7) INCREASE COMMUNITY VALUE.

PUD APPLICATION TYPE REQUESTED (Select One):

- ☒ **PRE-SKETCH PLAN PURPOSE:** SECTION 16A-1-55 OF THE MUNICIPAL CODE.
☐ **SKETCH PLAN PURPOSE:** SECTION 16A-5-320 OF THE MUNICIPAL CODE.
☐ **PRELIMINARY PLAN PURPOSE:** SECTION 16A-5-340 OF THE MUNICIPAL CODE.
☐ **FINAL PLAN PURPOSE:** SECTION 16A-5-360 OF THE MUNICIPAL CODE

GENERAL DATA REQUIREMENTS

Date: December 1, 2025

Name of Owner: The Snowmass Village Community Foundation, Inc

Address: 931 Red Mountain Dr, Glenwood Springs, Colora

Phone: 580-548-6580

E-mail: hhchamplin@gmail.com

Name of Applicant (if different than owner): TPEH, LLC

Address: 505 Bath Street, Santa Barbara, CA

Phone: 805-965-2100

E-mail: psmith@westpacinv.com

Address/Location of Property: Daly Lane (Parcel 273302420001)

Legal Description (Lot, Block, Subdivision, Filing): A TRACT OF LAND LOCATED IN UNIT C SNOWMASS VILLAGE BK 4 PG 262 BETWEEN POKOLODI LODGE & SNOWMASS INN PROPERTIES BK 594 PG 323-324 & PG 332-333

EXISTING CONDITIONS INFORMATION

Present Zoning: Unzoned

Approval Date/Ordinance (if known): unknown

Lot Area (sq. ft.): approx. 12,000 sq ft

Building Setbacks (ft.): N/A

Allowable Floor Area Ratio per Zoning: TBD

Square Footage of All Areas Calculated as Floor Area by LUC: N/A

Square Footage of Exempted Areas: N/A

Existing Building Height: N/A

of Dwelling Units: N/A

Commercial space: N/A

of Parking Spaces and/or Parking Space/Bedroom Ratio: N/A

Percent Open Space: 100

PROPOSAL DATA
(Complete as proposed on development plan)

Zoning Proposed with PUD Overlay: TBD	
Proposed Lot Area (sq. ft.): approx. 12,000 sq ft	Proposed Building Setbacks: TBD
Proposed Floor Area Ratio: approx. 50%	
Proposed Total Square Footage of Improvements: 18,095 sq ft	
Proposed Square Footage of Exempted Areas: 1,892 sq ft	
Proposed Building Height: N/A	
Proposed # of Dwelling Units: N/A	Commercial space: N/A
Proposed # of Parking Spaces and/or Parking Space/Bedroom Ratio: Located on numbered lots	
Proposed Percent Open Space: 50.00%	
Other Standards: TBD	

GENERAL DESCRIPTION OF PROPOSED PUD APPLICATION TYPE:

~~Pre-Sketch Plan~~ submittal for a conceptual employee housing project on Daly Lane, intended to introduce the overall development idea, massing, unit program, and site layout for early feedback. This application seeks no approvals or variances at this stage and is provided solely for initial review, discussion, and direction under Section 16A-1-55 of the Municipal Code.

SUBMISSION DATA REQUIREMENTS

- **FOR ALL PRE-SKETCH PLANS:**
 1. **Disclosure of Ownership.** The applicant shall include in the application the name of all property owners.
 2. **Site Plan.** The application shall include a plan displaying the existing improvements, as well as the pre-sketch development proposal, for the property.
 3. **Narrative.** The applicant shall submit a narrative describing the proposed uses and activities.
 4. **Owner's Permission.** If the applicant is not the owner of the subject property, then the applicant shall include either evidence that the property is under contract or a letter containing the written consent of the landowner to the submission of the pre-sketch plan application.
 5. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.

- FOR ALL MINOR AND MAJOR PUD PROCESSES, INCLUDING SKETCH, PRELIMINARY AND/OR FINAL PLANS:
- 1. **Owner's Permission.** If the applicant is not the owner of the land, or is a contract purchaser of the land, the applicant shall submit a letter signed by the owner consenting to the submission of the application. If the applicant is not the sole owner of the land, the applicant shall submit a letter signed by the other owners, or an association representing the owners, consenting to or joining in the development application.
- 2. **Name, Address, Telephone Number and Power of Attorney.** The applicant's name, address and telephone number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, address and phone number.
- 3. **Disclosure of Ownership.** A certificate from a title insurance company or attorney licensed in the State which shall set forth the names of all owners of property included in the application and shall include a list of all mortgages, judgments, liens, contracts, easements or agreements of record that affect the property. At the Town's option, the holders or owners of such mortgages, judgments, liens, contracts, easements or agreements of record may be required to consent to the application before it is acted upon by the Town.
- 4. **Vicinity Map.** An eight and one-half inch by eleven inch (8 1/2" x 11") vicinity map locating the subject parcel within the Town of Snowmass Village.
- 5. **Other Maps.** All other maps required for the application shall be prepared at a scale of one inch equals one hundred feet (1" = 100') or larger, on sheets no larger than thirty inches by forty-two inches (30" x 42"), with an unencumbered margin of one and one-half inches (1.5") on the left hand side of the sheet and one-half inch (0.5") around the other three (3) sides of the sheet. Sheets of twenty-four by thirty-six inches (24" x 36") are preferred. If it is necessary to place information on more than one (1) sheet, an index shall be included on the first sheet. Report-size versions of all maps, reduced to a sheet size of no greater than eleven inches by seventeen inches (11" x 17"), shall also be submitted.
- 6. **Site Plan.** A site plan of the subject property, showing existing improvements and proposed development features that are relevant to the review of the proposed variance application.
- 7. **Base Fee.** The application shall be accompanied by the applicable base fee from the Building and Planning Department's fee schedule. The applicant shall reimburse the Town for such amounts in excess of the base fee as determined by the Planning Director. The reimbursement to the Town by the applicant shall be due and payable within fifteen (15) days of the date of billing.
- 8. **Other Information.** The applicant shall submit such other written or graphic information as is necessary to describe and evaluate the proposed PUD application, as follows:

○ FOR SKETCH PLANS:

1. **Review and Intent Issues.** Section 16A-5-320(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-320(c) of the Municipal Code.
3. **Location Map.** Section 16A-5-320(c)(2)b. A scale map showing the location and size of the site, and existing land uses, zone districts and major roads within 300 feet of the site. The name, location and boundaries of any subdivisions that are part of the larger tract shall also be shown.
4. **Statement of objectives.** Section 16A-5-320(c)(2)c. A written statement of the proposed development. This shall include a statement of the objectives to be achieved by the PUD and a conceptual description of any proposed variations from the standards of the underlying zone district that are being requested.
5. **Sketch plan.** Section 16A-5-320(c)(2)d. A sketch development plan, which shall include the following (reference Code for the specific information needed):
 - **General information.**
 - **Site characteristics.**
 - **Utilities.**
 - **Proposed land use.**
 - **Landscaping.**
6. **Simple sketches.** Reference Section 16A-5-320(c)(2)e for the information desired.
7. **Summary.** Section 16A-5-320(c)(2)f. A sketch plan summary containing the following (reference Code for the specific information needed):
 - **Type.**
 - **Size.**
 - **Floor area.**
 - **Population.**
 - **Market.**
 - **Open space.**
 - **Height.**
 - **Employees.**
 - **Water supply and sewage disposal.**
 - **Access and easements.**
 - **Parking, circulation and transit.**
 - **Timetable.**

○ FOR PRELIMINARY PLANS:

1. **Review and Intent Issues, including applicant response to sketch plan issues and concerns.** Section 16A-5-340(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-340(c) of the Municipal Code.
3. **Preliminary development plan.** Section 16A-5-340(c)(2)b. A preliminary development plan, which shall include the following (reference Code for the specific information needed):
 - **General information.**
 - **Proposed development.**
 - **Surrounding structures.**

- **Chart, including a) dimensions, b) dwelling units, c) size of commercial space, d) floor area, e) parking, f) open space, g) restricted housing**
4. **Comparison to sketch plan.** Reference Section 16A-5-340(c)(2)c for the information needed.
 5. **Listing of proposed variations.** Section 16A-5-340(c)(2)d.
 6. **Architectural plans, including 1) Elevations, 2) Floor Plans, 3) Block model, or computer generated images if acceptable, 4) Color and materials.** Reference Section 16A-5-340(c)(2)e for the specific information needed.
 7. **Landscape plan.** Reference Section 16A-5-340(c)(2)f.
 8. **Fiscal impact report.** Reference Section 16A-5-340(c)(2)g.
 9. **Solid waste disposal plan.** Reference Section 16A-5-340(c)(2)h.
 10. **Energy conservation plan.** Reference Section 16A-5-340(c)(2)i.
 11. **Development in proximity to ski lift.** Reference Section 16A-5-340(c)(2)j.
 12. **Open space map.** Reference Section 16A-5-340(c)(2)k.
 13. **Homeowner's or condominium association documents, including 1) Articles of incorporation, 2) Bylaws, 3) Master deed, and 4) Covenants.** Reference Section 16A-5-340(c)(2)l for specific information needed.
 14. **Water supply and sewage disposal.** Reference Section 16A-5-340(c)(2)m for specific information needed.
 15. **Clearing, grading and drainage plans, including 1) Limits of clearing, and 2) Grading plan.** Reference Section 16A-5-340(c)(2)n for specific information required.
 16. **Transportation impact analysis, including 1) Daily traffic counts, 2) Trip generation rates, 3) Existing conditions, 4) Anticipated ridership, 5) Trip generation and design hour volumes, 6) Trip distribution, 7) Trip assignments, 8) Existing and projected traffic volumes (including a) Peak hour traffic, b) Future peak hour traffic, c) Other peak hours), and 9) Capacity analysis, 10) Level of service, 11) Traffic accidents, and 12) Conclusions.** Reference Section 16A-5-340(c)(2)o for specific requirements.
 17. **Air quality analysis, including 1) Dispersal qualities, 2) Pollutants to be discharged, 3) Trip generation and impacts, 4) Construction impacts, 5) Special mitigation techniques, 6) Improvements of site characteristics, 7) Conform with regulations, and 8) Description of area to be impacted.** Reference Section 16A-5-340(c)(2)p for specific requirements.
 18. **Geologic report, including 1) Potential geologic hazards, and 2) Soils study.** Reference Section 16A-5-340(c)(2)q for specific information required.
 19. **Brush Creek impact report.** Reference Section 16A-5-340(c)(2)r.
 20. **Wildlife habitat analysis.** Reference Section 16A-5-340(c)(2)s.
 21. **Construction management plan.** Reference Section 16A-5-340(c)(2)t.
 22. **Adequate public facilities report, including 1) Identify the public facilities, service levels and carrying capacity that exist prior to the submission of the development application, 2) Specifically identify and describe the additional**

public facilities, service levels and carrying capacity that will be necessary and provided to the PUD and affected areas prior to completion of each phase and/or building within the development necessitating the demand for said facilities, services or capacity; and 3) Describe the intended provisions to be made for the timing location and financing of the public facilities, service levels and carrying capacity that will be needed to adequately support and service the areas of the proposed development. Reference Section 16A-5-340(c)(2)u.

○ FOR FINAL PLANS:

1. **Review and Intent Issues, including applicant responses to preliminary plan conditions.** Section 16A-5-360(b) of the Municipal Code.
2. **Review Procedure.** Section 16A-5-360(c) of the Municipal Code.
3. **Final plat.** Section 16A-5-320(c)(2)b. A final subdivision plat that conforms to the specifications of Section 16A-5-430(3), Plat.
4. **Other drawings, including final development plans and PUD Guide.** Section 16A-5-320(c)(2)c for specific information required.
5. **Covenants (final versions).** Section 16A-5-320(c)(2)d.
6. **Guarantee of public improvements, including 1) the applicant's responsibility for public improvements, 2) the required public improvements, 3) Subdivision improvement agreement, [including, a) Security, b) Form of security, c) Agreement to repair, d) Partial release of security, and e) Recording], 4) Warranty, and 5) Default.** Reference Section 16A-5-320(c)(2)e for the information required.
7. **Landscape guarantee.** Reference Section 16A-5-320(c)(2)f of Municipal Code.
8. **Development agreement,** including without limitation, the provisions outlined more specifically in Section 16A-5-320(c)(2)g of Municipal Code.

9. **Other Miscellaneous.**

- A. Verification that the proposed improvements are not in primary constraint areas (e.g. 30% slopes, drainage ways, wetlands, Brush Creek impact areas, other geological hazards, wildlife impact areas, etc.).
- B. If rezoning is being requested, a petition in favor of the rezoning signed by either real property owners representing 80% of the land area included in the application, or certified board of directors of homeowners association representing the interests of the property(s) in question.
- C. Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

ADDITIONAL INFORMATION MAY BE REQUESTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO MAKE A FAIR AND WELL INFORMED DECISION. NO APPLICATION WILL BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.

RULES OF PROCEDURE

○ FOR PRE-SKETCH PLANS:

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-1-55.

PUBLIC NOTICE. The Town will notice the item in a newspaper of general circulation in the area.

JOINT MEETING. Pursuant to Code Section 16A-1-550(3), a complete copy of the application will be forwarded to the Town Council and Planning Commission and a joint meeting will be scheduled during a Town Council work session at their discretion.

PUBLIC MEETING MINUTES. The Town Council and the Planning Commission shall comment on the proposal and such comments shall be reflected in the minutes of the public meeting.

○ FOR SKETCH PLANS:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-320(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-320(c)(2).

STAFF REVIEW (including completion review, referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-320(c)(3) and 16A-5-50.

PUBLIC NOTICE. Within 10 days of meeting between Staff and Applicant to share review comments or of receipt of supplemental information responding to comments, a public notice shall be prepared for a scheduled Joint Planning Commission and Town Council meeting.

JOINT MEETING. Pursuant to Code Section 16A-5-320(c)(4), and with a staff report of the review, the joint Planning Commission and Town Council meeting shall be held to hear the initial presentation of the application by the applicant. Thereafter, the Planning Commission shall conduct their review of the application.

RESOLUTION BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-320(c)(5), and after Planning Commission has reviewed the application, providing direction to the

applicant on the Sketch Plan and authorizing the applicant to submit a preliminary plan or to submit a new sketch plan prior to proceeding to preliminary plan.

PUBLIC HEARING AND TOWN COUNCIL ACTION. Pursuant to Code Section 16A-5-320(c)(6), the Town Council shall hold a public hearing to consider the application and the Planning Commission's resolution. Town Council shall then prepare its own resolution taking action on the resolution that may accept the Planning Commission's resolution, or modification thereof.

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-320(c)(7), the adoption of the resolution shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed to preliminary plan stage.

EXPIRATION. Pursuant to Code Section 16A-5-320(c)(8), the preliminary plan application must be submitted within 12 months of the Sketch Plan resolution approval.

○ **FOR PRELIMINARY PLANS:**

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-340(c)(1), and prior to formal submission of a request, the applicant shall meet with the Community Development Director in order to review the nature of the submission and the procedures that will be required in order to process the application.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-340(c)(2). To be determined complete by Town Staff.

JOINT MEETING. Pursuant to Code Section 16A-5-340(d)(1), a **complete** copy of the application shall be forwarded to the Planning Commission and Town Council to hear the initial presentation of the application by the applicant. The Town Council shall identify issues that the Planning Commission should focus upon during their review.

REFERRAL OF APPLICATION. Pursuant to Code Section 16A-5-340(d)(1), the **complete** application may be referred and review comments collected while the joint Planning Commission and Town Council meeting occurs.

TOWN COUNCIL DETERMINATION AND DIRECTIVES. Pursuant to Code Section 16A-5-340(d)(2), and at a regularly scheduled meeting, the Town Council shall adopt their determination and direction by adopting a resolution.

SUBSEQUENT REVIEWS. Pursuant to Code Section 16A-5-340(d)(2) & (3), the Planning Commission shall commence conducting their review pursuant to the Town Council resolution of determination and directives, and the Town Council shall commence their review of the negligible potential impacts of the proposed development that do not warrant referral to the Planning Commission.

STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-340(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request

additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments. Following a response by the applicant, the complete copy of the amended or supplemental information shall be forwarded to the Planning Commission and Town Council together with the staff review.

CONCURRENT TOWN COUNCIL AND PLANNING COMMISSION REVIEW. Pursuant to Code Section 16A-5-340(f), and following the Joint Meeting, both boards may begin reviewing the application. The Planning Commission shall direct its attention to the direction of focus by the Town Council resolution plus other components the Planning Commission may wish to make recommendations. The Town Council may review other components until the Planning Commission concludes their review, and the Planning Commission may forward their recommendations in segments.

PLANNING COMMISSION PUBLIC HEARING. Pursuant to Code Section 16A-5-340(g), the Planning Commission shall hold a public hearing within 21 days of the Joint Meeting (**Note: requires advance publication notice prior to Joint Meeting**).

PLANNING COMMISSION RESOLUTION. Pursuant to Code Section 16A-5-340(g), and following closure of the public hearing, the Planning Commission shall provide its recommendations by resolution to the Town Council.

TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-340(h) & (i), the Town Council shall hold a public hearing and consider the recommendations by the Planning Commission and whether the application has responded to the directives provided during the Sketch Plan review. Following closure of the public hearing, the Council shall by resolution approve, approve with conditions or deny the application. The Town Council may require as a condition of approval that the Planning Commission review the Final Plan prior to review by Town Council.

FURTHER REVIEW BY PLANNING COMMISSION. Pursuant to Code Section 16A-5-340(j), and at any time during their review, the Town Council may request further review by the Planning Commission and any matter of the application, while the Town Council continues to conduct their review of the application, or may table further review until it has received the Planning Commission's recommendation.

AMENDMENT AND REMAND. If the applicant wishes to amend their application after a Planning Commission recommendation thereon, then the review procedures for such requests shall be followed pursuant to the provisions in Code Section 16A-5-340 (k) & (l).

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-340(m), approval of a preliminary plan shall not constitute approval of a PUD or permission to proceed with construction, but only grant applicant to proceed with a Final PUD.

EXPIRATION. Pursuant to Code Section 16A-5-340(n), the Final PUD application must be submitted within 12 months after the preliminary plan approval.

○ FOR FINAL PLANS:

PRE-APPLICATION CONFERENCE. Pursuant to Code Section 16A-5-360(c)(1), attendance at a pre-application conference is optional, but recommended, prior to submission of an application for Final PUD plan review.

SUBMISSION OF APPLICATION. Pursuant to Code Section 16A-5-360(c)(2). To be determined complete by Town Staff.

STAFF REVIEW (including referral and review by outside agencies and districts, and the collection of comments). Pursuant to Code Section 16A-5-360(e) and 16A-5-50, staff shall conduct their review, collect comments, meet with applicant, address issues and request additional information necessary to adequately evaluate the proposal and make recommendations. The applicant will have opportunity to amend their application or provide additional information in response to the review comments.

SCHEDULING OF PLANNING COMMISSION AND/OR TOWN COUNCIL MEETINGS. Pursuant to Code Section 16A-5-360(c)(3) and upon receipt of requested information by staff or within 10 days of the staff and application meeting, the Planning Commission and/or Town Council meetings shall be scheduled by the Community Development Director.

PLANNING COMMISSION REVIEW. If required as a condition with the preliminary plan approval, the complete application together with the staff review shall be forwarded to the Planning Commission, and then provide its recommendations to the Town Council via a resolution.

TOWN COUNCIL PUBLIC HEARING. Pursuant to Code Section 16A-5-360(5), the Town Council shall hold a public hearing to consider a major amendment to an approved PUD only (per Code Section 16A-5-390(1)c). A complete application together with the staff review shall be forwarded to the Town Council to determine the application's consistency with the approved preliminary plan; and, when applicable, the Planning Commission's recommendations, and shall by ordinance approve, approve with conditions or deny the application.

EFFECT OF RESOLUTION. Pursuant to Code Section 16A-5-360(6), approval of a final PUD plan shall confer upon the owner of all or a portion of the property right to apply for a building permit for the development consistent with the final PUD plan, including recording of the final plat, with final PUD plan vested for not more than 3 years, unless extended by Town Council.

RECORDING. Pursuant to Code Section 16A-5-360(7), 3 copies of the final PUD plan and PUD Guide and any other documents (executed and suitable for recording), including digital format, shall be submitted to the Community Development Director.

PUBLIC HEARING NOTICE

1. The Community Development Department shall tentatively set public meeting and hearing dates to be held before the Planning Commission and/or Town Council.
2. The Planning Department shall publish notice of the public hearing in the Snowmass Sun prior to the scheduled hearing (10 days for Sketch Plan Joint Meeting; 10 days for Sketch Plan Town Council review; 30 days for Preliminary Plan review before Planning Commission and Town Council; but no notice required for Final PUD plan review, except for major amendments to Final PUDs).
3. The applicant shall mail notice of the hearing in advance of the public hearing to all property owners within three hundred feet (300') of the affected property. The notice shall contain the following information:
 - a. A description of the proposal with reference to the appropriate section of the Code pursuant to which the application will be processed and the name of the decision making body.
 - b. A description of the property affected.
 - c. Any drawings or plans that detail the proposal.
 - d. A vicinity map showing the location of the property in the Town.
 - e. A Notice of Public Hearing from the Community Development Department, including the date, time and place of the hearing.
 - f. If the proposed action is a rezoning, the notice shall indicate what the present zoning is and what the new zoning will be and shall set forth the area and bulk requirements for the proposed zone as set forth in the area and build requirements set forth in Section 16A-3-50 and Table 3-2 of the Municipal Code. Such notice shall state what the present zoning is and what the new zoning will be and shall set forth the dimensional limitations for the proposed zone, as established in the Code.
 - g. If the proposed action is for approval of a subdivision, the notice shall contain a description of the types of uses proposed and shall specify the gross residential density proposed.
4. The applicant shall submit to the Planning Department, an affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed.

DETERMINING PROPERTY OWNERS

The party responsible for such mailing shall utilize as the source of names and addresses of such owners the most current list of property owners on file with the Pitkin County Tax Assessor or an official list of owners maintained by condominium and homeowners association which is current within thirty (30) days prior to mailing, or such other sources as approved in advance by the Town Community Development Department. If any party responsible to give such notice follows the indicated procedures in good faith, the failure of any particular property owner or owners to receive actual notice shall not affect the validity of proceedings which require such notice.

POSTING OF PROPERTY

Posting of a public hearing notice shall be made by the applicant. A sign noticing the public hearing date, time, location, purpose and the name of the decision making body conducting the hearing, shall be located in a conspicuous place on the property. The sign shall be made of suitable waterproof material, shall not be less than twenty-two inches (22") wide by twenty-six inches (26") high, and shall be composed of letters not less than one inch (1") in height.

Note: Affidavit of mailing and posting, copy of information mailed and the names and addresses of the owners to whom said information was mailed (required prior to the public hearing).

**Pre-Sketch Plan Narrative
Daly Lane Employee Housing Concept
Parcel 273302420001**

December 4, 2025

Thank you for taking the time to review this early concept for an employee housing project on Daly Lane. Our goal with this Pre-Sketch Plan is simply to share the idea, the general layout, and the overall scale of what might be possible on the site. We are not asking for approvals or for any deviations from the code at this point. We are looking for early guidance before preparing a full Sketch Plan submission.

The site sits directly across from the Snowmass Village Transit Center, which we believe makes it one of the best locations in town for workforce housing. Residents would be able to walk to transit, the Mall, and the ski slopes. The property is also next to the numbered parking lots, which provide existing off-site parking within an easy walk of the site.

Location and Existing Site Conditions

The property is located on Daly Lane and is surrounded by a mix of lodging and multifamily residential buildings. The parcel is roughly 12,000 square feet and is generally flat. It has already been disturbed and lends itself well to infill development. This early submittal does not include engineering, grading, traffic, or utility plans. Those pieces will be provided during the Sketch and Preliminary Plan phases.

Project Intent

Our goal is to help meet Snowmass Village's ongoing need for workforce housing by delivering a simple and efficient project that fits the character of the area. The focus is on creating smaller and more affordable units in a location where residents can realistically walk or ride transit to work.

We hope to:

- Add a meaningful number of deed-restricted employee housing units.
- Use modular construction to improve efficiency and minimize on-site construction.
- Provide a central courtyard that feels open and comfortable for residents.
- Take full advantage of the Transit Center and nearby amenities.
- Deliver a modest infill project that does not push development farther out.

Overview of the Concept

The current concept shows a residential building organized around a central courtyard lawn, with three levels above grade facing Daly Lane and a lower level walkout on the downslope

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side of the property. The architectural test-fit includes a total of 42 units.

The mix is as follows:

- 27 studios
- 9 one-bedroom units
- 6 two-bedroom units

These unit types match the needs we commonly see for employees working in the area.

Building Size and Layout

Based on the conceptual test-fit, the building area totals about 20,000 square feet, spread across four levels:

- Level 1 (Lower Level): 1,892 square feet
- Level 2 (Level 1 Above Grade): 6,245 square feet
- Level 3 (Level 2 Above Grade): 5,925 square feet
- Level 4 (Level 3 Above Grade): 5,925 square feet

The units wrap around a central courtyard with a walkway system that connects the upper floors. The architectural style uses gabled rooflines and familiar mountain materials such as Hardie siding, timber brackets, and asphalt shingles. These elements help the project blend with the surrounding neighborhood.

Parking, Transit, and Access

The site is in one of the most walkable and transit-friendly parts of Snowmass Village. Being directly across from the Transit Center means many residents will be able to rely on transit for commuting and daily trips. The site is also next to the Town's numbered lots, which provide existing off-site parking that currently serves the area.

We are not asking for any special considerations regarding parking at this stage. A full analysis of parking, access, and circulation will be provided as part of the Sketch Plan.

Open Space

Roughly half of the site is expected to remain as open space. The central courtyard will be the main outdoor area and is intended to give residents a welcoming, usable space in the middle of the building.

What We Hope to Learn From the Town

At this early stage we are hoping to understand the Town's thoughts on several key items, including:

- Whether the general size and scale feel appropriate for the site
- Whether the unit mix makes sense for workforce housing needs
- The suitability of this location for a transit-oriented housing project

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- Initial thoughts on the courtyard design and building organization
- Any major items the Town would like us to address before we prepare a formal Sketch Plan

We appreciate the chance to share this concept and we look forward to working with the Town to shape it into a project that supports the community's long-term housing goals.

Thank you,

Patrick Smith
CEO, WestPac Communities, LLC and TPEH, LLC

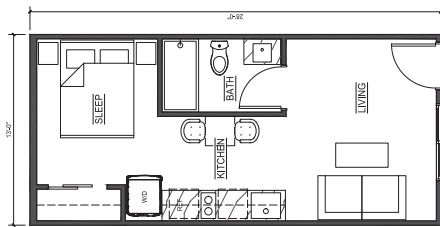
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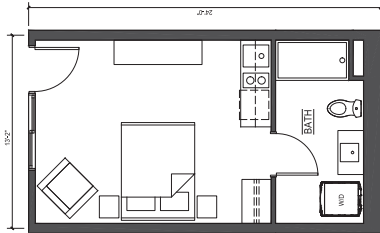
Page 12 of 34



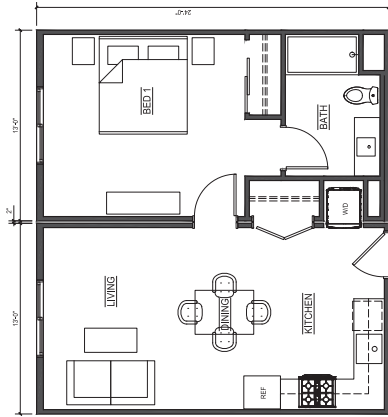
US-OFFSITE
Build With Confidence
17755 Madison View Drive, Suite 100
Redding, CA 96001 www.us-offsite.com
530.316.1649



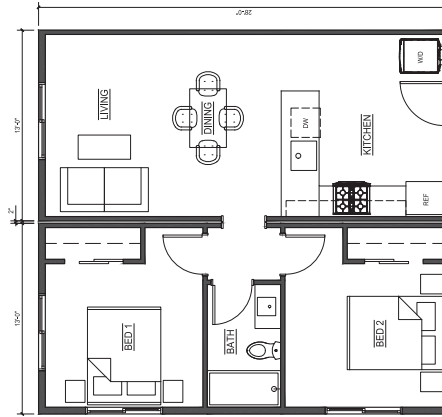
S1 STUDIO - TYPE S1
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384 sf



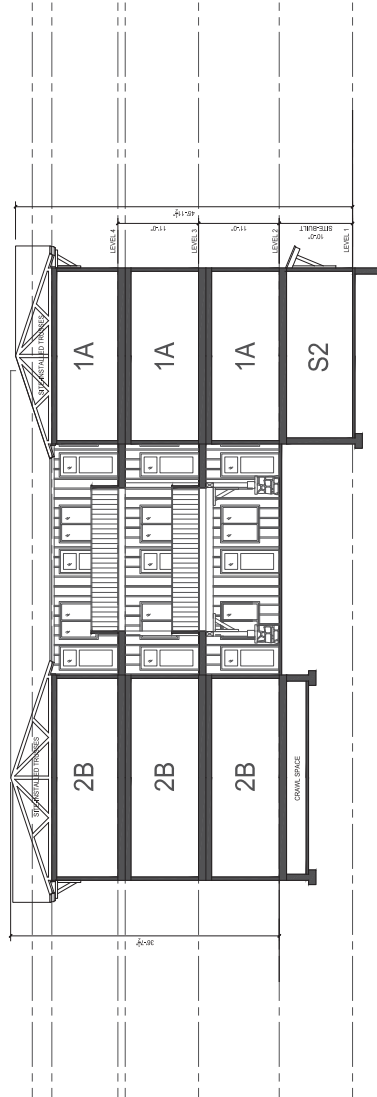
S2 STUDIO - TYPE S2 (SITE-BUILT)
SCALE: 1/8" = 1'-0"



1A 1BED/1BA - TYPE 1A
SCALE: 1/8" = 1'-0"
628 sf



2B 2BED/1BA - TYPE 2B
SCALE: 1/8" = 1'-0"
733 sf



BUILDING SECTION - A
SCALE: 1/8" = 1'-0"

NO.	DATE	FOR REVIEW	ISSUE
1	XXXX		

PROJECT
Snowmass Village Housing
Day L1, Snowmass Village, CO

DRAWING TITLE
**MODULAR TEST FIT
TYPICAL UNIT TYPES &
BUILDING SECTION**

DATE	12-3-25	DWG NO
SCALE	AS NOTED	
DRAWN BY	JRP	
PROJECT NO.	###	

A1

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Redding, CA 96001 www.us-offsite.com
530.316.1649

UNIT MIX

STUDIO	27
1BDR / 1BATH	8
2BDR / 2BATH	8
TOTAL	43

MODULAR AREA CALCCS

LEVEL 1 (BMT)	1,882 SF
LEVEL 2	4,328 SF
LEVEL 3	4,328 SF
TOTAL	10,538 SF

1	XXXXX	FOR REVIEW
NO.	DATE	ISSUE

PROJECT

Snowmass Village Housing
Daly Ln, Snowmass Village, CO

DRAWING TITLE

**MODULAR TEST FIT
FLOOR PLANS**

DATE	12-5-25	DWG NO
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SCALE	AS NOTED
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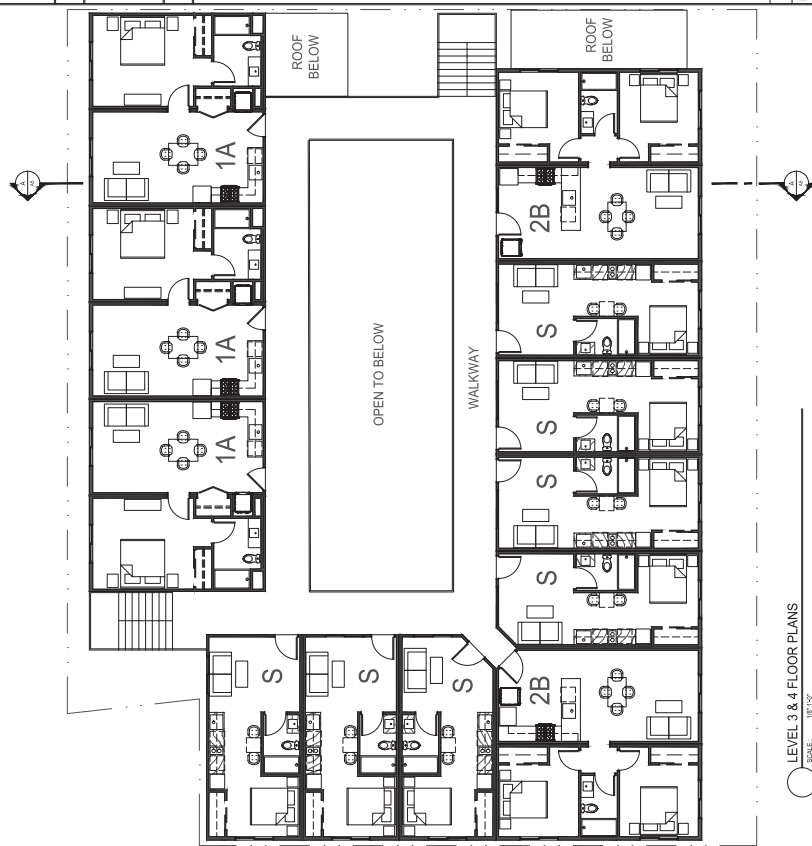
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PROJECT NO.	###
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A2

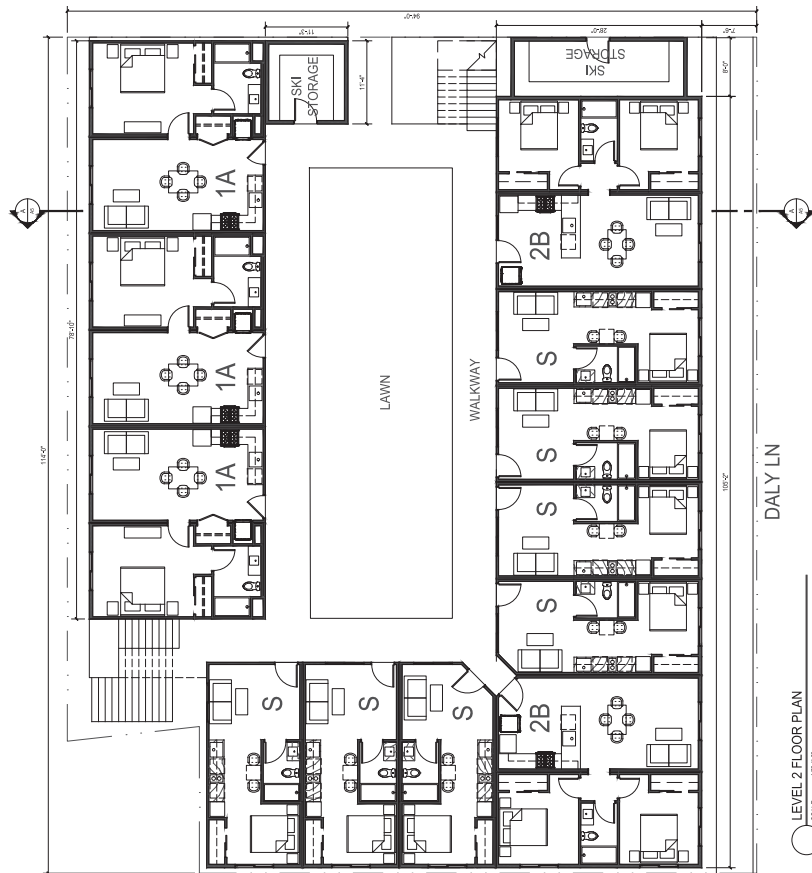
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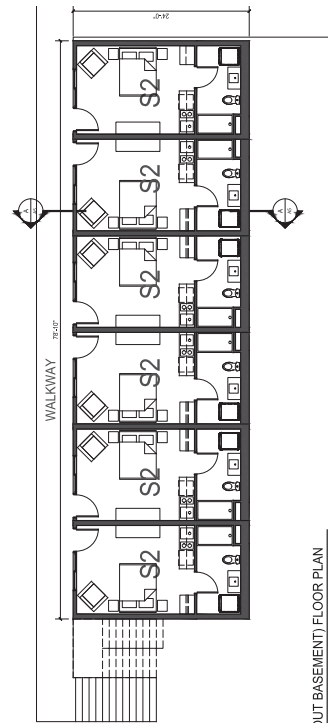
LEVEL 3 & 4 FLOOR PLANS

SCALE: 1/8" = 1'-0"



LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"



LEVEL 1 (WALKOUT BASEMENT) FLOOR PLAN

SCALE: 1/8" = 1'-0"



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7725 Madison View Drive, Suite 100
Redding, CA 96002
530.316.6149 www.us-offsite.com



SITE CONCEPT
SCALE: NTS

1	XXXXX	FOR REVIEW
NO.	DATE	ISSUE

PROJECT
Snowmass Village Housing
Daly Ln, Snowmass Village, CO

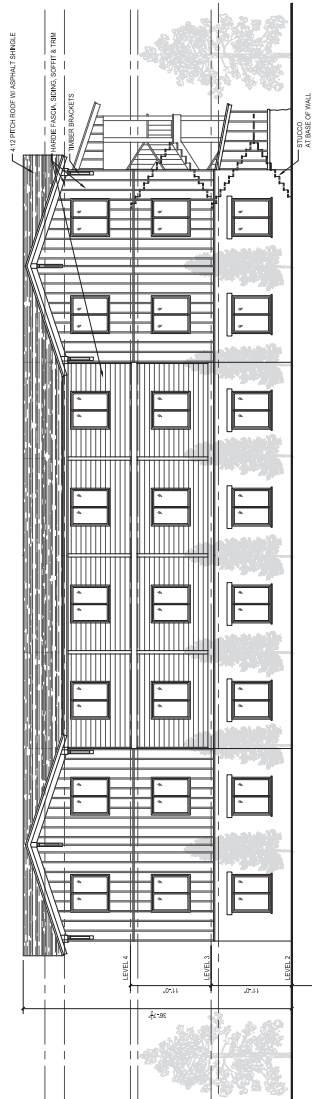
DRAWING TITLE
**MODULAR TEST FIT
SITE LAYOUT CONCEPT**

DATE	8-20-2025	DWG NO
SCALE	AS NOTED	A3
DRAWN BY	JRP	
PROJECT NO.	###	

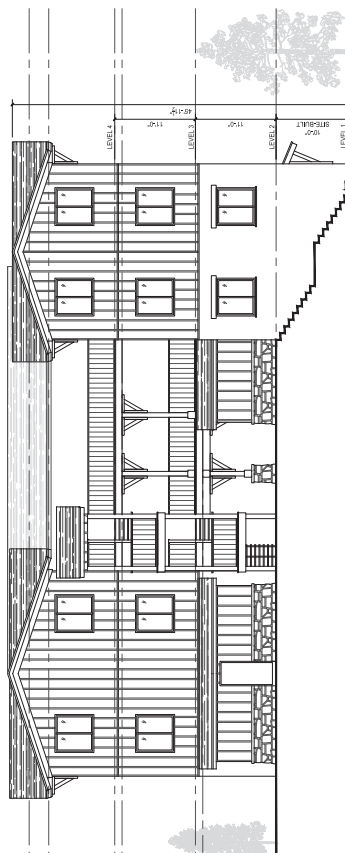
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12/04/2025



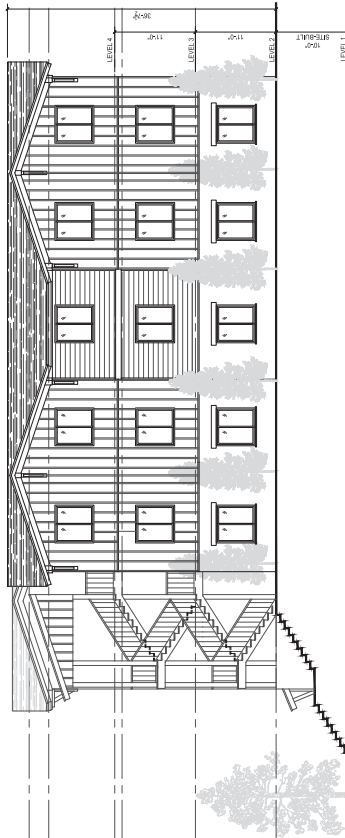
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Redding, CA 96001 www.us-offsite.com
530.316.6149



SOUTH ELEVATION (DAILY LN)
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1	XXXXX	FOR REVIEW
NO.	DATE	ISSUE
PROJECT		
Snowmass Village Housing		
Daily Ln, Snowmass Village, CO		
DRAWING TITLE		
MODULAR TEST FIT		
CONCEPT ELEVATIONS		
DATE		
SCALE		
DRAWN BY		
PROJECT NO.		
DWG NO		
12-5-25		
AS NOTED		
JRP		
SNOWMASS		

A4

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12/04/2025



FW: Pre-Sketch Comments

From Dave Shinneman <dshinneman@snowmass.gov>

Date Tue 2/24/2026 4:39 PM

To Kevin Kiernan <kkiernan@snowmass.gov>

From: Mike Horvath <mhorvath@snowmass.gov>

Sent: Thursday, February 19, 2026 8:30 AM

To: Dave Shinneman <dshinneman@snowmass.gov>

Cc: Anne Martens <amartens@snowmass.gov>

Subject: Pre-Sketch Comments

Dave,

Please see the pre-sketch comments for the Daly Lane Housing and the Ritz Carlton. Anne, feel free to add anything else you see. Thanks.

Daly Lane Housing:

1. Pedestrian connectivity within the ROW will need to be provided.
2. ROW Drainage will need to be accommodated.
3. A trash enclosure will need to be placed on site meeting the requirements of Solid Waste.

Mike Horvath, PE

Town Engineer

Town of Snowmass Village, CO

Direct: (970) 922-2324



[@TownofSnowmass](https://twitter.com/TownofSnowmass)



facebook.com/TownofSnowmass



Please be aware that my email has recently changed from mhorvath@tosv.com to mhorvath@snowmass.gov

TRANSPORTATION DEPARTMENT MEMO

To: Dave Shinneman

From: Sam Guarino

CC: Brian McNellis

Date: 2/24/26

Re: Snowmass Housing Concept Pre-Sketch

With the knowledge that this is a Pre-Sketch meeting the transportation department does not have detailed comments on the proposal at this time. That said, parking is of special concern for this project. The narrative suggests that the need for parking can be accommodated by the proximity to transit and with the numbered lots. However, the numbered lots are near capacity during much of the year and will not be able to sufficiently support parking demand created by the proposed 42 residential units in addition to their current use.

A detailed parking plan will be necessary to understand how parking will be mitigated by the project and not create excessive demand on the numbered lots.

2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Add spring clean up/annual trash pickup to a future workshop agenda.
- Discussion RE gas vs electric mowers and leaf blowers
- E-Bikes safety issues

Tuesday Feb 17 – Regular Meeting (CANCEL)

Monday March 2 – Regular Meeting

- Snowmass Village Community Foundation’s Pre-Sketch review of the Daly Lane parcel
- Reso designating High Impact Events & Construction restrictions (before April 1st each year)
- Little Red Schoolhouse Lease
- Exec Session – potential property acquisition and negotiation
- Continue Ord 2 & 3

Monday March 9 – Work Session

- CC4CA Update Presentation
- **You**thzone yearly update
- POSTR recommendation of the E-bike management plan

Monday March 16 – Regular Meeting

- Reso for CGRB recommendations and distribution of funds
- Adopt Grant Criteria for 2026-27 grant Cycle
- Ritz Carlton (Viewline) Hotel Pre Sketch Meeting
- 2026 Community Survey
- Draw Site owners review

Monday April 6 – Regular Meeting

- Summer event overview April?
- Town Attorney Update
- Ord—1st reading – building code AND Wildfire Resiliency code
- 2nd reading - - an Ordinance approving an amended and restated consolidated comprehensive sign plan for the Snowmass Village Mall and Gateway buildings.
- 2nd reading - - an Ordinance approving an amended and restated consolidated comprehensive sign plan for the Timbermill and Aspen SkiCO tenant.

Monday April 13 – Work Session

2026 DRAFT Agenda Overview

Thursday April 23rd - EOTC Meeting – either reg mtg 4-6pm or day long Retreat - SMV

Monday April 20 – Regular Meeting

- Ord—2nd reading – building code AND Wildfire Resiliency code
- 2026 to 2030 Pitkin County Age-Friendly Initiative Presentation– Dr. Chad Federwitz
-

Monday May 4 – Regular Meeting

Monday May 11 – Work Session

Monday May 18– Regular Meeting

Monday June 1 – Regular Meeting

- Senator & Rep Visit?
- Exec Session – personnel – performance reviews
- November Election discussion

Monday June 8 – Work Session

-

Monday June 15 – Regular Meeting

- Exec Session – personnel – Performance reviews

Monday July 6 – Regular Meeting

- Election Reso Auth to participate & IGA with Pitkin -or July 20 (has to be 100 days before election)
-

Monday July 13 – Work Session

Thursday July 23 – EOTC Regular Meeting – 4-6pm - Aspen

Monday July 20 – Regular Meeting

Monday Aug 3 – Regular Meeting

- Town Attorney Update
- Election Resolution – Ballot Language or Aug 17th

Monday Aug 10 – Work Session

Monday Aug 17 – Regular Meeting

- EOTC Budget/work plan – Linda DuPriest

Tuesday Sept 8 – Regular Meeting

- Reso in support of – ballot
-

Monday Sept 14 – Work Session

2026 DRAFT Agenda Overview

~~Monday Sept 21 – Regular Meeting (Yom Kipper) Move~~

Tues Sept 22 – Regular Meeting

-

Monday Oct 5 – Regular Meeting

- Budget
- Town Attorney Update
- B & C application & appointment procedure update
-

Monday Oct 12 – Work Session

- Budget

Monday Oct 19 – Regular Meeting

- Budget – Comments from FAB

Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day

- GID Meeting - Adopting the GID Budget
- Budget Adoption
-

Tuesday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting

- Swear in New TC members and Mayor
- B & C Applications

Monday Dec 7– Regular Meeting

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- GID Meeting – set Mill Levy
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB

2026 DRAFT Agenda Overview

- PTRAB
- POSTR
- Tourism – quarterly updates
- Grants – Recent Awards; Review of Criteria; Purpose, etc.
- SAAB
- Planning



**Town Council
Monday, February 2, 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, February 2, 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: Britta Gustafson, Susan Marolt, Cecily De Angelo and Alyssa Shenk.

Council Members Absent: Tom Fridstein

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

Public Present: Toni Hornberg, Mac Keeling and Chris Kiley

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)

Toni Kronberg addressed the Council regarding the Skittles gondola presentation on the agenda and shared information about transportation connections. She discussed the airport modernization plan approved by Pitkin County Commissioners and the

challenges of developing a comprehensive transportation plan from Buttermilk to Brush Creek Park and Ride. Ms. Kronberg advocated for an aerial connection and noted the importance of space reservations for a gondola landing at the airport.

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

Council discussed potentially eliminating the February 17, 2026 meeting (Fat Tuesday) and holding a regular meeting on February 9 instead. Town Manager Clint Kinney will follow up to confirm.

5.B. Minutes for Approval

Council Member Marolt motioned to approve the Consent Agenda. Council member Gustafson seconded. Four (4) in favor, zero (0) opposed. Council Member Fridstein was absent.

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.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Sky Cab (Skittles) Gondola Resolution & Agreement

Town Manager Clint Kinney presented the Sky Cab (Skittles) Gondola Resolution. He explained that the Sky Cab was constructed in 2005 and is owned by the Snowmass Village General Improvement District No. 1 (GID), with the Town Council acting as the board of directors of the GID. The proposed agreement would replace the current Skittles gondola system, which is nearing the end of its useful life.

The key points of the agreement include:

- Aspen Skiing Company (SkiCo) will lead the design effort
- Design would be completed in 2026 with construction targeted for summer 2027
- The Town will be responsible for acquiring the necessary easements

- Construction costs (estimated at approximately \$10 million) will be split 50/50 between SkiCo and the Town
- The Town's \$5 million contribution will come from the tourism fund
- A new cost-sharing formula will have SkiCo pay for operations when any lift is operating, not just during winter
- The transportation mitigation fee paid by SkiCo will grow at CPI instead of 2% plus CPI

Chris Kiley from Aspen Skiing Company and Mak Keeling (participating remotely) were present. Mr. Keeling addressed Council's concern about construction timing during the airport closure in 2027, stating they would try to schedule construction during the off-seasons as much as possible, but the 3–4 month construction period would likely overlap with some of the summer season.

Council members expressed enthusiasm about the project and noted the importance of preserving the "Skittles" identity that is beloved by the community.

Council Member Marolt motioned to approve Resolution No. 05, 2026. Council member De Angelo seconded. Four (4) in favor, zero (0) opposed. Council Member Fridstein absent.

8.B. Fire Mitigation Ordinance Discussion

Town Attorney Jeff Conklin provided an update on the wildfire resiliency code required by the Colorado legislature. The Colorado Wildfire Resiliency Board created a model code that communities must adopt or meet with their own local code.

Conklin explained that the code has two main components:

- Structure requirements for new construction and substantial remodels
 - Site and area requirements based on different zones around a structure
- Based on Council feedback from their last meeting, Mr. Conklin presented two options:
- Adopt the code as is with minor local amendments and consider incentives for compliance
 - Move forward with the more comprehensive approach presented at the last meeting

Council members expressed concern about creating disincentives for homeowners to upgrade their properties if site requirements were too stringent. They agreed that a gradual approach made sense, focusing on new construction first while developing incentives for voluntary compliance with site requirements. Council also discussed the need for flexibility to preserve community character while enhancing safety.

Council directed staff to proceed with Option 1, adopting the basic code with local amendments, and to take the proposal to Planning Commission on February 18 before returning to Council.

8.C. Thrive, Not Just Survive discussion

Mayor Shenk presented a "roadmap" document for the Thrive Snowmass initiative based on the previous article she co-authored with Councilmember Gustafson and input from their last meeting. The document outlined steps for moving forward, parameters for a steering committee, and considerations and priorities.

Key points discussed included:

- Creating a resolution to define Thrive Snowmass and establish a steering committee
- Soliciting diverse community members to serve on the committee
- Ensuring representation from various segments of the community (full-time residents, part-time residents, business owners, workforce housing residents, retirees)
- Using the committee to brainstorm and prioritize initiatives
- Allocating the \$300,000 budget effectively
- Considering both direct assistance programs and quality of life initiatives
- Celebrating steps already taken and communicating progress

Town Manager Kinney suggested developing the resolution first, followed by an application process for committee members. Council members suggested potential questions for the community survey related to the initiative and discussed ways to communicate with residents.

Council also discussed revamping the community picnic to better serve as a community-building event, possibly at Town Park with more interactive elements.

9. Town Council Reports and Actions

Reports and Updates

Councilmember Gustafson raised concerns about competing music from businesses in the Mall area creating a challenging sound environment. Town Manager Kinney noted the town has a noise ordinance that can be enforced.

Council Member Marolt reported on the Transportation Committee's final meeting of their current phase. The committee approved a report with findings and recommendations, including the importance of a robust transit system. A new committee will be formed to focus on implementation steps.

Mayor Shenk reported on attending the CAST meeting in Salida, which included sessions on middle-income housing and a tour of a 3D-printed house community. She also mentioned the new holiday lighting ordinance that took effect on February 1, noting enforcement would begin with education.

10. Adjournment

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

Adjourned at 5:34pm.

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

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, February 9, 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 Monday February 9, 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; Rick Carroll, Communications Specialist; Sam Guarino, Transportation Director; John Carlin, Asst. Transportation Director; and Megan Harris Boucher, Town Clerk.

Public Present: Alex Jauch, Dwayne Romero, Val Carlin and Marianne Pitt.

Prior to proceeding with the agenda, Mayor Shenk and Council members offered remembrances of former Mayor Markey, the first female mayor of Snowmass Village, who had recently passed. Council members reflected on her mentorship, dedication, and lasting impact on the community. A memorial service was noted for June at the Snowmass Chapel.

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)

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 consent agenda, consisting of the 2025 Draft Agendas, was approved without removal of any items. Council Member Gustafson briefly raised the topic of a community outreach strategy for the upcoming roundabout project; Town Manager Clint Kinney confirmed a written update would be provided to Council. Reminder that February 17th Regular Council Meeting was canceled.

Motion to approve the Consent Agenda by Council Member Fridstein; seconded by Gustafson. 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.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. 2025 Employee Survey Results — Review and Presentation

HR Director Talita Garcia presented the 2025 Employee Survey results, highlighting trends from 2023 to 2025. The survey, with 65 responses, identified top employee priorities as compensation, paid time off, and medical insurance. Flexible work schedules and recreation benefits ranked highest in benefits, with all respondents for the first time recommending the Town as a great workplace. Most employees reported satisfaction with housing affordability and proximity, though some called for more

precision in future surveys to address these specifics and examine the impact of remote work on commutes.

Council members noted career progression as a lower priority and asked about the gap between professional development and promotions, which Garcia linked to low role turnover, limiting advancement. Improving recognition was also a focus, as employees value varied recognition forms. Council members suggested outsourcing surveys, like through Employers Council, for better anonymity and national comparisons.

8.B. Mall Transit Center Discussion

Transportation Director Sam Guarino and project architect Alex Jauch of SEH presented an update on the Mall Transit Center project, providing historical context dating back to 1984, during which at least four full-scale efforts to build a transit center had been undertaken without completion.

The current design effort, which began in 2019 and was most recently revised in 2024, centers on a phased approach. The baseline "end goal" is a two-story transit center with RFTA buses on the upper level and the Town Village Shuttle below, along with restrooms, guest services, and a grand staircase connecting to lower parking. Two phasing options were presented: Phase 1A, a minimal build estimated at approximately \$2.8 million involving a sawtooth bus platform, raised mall grade, restrooms, and improved access; and Phase 1B, estimated at approximately \$4.3 million, which incorporates foundational and shoring infrastructure to facilitate a future Phase 2 full build-out. The full two-story project carries an estimated cost of approximately \$48 million.

Council discussion centered on construction fatigue in the community, funding timelines, and the value of phasing versus completing the project in one effort. Transportation Director Guarino estimated that federal capital grant funding for the full project remains approximately 7–8 years away, given the current federal funding environment and the competitive nature of capital grants. Council Member Fridstein expressed a preference for completing the full two-story build in a single construction effort rather than subjecting the community to multiple rounds of disruption for a limited interim result, and proposed pursuing community and Council approval of the full design to position the project as "shovel-ready" for future grant opportunities. Council members concurred that community input was essential before proceeding, and that major stakeholders—including RFTA, Ski Co., mall tenants, property owners, and small businesses—should be directly engaged.

Community member Dwayne Romero addressed the Council, advocating for leadership in committing to at minimum the Phase 1A safety and facilities improvements without waiting for extensive community consultation, noting that basic public safety and restroom facilities warrant immediate action. He suggested a summer 2027 construction window could align well with other planned projects, and raised the need to help

businesses such as Blazing Adventures find temporary operating locations during construction.

The consensus direction was for staff and SEH to return within approximately one month with refined presentation materials covering all three options—minimal Phase 1A, Phase 1B, and the full two-story build—along with a proposed strategy and format for public and stakeholder engagement, including both a roundtable session with identified stakeholders and an online comment mechanism through an "Engage Snowmass" type of platform.

8.C. 2025 We-cycle expansion and Micro Transit Recap

WeCycle Expansion: The Town expanded WeCycle in spring 2025, adding 11 stations with 80 all-electric bikes, creating the first full e-bike fleet in the network. Ridership surged 512% over 2024, with around 24,000 rides and 2,000 unique users. Notably, Village Shuttle ridership also increased, by 8% overall and 13% in summer, proving the systems were complementary. The popular Commons-to-Town Park route, planned 2026 station at Daily Townhomes for roundabout construction mitigation, and underperforming Mountain View evaluation were highlighted. Exploration for dual-use solar EV charging and safety campaigns remain priorities.

Expanded Demand Response: With the "Zero Fare for Better Air" grant, Snowmass launched an expanded demand-response service in June 2025, using three leased vans and additional staff. The service covered paved public roads, offering over 2,000 rides with a short 3.7-minute average wait and high driver ratings. While receiving positive feedback, costs were \$40,000 monthly with less shared ridership than expected. Future plans consider reducing vehicles to cut costs and support greater ride-sharing. Formula funding through SB 230 is being pursued for sustainability. The Council praised the service, noting its significant positive impact on residents.

8.D. Village Shuttle Zero Emission Bus Transition Plan

Transportation Director Guarino outlined the Town's Zero Emission Bus Transition Plan, developed with consultant Kimley-Horn and Holy Cross Energy. Key drivers included sustainability goals, eligibility for FTA Low and No Emission grant funding, and comprehensive planning needs. The plan stipulates three criteria to be met before electric bus procurement: technology (at least two manufacturers with proven 30-foot platforms), operational (battery and scheduling support for route distances), and facility (completion of a master planning study).

Currently, challenges include limited bus options, battery degradation, and the need for significant infrastructure upgrades to Parcel C facility. The plan proposes a phased approach: Phase 1A (install initial charging infrastructure, transition the van fleet), Phase 1B (additional infrastructure, begin bus transition), and Phase 2 (potential facility expansion/relocation). A fleet reduction from 29 to 24 vehicles through schedule adjustments is proposed to manage costs.

Holy Cross Energy's support confirms grid capacity. Guarino's forthcoming presentations will include the State transit and clean energy bodies. The Council endorsed the criteria-driven, non-deadline approach.

9. Town Council Reports and Actions

Reports and Updates

9.A. Resolution RE Thrive Snowmass

Mayor Shenk presented the staff-drafted resolution establishing the Thrive Snowmass Advisory Committee. Council discussed and agreed to several amendments: clarifying that the committee would be composed of both full-time and part-time residents (rather than simply "residents"); replacing the specific listing of housing, childcare, and cost of living with broader language referencing everyday cost burdens, cost of living challenges, and quality of life; and removing the word "resilience" from the phrase "strengthen community resilience" in favor of clearer language.

Town Manager Kinney noted the resolution intentionally did not specify the number of committee members, preserving Council's flexibility to make those decisions at the time of appointment. Council Member Marolt affirmed support for the initiative while emphasizing that housing remains the single most effective tool for retaining residents, and called on colleagues to actively support housing proposals when they come before Council. Council Member Gustafson noted the effort is intended to complement—not replace—housing solutions, by helping current residents remain in place through addressing cost burdens.

Motion to approve Resolution No. 6, as amended, by Council Member Gustafson; seconded by Council Member DeAngelo. All in favor.

Council Member Fridstein noted that RWAPA has a new executive director, with a kickoff meeting scheduled for Thursday.

Council Member Gustafson reported upcoming Sister Cities events, a Community Grant Advisory Board meeting on Friday, and her participation in the Pitkin County Library Steering Committee, noting interest in expanding library programming and physical presence in Snowmass Village.

Mayor Shenk reminded Council that the next regular meeting would be held remotely, that there would be no meeting the following week, and that "Drinks with Council" was tentatively scheduled for Monday, February 23 at Heather's Snowmass from 4:30–6:00 PM. Upcoming EOTC meeting dates were also noted as pending confirmation.

10. Adjournment

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

Adjourned at 7:18pm.

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

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 2, 2026

AGENDA ITEM:

Resolution 07, Series 2026 Designating a High Impact Events Calendar

PRESENTED BY:

Megan Harris Boucher, Town Clerk

BACKGROUND:

The Municipal Code provides the Town Council with the authority to prohibit or otherwise limit excessive noise-producing construction and vehicle activity from occurring during peak seasons, major special events, and other holidays throughout the year. In order to provide adequate notice and clear expectations to contractors and developers regarding these types of restriction, the Code requires that a resolution naming dates and events be adopted before April 1st of each year.

FINANCIAL IMPACT:

The Town's special event strategy is an important economic cornerstone for the community. The calendar is designed to help contractor manage any economic impact an event may have on their project.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

COUNCIL OPTIONS:

1. Adopt Resolution 07, Series of 2026
2. Modify, then adopt the Resolution
3. Choose not to adopt a Resolution

STAFF RECOMMENDATION:

Staff recommends that the Council make a motion to approve Resolution 07, Series 2026 establishing the 2026 High Impact Events which require construction restrictions.

ATTACHMENTS:

1. Resolution 07, Series of 2026 TOSV Special Events Controlling Construction
2. 2026 Summer Events Calendar

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. 07
SERIES OF 2026**

**A RESOLUTION DESIGNATING THE HIGH IMPACT EVENT CALENDAR IN
ACCORDANCE WITH THE MUNICIPAL CODE CONSTRUCTION MANAGEMENT
STANDARDS AND REGULATIONS**

WHEREAS, Section 18-3 of the Municipal Code restricts construction times and noise; and

WHEREAS, Section 18-12 of the code states that the Town Council may further prohibit or otherwise limit excessive noise-producing construction and vehicle activity from occurring during peak seasons, major special events, and other holidays throughout the year; and

WHEREAS, such dates shall be determined by the Town Council by resolution; and

WHEREAS, in order to provide adequate notice and clear expectations to contractors and developers such resolution should be adopted before April 1st; and

WHEREAS, the Town Council recognizes the following dates as major events that bring many guests and visitors into Town; and

WHEREAS, these events require coordination of many parties and Town resources to ensure a safe, enjoyable, and successful experience for event attendees; and

WHEREAS, said events occur outside of the normally restricted dates and holidays under section 18-3 of the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of Snowmass Village, Colorado:

That the following dates be considered High Impact Events eligible for construction activity restrictions under Section 18-12 of the Municipal Code:

June 5-6, 2026	Ragnar Trail Colorado
June 11-13, 2026	Mountainside Music Festival
June 18, 2026	Snowmass Summer Concert Series #1
June 25, 2026	Snowmass Summer Concert Series #2
June 27, 2026	Aspen/Snowmass Grand Fondo
July 2, 2026	Snowmass Summer Concert Series #3
July 4, 2026	4 th of July Celebration
July 9, 2026	Snowmass Summer Concert Series #4
July 16, 2026	Snowmass Summer Concert Series #5
July 23, 2026	Snowmass Summer Concert Series #6
July 30, 2026	Snowmass Summer Concert Series #7

August 1, 2026	Heritage Fire
August 6, 2026	Snowmass Summer Concert Series #8
August 13, 2026	Snowmass Summer Concert Series #9
August 20, 2026	Snowmass Summer Concert Series #10
August 21 - 22, 2026	Bull Riding Event
Sept. 4 - 6, 2026	JAS Aspen/Snowmass Labor Day Experience
September 19, 2026	Snowmass Wine Festival
September 25, 2026	Snowmass Night Glow
September 25-27, 2026	Snowmass Balloon Festival

INTRODUCED, READ AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on the 2nd day of March, 2026, by a motion made by Council Member _____ seconded by Council Member _____, and by a vote of ___ in favor and ___ opposed.

TOWN OF SNOWMASS VILLAGE

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

SNOWMASS VILLAGE SUMMER EVENTS CALENDAR 2026

JUNE	TIME	EVENT NAME	LOCATION
Fri-Sat June 5-6	All day	Ragnar Trail Colorado	Snowmass Town Park Fields
Thurs-Sat June 11-13	Evenings	Mountainside Music Festival	Fanny Hill
June 19-21	All day	Food & Wine Classic Aspen	Aspen
Sat June 20	12:00pm-6:00pm	Summer Block Party	Snowmass Mall
Sun June 21	10:00am-5:00pm	Gondola Opens	Snowmass
Sat June 27	4:00pm-8:00pm	Snowmass Rendezvous	Base Village
Sat June 27	8:30am start	Aspen Gran Fondo	Snowmass
JULY	TIME	EVENT NAME	LOCATION
Thurs July 2	3:30-5:00pm	Community Ice Cream Social	Town Park
Sat, July 4	5:30pm-9:30pm	4th of July Celebration	Fanny Hill
Fri-Sun July 10-12	Afternoon/Evenings	Snowmass Comedy Fest	BVCC, Collective, Mall
Tues-Sun July 14-19	7:00am-3:00pm	Triple Crown World Series	Snowmass Softball Field
Sat July 18	11:00am-4:00pm	Anderson Ranch Art Auction	Anderson Ranch
Sat July 18	Morning/Afternoon	Audi Power of Four Trail Run	Events Lawn + Trails
Sun, July 19	12pm-2pm	Community Dog Wash	Events Lawn
		Audi Snowmass 50 Mountain	
Sat, July 25	7:00am-5:00pm	Bike Race	Fanny Hill + Trails
AUGUST	TIME	EVENT NAME	LOCATION
Sat Aug 1	3:30-7:00pm	Heritage Fire	Fanny Hill + Trails
Fri-Sat, Aug 7-8	Fri 4-8pm/Sat 7-12pm	Snowmass Tree-O	TOSV Trails + Ranger Station
Fri-Sat Aug 7-8	Evenings	Up in the Sky	Buttermilk
Sat - Sun Aug 8-9	Sat & Sun 10-4pm	Plein Air Art Festival	Events Lawn
Fri & Sat Aug 21-22	Fri & Sat 4:30-8pm	Bull Riding	Snowmass Rodeo Grounds
Sunday August 23	11am-2:00pm	The Mane Event	Snowmass Rodeo Grounds
SEPTEMBER	TIME	EVENT NAME	LOCATION
		JAS Aspen Snowmass Labor	
Fri-Sun Sept 4-6	Evenings	Day Experience	Softball Field
Fri, Sept 11	6:00pm-8:00pm	Axes & Arms Walk	Brush Creek Road
Sat, Sept 19	1:30pm-5:00pm	Snowmass Wine Festival	Snowmass Soccer Field
Sat, Sept 19	4:00pm-8:00pm	Mad Hatter Tea Party	The Collective
Fri Sept 25	7pm-9pm	Snowmass Night Glow	Softball Field
Sat-Sun Sept 25-27	7am-9am	Snowmass Balloon Fest	Softball Field
Sat & Sun Sept 26-27	Sat 12-8/Sun 12-5	Snowmass Oktoberfest	Events Lawn
Sat, Sept 26	8:00am	Golden Leaf Half Marathon	Fanny Hill + Trails
OCTOBER	TIME	EVENT NAME	LOCATION
Saturday, Oct 3	12:00pm-2:00pm	Snowmass Town Picnic	Recreation Center
DAILY			
	Saturdays 10am & 1pm	ACES Hikes	Mall Smore's Cart
Sat & Sun September	10am & 1pm	ACES Hikes	Mall Smore's Cart
WEEKLY			

Wednesdays	June 17-Aug 19	Snowmass Rodeo	Snowmass Rodeo Grounds
Wed-Fri 4-6pm	June-September	Music on the Mall	Tower Stage
Thurs 5:30-8:30pm	June 18-Aug 20	Snowmass Summer Concert Series	Fanny Hill
Fridays 3:30PM	Afternoon	Ice Age Explorer Tour	Limelight Hotel
Sundays 6-8:30	August	Jazz Summer Club	The Collective
Monday-Sundays	June-September	Weekly Activations	The Collective
Monday-Sundays	June-September	Weekly Activations	The Collective

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING: March 2, 2026

AGENDA ITEM: A Request to Move the Public Hearings for Ordinance #2, 2026 and Ordinance # 3, 2026, Comprehensive Sign Plans, to the April 6, 2026 Council Meeting.

PRESENTED BY: David Shinneman, Community Development Director

BACKGROUND:

The applicant has requested the second reading of Ordinance No. 02, 2026 and Ordinance 03, 2026 be continued until the April 6th Town Council Meeting to allow additional time to work with tenants and revise the Comprehensive Sign Plans.

If members of the public are present at this meeting to offer comments, their comments should be heard.

Following any comments, the two public hearings should be continued to April 6, 2026.

COUNCIL OPTIONS: Continue the second reading to the April 6th Town Council meeting.

STAFF RECOMMENDATION:

It is the recommendation of Town Staff, that the Council, by motion, Continue the second reading of Ordinance #2-20206 and Ordinance #3-2026 to the April 6th Town Council meeting.

ATTACHMENTS:

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 2, 2026

AGENDA ITEM:

Consideration of ORDINANCE NO. 5, SERIES OF 2026-**AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL REVISING AND AMENDING THE CAPITAL IMPROVEMENT PROJECTS FUND BUDGET OF THE TOWN OF SNOWMASS VILLAGE TO PROVIDE FUNDING TOWARDS THE BRUSH CREEK/OWL CREEK ROUNDABOUT CONSTRUCTION PROJECT AND APPROPRIATING FUNDS IN 2026 FOR THE IMMEDIATE PRESERVATION OF PUBLIC PROPERTY, HEALTH AND, WELFARE**

PRESENTED BY:

Clint Kinney, Town Manager
Anne Martens, Public Works Director
Marianne Rakowski, Finance Director

BACKGROUND:

The Town of Snowmass Village and the Snowmass Water and Sanitation District (SWSD) are working together to complete the construction of a roundabout at the intersection of Owl Creek Road and Brush Creek Road, including utilities. A single General Contractor has been hired to perform the work for each entity and each entity is paying for its required work. The Town's portion of the work remains well within the 2026 budget requirements of \$8.5 million. Now that the SWSD has received its final pricing on its required utility work from the contractor, an amount of \$710,000 needs to be appropriated by the Town so that the work can be added to the contract. This \$710,000 is being paid by SWSD.

Due to the partnership for the roundabout construction with the Snowmass Water and Sanitation District, staff is requesting that the Town Council approve increasing the Capital Improvement Projects Fund budget to cover the portion of the waterline project, which will be reimbursed to the Town by the District.

The 2026 budgeted revenues and expenditures will increase by \$710,000. This amount will cover the installation of a new 12" Ductile Iron Pipe (DIP) line under Owl Creek Road, a new 16" DIP line on Brush Creek Road, new fire hydrants, surveying, waterline tie-ins and other associated costs.

Now that SWSD has its final pricing, this budget adjustment is being requested as an emergency ordinance so that a contract can be entered and a guaranteed maximum price set prior to the start of construction in mid-March.

The attached emergency ordinance approves the budget amount of \$710,000 and appropriates the funds for expenditure within the Capital Improvement Projects Fund.

FINANCIAL IMPACT:

Ordinance No. 5, Series of 2026, revises the 2026 adopted budget and appropriates these funds for spending.

There is no financial impact on the Capital Improvement Projects Fund as the increase in revenues will cover the increase in expenditures and the revenues are being provided by SWSD.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

The Town Council is committed to investing in infrastructure projects that support the sustainability of the Village and protects neighborhoods. The Town is also very aware of the construction fatigue the community is experiencing and will plan and time projects in a thoughtful manner designed to reduce impacts to residents. Understanding there are many needs and opportunities within the community, this Town Council remains open to them all but is committed to focusing on the following projects: Set the timing and project scope for the Owl Creek/Brush Creek Roundabout and potentially evaluate interim safety measures

COUNCIL OPTIONS:

1. Approve, Modify or Deny Ordinance No. 5, Series of 2026

STAFF RECOMMENDATION:

It is the recommendation of the Town Staff that the Council, by motion, approve the Emergency Ordinance No. 5, Series of 2026 revising the 2026 budget.

ATTACHMENTS:

- A. Ordinance No. 5, Series of 2026

1 **TOWN OF SNOWMASS VILLAGE**
2 **TOWN COUNCIL**

3
4 **ORDINANCE NO. 5**
5 **SERIES OF 2026**
6

7
8 **AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL REVISING AND**
9 **AMENDING THE CAPITAL IMPROVEMENT PROJECTS FUND BUDGET OF THE**
10 **TOWN OF SNOWMASS VILLAGE TO PROVIDE FUNDING TOWARDS THE BRUSH**
11 **CREEK/OWL CREEK ROUNDABOUT AND APPROPRIATING FUNDS IN 2026 FOR**
12 **THE IMMEDIATE PRESERVATION OF PUBLIC PROPERTY, HEALTH AND,**
13 **WELFARE**
14

15 **WHEREAS**, Clint Kinney, Town Manager, has prepared and submitted a request
16 to change the 2026 Budget; and
17

18 **WHEREAS**, the proposed 2026 amendment includes a change to the Capital
19 Improvement Projects Fund; and
20

21 **WHEREAS**, the Capital Improvement Projects Fund is revised to include an
22 additional expenditure for the funding towards the Brush Creek/Owl Creek
23 roundabout project (the "Project") and budgeting for the offsetting revenues; and
24

25 **WHEREAS**, the Town of Snowmass Village Home Rule Charter requires
26 adjustments to the budget when circumstances change relating to the budget;
27 and
28

29 **WHEREAS**, a portion of the work on the Project will include work necessary for
30 and the benefit of the Snowmass Water and Sanitation District (the "District"), for
31 which the District shall reimburse the Town pursuant to a separate agreement
32 between the Town and District; and

33 **WHEREAS**, work on the Project begins March 16, 2026, thus necessitating this
34 additional appropriation and expenditure; and

35 **WHEREAS**, this expenditure is needed to ensure that the Town's Project works in
36 coordination scope of work for the District, thereby necessitating adopting this
37 ordinance by the emergency ordinance procedures set forth in the Home Rule
38 Charter.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Snowmass Village, Colorado:

Section One: Revised Budget

That the Town of Snowmass Village 2026 budget for the Capital Improvement Fund be adjusted to include the below amendment.

Section Two: Appropriation

That the below 2026 revised expenditure is hereby appropriated for immediate expenditure during the 2026 budget year.

**Town of Snowmass Village
Budget Changes - 2026**

	<u>2026 Revenues</u>	<u>2026 Expenditures</u>
CIP Fund	\$ 710,000	\$ 710,000
TOTAL	\$ 710,000	\$ 710,000

Section Three: Emergency Declaration

Because the Council has determined that a public emergency is declared to exist, this ordinance is declared to be necessary for the immediate preservation of the public property, health, and welfare, it is advisable to proceed to fund and appropriate the \$710,000 for the Project as described in this ordinance, and therefore, this ordinance shall be in full force and effect immediately upon final passage and adoption at a single meeting upon Council approval as required by Section 4.10 of the Charter.

Section Four: Effective Date

This ordinance shall be in full force and effect immediately upon final passage and adoption by the Council as required by the Charter. This ordinance upon such final passage shall be published by title and summary thereof in a newspaper of general circulation in the Town within 10 days after adoption.

Such notice shall be in substantially the following form:

“OFFICIAL NOTICE IS HEREBY GIVEN that on March 2, 2026, the Town Council approved as an emergency measure an ordinance titled as follows:

***AN EMERGENCY ORDINANCE OF THE TOWN COUNCIL REVISING AND AMENDING
THE CAPITAL IMPROVEMENT PROJECTS FUND BUDGET OF THE TOWN OF***

***SNOWMASS VILLAGE TO PROVIDE FUNDING TOWARDS THE BRUSH CREEK/OWL
CREEK ROUNDABOUT PROJECT AND APPROPRIATING FUNDS FOR 2026 FOR THE
IMMEDIATE PRESERVATION OF PUBLIC PROPERTY, HEALTH, AND WELFARE.***

The proposed Ordinance provides for the Town's budget amendment to the 2026 Adopted Budget to provide funding towards the Brush Creek/Owl Creek roundabout project. The Ordinance has been adopted as an emergency measure and, in accordance with the Town Charter, has become effective upon passage.

IN TESTIMONY WHEREOF, the Town Council of the Town of Snowmass Village, Colorado has caused this notice to be dated this March 2, 2026.

(SEAL)

*/s/ Megan Boucher
Town Clerk
Snowmass Village, Colorado"*

(End of Form of Notice)

INTRODUCED PASSED AND ADOPTED this March 2, 2026 as an emergency measure upon a motion made by Council Member _____, the second of Council Member _____ with a roll call vote ___ in favor and ___ opposed.

Alyssa Shenk, Mayor

Attest:

Megan Harris Boucher, Town Clerk

Whereupon it was duly moved and seconded that the foregoing ordinance be now passed and adopted as an emergency measure. The question being upon the adoption of said motion and the approval of the ordinance as an emergency measure, the roll was called with the following result:

Those Voting Yes:

Those Voting No:

Those Absent:

The presiding officer thereupon declared that there having been an affirmative vote of at least three members of the Council, the ordinance was duly adopted as an emergency ordinance.

Alyssa Shenk, Mayor

(SEAL)

Attest:

Megan Boucher, Town Clerk

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

March 2, 2026

AGENDA ITEM:

Executive Session

PRESENTED BY:

Clint Kinney, Town Manager

BACKGROUND:

The Town Council has reason to convene in Executive Session. To convene in executive session, the Colorado Open Meetings Law requires that the Town announce the topics for discussion with specific statutory citation and to identify the particular matter(s) to be discussed in as much detail as possible without compromising the purpose for which the executive session is authorized. A motion to enter executive session for the announced purposes must be passed by 2/3 of the quorum voting in the affirmative for said motion.

COUNCIL OPTIONS:

Convene in Executive Session

Choose not to convene in Executive Session

Town Council will now meet in Executive Session pursuant to C.R.S. 24-6-402(4) and Snowmass Village Municipal Code Section 2-45(c) for the following purpose:

- a) For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and Snowmass Village Municipal Code Section 2-45(c)(2), more specifically related to: Potential property acquisition, Little Red Schoolhouse Lease, and Draw Site – housing priority purchase opportunities.

Provided, there is an affirmative vote of two-thirds of the quorum present at this meeting to hold an Executive Session and for the purposes of considering items (a) and (b) above. Provided further, that no adoption of any proposed policy, position, resolution, regulation, or formal action shall occur at this Executive Session.