



**Town Council
Monday, May 18, 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. Proclamations and Presentations

3.A. Anderson Ranch Update

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. 2026 Draft Agendas

5.B. Minutes for Approval

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. Ordinance No. 10, 2026 RE Willows Reconstruction - 1st Reading

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Discussion and Consideration to Approve and Ratify a Letter of Intent to Participate in Financing Tenant Purchase of the Cavern Springs Mobile Home Park

9. Town Council Reports and Actions

Reports and Updates

10. Adjournment

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

May 18, 2026

Agenda Item:

Anderson Ranch Update

Presented by:

Clint Kinney, Town Manager

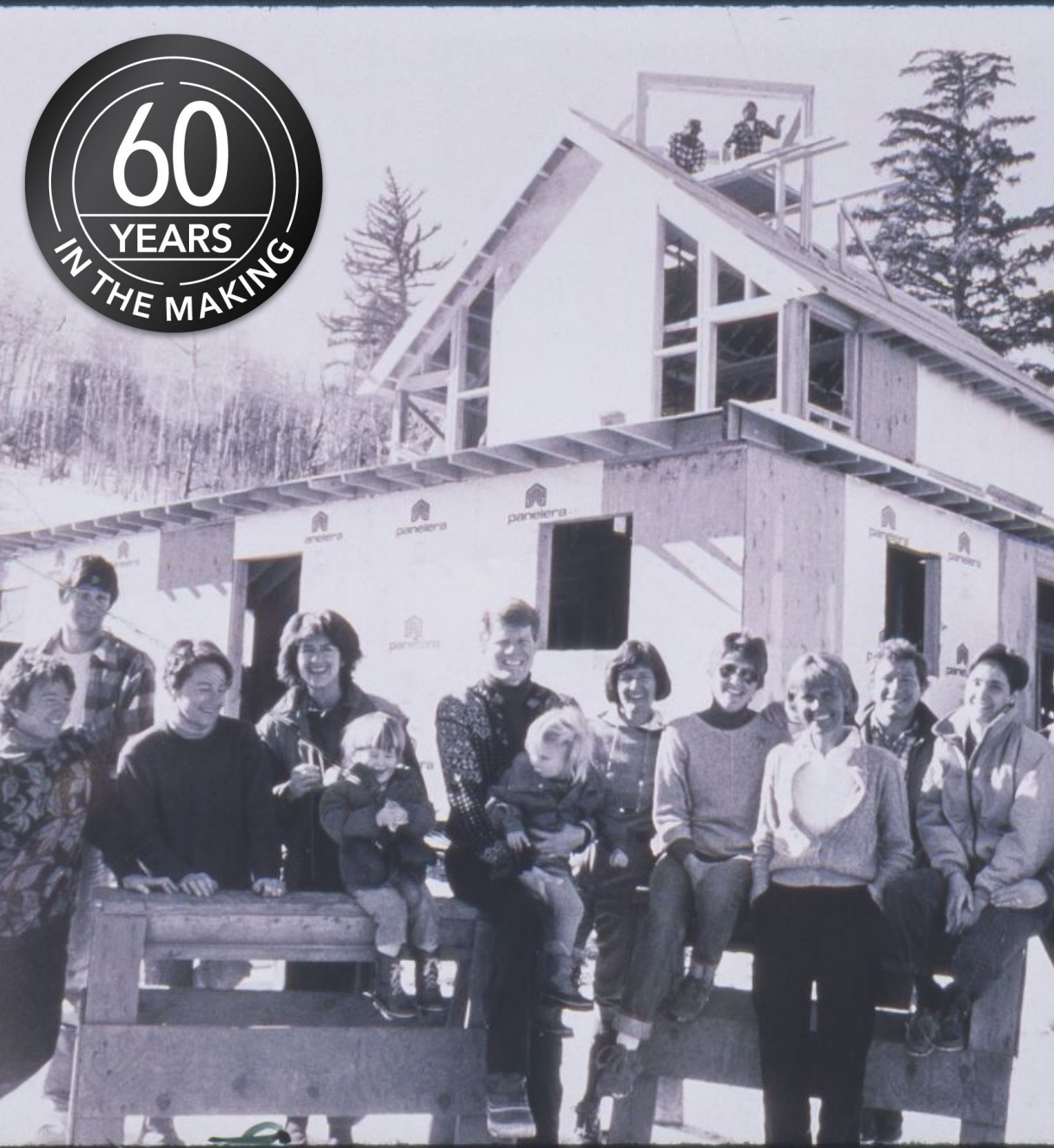
Background:

Peter Waanders, President & CEO of the Anderson Ranch Arts Center

For almost 60 years, Anderson Ranch Arts Center has served as a cultural touchstone for the Snowmass Village community and its visitors. This presentation is expected to be an update on current happenings at the Ranch and an update on future planning efforts.

Financial Impact:**Applicability to Council Goals & Objectives:****Council Options:****Staff Recommendation:****Attachments:**

1. 2026 Anderson Ranch Spring Snowmass Village Presentation



Anderson Ranch Arts Center

*Celebrating 60 years
of art-making.*

Presented by: Peter Waanders, President & CEO



Mission & Impact

For 60 years, Anderson Ranch Arts Center has served as a cultural touchstone for the Snowmass Village community and its visitors.

- World-renowned arts center rooted in community
- Cultivating creativity across generations and backgrounds
- Elevating Snowmass as a cultural destination

Mission: to foster transformative educational experiences and community, embracing traditional and contemporary art making on our vibrant Rocky Mountain campus.

Historical Significance

Over the years, Anderson Ranch Arts Center has opened its doors to everyone with a passion for the arts. Art requires individual thought and expression and artists can serve as powerful educators during times of great change and growth.

- Founded in 1966 on a working Snowmass ranch by artistic and cultural leaders in the arts with some of the oldest buildings in Snowmass Village
- Deeply intertwined with the cultural and civic history of Snowmass Village
- Opportunities for historic preservation and designation



1971 Tuesday night community potlucks



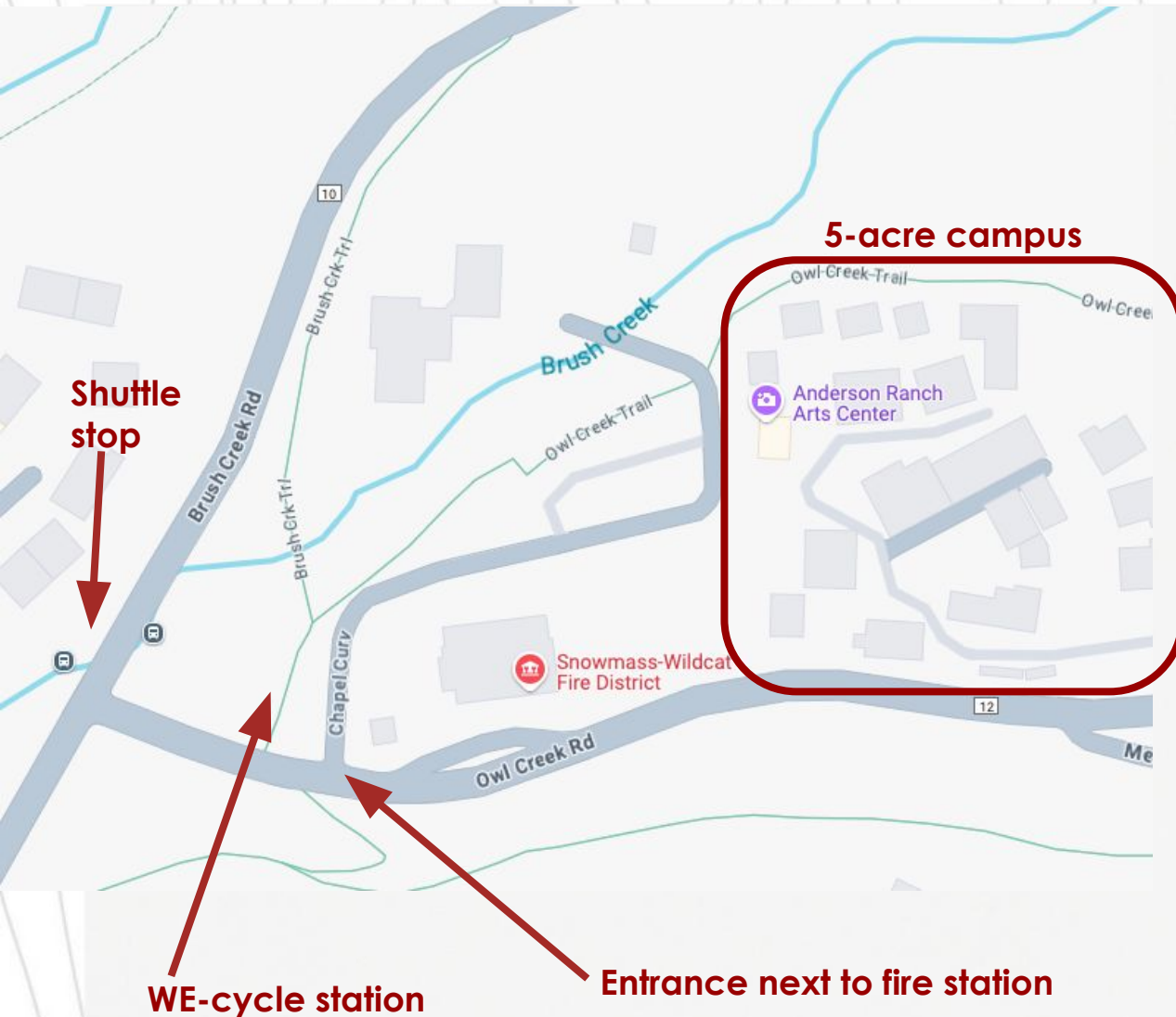
Photograph by Cherie Hiser. Students taking selfies during Center of the Eye workshop.

Conveniently Located

Anderson Ranch is located at the corner of Brush Creek and Owl Creek Road.

Getting here couldn't be easier:

- Lots of parking is available
- A dedicated Snowmass shuttle stop
- A new WE-cycle station!





Join us at the Ranch this Summer

Anderson Ranch continues to serve as a vibrant gathering place for all community members and visitors, year-round.

- 130 Workshops
- 140 free community gatherings a year
- Gallery Exhibitions, ArtWorks Store, Ranch Cafe
- Open Campus - Community Space



Workshops

Our Core Offering

Summer Workshops

Each summer, Anderson Ranch presents over 130 workshops led by world-renowned faculty. Seven disciplines are offered in our state-of-the-art studios.

- **Levels:** Open-to-All from beginners to advanced studies and children's programming
- **Focus:** Cross-disciplinary study
- Digital fabrication collaborations
- 3-Year Advanced Mentored Studies programs
- Master Classes
- Bespoke Workshops



Public Events

A hub for the community and visitors

Weekly Offerings: June - September

Campus is Open to Visitors: Monday - Friday, 9AM-5PM

- Visitors can explore the self-guided sculpture tour, enjoy lunch in The Ranch Café, view the gallery exhibition, and shop in the ArtWorks Store.

Guest Faculty Lectures: Sundays & Tuesdays, 7PM, free

- These 60-minute presentations are given by distinguished faculty members and Visiting Artists. Free and open to the public.

Lunchtime Auctionettes: Fridays, 11:45AM - 1PM

- Lunchtime Auctionettes are fun, high-energy affairs offering a wonderful opportunity to buy original artwork. A buffet lunch will be served from 11:45AM – 12:15PM and the Auctionette is from 12:15 – 1PM.



Public Lunches

THE RANCH CAFÉ

LUNCH

11:30AM-1:30PM | MON-FRI

Open to the public, July through September

BREAKFAST & DINNER

At this time, breakfast and dinner are available to students, staff, and faculty only.



Special Events

Premier artists and signature gatherings

Summer Series Lectures



Ranch Week

July 13-18

Celebrate this year's International Artist Honoree, Marilyn Minter

Monday, July 13 | Film Screening

Public screening of the documentary *Pretty Dirty* at the Isis Theatre, with a Q&A featuring Marilyn Minter and Director / Producer Amanda Benchley, moderated by Producer Sue Hostetler.

Tuesday, July 14 | Summer Series: Featured Artists and Conversations

11:30AM – Summer Series lecture featuring International Artist Honoree Marilyn Minter in conversation with Lisa Phillips.

Wednesday, July 15: Ranch Gala

5:30 PM – Cocktail reception and activations on campus.

7PM – Gala dinner with award presentations and a lively auction showcasing top contemporary artists' works.



Ranch Picnic & Auction

Saturday, July 18, 11AM - 4PM

The Ranch Picnic and Auction will bring people together for an afternoon of fun and excitement in celebration of the Ranch's 60th anniversary.

Schedule of Events:

11AM: Silent auction, food vendors, and children's art activities begin

11:30AM: Live music

2:30PM: Bidding concludes and silent auction closes



Critical Dialogue Lectures

Contemporary Design: Object and Identity

June 30, 10AM-12PM



**Alexandra Cunningham
Cameron**

x

Kelsey Keith

x

Nifemi Marcos-Bello

Collective Individuality: Culture as Celebration

August 4, 7-8PM



Yana Payusova

x

Jean Shin

x

**Juana Estrada
Hernández**

A Warm Invitation

Visit the Ranch this summer

- Come for a tour, lecture or event
- Grab lunch
- Explore the studios

Spread the word!



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
- POST Office Update—Next steps, opportunities for improvement?

Monday May 11 – Work Session CANCELED

Monday May 18– Regular Meeting

- Willows Reconstruction- Ord – PH – Ord. No 10, 2026 - 1st Reading
- Update from Anderson Ranch
- Cavern Springs contribution approval
- Ratifying the contract for the purchase of the Mountain View Unit

Monday June 1 – Regular Meeting

- Holy Cross Update
- Exec Session – personnel – performance reviews
- November Election discussion
- Willows Reconstruction- Ord – PH – 2nd Reading
- Discussion regarding potential expanded use of Tourism Funds for wildfire mitigation
- Consideration of Ordinance restricting gas powered lawn equipment

Monday June 8 – Work Session (Marolt Out)

-

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

2026 DRAFT Agenda Overview

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

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

2026 DRAFT Agenda Overview

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



**Town Council
Monday, April 6, 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

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:04 PM on Monday, April 6, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

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, Tom Fridstein 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; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist ; Anne Martens, Public Works Director; Mike Metheny, Chief Building Inspector; Lauren Litchet, Plans Examiner & Inspector; and Megan Harris Boucher, Town Clerk.

Public Present: Judy Clauson, Darlene Fridstein, Teri Hooper, Sally Sparhawk, Tara Stitzlein, Gyles Thornley and Ken Burkhardt.

3. Proclamations and Presentations

4. Public Comment

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and will not take an official action under this section of the agenda. (Five Minute Time Limit)

Sally Sparhawk addressed the Council regarding the economic hardship facing community members who have had their work hours reduced during the current ski season. She expressed concern for residents who are at risk of losing their housing as a result of insufficient hours and urged the Council to take action, including exploring a volunteer work program that could count toward housing hour requirements. Mayor Shenk acknowledged the comments and confirmed that the issue was on the Council's radar. She noted that no decisions had been made but that the Council was actively discussing options and did not want anyone to lose their housing as a result of circumstances outside their control.

5. Consent Agenda

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5.A. 2026 Draft Agendas

5.B. Minutes for Approval

5.C. Ordinance No. 06, 2026 - Regarding Revised 2026 Budget - 1st Reading

Town Manager Clint Kinney provided a brief summary of Ordinance No. 06, 2026, noting that county sales tax revenues came in approximately 17 percent higher than projected, with other revenue sources including building fees also performing above expectations. The Council discussed setting aside these additional revenues as a cushion in both the General Fund and Tourism Fund in anticipation of predictable revenue decreases over the next two years related to the current ski season.

A minor correction was noted to the draft agendas — the year shown should reflect 2026, not 2025.

Council Member Fridstein motioned to approve the Consent Agenda. Council Member Marolt seconded.
All in favor.

6. Administrative Reports

6.A. CORE Presentation RE 2026 Scope & Services

Tara Stitzlein, CEO of CORE (Community Office for Resource Efficiency), presented a year-to-date update on 2026 activities and a funding request. Key 2026 activities included two heat pump installation rebates, one home energy assessment, and a \$100,000 grant award to the Seasons Four Condo Association for a significant insulation improvement project. CORE requested a total of approximately \$117,000 from the Town's REOP Fund, comprising foundational services (residential rebates, energy advising, administrative overhead, and marketing/resource development) plus a \$15,000 addition for Building Performance Standard (BPS) program development. The BPS component would fund a voluntary benchmarking pilot with four commercial or multifamily buildings and preliminary research into what a mandatory building performance policy might look like for Snowmass Village, drawing on CORE's experience with Aspen's Building IQ program and a national network of building performance experts. Council discussed the relationship between this work and an anticipated sustainability staff hire, ultimately concluding the programs are complementary and that the work should proceed without delay.

Motion to approve the CORE 2026 funding request totaling \$117,000 from the REOP Fund, as presented, was made by Council Member Fridstein and seconded by Council Member Marolt.
All in favor.

6.B. CGRB Recommendations for Funds & Resolution No 11, 2026

Citizens Grant Review Board (CGRB) Chair Teri Hooper presented the Board's 2026 grant cycle recommendations. The Board reviewed 45 applications against an increased budget of \$240,000 (raised from \$200,000). Total requests received amounted to \$310,200. The Board funded 4 of 6 new applicants across categories including mental health services, community services, legal assistance, juvenile mentoring, education, and youth activities. The Basalt Educational Foundation was not funded as the Board determined it was more appropriately served by its local municipality. Lucky Day Animal Rescue was not funded due to insufficient Snowmass connection. Calli's Backyard was not funded due to insufficient transparency in its application. The Board requested that the Council consider a future budget increase given growing community need.

Council discussion acknowledged the difficulty of the Board's work and praised the group's professionalism and year-over-year continuity. Council Member Gustafson highlighted the additional funding for Aspen Public Radio in recognition of the organization's recent legal stand in support of press freedom.

Council Member Gustafson recused herself from the vote on Resolution No. 11, 2026, disclosing that she currently works for a nonprofit that received a grant through this cycle, though she was not employed there when the decisions were made. Mayor Shenk also recused herself, citing a current employment relationship with an applicant organization.

Council Member Marolt motioned to approve Resolution No. 11, 2026, regarding the

Citizens Grant Review Board funding recommendations for the 2026 grant cycle. Seconded by Council Member DeAngelo. The motion carried 3-0, with Mayor Shenk and Council Member Gustafson recused.

6.C. CGRB Criteria for 2026-27 Grant Cycle

The Council discussed potential refinements to the grant application criteria and process for the upcoming cycle. Key points of consensus included:

The existing criteria language — which encompasses health, human services, natural environment, sustainability, and quality of life for Snowmass Village — was deemed sufficiently broad and did not require substantive revision. However, the Council agreed to strengthen the requirement that applicants clearly demonstrate a connection to Snowmass Village residents and/or workforce. Council Member Gustafson suggested this demographic reporting should be treated as a near-prerequisite, and Council Member Fridstein agreed that applications unable to clearly articulate their Snowmass impact should not be considered.

Town Clerk Megan Boucher noted that while 100 percent of organizations submitted end-of-year reports this cycle, many were not sufficiently detailed. The Council directed staff to review grant applications from comparable municipalities — including Aspen, Pitkin County, Basalt, and Carbondale — to inform potential question refinements. Any budget adjustments would be addressed during the fall budget process.

6.D. Resolution No. 10, 2026 - Regarding Little Red Schoolhouse Lease

Town Manager Kinney and Town Attorney Jeff Conklin presented a proposed three-year lease with Christina Holloway, operator of Woody Creek Kids Childcare, for continued operation of the Little Red Schoolhouse facility. The first approximately 14 months of the lease will utilize two modular trailers located behind the rodeo grandstands during construction of the new facility, with occupancy of the new building anticipated in August 2027. Rent of \$3,333 per month will commence upon move-in to the new facility.

Key provisions include priority placement for Snowmass Village residents, secondary priority for those employed in the Village, and a best-efforts requirement for infant care services. Council directed three amendments: (1) correcting a missing word in line 29 of the resolution; (2) clarifying Section 7(C) to require year-round operations consistent with the tenant's regular schedule, rather than tying summer operations ambiguously to the school district calendar; and (3) amending Section 7(F) to require the tenant to meet with Town staff to review the reasons if infant care services cannot be provided.

Council Member Fridstein motioned to approve Resolution No. 10, 2026 with amendments summarized by Town Attorney Jeff Conklin. Seconded Council Member Marolt. All in favor.

6.E. Council consideration of a Draw Site Peer Review Letter of Agreement

Town Manager Kinney presented a Letter of Agreement with Keo Studio Works, led by architect Jim Kehoe, for an independent peer review of the Draw Site project design. The review is intended to provide an additional professional perspective on the project in order to help the Council achieve the owner supermajority support needed to advance the project to land use review. The estimated fee is \$29,800, not to exceed that amount without prior owner approval. Council discussed the importance of keeping an open mind to any recommendations and noted that the cost represents less than four one-hundredths of one percent of the total project investment.

Council directed staff to arrange individual meetings between council members and the reviewer in compliance with open meetings requirements, and noted that an initial review is expected to be returned by early May.

Council Member Fridstin motioned to direct staff to execute the Letter of Agreement with Keo Studio Works for the Draw Site peer review. Seconded by Council Member Gustafson. All in favor.

7. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

8. Policy/Legislative Public Hearings

8.A. Ordinance No. 04, 2026 - Wildfire Resiliency Code - 1st Reading & Discussion Regarding Voluntary Fire Mitigation Program for Landscape and Structures

Town Attorney Conklin presented Ordinance No. 04, 2026, adopting the state model Wildfire Resiliency Code as required by state legislation, with a compliance deadline of July 1, 2026. All of Snowmass Village falls within either a moderate or severe wildfire hazard area under the state's mapping exercise, triggering the full suite of structure hardening and site-and-area requirements under the model code. Structure hardening requirements apply to new construction and to existing structures undergoing significant work — specifically, roof replacement exceeding 100 square feet, siding replacement exceeding 25 percent, or additions exceeding 500 square feet. Site-and-area requirements, which divide properties into immediate (0–5 feet), intermediate (5–30 feet), and expanded (30–100 feet) zones, apply to new development and, with respect to the immediate zone, to siding replacement projects that trigger structure hardening.

New Fire Marshal Brooke Stott clarified that the code does not require clear-cutting, but rather strategic spacing and clustering of vegetation, and that staff will work with applicants through the landscape plan review process. Proposed local amendments

enhance building official discretion, clarify the definition of unsafe conditions, and sync the roof replacement exemption with the existing building code.

Council members expressed interest in a future discussion regarding voluntary incentive programs and eventual mandatory requirements for existing homes, which staff acknowledged as a next step after implementation.

No public comment was received. Second reading is scheduled for April 20, 2026, and the item may be placed on the consent agenda.

Council Member Marolt motioned to approve on 1st reading. Council Member Fridstein seconded. All in favor.

8.B. Ordinance No. 07, 2026 - Regarding Building Code Updates - 1st Reading

Chief Building Official Mike Metheny and Plans Examiner/Inspector Lauren Litchet presented the first reading of Ordinance No. 07, 2026, updating the Town's building codes from the 2015 series to the 2021 series, including the updated energy code (IECC) and provisions for electric-ready and solar-ready construction. Metheny noted that the update — a six-year leap in code editions — is consistent with the approach taken by other jurisdictions in the valley and reflects a deliberate decision not to adopt the most current edition immediately, allowing local contractors time to adjust to new materials and methods. He acknowledged that the new code will increase construction costs for property owners, as more stringent insulation and energy performance requirements will apply.

The electric-ready and solar-ready provisions require that new construction include conduit and infrastructure to facilitate the future addition of solar panels and EV charging equipment, reducing the retrofit burden for future owners.

No public comment.

Council Member Fridstein motioned to approve on first reading. Council Member Gustafson seconded. All in favor.

Mayor Shenk called for a 5 - 10 minute break.

8.C. Ordinance No. 02, 2026 - Regarding Sign Plan for Snowmass Village Mall & Gateway Buildings - 2nd Reading

Community Development Director Dave Shinneman presented the second reading of Ordinance No. 02, 2026, updating the comprehensive sign plan for the Snowmass Village Mall and Gateway Buildings — the first such update since 1985. He summarized the eight revisions made since the January 5 first reading in response to Council direction, including: an enhanced purpose statement; a revised two-tier wildcard

variance procedure (Tier 1 administrative, Tier 2 requiring Planning Commission approval above 110 percent of dimensional standards); flexibility provisions for second-floor and hard-to-find businesses; removal of the complaint-based landlord takedown process; a requirement to remove tenant signs upon vacancy; modifications to window sign and window cling provisions; allowance of the Venga Venga menu sign as a directory sign; and synchronized nonconforming provisions.

A significant portion of the discussion centered on window clings and opaque window coverings. Staff presented photographs documenting that 22 to 24 of approximately 30 to 34 businesses in the mall currently have window signs or clings that exceed the existing code's allowances. The Council expressed concern that large, opaque, graphic window clings — particularly those used as front-of-house advertising rather than for back-of-house privacy — undermine the transparency, vitality, and character of the mall. Examples cited included full-window graphic clings used by Ski Co's Four Mountain Sports locations.

The Council drew a distinction between opaque clings used to obscure non-customer areas (kitchens, maintenance offices, storage) and those used as advertising billboards on customer-facing storefront windows. Mall owner representative Dwayne Romero offered context on the legitimate back-of-house uses and expressed overall support for the sign plan, while acknowledging some uses had gone too far. Council proposed changing the term "window clings" to "opaque window clings" to clarify the restriction, and changing the language from "discouraged locations" to "not permitted" with respect to customer-facing storefront windows. Town Attorney Conklin added a third proposed amendment prohibiting off-premise commercial signs altogether — a provision the Council and Mr. Romero both supported.

A public hearing was opened and no public comment was received.

Council Member Fridstein motioned to approve Ordinance No. 02, 2026 on second reading with amendments summarized by Town Attorney Conklin including: (1) change "window clings" to "opaque window clings"; (2) change "discouraged locations" to "not permitted" with respect to storefront windows where visibility into the store is desired; and (3) add a prohibition on off-premise commercial signs. Council Member Marolt seconded. Roll call vote. All in favor.

8.D. Ordinance No. 03, 2026 - Regarding Sign Plan for Timbermill Building & Aspen SkiCo Tenant - 2nd Reading

The Council considered Ordinance No. 03, 2026, updating the comprehensive sign plan for the Timber Mill Building and Aspen Ski Co tenant, simultaneously with the discussion of Ordinance No. 02. Director Shinneman noted that Ski Co had agreed, via letter received that day, to be included under the Timber Mill sign plan and to comply with all size requirements therein. The same amendments discussed and adopted under Ordinance No. 02 were applied to this ordinance.

A public hearing was opened and no public comment was received.

Council Member Fridstein motioned to approve Ordinance No 03, 2026 with the same amendments to Ordinance No. 02, 2026. Council Member Marolt seconded. Roll call vote. All in favor.

9. Town Council Reports and Actions

Reports and Updates

Council Member Fridstein reported on attending a welcome event for disabled veterans the prior evening, noting approximately 350 veterans and 600 caretakers were present, and expressed appreciation to Ski Co for keeping the mountain open for the occasion.

Council Member Gustafson noted an upcoming tourism talk the following week and the approaching sister city event. She echoed Sally Sparhawk's earlier public comment regarding residents "hanging on" financially, and suggested the Council consider whether the Community Thrive Committee's work might inform a temporary housing compliance adjustment — not a permanent policy change — to address the current season's hardship. She recommended the topic be carried forward as a potential work session agenda item.

Mayor Shank noted that the RAFT meeting on Thursday would be held in Glenwood Springs.

10. Adjournment

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

Adjourned at 7:37pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, May 18, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, April 20, 2026
4:00 PM**

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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

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2. Roll Call

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

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Josh Zeeb, Project & GIS Manager; Greg LeBlanc, Assistant Town Manager; Michelle Bonfils, Community Development Director; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist ; Anne Martens, Public Works Director; Mike Metheny, Chief Building Inspector; Lauren Litchet, Plans Examiner & Inspector; Sam Guarino, Transportation Director; Andy Worline, Parks, Recreation & Trails Director; and Megan Harris Boucher, Town Clerk.

Public Present: Susan Cross, Chad Federwitz, Hassam Mahmoud, Angie Davlyn, Scott Thompson and Brooke Stott.

3. Proclamations and Presentations

3.A. Update on Wildfire Modeling and next steps

Town Manager Clint Kinney introduced a three-part presentation from Dr. Hussam Mahmoud (Vanderbilt University), Angie Davlyn (Wildfire Collaborative), and Josh Zeeb (GIS and Projects Manager). The team presented results from an advanced wildfire modeling effort covering Snowmass Village.

Dr. Mahmoud's model, validated against historical fires including the Marshall Fire and Lahaina with 72–86% accuracy, ran 1,000 fire simulations across 12 wind directions using a decade of wind data to produce a "most probable path" map for fire movement through the community. Under current no-mitigation conditions, the model scored Snowmass Village at 0.62 on a 0–1 vulnerability scale, which, while within the "high" range, compares favorably to communities such as Paradise (Camp Fire) and Lahaina. An estimated 1,531 of 2,434 structures were identified as high-risk under current conditions.

Three mitigation scenarios were presented. Scenario 2 targets approximately 2,400 acres of vegetation reduction to 50% fuel density at an estimated cost of \$5 million over five years, projected to reduce high-risk structures from 1,531 to 922. Scenario 3 adds homeowner defensible space (first 30 feet) on top of that vegetation work, which the model showed would reduce structure vulnerability so substantially that no structures would score above 0.6. The model also identified "super-spreader" structures—buildings with low individual vulnerability but high fire-transmission capacity to neighboring structures—as priority targets for homeowner outreach.

Council discussion centered on the importance of vegetation mitigation as the highest-impact first investment, the need to engage HOAs and private property owners through coordinated outreach, the sensitivity around public release of individual structure risk data to avoid neighbor-versus-neighbor conflict, and the role of insurance requirements already pushing homeowners toward defensible space. Council noted that Aspen and Pitkin County are following Snowmass Village's lead on this modeling work. Dr. Mahmoud also confirmed that an evacuation modeling phase will be completed within the next two to three months.

The immediate next step is to prioritize approximately 800 acres of vegetation mitigation for the current summer using this data, in coordination with Roaring Fork Fire Rescue, the Forest Service, and the ski company.

3.B. 2026-2030 Pitkin County Age-Friendly Initiative Presentation

Chad Federwitz, Managing Director of Senior Services and Adult and Aging Services for Pitkin County, presented an overview of the County's Age-Friendly Initiative, affiliated with AARP and the World Health Organization since 2017. The initiative, ongoing in some form since 2014, serves as a strategic roadmap for enabling residents of all ages to live, remain connected, and contribute to their communities, with particular focus on the approximately 20–25% of Pitkin County's population aged 60 and older. Snowmass Village accounts for approximately 17% of older adults in the

county.

The initiative is structured around eight domains of livability aligned with AARP and WHO frameworks, including housing, transportation, food access, healthcare, and social engagement. Federwitz noted that Pitkin County, along with Eagle and Summit Counties, ranks among the fastest aging counties in Colorado and the nation, presenting both challenges and opportunities.

Council questions focused on the feasibility of a co-developed senior center in Basalt with Eagle County, coordination with RFTA's dedicated senior van service and Vintage (the regional area agency on aging), volunteer program capacity, and housing affordability barriers to downsizing. Federwitz confirmed an interest in expanding programming presence in Snowmass Village, including leveraging partnerships with the local library. Council Member Marolt offered the use of town public spaces for programming and encouraged continued outreach to Snowmass Village residents. Council Member Gustafson highlighted the value of the initiative's communication strategies for reaching older residents who may not consume digital media, particularly in the context of emergency notifications.

Federwitz indicated he will present annual progress reports and is willing to return to Council as needed.

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 comment was received in person or online.

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. 2026 Draft Agendas

Council briefly discussed plans for the May 11th work session and decided to cancel it.

5.B. Resolution No. 12, 2026 - FTA Certificates and Assurances

5.C. Ordinance No. 04, 2026 - Wildfire Resiliency Code - 2nd Reading

5.D. Ordinance No. 07, 2026 - Building Code Updates - 2nd Reading

Council inquired about construction waste recycling requirements. Chief Building Officer Mike Metheny and Council Member Fridstein clarified that building codes establish minimum life-safety standards, and that construction waste management policy would be more appropriately addressed through a separate sustainability initiative led by the incoming sustainability coordinator. Council also asked about the code's treatment of electrification; Metheny confirmed that the International Code Council has intentionally avoided mandating specific energy sources, focusing instead on solar-ready and electric-ready provisions.

5.E. Ordinance No. 08, 2026 - e-Bike Ordinance - 1st Reading

Council inquired about signage plans for both designated e-bike trails and trails where e-bikes are not permitted. Parks, Recreation & Trails Director Andy Worline confirmed that signage is included in the ski company's sign plan for designated areas and that portable "No E-Bike" signs can be deployed at additional trailheads. Council stressed the importance of clear public communication that this is a designated, trial-based program on the ski mountain, not an open expansion of e-bike access across all town trails.

A public hearing was opened for all consent agenda items. No public comment was received. The public hearing was closed.

Motion to approve the Consent Agenda, including the 2026 Draft Agendas, Resolution No. 12 (FTA Certificates and Assurances), Ordinance No. 04 (Wildfire Resiliency Code, 2nd Reading), Ordinance No. 07 (Building Code Updates, 2nd Reading), and Ordinance No. 08 (e-Bike Ordinance, 1st Reading), was made by Council Member Fridstein and seconded by Council Member Marolt. Roll call vote. 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

7.A. Ordinance No. 06, 2026 - Revised 2026 Budget - 2nd Reading

Finance Director Marianne Rakowski presented the revised 2026 budget at second reading. Key highlights included an overall fund balance increase of \$36 million, of which approximately \$15 million represents a net improvement over prior projections, primarily in the CIP and General Funds. Three new reserve designations were established: \$3 million in the General Fund and \$2 million in the Tourism Fund designated for "known economic disturbances," intended to cushion anticipated revenue impacts from the upcoming airport closure and Viewline renovation. The RETT

Fund emergency contingency reserve was also increased from \$4 million to \$5 million to align with projected 2026–2030 resale revenues of approximately \$5.4 million.

The majority of budget revisions reflect carryforward appropriations for projects and purchases budgeted in 2025 but not completed. Council Member Fridstein asked about the variance between Pitkin County-wide sales tax growth and Snowmass Village's own 1% growth; Town Manager Kinney clarified that the County's strong performance reflects Aspen-generated revenues that flow back to all municipalities through the county distribution formula.

A public hearing was opened. No public comment was received aside from commendation of Finance Director Rakowski's work. The public hearing was closed.

Motion to approve Ordinance No. 06, 2026 – Revised 2026 Budget (2nd Reading) was made by Council Member Fridstein and seconded by Council Member DeAngelo. Roll call vote. All in favor.

Mayor Shenk called for a 5-10 min break.

8. Administrative Reports

8.A. EOTC Prep for April 23rd EOTC Meeting

Transportation Director Sam Guarino provided a preview of the agenda for the April 23rd EOTC mini-retreat. The meeting will begin with a historical overview of EOTC accomplishments since the body's formation in 1993—including the creation of RFTA, bus lane improvements, the Brush Creek park-and-ride expansion, and various infrastructure investments—before moving to a substantive discussion of the future direction of EOTC funding.

The central policy question is whether EOTC should expand allowable uses of its Pitkin County sales and use tax revenues beyond the current interpretation of "mass transportation," which would likely require a voter-approved ballot question, or whether it should restrict its role to a pass-through funding mechanism. Expanded uses under discussion include valley-wide carpooling apps, micro-transit systems, and transportation demand management strategies such as HOV lane enforcement—activities that have generally been considered outside current EOTC authority. A third agenda topic will address governance structure.

Council Member Marolt noted that many of the Transportation Coalition's recommended solutions exceed current EOTC authority and that the Coalition has been presenting its findings to RFTA and other valley communities as a first step. Town Manager Kinney emphasized that Thursday's meeting is a discussion, not a decision, and that the key policy question is simply whether the body wants to go broader or narrower in scope. Council discussion also focused on governance, with Council Member Marolt suggesting that a designated, consistent chairperson—rather than the current rotating structure—would improve accountability and effectiveness. Guarino

noted that the current agenda includes a subcommittee structure proposal, while Council members expressed a preference for maintaining full participation while adding structural consistency.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported attending an art event at Anderson Ranch and noted that Anderson Ranch has begun offering scholarships to all Snowmass Village residents for its programs. She also noted an upcoming steering committee meeting with the library related to Snowmass engagement programming and confirmed that a "state of the ranch" presentation by Anderson Ranch's director will be added to the Town Council agenda soon.

Council Member Fridstein reported on a productive meeting with Jim Kehoe, attended by Council Members DeAngelo and Gustafson, Town Manager Kinney, and others, with positive outcomes and follow-up work anticipated.

Council Member Marolt reported from the Board of Health that the Healthy Communities Fund is up for renewal this fall, with Pitkin County Commissioner Greg Poschman and Commissioner-elect Ted Mahon leading the renewal campaign.

Mayor Shank reported that she and Council Member Gustafson co-authored a letter to the editor clarifying the Thrive Snowmass initiative and committee. She noted the upcoming NWCCOG Economic Summit is on May 7 in Silverthorne, CO. Shank also mentioned that a digital wellness coalition session will be hosted at the Snowmass Chapel on Wednesday, April 22 at 5:30 PM, and confirmed cancellation of the May 11 Council work session, subject to no urgent business arising.

10. Executive Session

10.A. Town Attorney Update & Negotiations

At 6:44pm, Mayor Shank read the legal language for the Executive Session.

Council Member Fridstein motioned to go into executive session. Council Member Marolt seconded. All in favor.

11. Adjournment

Council Member Fridstein moved to reconvene the regular meeting. Mayor Shank seconded. All in favor. Reconvened at 7:24 PM.

Council Member Fridstein motioned to adjourn. Mayor Shank seconded. All in favor.

Adjourned at 7:24 PM.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, May 18, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

May 18, 2026

Agenda Item:

Ordinance No. 10, 2026 RE Willows Reconstruction - 1st Reading

Presented by:

Brian McNellis, Senior Planner

Background:

The applicant requests approval of a Minor Preliminary PUD plan in accordance with Sec. 16A-5-360 of the Municipal Code Land Use Code. The applicant wishes to reconstruct the Willows - Building D which was destroyed by fire in 2024. Prior to the fire, the building contained seven units. The HOA is requesting the ability to add an additional four free-market condos (11 total) to the new structure in efforts to supplement funds to rebuild the multi-family building.

The Town Council participated in a joint meeting with the Planning Commission on September 2nd of 2025 to learn about the proposal, after which the Planning Commission reviewed the request and recommended approval. The Town Council ultimately adopted Resolution No. 35 of 2025 approving the reconstruction at Preliminary Review and authorizing the proposal to proceed to Final Review.

The Application can be found at [Willows Bldg-D Reconstruction Final PUD](#).

Financial Impact:

During the review of the Final Plan submittal, the Town and Applicant discussed housing mitigation options which included the possible dedication of one of the proposed units and partial monetary reimbursement to the Willows HOA, or a cash-in-lieu payment. Ultimately, a cash-in-lieu payment of **\$429,923** was identified as the preferred mitigation by the Applicant and deemed acceptable by Town Administration. Said mitigation must be approved by the Town Council as part of Final Plan Review.

Applicability to Council Goals & Objectives:

Staff finds the project contributes to the Comprehensive Plan's objective of identifying, "West Village as a tourist focused neighborhood that could support both free market and employee housing." As it pertains to the specified goal of "Diversify the Economy", the plan states that Snowmass Village, "Offering interesting and appealing workplace environments in cooperation with a variety

of housing types that will attract skilled workers while fostering vitality and strengthening the tax base of the community...Diversification of the economy will hinge upon the availability, type, and range of housing alternatives for employees in the community coupled with the availability of public transportation options.”

The additional four units are modestly sized studio and one-bedroom units proposed in the new Building - D may be more obtainable for local employees than many typical free-market units currently available in the West Village CPA. Moreover, the development is situated along the main transit artery of the town and within walking distance to essential commercial and service centers.

Council Options:

Town Council should listen to the updated presentation by the applicant, ask questions, and open the hearing for public comment regarding draft Ordinance No. 10 of 2026 for Town Council consideration.

Staff Recommendation:

Staff recommends the Town Council approve Ordinance No. 10 of 2026 (crafted in the affirmative) on First Reading and schedule a publicly noticed meeting for consideration of Second Reading.

Attachments:

1. Attachment A - Reso No. 35 of 2025, Willows Bldg D, Minor PUD - APPROVED
2. Attachment B - Application Narrative
3. Attachment C - Site Plan and Architecture
4. Attachment D - Consolidated Public Comments
5. Attachment E - Ord No. 10 of 2026_draft

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION No. 35
SERIES OF 2025**

A RESOLUTION OF THE TOWN COUNCIL APPROVING PRELIMINARY APPROVAL OF THE WILLOWS HOA MINOR PUD FOR THE RECONSTRUCTION OF WILLOWS - BUILDING D AND AUTHORIZING THE APPLICATION TO PROCEED TO FINAL PLAN

WHEREAS, on March 6, 2024, Building D of the Willows Condominiums was destroyed by fire and deemed uninhabitable; and

WHEREAS, on July 14, 2025, the Willows HOA formally submitted a Minor PUD Preliminary Plan application to reconstruct Building D with 4 additional free market units (11 total) in effort to finance the reconstruction of the lost structure; and

WHEREAS, the application was deemed adequately complete for a formal referral and evaluation of the proposal on July 28, 2025; and

WHEREAS, a joint meeting of the Planning Commission and the Town Council was scheduled on September 2, 2025 to hear a presentation about the proposal as required pursuant to 16A-5-340(d) of the Land Use and Development Code; and

WHEREAS, the Town Council's adopted Resolution No. 29 of 2025 directing the Planning Commission in their Preliminary review of the application; and

WHEREAS, an initial public meeting was held before the Planning Commission on September 17, 2025 and continued to October 1, 2025 at which time PC Resolution No. 9 of 2025 was adopted, recommending approval of the proposal to Town Council; and

WHEREAS, the Town Council held a public hearing on November 3, 2025 at which time a presentation, testimony, and public comment regarding the proposal was considered.

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

Section One: General Findings. The Town Council hereby generally finds that:

- 1) The Applicant submitted the application for a Minor PUD in accordance with the provisions of the Municipal Code. The application provided the Minimum Contents required pursuant to Section 16A-5-390 and included written and graphic materials in sufficient detail to deem the application complete for Preliminary Review.
- 2) The Minor PUD identifies land uses proposed for the subject parcel which are generally consistent with the intent of the Snowmass Village 2018 Comprehensive Plan (the "Comprehensive Plan") provides the incentive for a "creative" development which will foster the redevelopment of the Willows – Building D.
- 3) To the extent necessary for and pertinent to a Preliminary Plan level of evaluation and review, the application is consistent with the provisions of Section 16A-5-300(c), General Restrictions, of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.
- 4) To the extent necessary for and pertinent to a Preliminary Plan level of evaluation and review, the application is also consistent with the provisions of Section 16A-5-310, Review Standards, and Section 16A-5-340 Preliminary Plan of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.
- 5) The Town Council approves this Preliminary Plan and authorizes that it proceeds to Final Plan.

Section Two: Action. The Planning Commission hereby authorizes the applicant to submit a Final PUD plan for the Willows – Building D reconstruction project subject to the conditions stated in Section Three below and as recommended to the Town Council in preparation of their own resolution approving the Preliminary Plan.

Section Three: Conditions. The approval shall be subject to satisfying the following conditions:

1. The exterior materials on the newly constructed Building D shall match, resemble, or compliment those of the other buildings in the Willows complex to be reviewed and approved by the Snowmass Design Review Committee.
2. Each of the units in the new Building D shall be limited to 1 residential and 1 guest parking permit for the numbered lots as issued through the Transportation & Parking Department. Residents may also park at the available parking spaces along Campground Lane or the Lower Willows

complex if available.

3. The HOA shall be responsible for fees associated with the reconnection of utilities to the new Building D as well as any other associated infrastructure costs. The Willows HOA shall initiate a cost reimbursement agreement with the Snowmass Water & Sanitation District to be finalized prior to building permit submittal.
4. The new building shall meet the fire requirements as identified by the Roaring Fork Fire District and applicable Building Code at the time of building permit issuance.
5. Each of the reconstructed units shall have adequate storage space assigned and to be evaluated at Final Plan review. In deemed necessary, the lower level crawl space may be considered for residential storage for Building D.
6. Lighting shall comply with newly adopted Ordinance No. 10 of 2025 and a lighting plan shall be included as part of the Final Plan application and any subsequent building permit submittal.
7. No wood burning fireplaces shall be allowed in the new Building D units.
8. The applicant shall explore the feasibility of providing roof-top solar to the units of the newly proposed Building D.
9. A more detailed Planting, Landscape & Grading plan shall be included for review and approval as part of the Final Plan submittal. The planting shall meet all Urban Wildland Interface standards and grading shall not be altered from the previously built condition.
10. An irrigation plan shall be included as part of the Final PUD application submittal.
11. Newly planted trees shall be under warranty for a period no less than two years from the date a Certificate of Occupancy is issued. Any trees that are planted and die within two years of Certificate of Occupancy issuance shall be replaced if determined necessary by the Planning Director.
12. A complete Construction Management Plan shall be submitted for review at building permit submittal. During construction, workers shall adhere to Best Management Practices regarding erosion control, dust suppression, and daily mud/dirt removal from Carriage Way.

13. Traffic control along Carriage Way shall be implemented as needed and coordinated with the Public Works Department.
14. A detailed construction timeline shall be included for review as part of the Final PUD application submittal.
15. Workforce housing mitigation shall be required for the additional units proposed. Said mitigation shall be identified as part of the Town Council review and the method by which it will be satisfied shall be detailed as part of the Final Plan submittal.

Section Two: Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Resolution which can be given effect without the invalid provision or application, and, to this end, the provisions of this Resolution are severable.

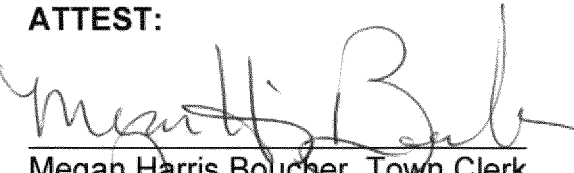
INTRODUCED, READ, AND ADOPTED by the Planning Commission of the Town of Snowmass Village, Colorado on this 3rd day of November 2025, with a motion made by Council Member Gustafson and a second by Council Member Marolt, by a vote of Marolt 5 in favor and 0 opposed.

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**



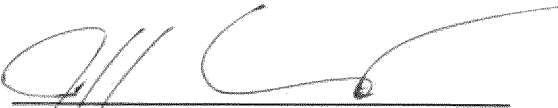
Alyssa Shenk, Mayor

ATTEST:



Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:



Jeff Conklin, Town Attorney

Attachment B - [00 Willows Final PUD Application Narrative Update 2 \(1\)](#)

Attachment C - [00 Willows-Architecural](#)

From: [Sandy Holmes](#)
To: [Snowmass Town Council](#)
Subject: Willows rebuild
Date: Saturday, April 11, 2026 9:39:11 AM

To: Town Council Snowmass Village

From: Sandy Holmes and Tom Miller (Willows Unit 5A)

As you consider the re-build of the Willows Building D, I think it is important to know the residents the are affected by the additional fees you consider.

I have lived and worked my entire adult career at Aspen Valley Hospital. I raised both my boys in the valley and they attended the Little Red Schoolhouse and the Aspen School District. One of my sons is still in the valley and is fireman with the Aspen Fire Department.

I met my current husband, Tom, on the Burn Chair and several years later married him on the same chair. Following retirement, we moved from Basalt to Snowmass Village with a goal to ski 100 days every year. We love the lifestyle and community the village has to offer.

I think you will find that most of the residents of the Willows are ski instructors, teachers, local employees or retirees like ourselves. I heard at our recent HOA meeting the town is considering the Willows to be a developer, that is not what we are. We are an HOA trying to rebuild from a devastating fire that displaced seven of our neighbors. The cost to rebuild with the new codes, inflated building costs has placed financial burden on all. Many have had to improve wiring in their units to satisfy our insurance company. If we are not permitted to build additional units in the D building, some may be forced to sell. Please try to understand placing more costs on the building process may force out the very people you have a goal to keep in our community.

Sincerely,

Sandy Holmes

From: [Ann Doody](#)
To: [Snowmass Town Council](#)
Cc: [Alastair Noble](#)
Subject: Willows rebuild
Date: Wednesday, April 22, 2026 10:06:39 AM

Some people who received this message don't often get email from annskiaspen@gmail.com. [Learn why this is important](#)



Dear Council Members, My name is Ann Doody and I live at Willows E3. I have been a full time ski instructor for Aspen ski Co for 21 years. I am in my late 60s, single and have a dog. The day the fire broke out (see video) changed all of our lives here at the Willows. That day I had nowhere to go, because I couldn't go home.

My unit is as close as you could get to the flames that were battled by fire fighters all day long. My gas fireplace, that heats my 400 sq ft studio, let smoke and toxins flow into my unit thru its vent. I had total smoke damage and could not return. I stayed in hotels and worked with ECOS Disaster Restoration and my insurance company for days to coordinate cleanup. I missed work and it was spring break (high season for ski lessons). Every surface in my unit had to be tediously, professionally cleaned, the air was cleaned by special huge HEPA fans that ran 24 hours over the cleanup days. All my clothes, bedding, ...well everything had to be bagged and sent Grand Junction to a special cleaner.

My experience was traumatic. But nothing compared to the neighbors in the D building who still haven't yet returned.

I am asking you to understand that we are not developers, we are residents, tax payers and working people who want to rebuild. Please wave extra fees

and restrictions on our project. We need your support and understanding to make our community whole again.

Thank you, Ann Doody, 21 years living at the Willows Unit E3

www.aspentimes.com/news/structure-fire-in-snowmass-closes-lower-carriage-way/

Blaze ruins condo building in Snowmass Village
aspendailynews.com

From: [Megan Boucher](#)
To: [Brian McNellis](#); [Michelle Bonfils](#)
Subject: FW: Willows Condominium Association
Date: Monday, May 11, 2026 10:09:49 AM
Attachments: [Image.png](#)
[image001.png](#)

Public comment that came in over the weekend.

Megan Harris Boucher
Town Clerk
Town of Snowmass Village
130 Kearns Road / PO Box 5010
Snowmass Village, CO 81615
Ph 970-922-2271



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

From: Lee, William <William.Lee@btlaw.com>
Sent: Sunday, May 10, 2026 9:24 PM
To: Snowmass Town Council <Council@tosv.com>
Subject: Willows Condominium Association

Some people who received this message don't often get email from william.lee@btlaw.com. [Learn why this is important](#)

Dear members of the Town Council.

Currently the Town is expected to levy approximately \$435,000 on the Willows Condominium Association (WCA) as well as approximately \$50,000 permitting fees as the WCA proceeds with reconstruction and expansion of the D building which, as you know, was consumed in a devastating fire over 2 years ago.

Waiver of at least the \$435,000, which is a developer fee, and hopefully the permitting fees, as well, is most earnestly requested. The WCA is NOT a developer. We are an Association seeking to rebuild, with additional units, which will be quite adversely affected if we are forced to pay almost a half million dollars to the Town. The WCA is seeking to cover the large gap between insurance payments and the cost of construction, without a special assessment on all the members (owners) of the WCA. The Town taking a huge fee will have a devastating effect on this project. It is NOT the intention of the WCA to profit from the project, but rather to cover the enormous cost of the project, which is far above insurance payments realized from the insurance carriers.

The Willows was constructed during the summer of 1967, and was completed just before the opening of then Snowmass-at-Aspen on December 15, 1967. The Willows has been a faithful member of the Snowmass community ever since. My family has owned Willows F1&2 since March of 1967, when my parents bought the unit sight unseen. I have since succeeded to ownership (my parents are deceased), and my daughter, Carolyn Lee Smith, will succeed to ownership after I pass.

I hope and trust that the Council will look favorably on this request. Again, the WCA is not seeking to profit, but rather to cover the massive and shocking reconstruction costs.

Thank you for your consideration.



William Lee (CHPO01), Retired Of Counsel
Direct: 847-217-4804 | **Email:** William.Lee@btlaw.com
One North Wacker Drive
Suite 4400, Chicago, IL 60606

Atlanta | Baltimore | Boston | Chicago | Dallas | Delaware | Denver | Florida | Indiana | Los Angeles | Michigan | Minneapolis
Nashville | New Jersey | New York | Ohio | Philadelphia | Phoenix | Raleigh | Salt Lake City | San Diego | Washington, D.C.

From: [Alexandra Berry](#)
To: [Snowmass Town Council](#)
Subject: Willows D Rebuild Fees
Date: Friday, April 24, 2026 10:19:39 AM

Dear Council members,

I am a resident and owner of the B-7 condo in the Willows in Snowmass Village. I grew up in this valley, and when I moved back during the pandemic, I was so grateful to be able to afford a condo here and grateful we have been able to keep our maintenances costs manageable since.

As you know, the D building burned down which has been terrible for our community and our HOA has been working with insurance and many parties to navigate a rebuild that we in no way wanted or planned for.

I'm writing to plead that the city grants a waiver / exemption of the Housing Mitigation fee and the permitting fees for the rebuild - as these fees will otherwise go to all of us owners and residents who had nothing to do with this fire. We are not developers, we are locals who are required to rebuild this building and are already facing enormous costs outside of insurance to do so.

It makes me sad to consider how many long term locals will be displaced and forced to leave the Willows (and probably the valley) if they have to bear too much cost of this rebuild, even outside of these additional immaterial fees from the city.

Thank you for considering.

Best
Ali

Ali Berry Dirkes
alexandramberry@gmail.com
917.318.4152

From: [glen kohl](#)
To: [Showmass Town Council](#)
Subject: Willows Rebuild/New Developer Fee
Date: Friday, April 24, 2026 11:45:54 AM

Some people who received this message don't often get email from glen.a.kohl@gmail.com. [Learn why this is important](#)

As a long time Willows condo (since the 70s, when my parents first bought the place), I am writing to request that the Willows HOA not be subject to the new developer fee.

As you know, we are simply trying to recover from the fire in our rebuild of the new building, **we are not a developer.**

It just seems unfair as applied to us - no one is looking for a profit here. This fee would be kicking us while we are down.

And while I am asking on the part of the Willows HOA. it seems like this circumstance, could arise for other condos associations as well.

But even if you don't want a generally exemption rule, it seems like our fact pattern, which the City has been well aware of, should be grandfathered and not subject to the new rule.

Thank you for your consideration.

The Kohl Family, Lower Willows - H1-H4

From: [Noreen Pratt](#)
To: [Snowmass Town Council](#)
Subject: Willows Owner
Date: Friday, April 24, 2026 11:30:56 AM

Some people who received this message don't often get email from noreenpratt@gmail.com. [Learn why this is important](#)

My name is Noreen Pratt and I am a long time Willows owner and resident of Snowmass Village. I am writing to express my concern for a possible taxation on the Willows as a result of the devastating fire we all are directly or indirectly suffering from. I have lived in this community for many years. Like so many of us we work multiple jobs to make ends meet. I've made personal and financial sacrifices to maintain ownership of and for a place I love and am proud to be a part of. I, along with fellow homeowners have just recently completed payments on a 70k per studio unit special assessment for exterior renovations and landscaping. In addition we are now required to do a complete rewiring of our units costing between 15 and 20 thousand per studio unit. Our assessments have already gone up significantly due to the fire in Building D not to mention how difficult it has been for me personally losing my existing homeowners insurance, being declined by other companies and finally able to find a company but at a much higher rate. So the potential for another significant increase is deeply concerning. I respectfully ask The Town to consider the financial strain this would place on existing owners many of whom are long time locals like myself and who have dedicated years of work to this community.. Please consider the financial impact this will have on us.

Thank you

Noreen Pratt

Owner and resident of Willows B 8 since 1993

From: [PRN for Families](#)
To: [Snowmass Town Council](#)
Cc: [Alastair Noble](#); [Rochelle Schoppert](#)
Subject: Re: Request for Housing Mitigation Fee Exemption – The Willows HOA Rebuild
Date: Friday, April 24, 2026 11:41:44 AM

Some people who received this message don't often get email from celias@prnforfamilies.com. [Learn why this is important](#)

Dear Members of the Snowmass Village Town Council,

I am writing as an owner at The Willows regarding the housing mitigation and permitting fees being proposed in connection with the rebuilding of the D Building following the devastating fire.

Like many owners in our community, the fire has had a significant personal and financial impact on me and my family. We have already faced extended displacement, uncertainty, and ongoing financial strain while waiting for our homes to be rebuilt.

The proposed housing mitigation fee of approximately \$435,000, in addition to roughly \$50,000 in permitting costs, would place an extraordinary burden on our HOA and its members. These mitigation requirements appear to have been designed to apply to developers undertaking new projects for profit. The Willows reconstruction is fundamentally different — it is an effort by homeowners to rebuild homes that were lost in a catastrophic fire.

Our community is not developing new property for speculative gain. We are simply trying to restore what was taken from us. Applying developer-level mitigation fees in this circumstance would effectively penalize homeowners who have already endured significant loss.

The HOA board has worked diligently to find solutions that avoid imposing special assessments on all owners, including incorporating additional units into the rebuild to help close the gap between insurance proceeds and construction costs. However, adding nearly half a million dollars in mitigation fees could threaten the viability of this approach and ultimately increase the financial burden on all Willows owners.

I respectfully urge the Council to grant The Willows an exemption from the housing mitigation fee and associated permitting costs related to the rebuilding of the D Building. Providing relief in this unique situation would recognize the extraordinary circumstances our community has faced and would help ensure that residents can return to their homes without additional undue hardship.

Thank you for your time and consideration.

Sincerely,

Charles Elias
D1/D5/D6

From: sraaf@earthlink.net
To: [Snowmass Town Council](#)
Cc: [Alastair Noble](#)
Subject: Willows rebuild
Date: Thursday, April 23, 2026 9:12:23 AM

Some people who received this message don't often get email from sraaf@earthlink.net. [Learn why this is important](#)

Dear Council members:

I am writing with regard to the Willows condo's and the re-build of Willows building D due to a fire. I, Susie Raaf own Willows E7/E8, the building right next to the demolished building D which still stands as a big hole, now two years plus.

My parents decided to retire in Snowmass Village after living abroad for over 40 years. They purchased the Willows condo in 1976 and after buying a home on Lemond Circle/Snowmass Village they decided to keep the condo for their growing family. Our condo has been part of our home for just about 50 years, with many family and friends coming to enjoy beautiful Snowmass (never a rental).

When my father passed in 2018, I purchased the condo from my sisters so now the sole owner. I love my place however since the fire, we, the Willows association/community has faced many unforeseen costs. Due to insurance, all Willows homeowners who had aluminum wiring had no choice but upgrade their unit to copper wiring (\$44,000 for me, an unexpected cost)! Our HOA fees have increased. The rebuild has affected not only those misplaced from the fire (can't even imagine) but also all other Willow owners. It was decided to add extra units to the rebuild to try to cover the high costs the association is enduring with the re-build. At our HOA meeting, we were told that the town is wanting to charge Willows close to \$500,000 as a housing litigation fee. We are not developers but homeowners who are looking forward to the rebuild of building D to welcome back our neighbors. It would greatly be appreciated if you consider the financial burden this is to all Willow owners and request a waiver especially since we are not developers.

Appreciate your understanding and support for our Willows community, most long time residents/owners.

Thank you in advance for your consideration.

Susie Raaf
Willows E7/E8

Sent from EarthLink Mobile mail

From: caranhan@prodigy.net
To: [Snowmass Town Council](#)
Cc: [Alastair B1&B2 Noble](#); [Matt Hanson](#); [Greg Hanson](#)
Subject: willows
Date: Sunday, April 26, 2026 5:54:31 PM

Some people who received this message don't often get email from caranhan@prodigy.net. [Learn why this is important](#)

To the TOSV Council:

I am a longtime owner (38 years) in the Willows community and Snowmass Village. As you are aware, we are trying to rebuild after the loss of the D building due to fire. The site remains a blight on the appearance of the Willows community and Snowmass Village.

This is an extremely burdensome financial undertaking for our non-profit community. But it is furthered by the imposition of a mitigation fee on our association as we try to resurrect the D building. We had hoped to rapidly proceed with its replacement.

I strongly encourage you to allow an exemption of the mitigation fee so that we can proceed.

Respectfully,
Randall Hanson, B-3 Willows

From: [Oliver Umpleby](#)
To: [Snowmass Town Council](#)
Subject: Willows HOA Exemption
Date: Tuesday, April 28, 2026 1:20:57 PM

Some people who received this message don't often get email from oumpleby@gmail.com. [Learn why this is important](#)

Dear TOSV council,

I am writing on behalf of myself and the rest of the Willows owners that live here in SMV. I have been a member of the community for over a decade now. I have worked and built a life here and plan on staying in the community long term. I purchased a unit in the Willows in 2020. As you know, a tragedy struck our community two years ago and the Willows D building burned down. The owners of the building included long term residents who live and work in the community year round. We are currently in the process of rebuilding the D building and have proposed a new design in order to offset the cost of rebuilding to our community.

I understand the intent of the Housing Mitigation Fee. It is well intended and in most cases is a benefit to our community as it requires that developers pay their fair share to keep our community in good shape. We are not developers. In this unique instance, the mitigation fee is an unnecessary burden to local residents who already bear the burden of increased living costs and the other challenges that come with being a year round resident in the roaring fork valley.

I would urge you to consider waiving the fee in this unique circumstance. I would be happy to answer any follow up questions you may have.

Kind regards,

Oliver Umpleby

Willows H5

Ski Pro | Aspen Snowmass
Director | Ajax Sleepaway Camp
202-577-8584

Megan Boucher

From: Dave Songayllo <davesongayllo@gmail.com>
Sent: Monday, May 4, 2026 10:34 AM
To: Snowmass Town Council
Subject: Willows Condo Association

Some people who received this message don't often get email from davesongayllo@gmail.com. [Learn why this is important](#)

I am writing concerning the TOSV Housing Mitigation Fee that the town is levying on the Willows Condo Association. Laurie and I are owners of Unit 6 in the H building.

The reconstruction of building D is NOT new construction, people lost their homes in the fire. Please do not force us to absorb \$435,000, it is a crushing amount. I can't believe that the Town isn't able to make the obvious exception in our attempt to make the condo owners of D building whole.

Perhaps the Town Council is under the impression that the Willows units are mostly owned by investors and part-time residents, because, in our assessment, that would be the only plausible reason that we wouldn't be granted an exception. I can assure you, that many of the Willows condo owners are working class people. Our neighbors in our building work in Snowmass in various capacities, Laurie works for Ski Co and I work for Pitkin County. All that we are asking is that the Town support it's residents and not create additional financial stress to our already expensive lives. We are not the wealthy profit driven developers that the law intend to tax.

Please support working class and long time Snowmass Village residents. The rebuilding of our D building should be championed by the Town, not used as a method to fill the coffers of government.

Sincerely,
Dave and Laurie Songayllo

Snowmass Village, CO
mobile: (970) 596-6880

1 TOWN OF SNOWMASS VILLAGE
2 TOWN COUNCIL

3
4 ORDINANCE NO. 10
5 SERIES OF 2026
6

7 AN ORDINANCE APPROVING FINAL PLAN AND REZONING, OF THE
8 WILLOWS HOA MINOR PUD FOR THE RECONSTRCUTION OF WILLOWS -
9 BUILDING D AS SUBMITTED BY THE WILLOWS HOMEOWNERS
10 ASSOCIATION.
11

12 WHEREAS, on March 6, 2024, Building D of the Willows Condominiums was
13 damaged by fire, deemed uninhabitable, and demolished; and
14

15 WHEREAS, on November 3, 2025, the Willows HOA was formally granted
16 Preliminary approval of a Minor PUD application to reconstruct Building D with 4
17 additional free market units (11 total) in effort to finance the reconstruction of the
18 lost structure; and
19

20 WHEREAS, on April 3, 2026 the Final PUD application submittal was
21 deemed adequately complete for a formal referral and evaluation of the proposal by
22 the Town Council on May 18, 2026; and
23

24 WHEREAS, the Town Council held a public hearing on November 3, 2025 at
25 which time a presentation, testimony, and public comment regarding the proposal
26 was considered.
27

28 NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town
29 of Snowmass Village, Colorado:
30

31 **Section One: General Findings.** The Town Council hereby generally finds that:
32

- 33 1) The Applicant submitted the application for a Minor PUD in accordance with
34 the provisions of the Municipal Code. The application provided the Minimum
35 Contents required pursuant to Section 16A-5-390 and included written and
36 graphic materials in sufficient detail to deem the application complete for
37 Final Review.
38
- 39 2) The Minor PUD identifies land uses proposed for the subject parcel which
40 are generally consistent with the intent of the Snowmass Village 2018
41 Comprehensive Plan (the "Comprehensive Plan") provides the incentive for
42 a "creative" development which will foster the redevelopment of the Willows
43 – Building D.
44
- 45 3) To the extent necessary for and pertinent to a Final Plan level of evaluation
46 and review, the application is consistent with the provisions of Section 16A-
47 5-300(c), General Restrictions, of the Development Code, subject to

satisfying the applicable conditions contained within Section Three of this resolution.

- 4) To the extent necessary for and pertinent to Final Plan level of evaluation and review, the application is also consistent with the provisions of Section 16A-5-310, Review Standards, and Section 16A-5-360 Final Plan of the Development Code, subject to satisfying the applicable conditions contained within Section Three of this resolution.

Section Two: Action. The Town Council authorizes the applicant to submit a building permit for the Willows – Building D reconstruction project subject to the conditions stated in Section Three below.

Section Three: Conditions. The approval shall be subject to satisfying the following conditions:

1. The exterior materials on the newly constructed Building-D shall match, resemble, or compliment those of the other buildings in the Willows complex to be reviewed and approved by the Snowmass Design Review Committee (see Exhibit B).
2. Each of the units in the new Building D shall be limited to 1 residential and 1 guest parking permit for the numbered lots as issued through the Transportation & Parking Department. Residents may also park at the available parking spaces along Campground Lane or the Lower Willows complex if available.
3. The HOA shall be responsible for fees associated with the reconnection of utilities to the new Building D as well as any other associated infrastructure costs. The Willows HOA shall initiate a cost reimbursement agreement with the Snowmass Water & Sanitation District to be finalized prior to building permit submittal.
4. The new building shall meet the fire requirements as identified by the Roaring Fork Fire District and applicable Building Code and Wildfire Ordinance at the time of building permit issuance.
5. No wood burning fireplaces shall be allowed in the new Building D units.
6. Each of the reconstructed units shall have adequate storage space assigned and to be evaluated at building permit submittal. If deemed necessary, the lower level crawl space may be considered for residential storage for Building D.

7. Lighting shall comply with newly adopted Ordinance No. 10 of 2025 and a lighting plan shall be included as part of the Final Plan application and any subsequent building permit submittal.
8. The applicant shall explore the feasibility of providing roof-top solar to the units of the newly proposed Building-D.
9. Planting shall conform to the newly adopted wildfire standards in Ordinance No. 4 of 2026. Grading shall not be greatly altered from the previously built condition.
10. An irrigation plan shall be included as part of any subsequent building permit submittal.
11. Newly planted trees shall be under warranty for a period no less than two years from the date a Certificate of Occupancy is issued. Any trees that are planted and die within two years of Certificate of Occupancy issuance shall be replaced if determined necessary by the Planning Director.
12. A complete Construction Management Plan shall be submitted for review at building permit submittal. During construction, workers shall adhere to Best Management Practices regarding erosion control, dust suppression, and daily mud/dirt removal from Carriage Way.
13. Traffic control along Carriage Way shall be implemented as needed and coordinated with the Public Works Department.
14. Workforce housing mitigation shall be required for the additional units proposed which has been determined by staff to be a cash-in-lieu payment totaling **\$429,923** - to be paid in full within 30 days of the final free-market closing of the newly built units. The Association shall grant the Town a lien on the new units or other acceptable security to secure they payment of the mitigation fee.

Section Four: Severability. If any provision of this Resolution or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

INTRODUCED, READ, AND APPROVED, as amended, on first reading by the Town Council of the Town of Snowmass Village on May 18th, 2026 upon a motion by Council

member_____, the second of Council member_____ and upon a vote of
____in favor and__against.

APPROVED, READ AND ADOPTED on second reading by the Town Council of the Town
of Snowmass Village on _____, 2026 upon a motion by Council Member _____, the
second by Council Member _____, and upon a vote of ____ in favor and ____against.

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

Exhibits:

1. Site Plan
2. Architectural Plans
3. Cah-in-Lieu calculation

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

May 18, 2026

Agenda Item:

Discussion and Consideration to Approve and Ratify a Letter of Intent to Participate in Financing Tenant Purchase of the Cavern Springs Mobile Home Park

Presented by:

Kevin Rayes, Housing Director

Background:

The West Mountain Regional Housing Coalition (WMRHC), in partnership with Sopris Mountain Collective and Mountain Voices Project, is seeking \$1 million in funding support from the TOSV for the acquisition and permanent preservation of the Cavern Springs mobile home park as workforce housing. The owner and tenants have come to an agreement to sell the underlying property to the owners for the settled price of \$24 million (including \$1 million for capital improvements).

The Cavern Springs mobile home park is located in unincorporated Garfield County (behind the Habitat for Humanity Restore). It contains 98 homes with 300 residents, many of whom earn below 80 percent of the area median income and have lived in the park for decades. They are essential workers and community members, and include construction workers, service industry employees, school staff, veterans, children, and retirees. At least 27 of the existing residents work within Snowmass Village, which represents roughly 13 percent of the park's working population.

Residents have formed a not-for-profit C-Corporation – Sopris Mountain Collective – to serve as the Board for park residents and unit owners. The team has engaged with the WMRHC and Thistle ROC, a Colorado nonprofit that specializes in helping mobile home parks become resident-owned communities (ROCs) and has a partnership with a CDFI lender, ROC Capital USA. This was also the team that worked on and delivered the successful Aspen-Basalt and Mountain Valley resident purchases in 2025.

The Town Council has discussed this negotiation in previous Executive Sessions. In these discussions, the Council indicated strong support for this effort, provided staff with clear parameters, and directed staff to participate in and help enable this purchase process. To this end, Staff has prepared a letter of support — included in Attachment 1 — for the project stating the Town would contribute \$1 million toward this purchase effort if specific conditions, such as applying deed restrictions, are met.

Financial Impact:

The purchase price of the park comes to \$24 million (including \$1 million for capital improvements). As with the 2025 mobile home park preservation efforts, WMRHC will provide the structure necessary to receive funding, close on the property, and enforce compliance with applicable deed restrictions or restrictive covenants that require the park to be maintained as an affordable option for local workforce. Key points anticipated to be in the deed restriction/restrictive covenants will include:

- Homes must be sold to buyers who are both part of (or retired from) the local workforce and income qualified.
- Homes must be owner-occupied.
- Short-term Rentals are prohibited.
- The property can only be subdivided if approved, and only if it preserves or enhances affordable housing.
- The covenant runs with the land for 99 years, then automatically renews for successive 10-year periods if no changes are made.

The financing structure behind the acquisition is still being developed but the following commitments have been made thus far:

- ROC USA Primary Loan: \$12,000,000 @ 7%
- Colorado Impact Development Fund Loan: \$2,000,000 @ 3%
- Town of Carbondale - \$500 thousand forgivable loan committed
- City of Aspen - \$2 million forgivable loan committed
- City of Glenwood Springs - \$500,000 forgivable loan committed
- Pitkin County - \$1.5 million forgivable loan committed

Total amount of funds committed: \$18,500,000

The WMRHC request \$1 million from the Town of Snowmass as a contribution to the existing capital stack, bringing it to \$19.5 million. A contribution of \$1 million for 98 units comes to approximately \$10 thousand per unit. The WMRHC anticipates closing the remaining funding gap with donations from family foundations and other private donors. While the terms and conditions of these contributions are yet to be established, WMRHC anticipates lot rents to increase by approximately \$375 per month (from a current average rent of \$1,025/month to \$1,400/month).

Applicability to Council Goals & Objectives:

Workforce housing remains one of the main strategic initiatives of the Town Council.

The budget is one of the keystone policy documents the Town Council adopts. It is the primary tool to pay for and implement Town Council goals. Revising the 2025 budget will ensure the Council's goals and objectives can continue to be met.

Council Options:

Make a motion approving the Town Manager to execute the draft letter of intent.

Make a motion to denying the Town Manager to execute the draft letter of intent.

Staff Recommendation:

It is the recommendation of Staff, that the Town Council, by motion, direct the Town Manager to execute the draft letter included in Attachment 1.

Attachments:

1. TOSV_Letter of Intent_Cavern Springs



Mr. Tim Townsend
Program Director
Thistle ROC
6000 Spine Rd #101
Boulder, CO 80301
attownsendROC@thistle.us

Via e-mail

RE: Letter of Intent to Support Resident Purchase of Cavern Springs Mobile Home Park

Dear Mr. Townsend:

The Town of Snowmass Village, Colorado, is keenly aware of Thistle ROC's ongoing efforts to support the residents of the Cavern Springs Mobile Home Park in the purchase of the park pursuant to Colorado's Mobile Home Park Act.

Snowmass Village has a five- decade long history of working to increase workforce housing. One of the top goals of the Snowmass Village Town Council is to work with partners on innovative ideas to buy-down the cost of free-market housing and provide our workforce opportunities for home ownership. Therefore, Snowmass Village is interested in exploring options to assist Thistle ROC and the residents in your efforts to purchase the Park as a means of preserving the supply of affordable housing, improving long-term housing security, and supporting durable and sustainable homeownership for its residents.

At this point in time, Snowmass Village is expressing its desire and ability to assist Thistle ROC in those efforts by making a financial contribution of up to one million dollars (\$1,000,000.00) towards the purchase of the Park by the residents, contingent upon:

1. commitments from other community agencies, organizations, or individuals to support your efforts to purchase the Parks; and
2. appropriation by the Town Council of funds for this purpose; and
3. any funds provided by Snowmass being subject to an agreement containing terms and conditions approved by the Town, including but not limited to deed restrictions, that adequately protect the properties and the investment by Snowmass Village for affordable housing purposes.

Please be advised that this letter does not constitute a formal offer, does not obligate any funds, and/or does not contemplate any intent or desire for acceptance on your part. Rather, it is to serve as an initial indication of the willingness of Snowmass Village to contemplate and evaluate proposals regarding how it may apply eligible financial resources to preserve affordable housing in the region consistent with its policies and goals.

Snowmass Village values the role of mobile home parks in our housing affordability landscape and appreciates the opportunity to support resident ownership of this unique and valuable community. Our staff looks forward to discussing the details of this opportunity further.

We wish you success in your efforts.

Clinton M. Kinney,
Town Manager Town of Snowmass Village