



**Town Council  
Monday, August 3, 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://tosv.com).**

### **Agenda**

**1. Call to Order**

**2. Roll Call**

**3. Proclamations and Presentations**

3.A. An Update from the City of Glenwood Springs on their South Bridge Project

**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

**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. Update on the "New Skittles" Design

8.B. A Discussion Regarding a Proposed Personal Property Fire Mitigation Program

**9. Town Council Reports and Actions**

Reports and Updates

**10. Executive Session**

10.A. Attorney Update & Town Manager Yearly Review

**11. Adjournment**



## Town of Snowmass Village Agenda Item Summary

**Date of Meeting:**

August 3, 2026

**Agenda Item:**

An Update from the City of Glenwood Springs on their South Bridge Project

**Presented by:**

Steve Boyd  
City Manager

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**Background:**

The City of Glenwood Springs has long been working to build an additional access to State Highway 82 on the south side of the City. The City completed design of the project and is now looking for regional support from other municipalities in order to help receive final approvals from CDOT and to complete this project. The City of Glenwood Springs is asking Snowmass Village to execute the attached letter of support for this project. Glenwood Spring City Manager Steve Boyd, Finance Director Yvette Gusad, and City Engineer Ryan Gordon will attend the meeting and answer questions regarding this proposed enhancement.

**Financial Impact:**

There is no direct fiscal impact to the Town of Snowmass Village for supporting this project.

**Applicability to Council Goals & Objectives:**

While this project is not specifically detailed in the Council Goal Statement, a regional approach to traffic management has long been embraced by TOSV.

**Council Options:**

- 1) Direct Staff to finalize the letter of support to be executed by the Mayor.
- 2) Choose not to execute the letter of support.

**Staff Recommendation:**

It is the recommendation of Town Staff that the Council, by motion;

Authorize the Mayor to execute a letter of support for the Glenwood Springs South Bridge Project

**Attachments:**

1. South Bridge Glenwood Springs Letter of support 8 3 26
2. GWS south bridge ToSV Update

**DRAFT**  
**TOSV LETTER HEAD**

August 3, 2026

City of Glenwood Springs  
c/o Mayor Dehm  
101 West 8<sup>th</sup> Street  
Glenwood Springs, CO 81601

**RE: Town of Snowmass Village supports the Glenwood Springs South Bridge  
Construction, Highway 82 Improvements and Emergency Access Benefits**

Dear Mayor Dehm,

On behalf of the Snowmass Village Town Council, I am writing to express our strong support for the City of Glenwood Springs' construction of the South Bridge project. The City of Glenwood's strong movement toward a new transportation and emergency egress for not only South Glenwood residents, but also the 4-Mile Road corridor, is prudent planning in the ever-changing environment that the valley lives and works in.

Because the Town of Snowmass Village is up valley from Glenwood Springs, we have both a substantial work force that travels through Glenwood Springs in their daily commute and a large number of tourists from other parts of the state that will be positively impacted by this project. In addition to the bridge providing a much-needed secondary egress for emergency purposes, adding capacity to Hwy 82 through the bottleneck of travel during rush hours will reduce commute time, improve the quality of life of local workers and provide a more reliable level-of-service for residents and visitors.

For all of these reasons, Snowmass Village is supportive of the Glenwood Springs South Bridge Project and the substantial safety improvements made on Highway 82.

Sincerely,

Alyssa Shenk, Mayor  
Town of Snowmass Village

# South Bridge Update



Ryan Gordon, PE; City Engineer

August 3, 2026

Matt Langhorst, PE; Public Works Director

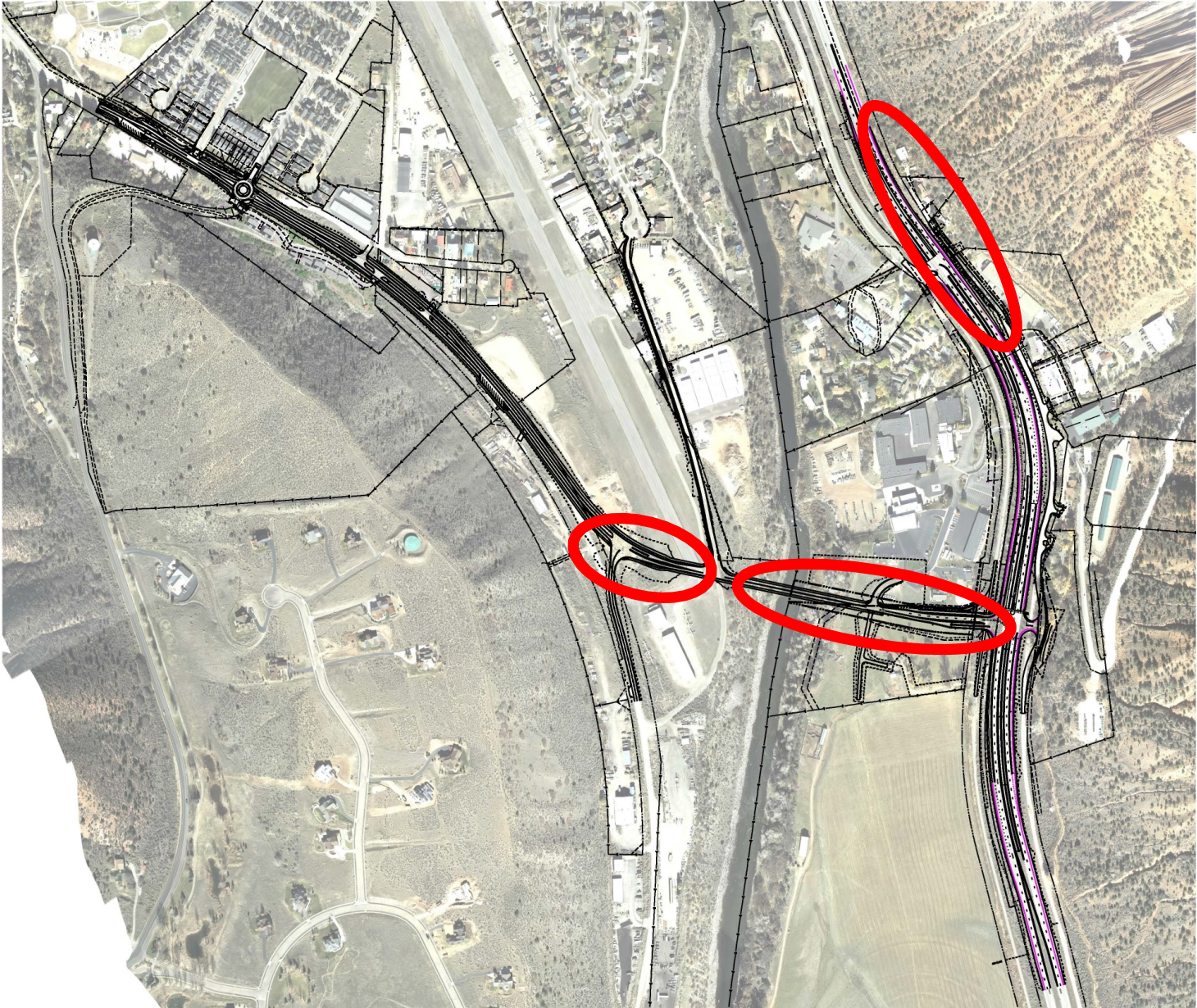
# South Bridge –Improvements

- ❧ Create a second egress to the south Glenwood neighborhoods and 4-Mile corridor to primarily facilitate emergency evacuation and to help with traffic circulation
- ❧ Make significant safety improvements on ~1 mile of SH82
- ❧ Construct biking and pedestrian infrastructure
- ❧ Reduce traffic on SH82 by removing local traffic prior to major bottlenecks





# South Bridge – Design ~2023



# South Bridge – Final Design

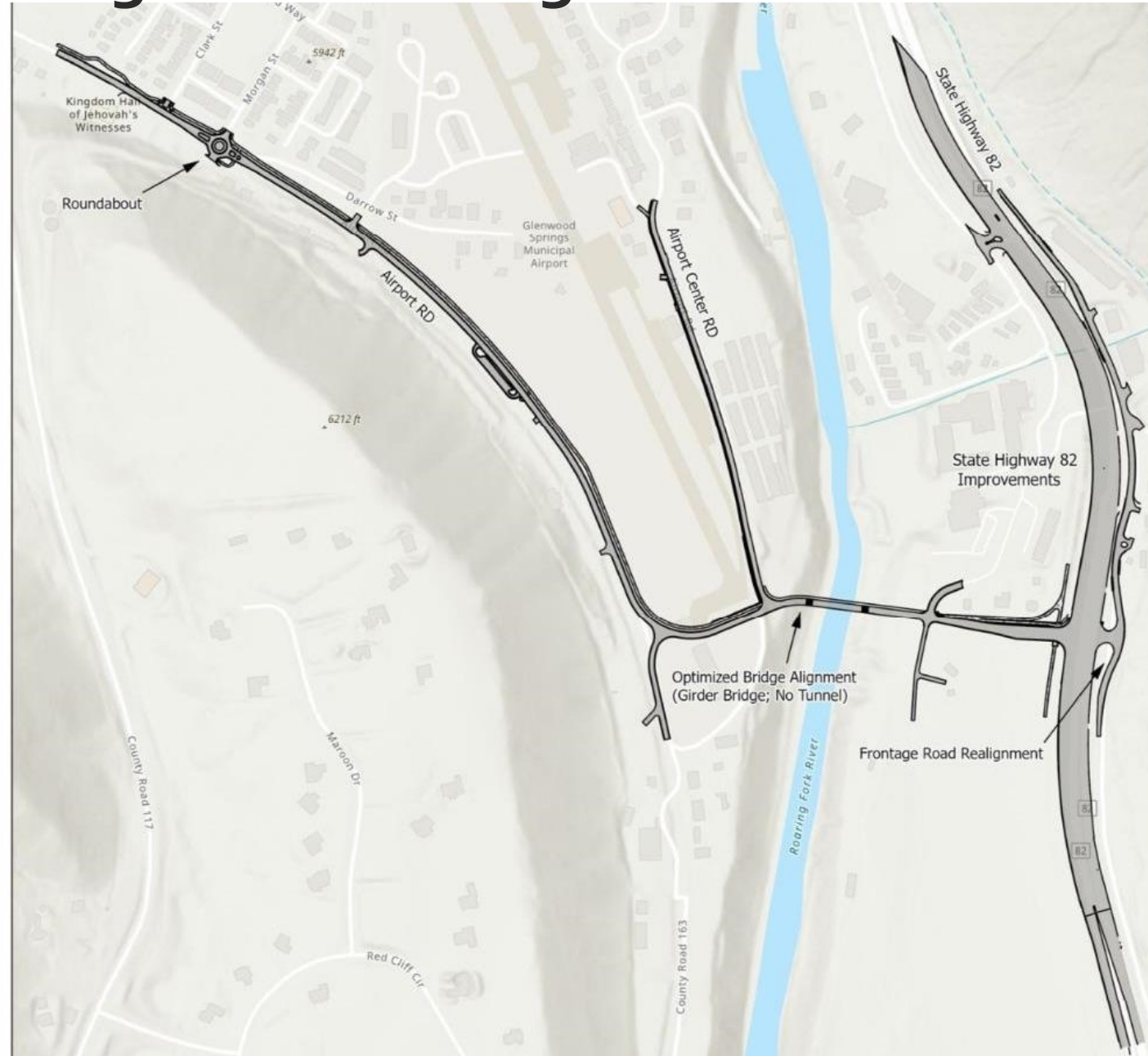
## ❧ Major Changes

- ❧ Removal of tunnel under airport runway
- ❧ Change bridge from concrete segmented bridge to steel girder bridge
- ❧ Lower elevation of roadways at Holy Cross/Jackson Ranch intersection
- ❧ Keep signal at CR 154/Hwy 82
- ❧ Simplify frontage road Reduced construction cost by ~\$20-\$30M and 18 months





# South Bridge – Final Design

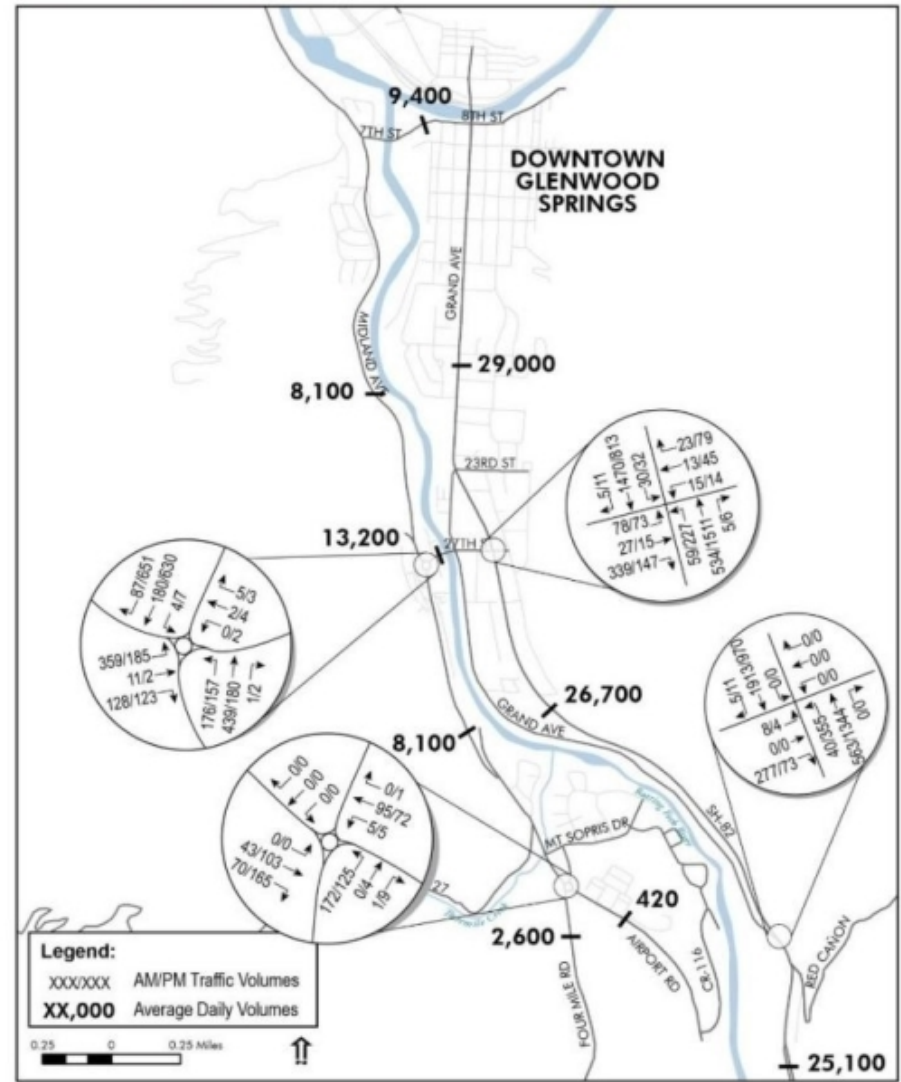




# South Bridge –Traffic

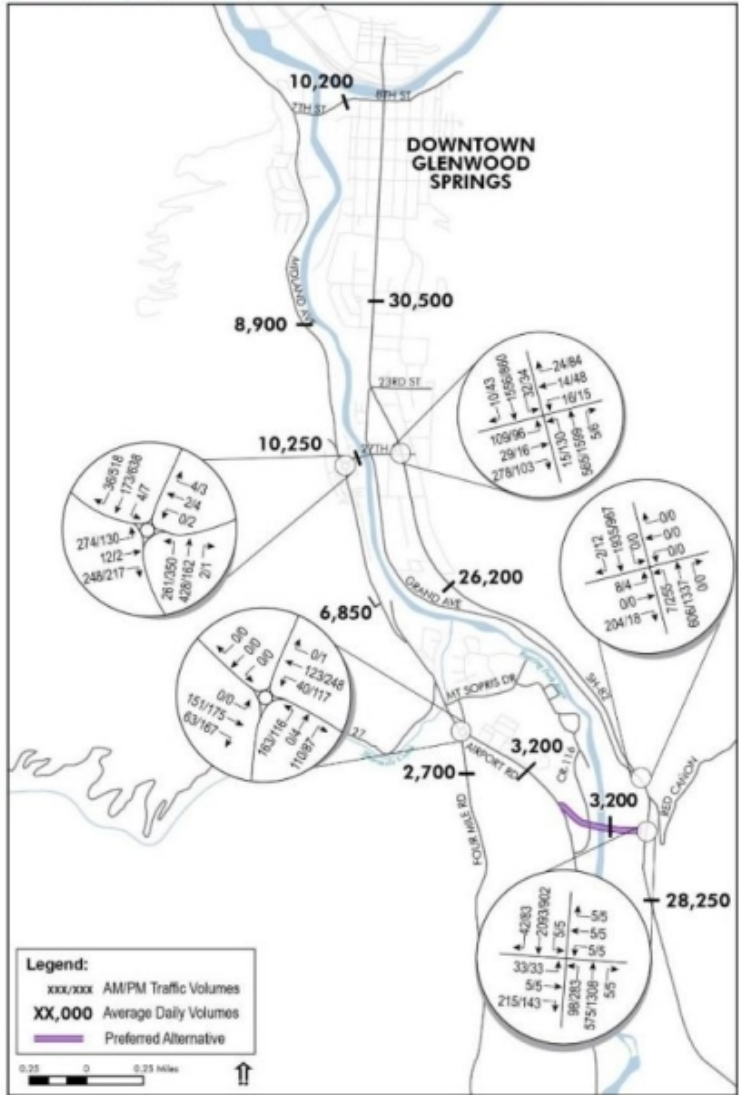
South Bridge Project  
Transportation Update Technical Memorandum

Figure 1. Existing (2024) Traffic Volumes



South Bridge Project  
Transportation Update Technical Memorandum

Figure 5. Opening Day (Year 2028) Updated Preferred Alternative Traffic Estimate



# South Bridge –Schedule and Cost

## ☞ Schedule

- ☞ Obligate federal grant dollars: by 9/30/26
- ☞ Anticipated bid date: 10/26
- ☞ Construction start date: 1/1/27
- ☞ Construction completion: 1/1/29

## ☞ Project Cost

- ☞ Total Project Cost: ~\$77.5M
- ☞ Secured Funding: ~\$72.5M
- ☞ Budget Shortfall: ~\$5M



# South Bridge Update

## Questions?



# 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.
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?
- Creation of Housing Committee Process discussion
- HCE Easement

## **Monday Aug 3 – Regular Meeting**

- An Update from GWS on the South Bridge Construction Project (presentation)
- Review the new Skittles Design
- Personal Property Fire Mitigation discussion
- Executive Session – Town Manager Review & Town Attorney Update
- 

## **Monday Aug 10 – Regular Meeting (Tom Virtual)**

- Executive Session – Town Manager Review
- SAAB Update – Roundabout Art
- Update from the Transportation Coalition?

## **Monday Aug 17 – Regular Meeting (Shenk Out)**

- EOTC Budget/work plan – Linda DuPriest
- EPS Employee Housing Mitigation Study update
- Daly Ln Workforce Housing joint meeting with Planning Commission
- Update Council regarding Town Picnic

## **Tuesday Sept 8 – Regular Meeting**

- Executive Session – Town Manager Review
- SHOP PUD 1 Reading Ordinance
- 

## **Monday Sept 14 – Work Session**

## **Monday Sept 21 – Regular Meeting (Yom Kipper) Move**

## **Tues Sept 22 – Regular Meeting**

- SHOP PUD 2 Reading Ordinance ? depending on 9/8
- Review Rough Draft of 2027 Event Calendar



# 2026 DRAFT Agenda Overview

## **Monday Oct 5 – Regular Meeting**

- Budget
- Town Attorney Update
- B & C application & appointment procedure update
- Housing mitigation ordinance 1<sup>st</sup> reading

## **Monday Oct 12 – Work Session**

- Budget

## **Monday Oct 19 – Regular Meeting**

- Budget – Comments from FAB

## **Thursday Oct. 22<sup>nd</sup> – 4-6pm EOTC Budget Meeting - Pitkin**

## **Wednesday Nov 4 – Regular Meeting – due to election day**

- Budget Adoption
- 

## **Wednesday Nov 4 – GID Meeting 4pm**

- Adopting the GID Budget

## **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
  - PTRAB
  - POSTR

## 2026 DRAFT Agenda Overview

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

## Town of Snowmass Village Agenda Item Summary

**Date of Meeting:**

August 3, 2026

**Agenda Item:**

Update on the "New Skittles" Design

**Presented by:**

Sam Guarino, Transportation Director

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**Background:**

The replacement of the Sky Cab (Skittles) Gondola continues to move forward and is scheduled to occur next summer. Staff has been working closely with Aspen Skiing Company staff to develop the design for the new gondola terminals, cars, and surrounding areas. The new gondola will be of a high speed detachable design, significantly increasing the capacity over the current lift and alleviating peak rider loads. The new design also looks at improving rider/guest experience by beautifying both the upper and lower loading zones.

Construction duration is still being finalized but is expected to occur during a significant portion of next summer (2027). Once a construction schedule is developed, the Transportation Department will react by designing a service to ensure those needing to travel between the Snowmass Mall and Base Village are accommodated and the Benedict Trail will be activated for those willing and able to utilize it.

**Financial Impact:**

This is an update on project progress. However, all expenses related to the project are being split evenly between the Town and the Skiing Company.

**Applicability to Council Goals & Objectives:**

Replacement of the Skittles Gondola is mentioned in the 2025 Council Goals and Objectives Statement both broadly and specifically.

**Strategic Initiatives for Snowmass Village:**

- Manage parking and transit to encourage efficient, effective, and sustainable mobility choices.
- Continue to improve the multi-modal connections between Base Village, the Mall, and the Center.

And under "Investing in Community Infrastructure":

- Complete the replacement of the Skittles.

**Council Options:**

This is an update item.

**Staff Recommendation:**

This is an update item.

**Attachments:**

1. \_251857.CIV- Sky Cab Gondola Replacement 20260721 DD Set
2. Sky Cab Gondola\_Presentation Boards



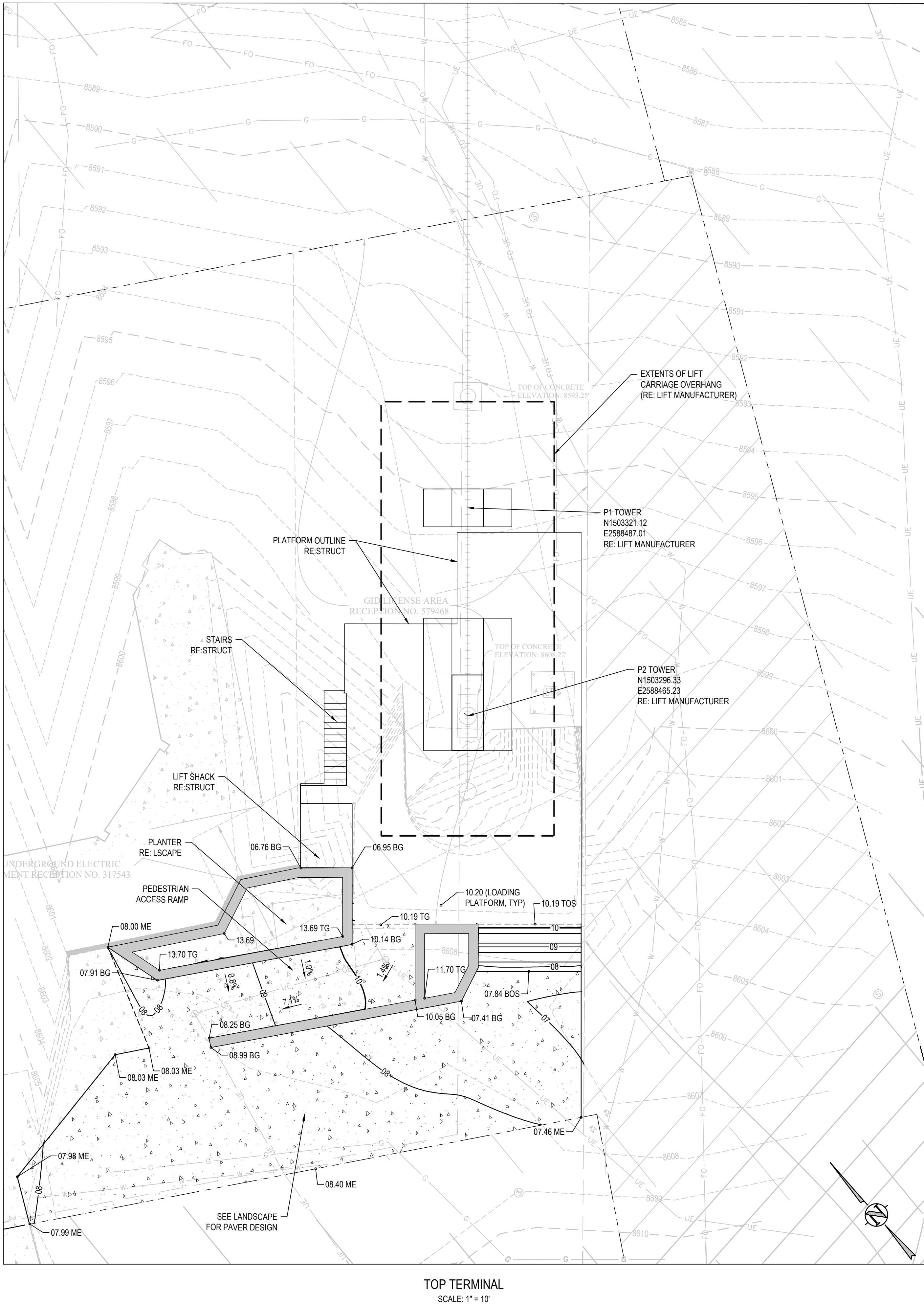




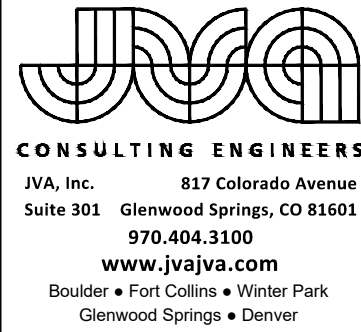




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- GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
  2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
  3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
  4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
  5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
  6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DESIGNED BY: AJC/MRO  
DRAWN BY: AJC/MRO  
CHECKED BY: JLS  
JOB #: 251857.CIV  
DATE: 7/21/2026  
© JVA, INC.

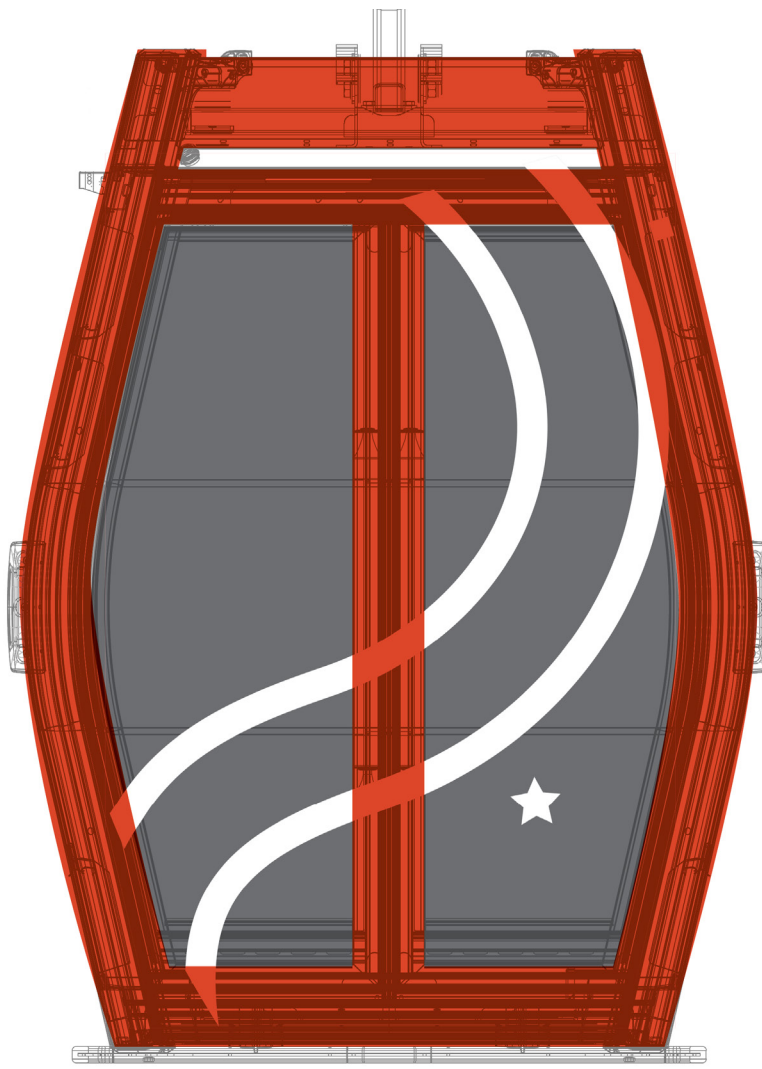
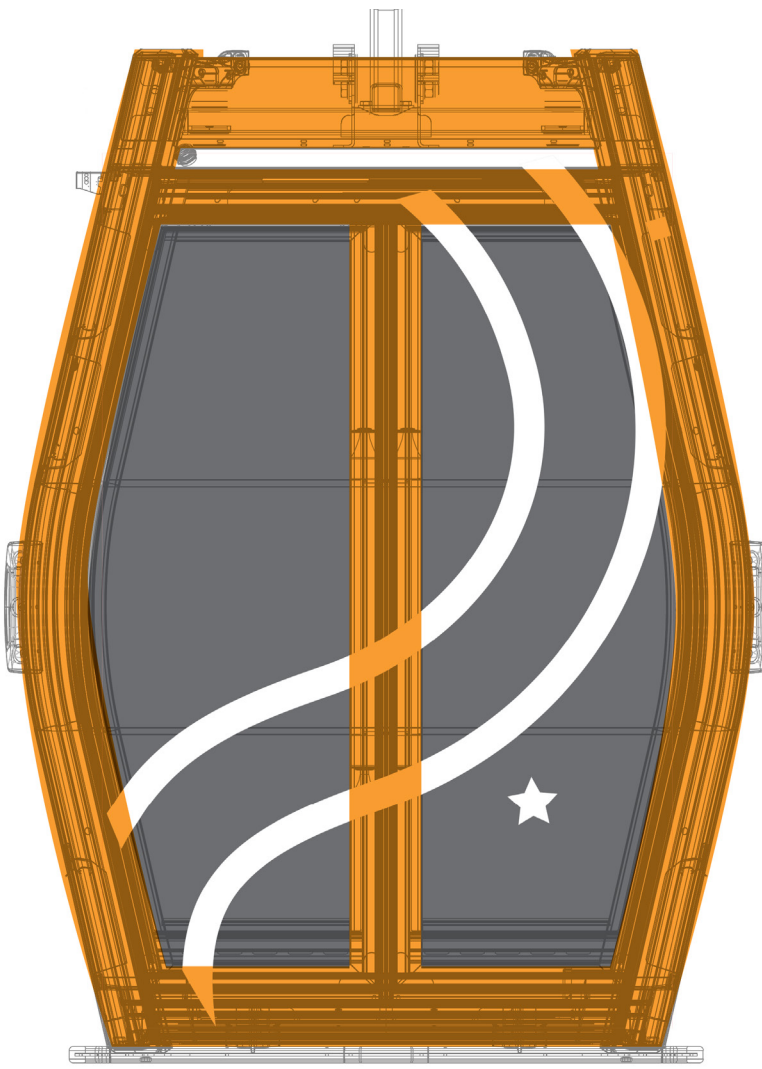
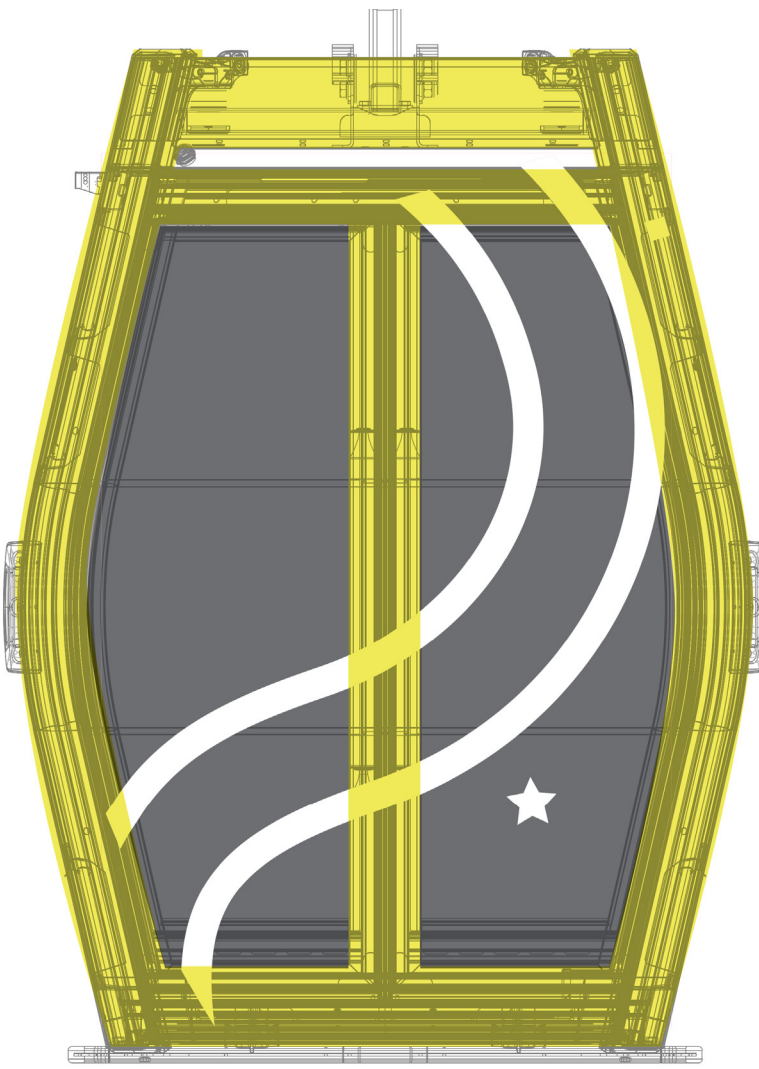
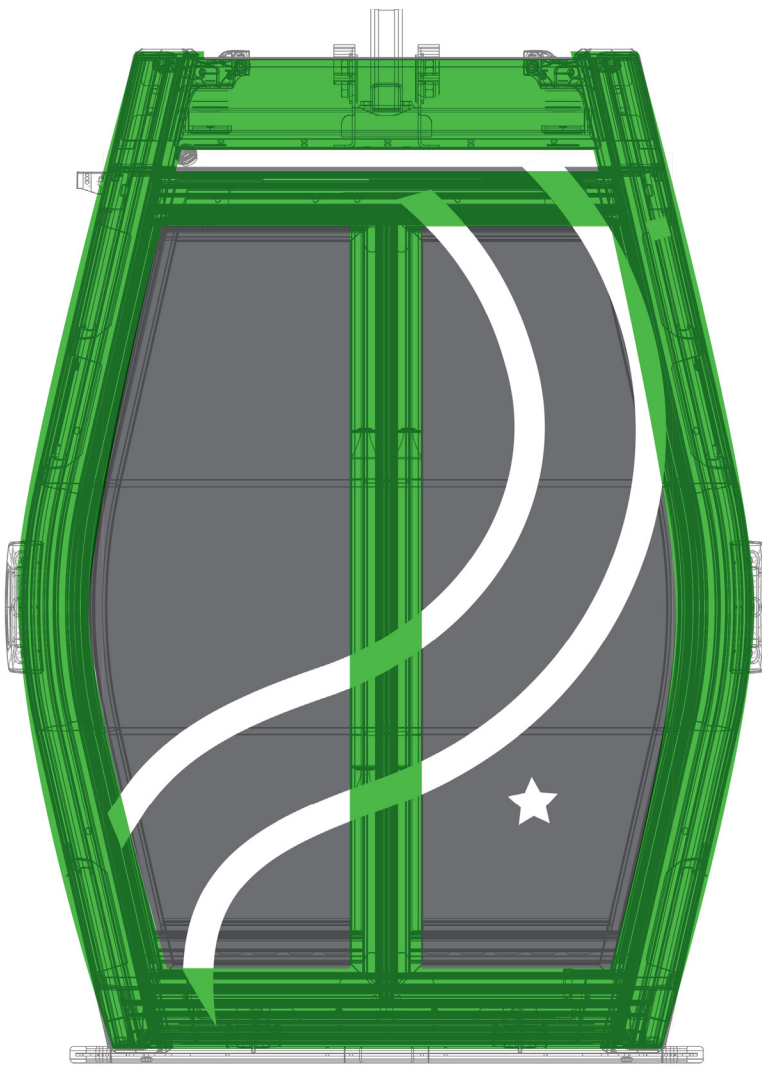
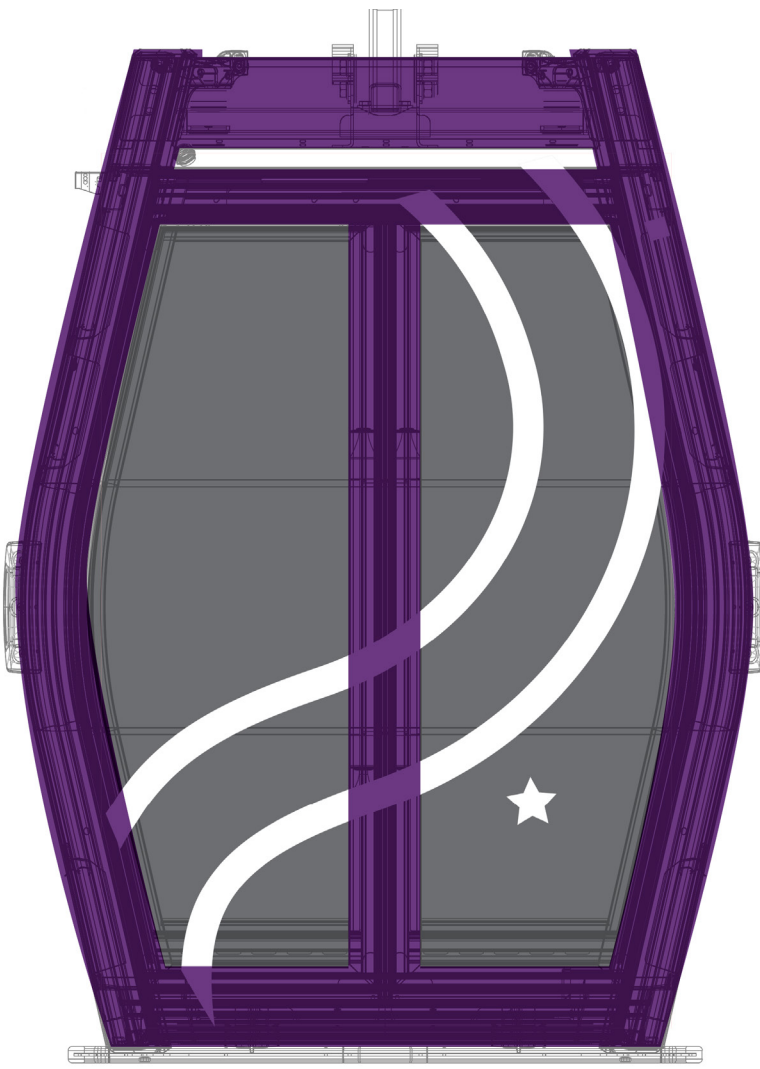
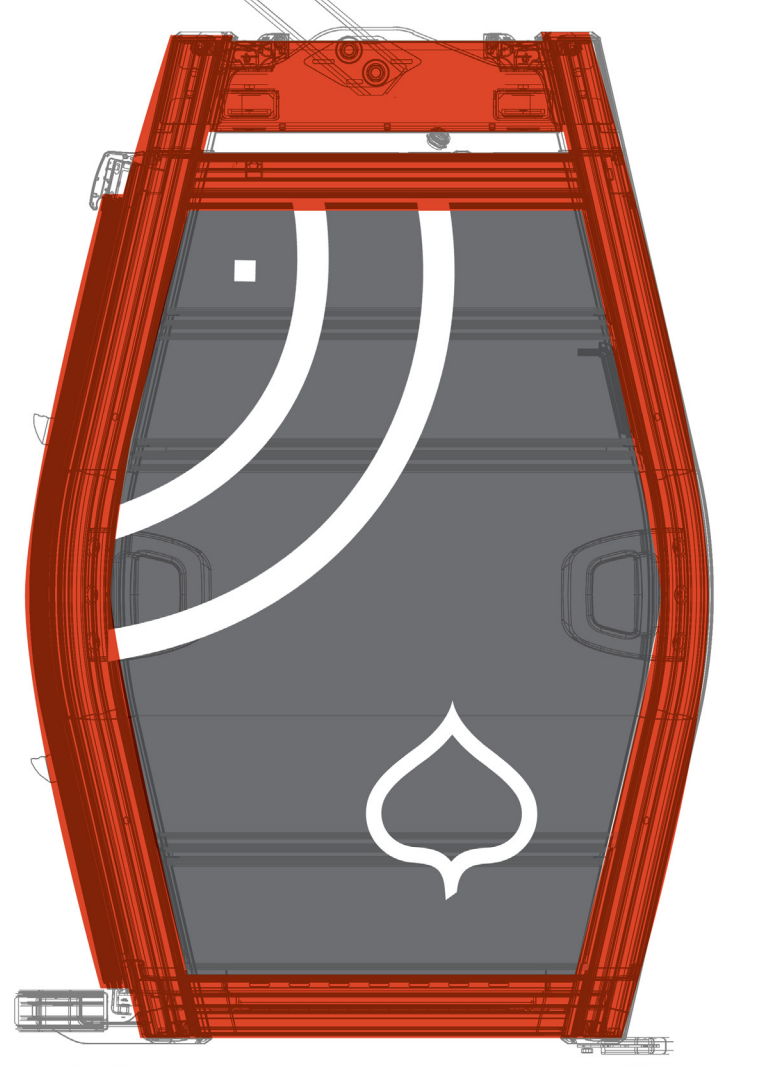
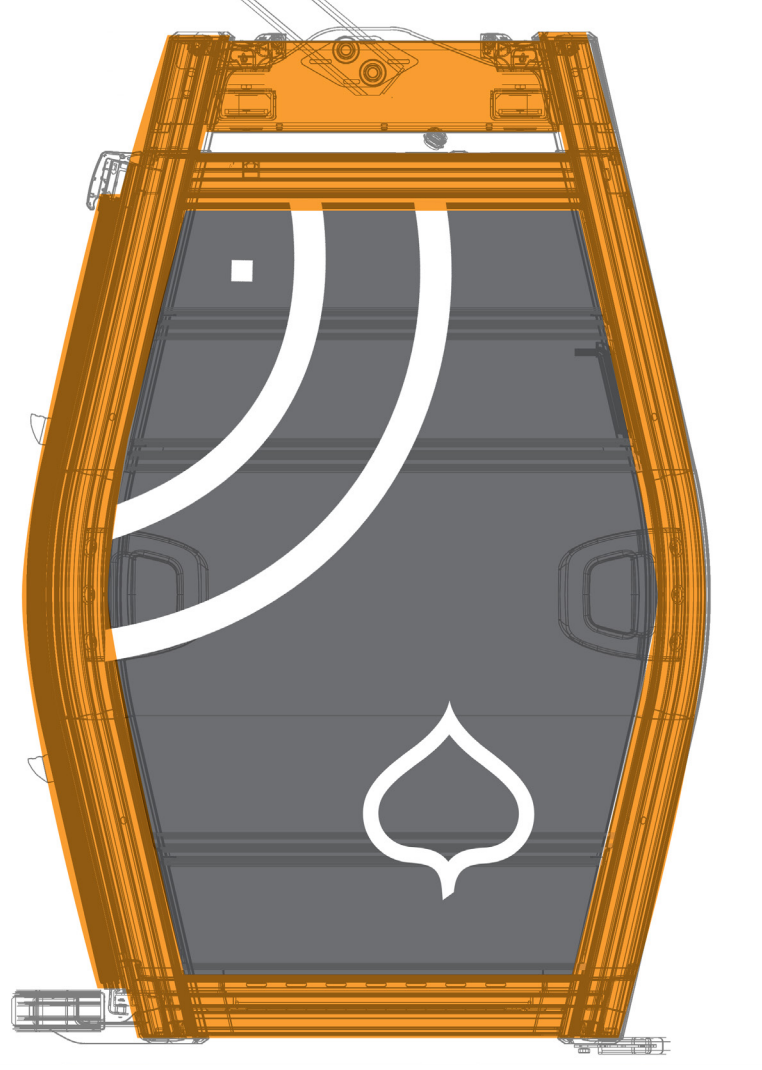
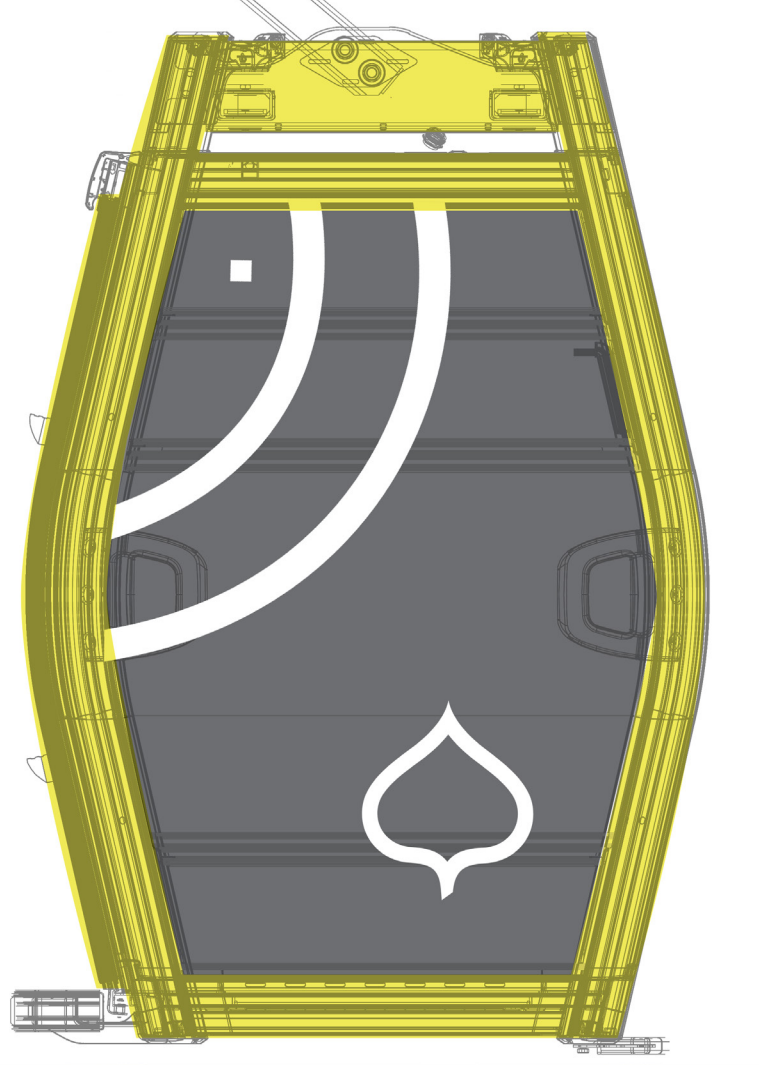
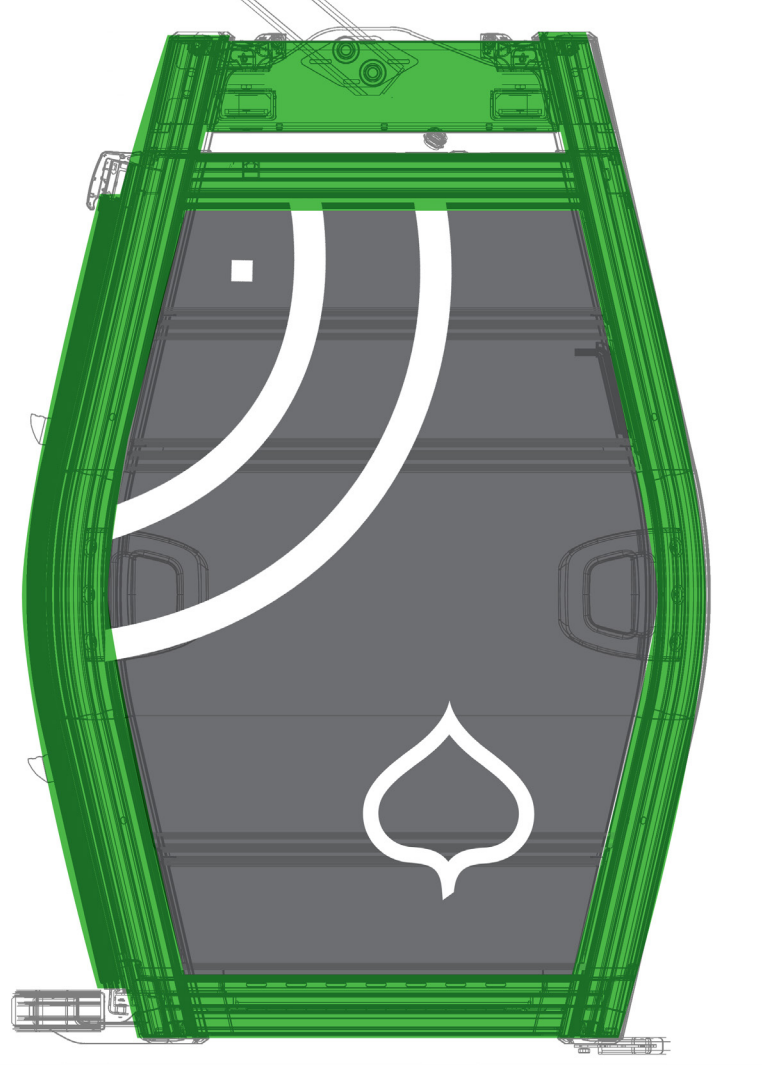
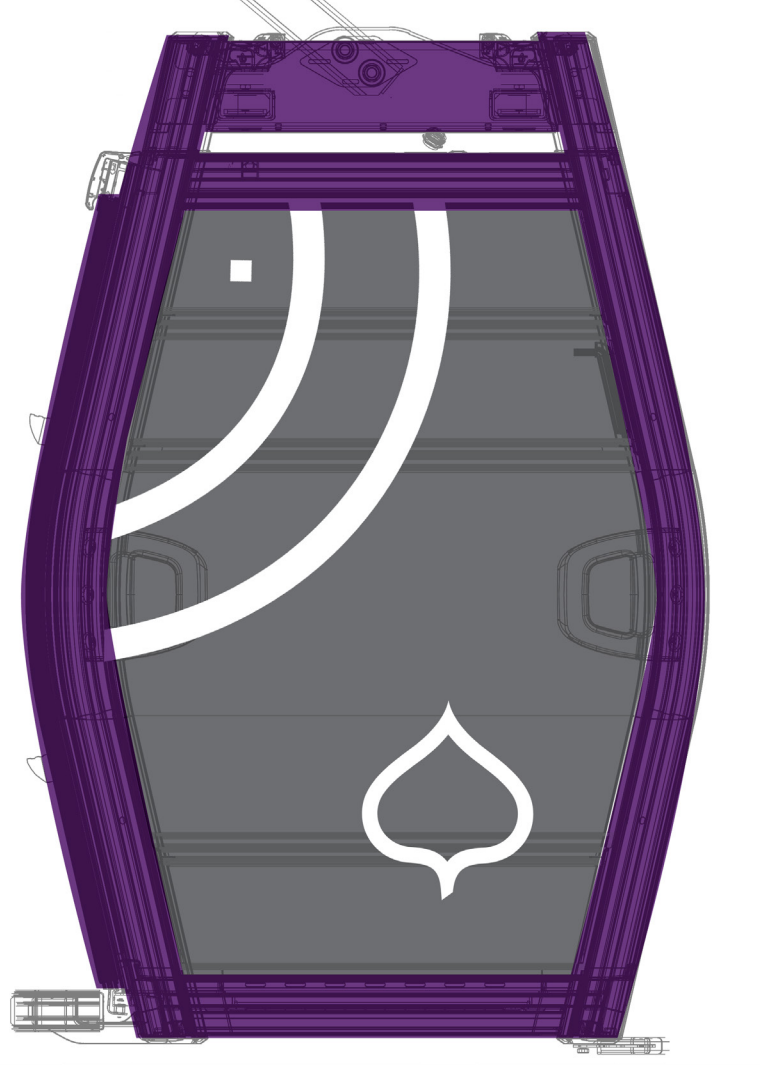
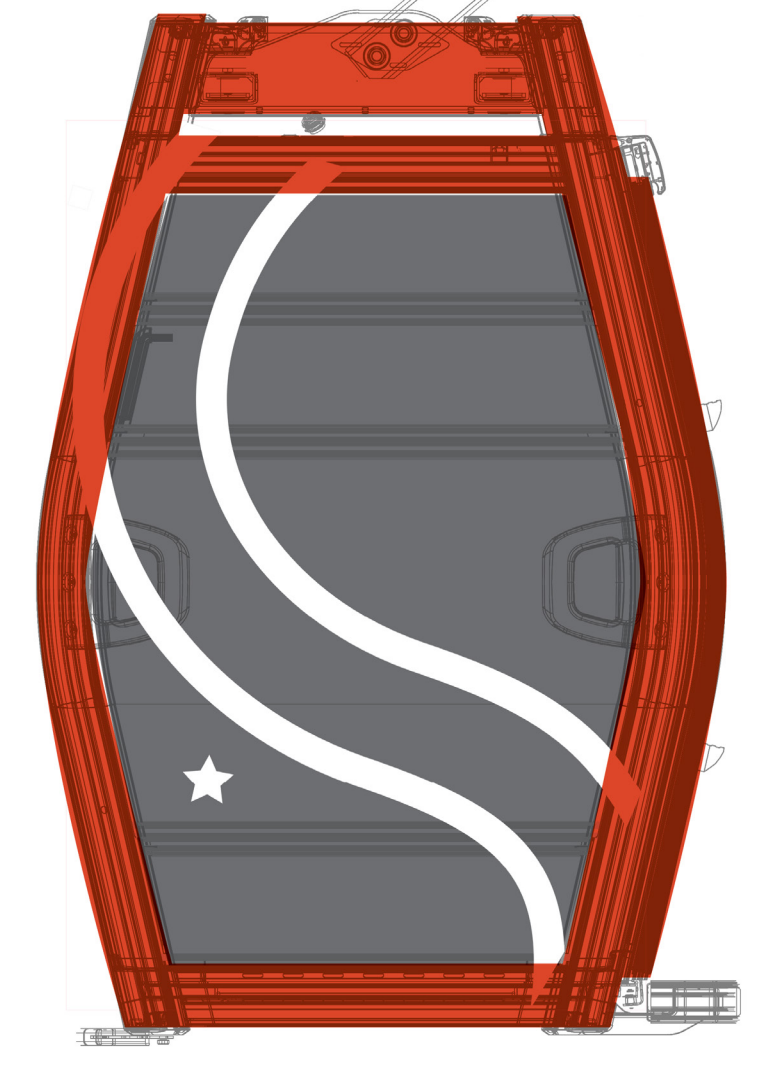
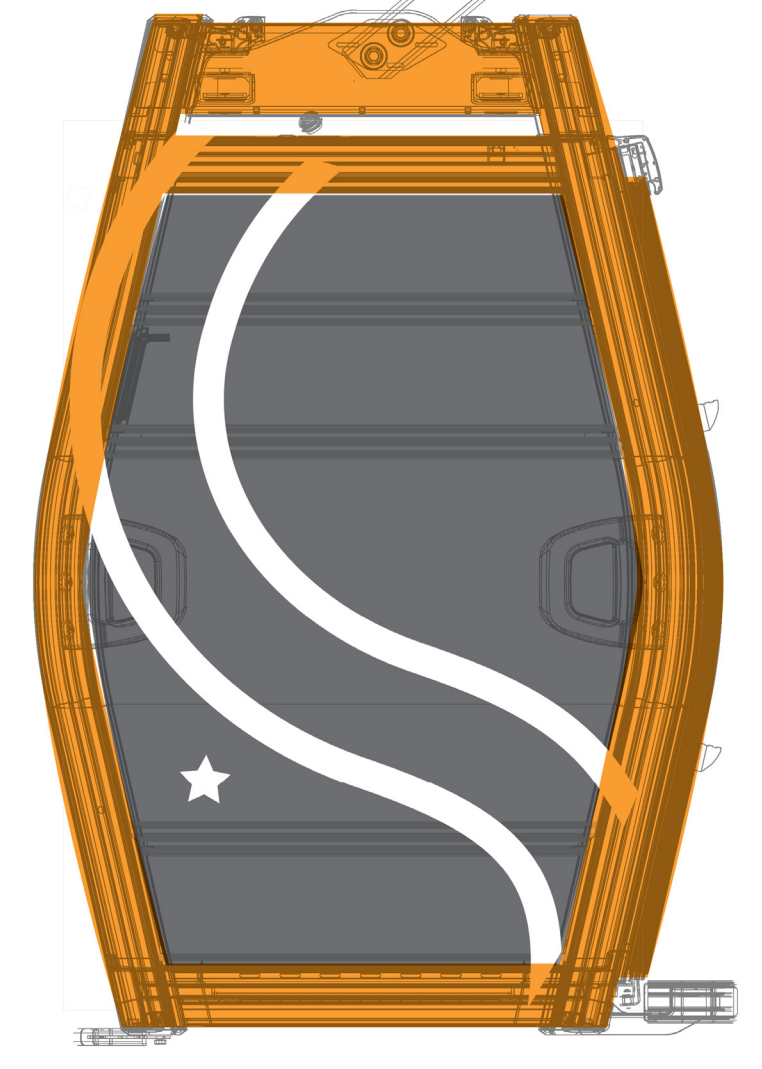
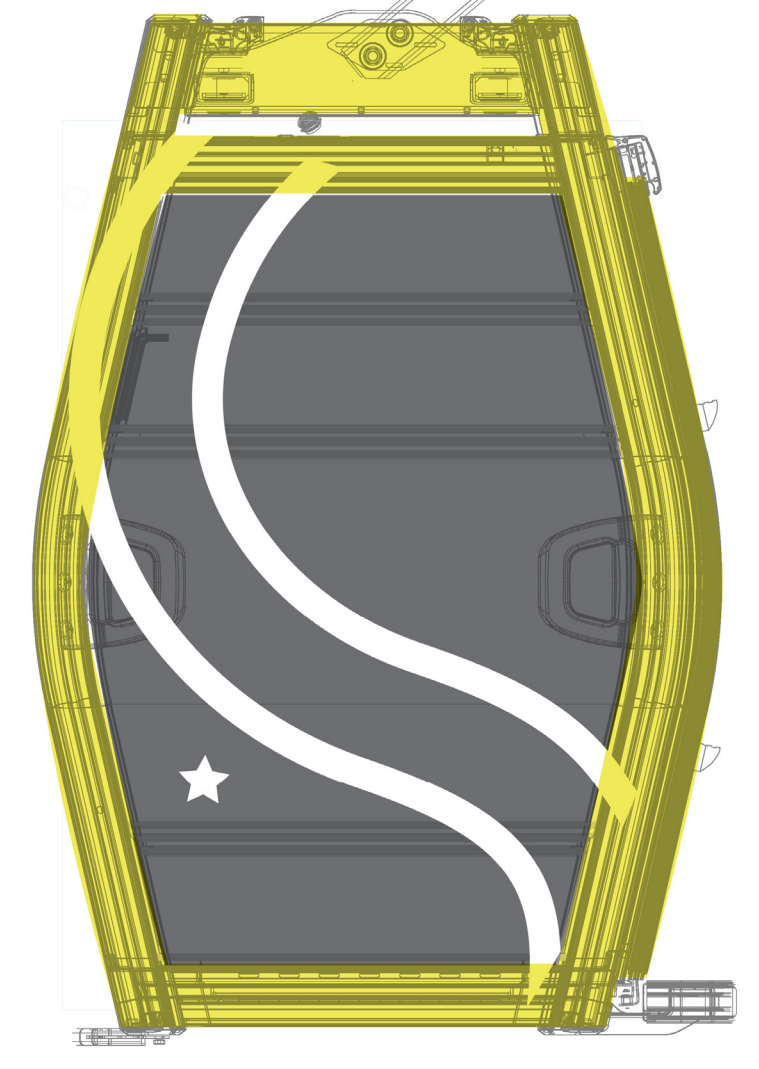
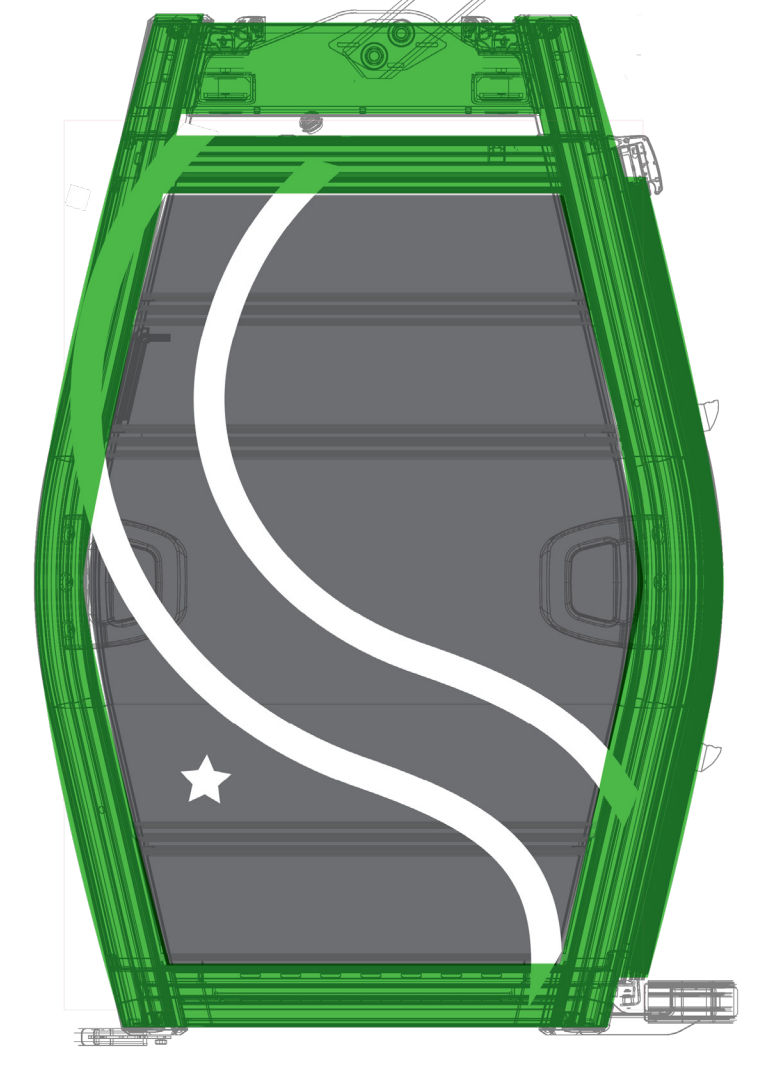
SKY CAB  
SKITTLES GONDOLA REPLACEMENT  
SITE GRADING AND DRAINAGE PLAN PHASE 2

SHEET NO.  
**C1.0**



# Gondola Cabin Mockup

## Color Palette and Style Guide

|                                                                                     |                                                                                      |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|    |    |    |    |    |
| front                                                                               |                                                                                      |                                                                                       |                                                                                       | front                                                                                 |
|   |   |   |   |   |
| left                                                                                |                                                                                      |                                                                                       |                                                                                       | left                                                                                  |
|  |  |  |  |  |
| right                                                                               |                                                                                      |                                                                                       |                                                                                       | right                                                                                 |
| <b>RED</b>                                                                          | <b>Orange</b>                                                                        | <b>Yellow</b>                                                                         | <b>Green</b>                                                                          | <b>Purple</b>                                                                         |

HEX Code: #C0043F

HEX Code: #E64808

HEX Code: #F1BE02

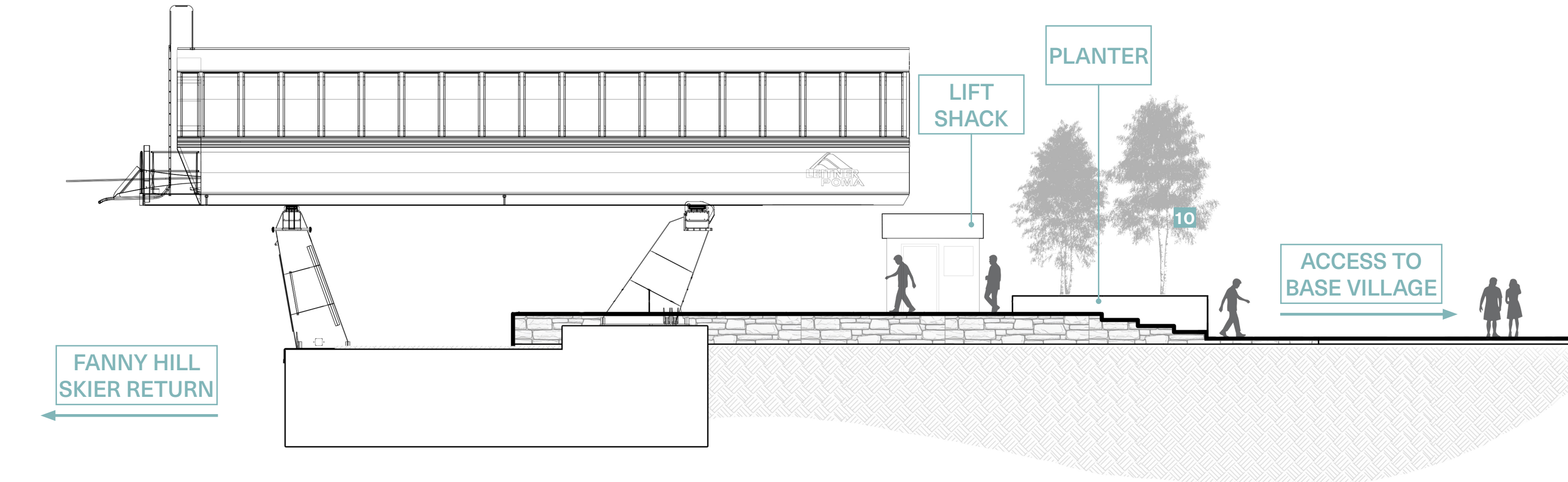
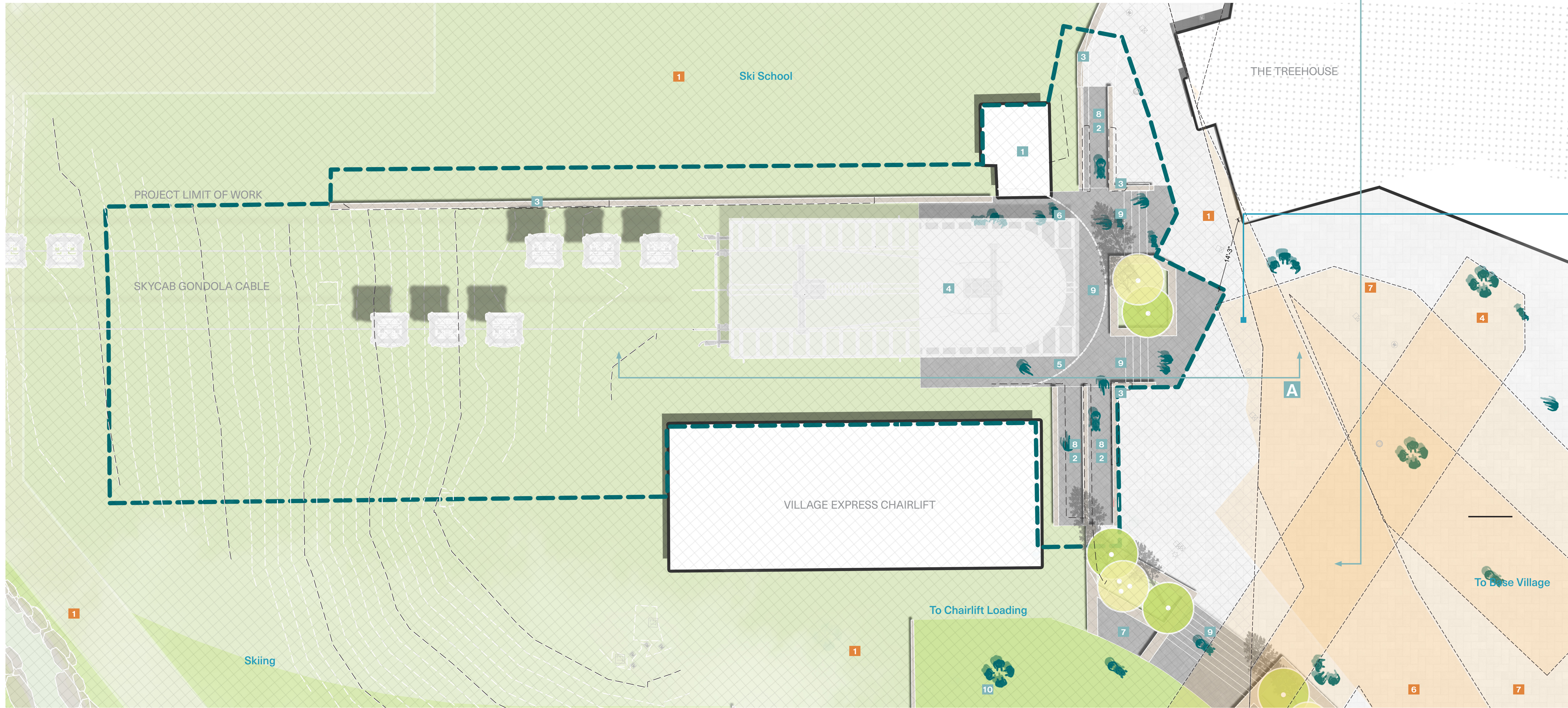
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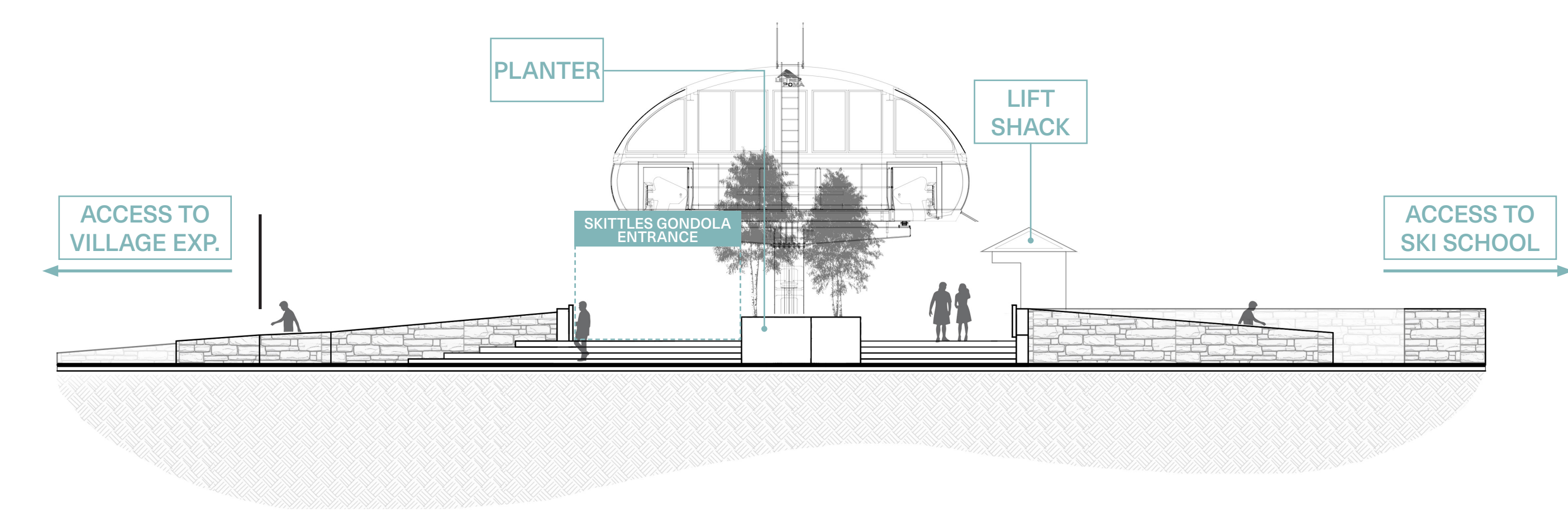


# Gondola Terminal

## Base Village



A



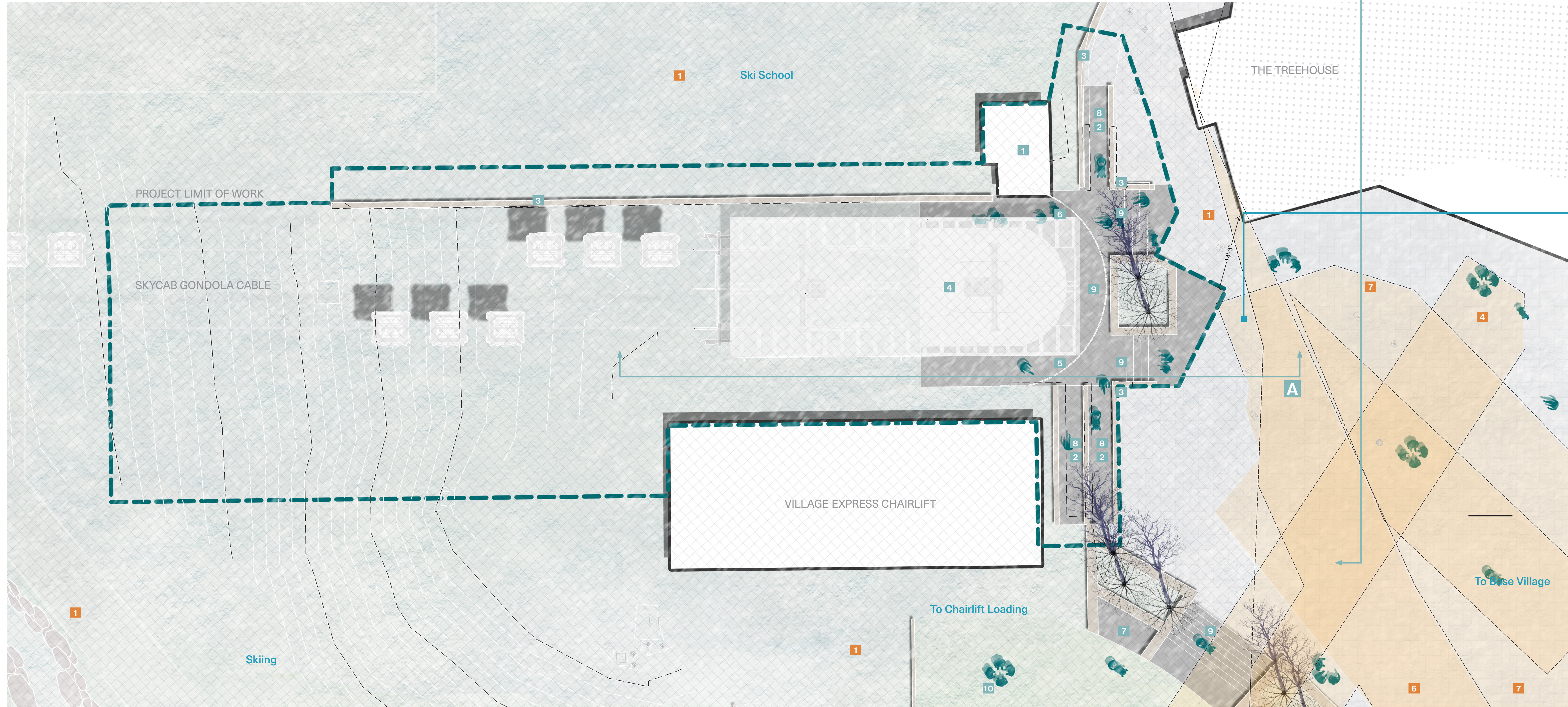
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+ GONDOLA TERMINALS FOR REFERENCE ONLY, AND DO NOT REPRESENT THE FINAL DESIGN, WHICH IS ONGOING COORDINATION WITH LEITNER-POMA OF AMERICA AND THE ASPEN SKIING COMPANY.

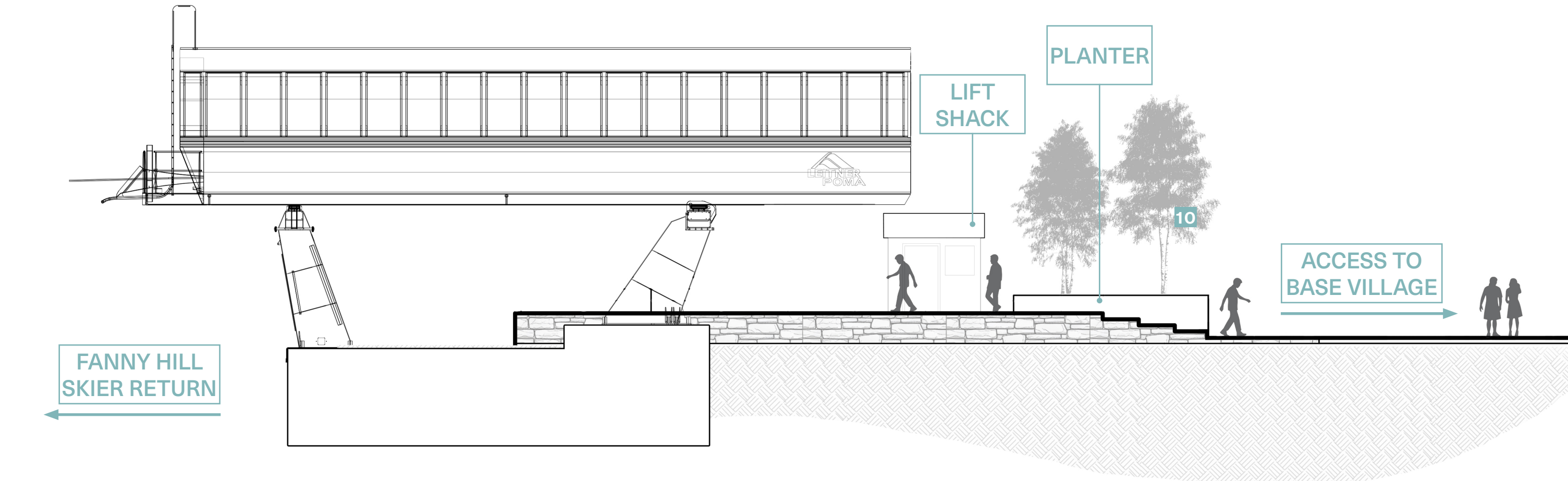


# Gondola Terminal

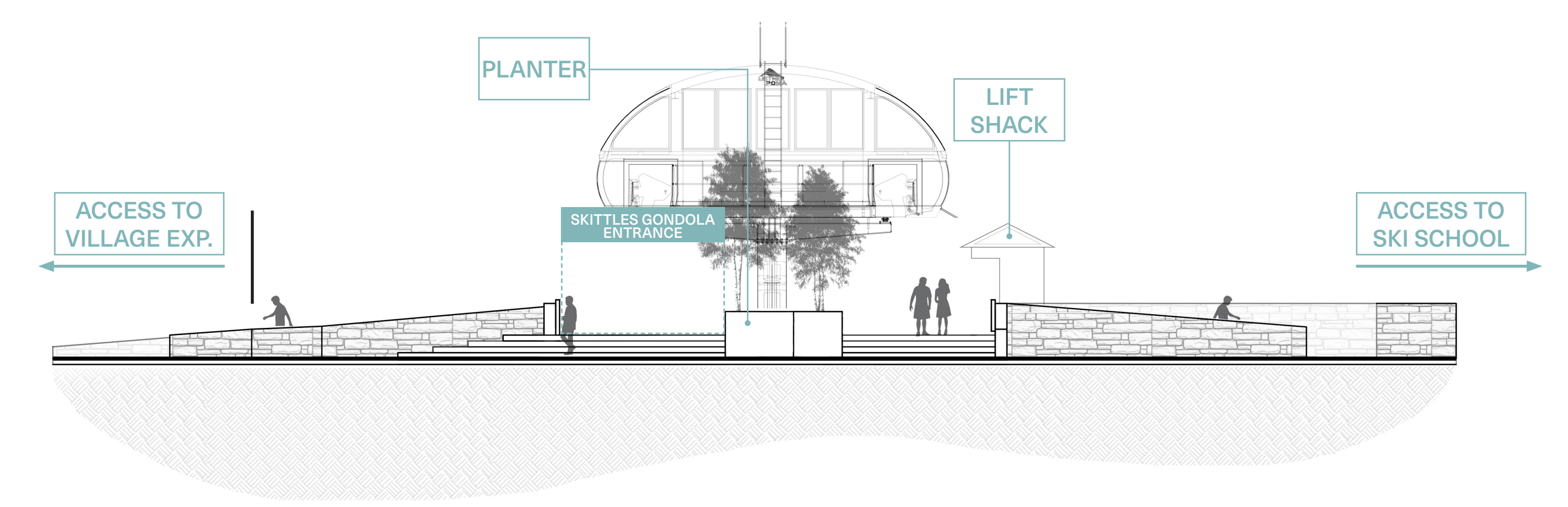
## Base Village



MATERIAL SELECTION:  
Concrete, Enhanced  
Concrete, or Granite



A



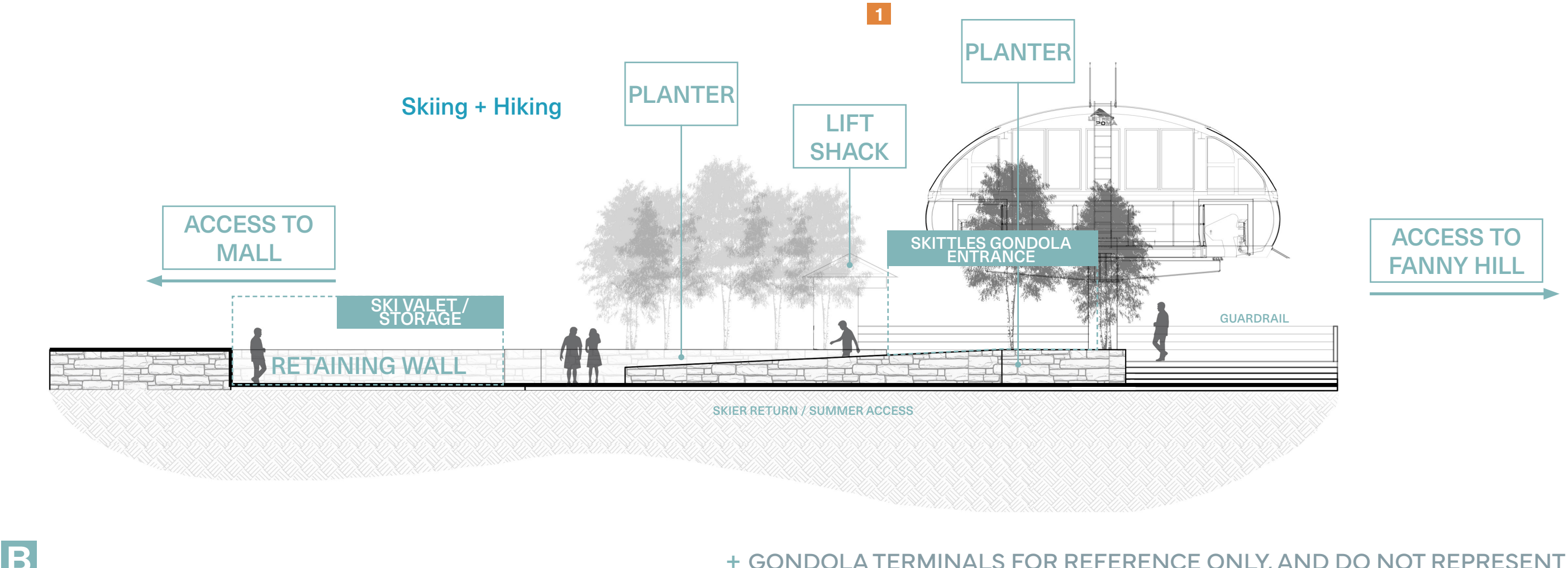
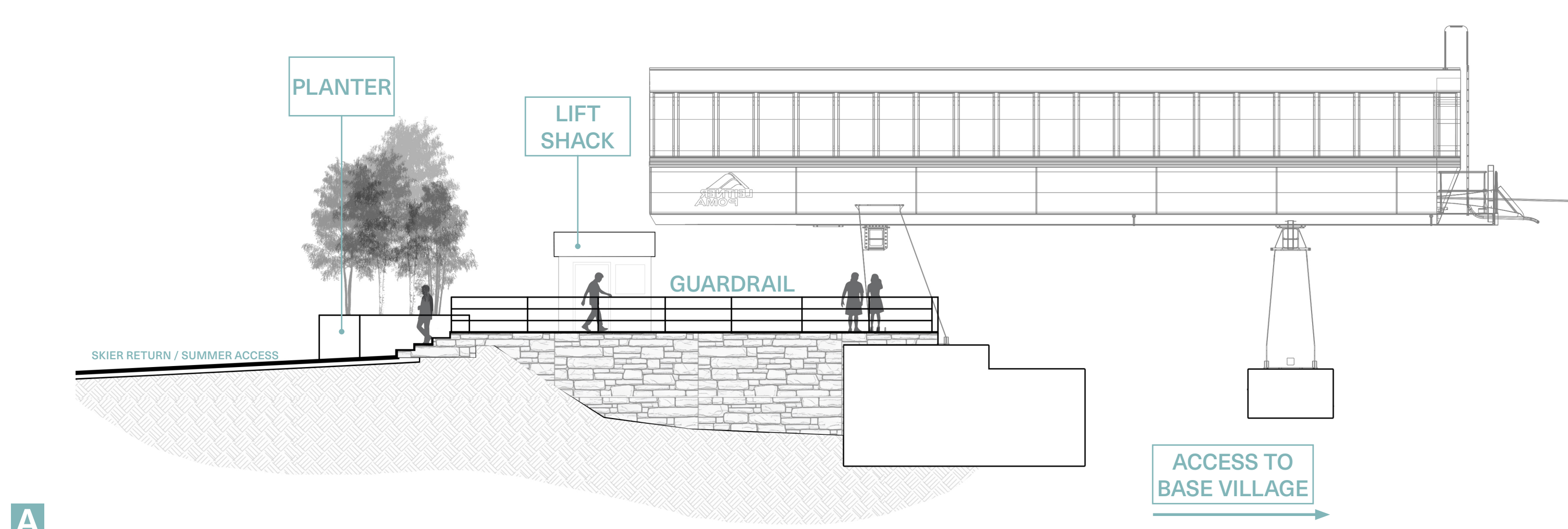
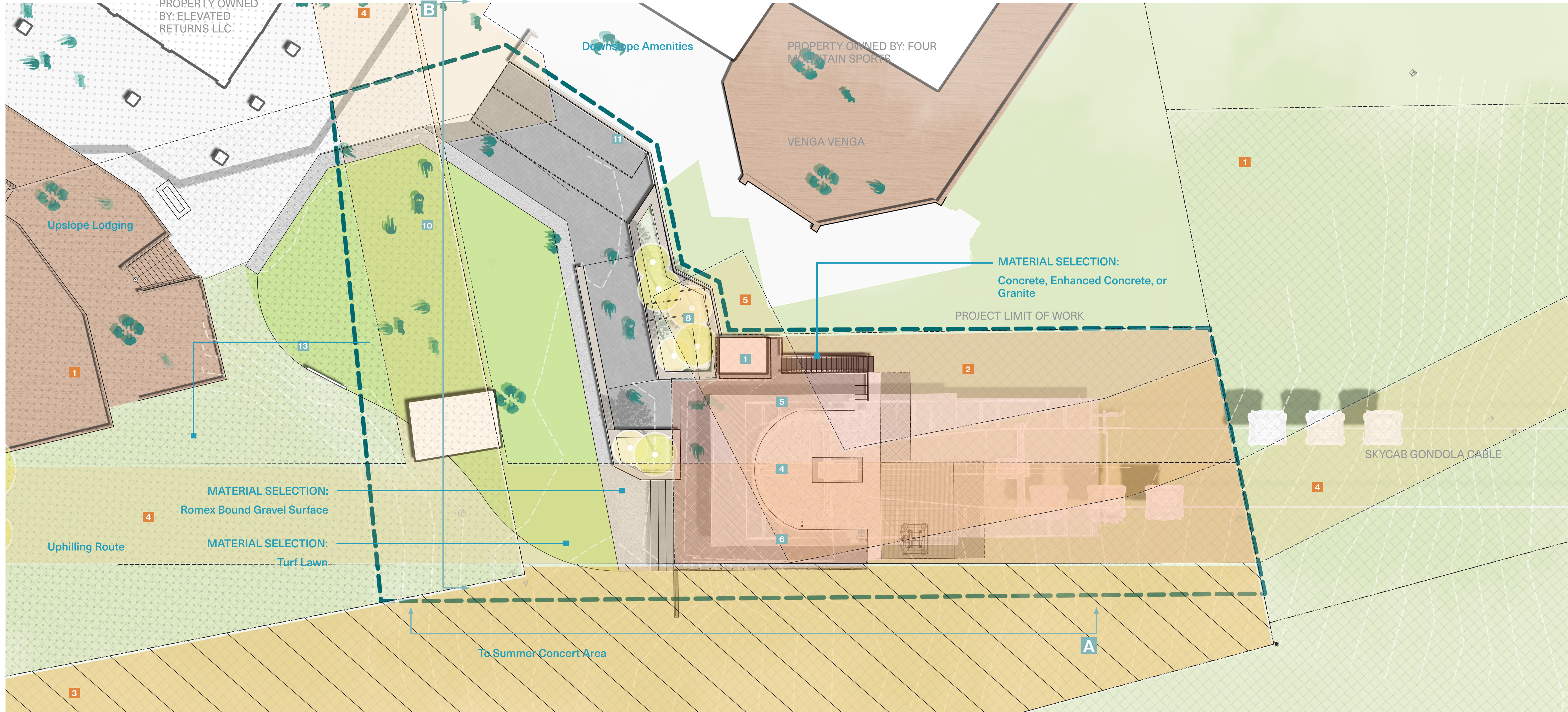
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# Gondola Terminal

## Snowmass Mall

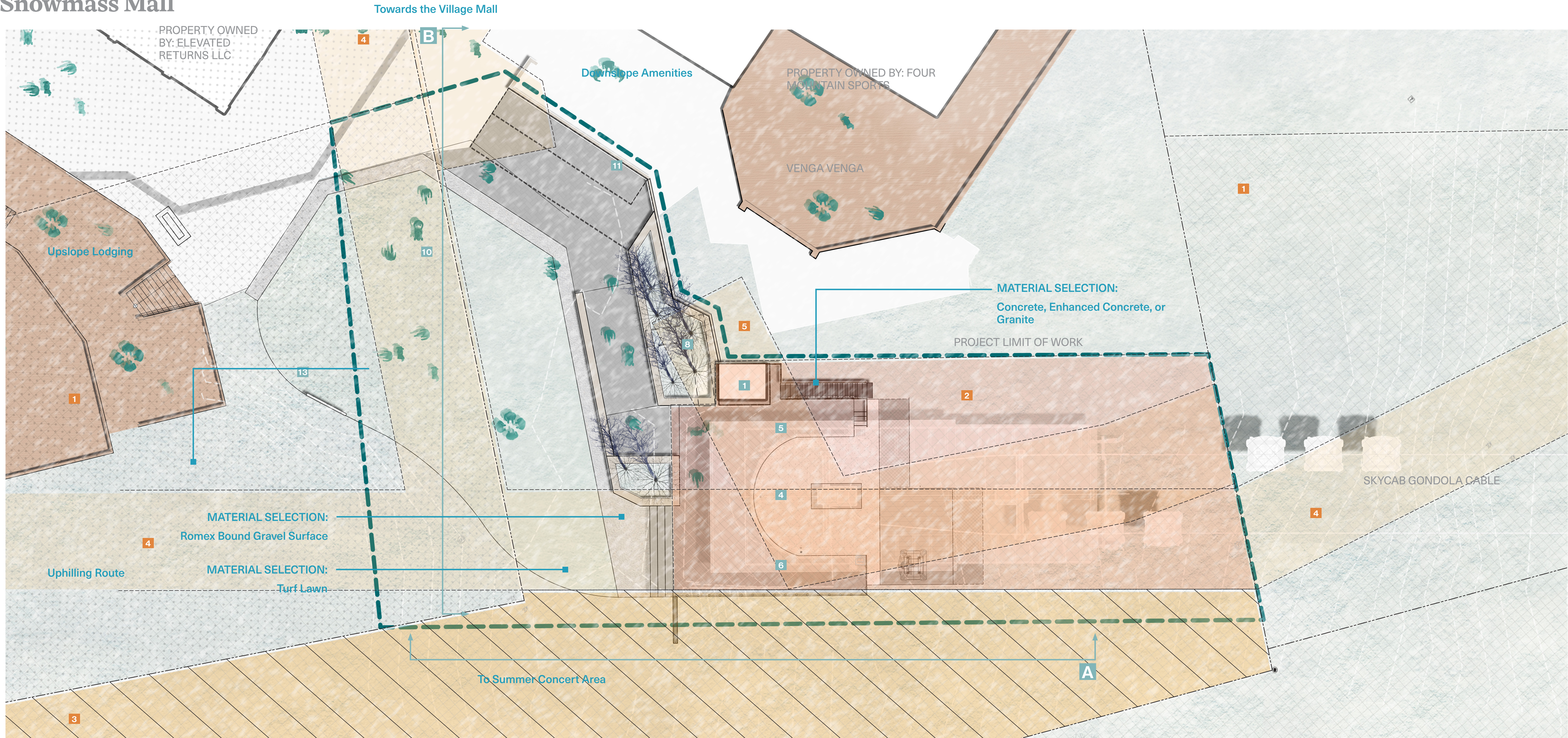


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# Gondola Terminal

## Snowmass Mall

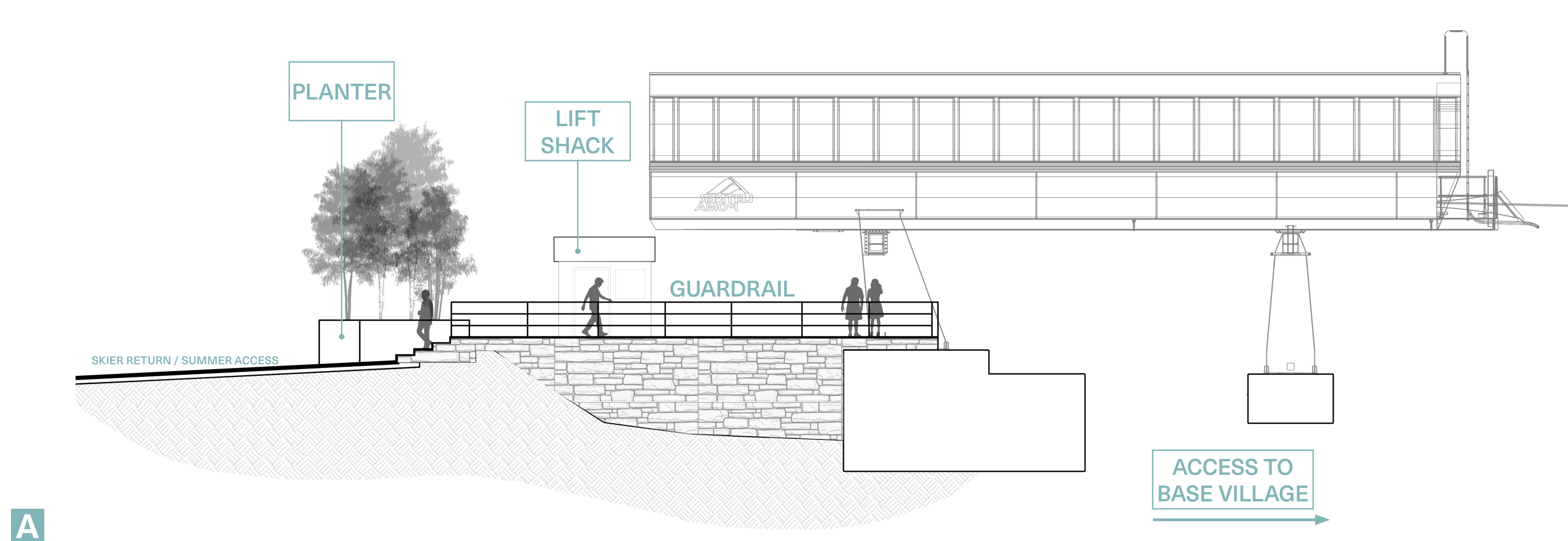


Easement Legend

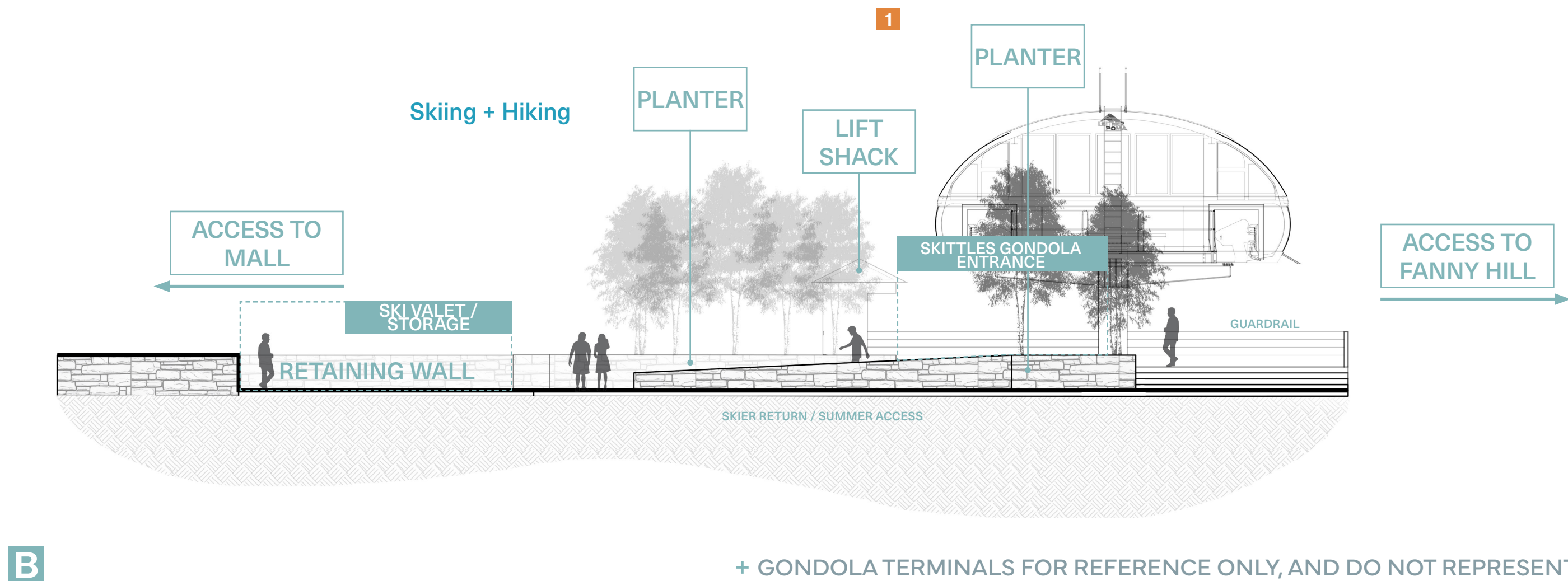
- 1 Ski Area Easement
- 2 GID License Area
- 3 TOSV Licensed Area
- 4 20' Water & Sanitary Easement
- 5 20' Underground Electric Easement
- 6 Drainage Easement
- 7 Fire Land & Access Easement

Legend

- 1 Lift Building (to remain)
- 2 Ramp (to remain)
- 3 Wall (to remain)
- 4 Gondola Terminal
- 5 Loading Zone
- 6 Unloading Zone
- 7 Planters
- 8 ADA Access Ramp
- 9 Stairs
- 10 Ski Beach
- 11 Ski Valet
- 12 Guardrail
- 13 ASC Sign



A



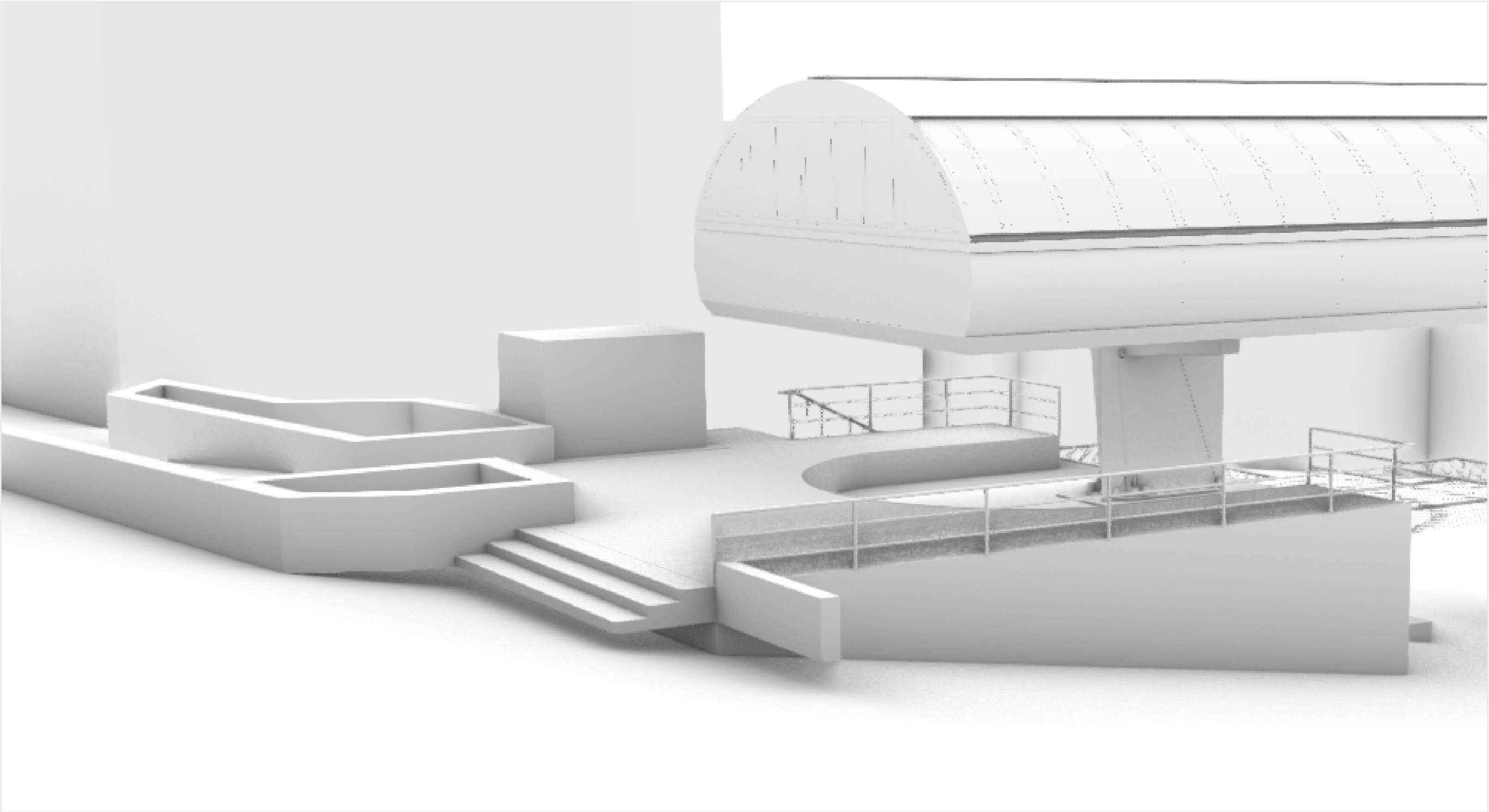
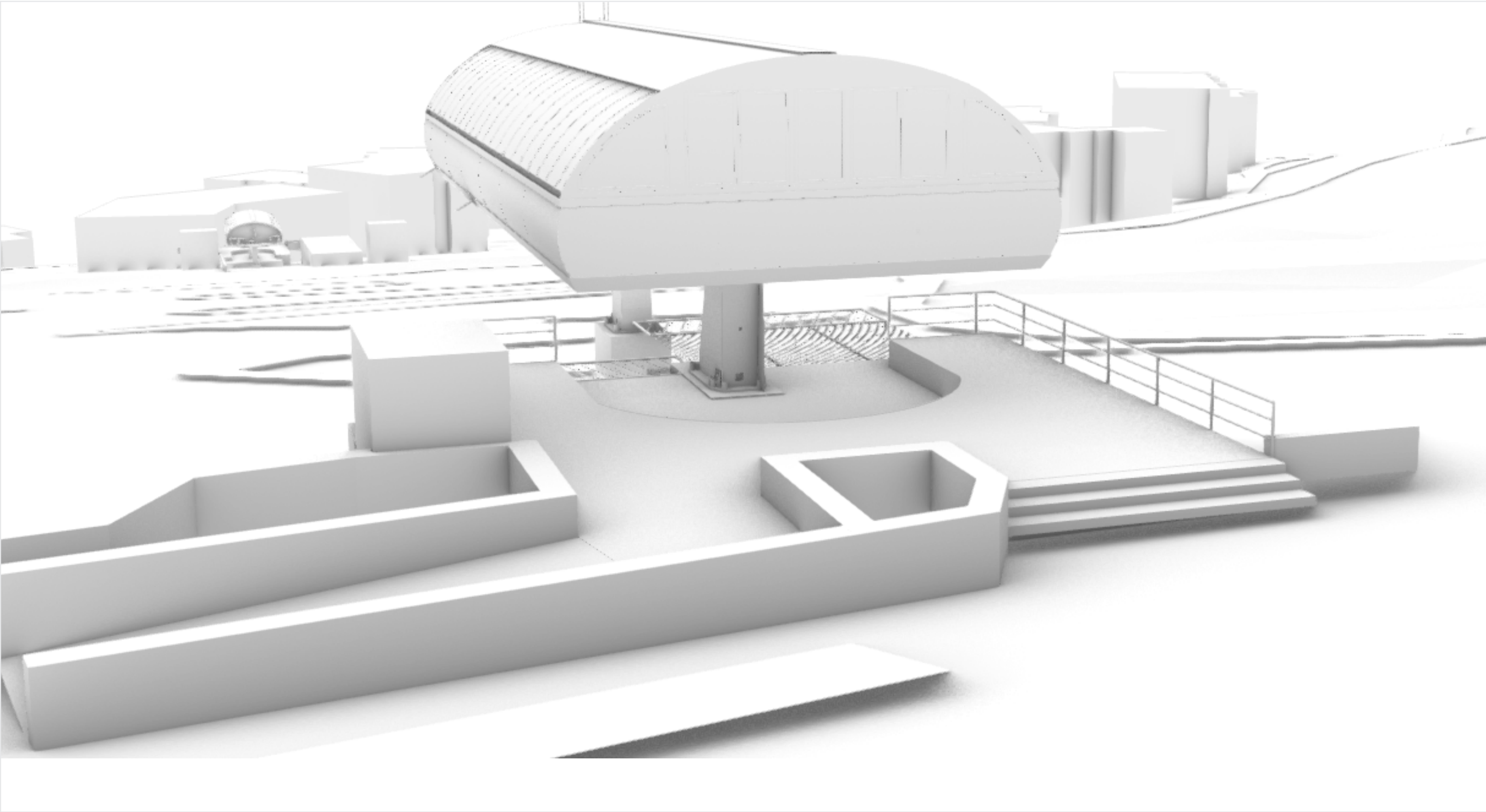
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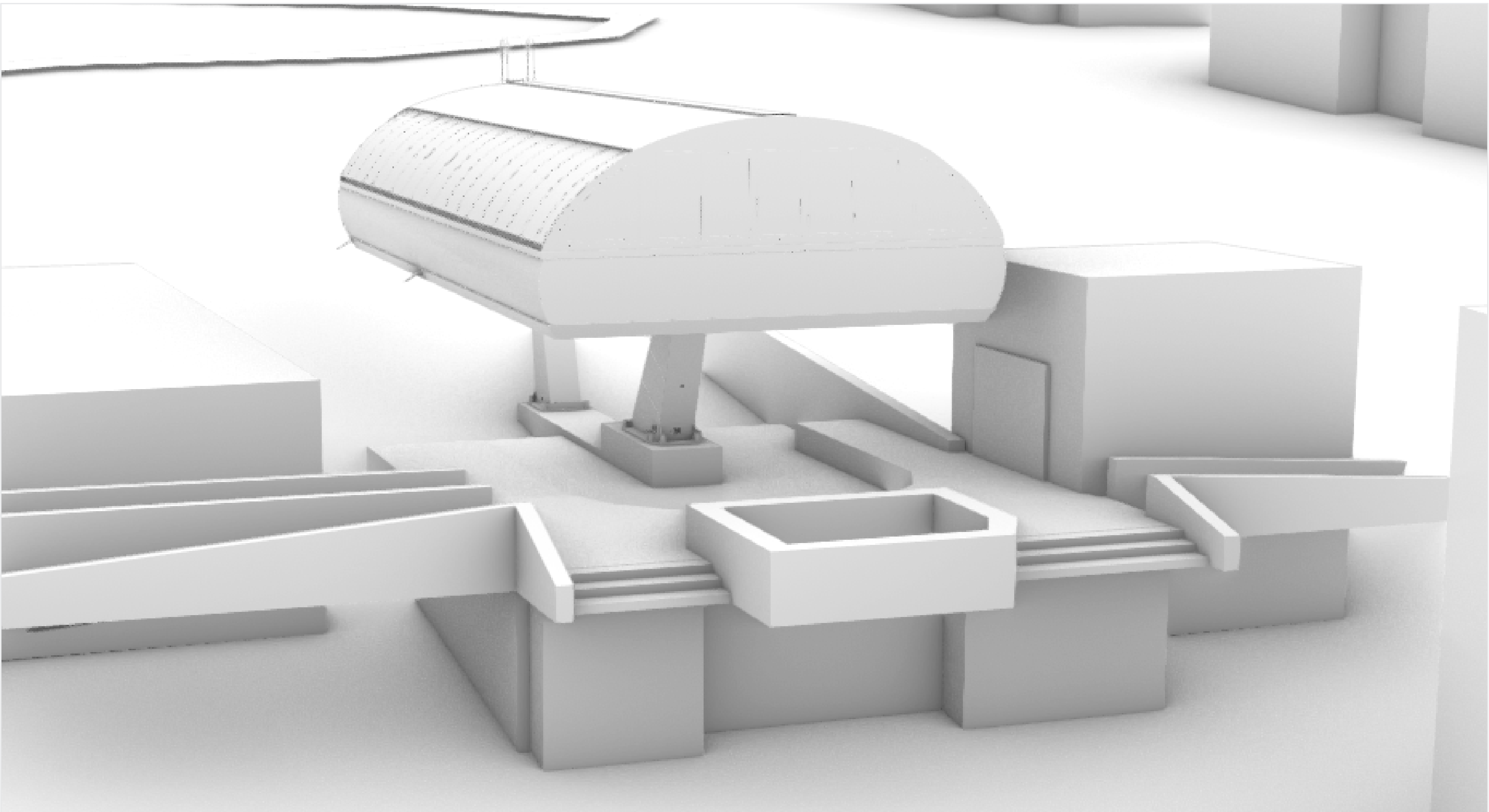
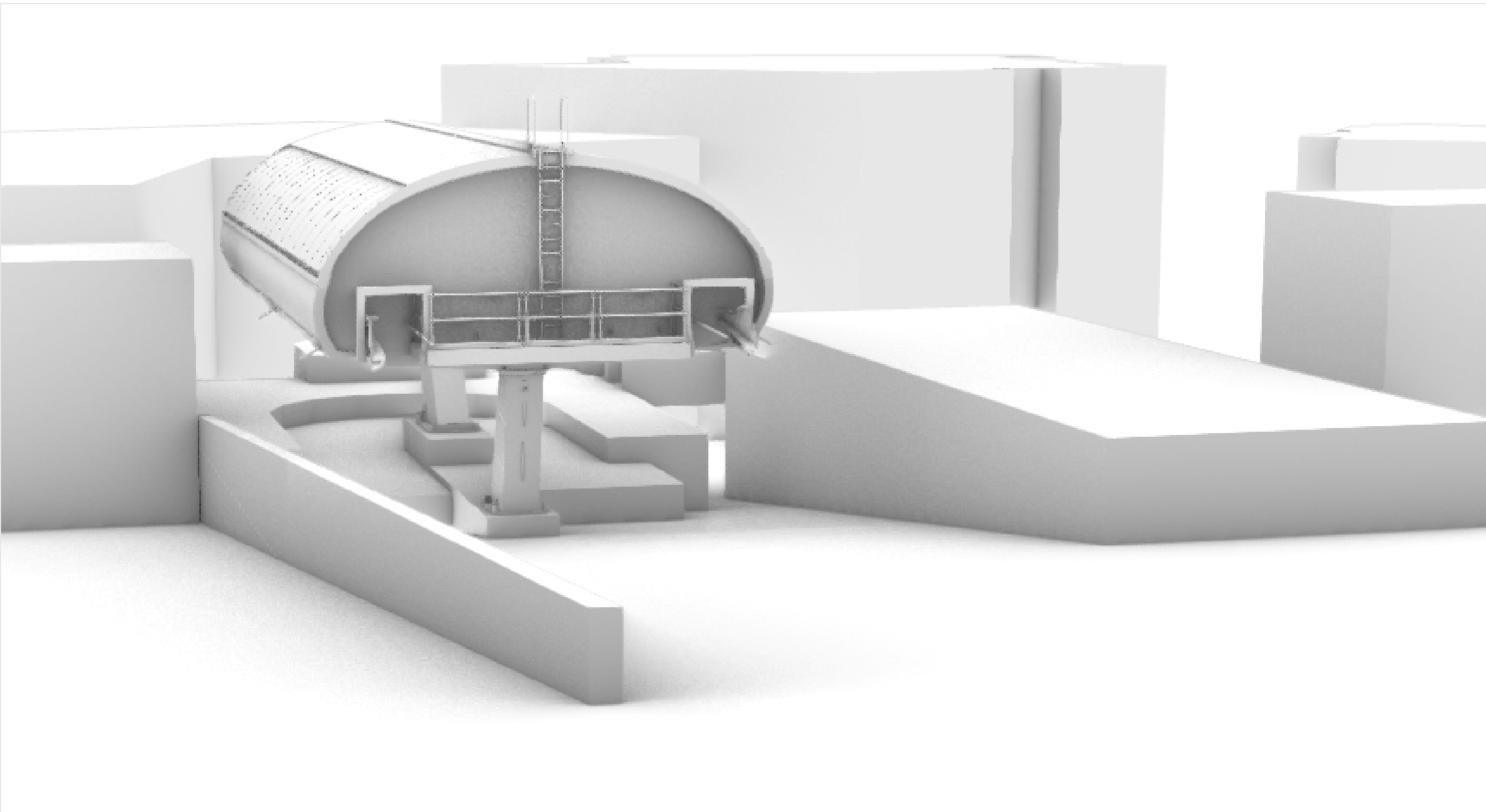


# Gondola Terminal

Snowmass Mall



Base Village





## Town of Snowmass Village Agenda Item Summary

**Date of Meeting:**

August 3, 2026

**Agenda Item:**

A Discussion Regarding a Proposed Personal Property Fire Mitigation Program

**Presented by:**

Elyse Hottel, Sustainability Coordinator  
Greg LeBlanc, Assistant Town Manager

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**Background:**

For 2026, the Town secured roughly \$1M toward wildfire mitigation efforts between our annual Town commitment and a Natural Disaster Mitigation Enterprise (NDME) grant, received through a collaboration with local nonprofit Roaring Fork Valley Wildfire Collaborative. Thus far, funding has been used to contract project management and HOA outreach with the Wildfire Collaborative and advanced wildfire modeling in conjunction with Vanderbilt University. Advanced wildfire modeling has allowed us to understand how fire will travel through the valley, and where vegetation to vegetation, vegetation to building, and building to building transfer poses the biggest threat. That information has been used to prioritize mitigation work on Town and HOA-owned common areas in Snowmass Village this year, which has begun this week. Per the direction of the Town Council, staff is now looking to develop and provide a community assistance program to help homeowners take steps to mitigate wildfire on personal property.

**2026 PILOT PROGRAM RECOMMENDATION:****PURPOSE**

While Town resources are currently being directed toward mitigation efforts on high-priority Town-owned parcels and HOA common areas, the need for mitigation on private property is still recognized. To this end, a pilot program is proposed for interested property owners that endeavor to undertake mitigation efforts on their own property. A similar program has proven successful in Eagle County. This proposal is molded after that program.

The proposed 2026 pilot program, expected to be administered by the Wildfire Collaborative and summarized below, offers an incentive and pathway for homeowners to complete mitigation work in the high-impact 0-5 ft perimeter “Zone 0” around their homes, while at the same time answering homeowner questions: Where do I start? Who should I call? What work matters most? How do I know whether I am doing the right thing? This



program is intended to answer those questions and reduce barriers to action this year.

## OVERVIEW

With only a few months left of the season and wildfire home assessments with Roaring Fork Fire and Rescue (RFFR) booked out, this pilot program is designed to be simple, straightforward and prescriptive.

**Step 1:** Read the Program Rules and Conditions (Attachment A: Snowmass Pilot Program Rules & Conditions) and The First Five Feet checklist (Attachment B: Snowmass Village Pilot Program Checklist), adapted from the Insurance Institute for Business & Home Safety (IBHS) Wildfire Prepared Home™ program, to understand the requirements of the program and tasks to be completed.

**Step 2:** Per The First Five Feet checklist (Attachment B: Snowmass Village Pilot Program Checklist), clear combustible materials from Zone 0, the first five feet immediately surrounding the home, AND screen vents with 1/8" mesh to prevent embers from entering the house. This work can be completed by the homeowner, property manager, or a contractor.

**Step 3:** Complete and submit the Homeowner Self Certification form online stating that the checklist is complete to the best of their knowledge and schedule a verification with the program administrator. The program administrator will then come to the home at the scheduled time to verify that ALL items on the checklist have been completed.

**Step 4:** Upon verification, eligible homeowners will receive a reimbursement of up to \$1,000 per home, while funding is available, as a way to recognize and support meaningful wildfire mitigation work on their property.

A secondary appropriation of funds for *HOAs, multi-family units, neighborhood groups, and/or groups of adjacent homeowners* to explore larger, more strategic projects that align with Town wildfire priorities will be considered separately on a case-by-case basis up to \$10,000 with a required 50% match per request. These projects must provide broader community benefit by addressing high risk shared landscapes, common areas, neighborhood edges, or other priority locations where coordinated mitigation can reduce wildfire risk at a large scale.

## Financial Impact:

Staff is suggesting \$30,000 in homeowner rebate funding for the 2026 pilot program, to be revisited next year, from the Wildfire Mitigation line of the 2026 Amended Budget. Natural Disaster Mitigation Enterprise (NDME) Grant funds cannot be used toward the rebate program, as those dollars are expressly for contracted mitigation work.

## Applicability to Council Goals & Objectives:

Strategic Initiatives:



Preserve and protect open spaces and our environment to ensure that nature is and remains the dominate feature of the landscape.  
Promote environmental and economic sustainability and resiliency.

Specific Priority Project:

A Continued Commitment to Sustainability and Resiliency:

Maintain a strong focus on ongoing wildfire fire mitigation efforts, including studying strengthen defensible space requirements and other hardening measures.

Enhance community communication around preparedness and recovery.

**Council Options:**

Staff requests specific direction on the following questions:

- Is \$30,000 from the Town's wildfire budget an appropriate starting balance for the 2026 pilot program? At \$1,000 per reimbursement, this will provide funding for 30 homes this year.
- Is \$1,000 an appropriate incentive/reward per home?
- Is a \$10,000 cap with required 50% match an appropriate offering to HOAs, multi-family units, neighborhood groups, and/or groups of adjacent homeowners?

**Staff Recommendation:**

Staff recommends Council hear a brief presentation of the program proposal from Staff and the Wildfire Collaborative representative and provide support and/or direction on the Council Options items listed above.

**Attachments:**

1. Snowmass Pilot Program Rules & Conditions
2. Snowmass Village Pilot Program Checklist



# The First Five Feet

## Zone 0 Wildfire Rebate — Checklist & Self-Certification

TOWN OF SNOWMASS VILLAGE × WILDFIRE COLLABORATIVE ROARING FORK VALLEY

During large wildfire events, homes may have to withstand ember storms and wildfire conditions when firefighting resources are stretched thin or overwhelmed. Preparing the home and surrounding property ahead of time can significantly reduce the risk of ignition.

This checklist is adapted from the IBHS Wildfire Prepared Home™ program and focuses on the vulnerabilities that research shows most often lead to home ignition. It's written so you can understand it and act on it yourself — no formal assessment from the fire department needed.

### Get \$1,000 for meeting this checklist

Do it yourself, or hand this page to a contractor — it's the whole scope. Sign and certify you've completed the checklist, and email or text it to us. We confirm on-site, and you get your check.

Available to 30 homes, for new mitigation work only. Applications reviewed on a rolling basis. Apply now at (website link). Program rules and conditions apply.

### Who's eligible

- Your property must be within the Town of Snowmass Village boundaries.
- You must be the homeowner, property manager, or an authorized representative of the property.
- You must be willing and able to complete the checklist before winter.
- This rebate is for new action. If your home already meets this checklist — for example, a new build constructed to these standards — it isn't eligible; this program rewards homeowners who take on the work now.



## **What you'll do**

Clear the ground within five feet of your home, trim back overhanging branches, and screen your vents. That's the whole checklist, detailed below.

## **Where it applies**

On your property, this checklist applies to the first five feet surrounding your home and attached features (decks, patios, stairs) – measured outward from your exterior walls in every direction, including underneath. Vent screening applies to every exterior vent on the house: roof, attic, eave/soffit, foundation, and crawlspace.

## **When to complete it**

Finish by December 31, 2026, while the ground is still free of snow so program staff can confirm your work on-site.

## **Why the first five feet?**

Most structure ignitions during a wildfire start when wind-blown embers – which can travel over a mile ahead of the fire front – land in combustible material near the house: mulch beds, woodpiles, firewood stacks, clogged gutters, and unscreened attic vents are some of the most common ignition pathways.

A 2021 IBHS study looked at more than 71,000 homes in the path of a wildfire and found that homes with a clear five-foot space around them were nearly twice as likely to survive as homes with plants and clutter right up against the walls.

Removing combustible material from the first five feet and screening your vents eliminates the fuel embers need to ignite. It's not the only step in protecting your home, but it's the highest-leverage one – and the best place to start.



## How to do it

Do it yourself, or hire a contractor — either way, this checklist is the whole scope of work. Not sure who to call? See our list of recommended local contractors at [rfvwildfire.org](https://rfvwildfire.org).

### Questions or ready to submit?

Nick Sparling — [nick@RFVwildfire.org](mailto:nick@RFVwildfire.org)

Director of Community Resilience, Wildfire Collaborative Roaring Fork Valley

## START HERE: THE CHECKLIST

The first five feet is the zone right around your home — measured outward from your exterior walls in every direction, including under decks and stairs, and extending upward to include anything overhanging. To meet this checklist and qualify for the rebate, your home can't have any of the items below within that zone.

**The undersigned certifies that none of the following conditions exist within the first five feet of the residence, whether by original condition or subsequent removal.**

### 1 Clear combustible material

- ☐ There is no dead combustible material (mulch, woodpiles, firewood, pine needles, artificial turf, exposed weed cloth, or similar) within five feet of the structure.

*Not sure? If it's combustible and within the first five feet, the safest choice is always to remove it.*

#### Full details, exceptions & rules

Regularly remove all dead or dying vegetation, including grass, weeds, plants, shrubs, trees, logs, stumps, branches, leaves, and pine needles. Keep grass under 4 inches in height.

#### Groundcover:

- Remove all combustible groundcover (wood or rubber mulch, pine needles, artificial turf, exposed weed cloth)



- Use only noncombustible materials — gravel, pavers, river rock, decomposed granite, or steppingstones

**Exceptions:**

- Shade screens that fully retract into noncombustible housing are permitted
- Movable items (grills, trash bins, doormats, hoses, pet beds, toys, potted plants) are allowed but must be moved indoors or at least 30 feet away during Red Flag Warnings or extended absences
- Permanent items allowed: HVAC units, pool equipment, solar battery enclosures, TVs, speakers, irrigation components, and retractable shade screens with noncombustible housing

*Why it matters: a 2021 IBHS study looked at more than 71,000 homes in the path of a wildfire and found that homes with a clear five-foot space around them were nearly twice as likely to survive as homes with plants and clutter right up against the walls.*

## 2 Clear combustible vegetation

- ☐ There is no highly combustible vegetation (junipers, spruce, evergreens, resinous trees, scrub oak, or trees) or overhanging tree limbs within five feet of the structure.

*Not sure? If it's combustible and within the first five feet, the safest choice is always to remove it.*

**Full details, exceptions & rules**

- No junipers, spruce, evergreens, or other resinous trees within five feet of the house
- No scrub oak within five feet of the house
- No overhanging tree limbs within five feet of the house or over the roofline

*Why it matters: IBHS research finds that resinous, needled evergreens act like little torches — their resin ignites easily and burns hot enough to carry flame directly into siding, regardless of how healthy or well-watered the plant is. Overhanging branches act as ladder fuel, carrying an ember-driven ground fire up into a canopy or dropping burning material onto a roof.*

A fully noncombustible first five feet is the ideal — and IBHS recommends removing other, lower-risk vegetation there too. This program doesn't require that level of clearance, in recognition of the cost and aesthetics involved. Clearing the high-risk items above is still the single best first step you can take.



## Screen your vents

- ☐ All exterior vents (roof, attic, eave, foundation, and crawlspace) are covered with 1/8-inch corrosion-resistant metal mesh.

### Full details, exceptions & rules

All vents must meet one of the following:

- Install flame- and ember-resistant vents with proper sealing around them
- Cover existing vents with 1/8-inch (3.18 mm) corrosion-resistant metal mesh (mesh rolls are available at most hardware stores or online retailers)

Note: plumbing vents are excluded.

### How to measure vent mesh:

- Measure the clear opening between the metal mesh – openings must be 1/8 inch (3 mm) or smaller to comply
- Quick check: if a standard pencil tip or golf tee shaft easily passes through the opening, the mesh is probably too large (1/8 inch is approximately the thickness of two stacked pennies)

### Applies to the following vent types:

- Roof vents (ridge, off-ridge, through-roof)
- Attic gable vents (on walls of home)
- Eave/soffit vents (under roof overhangs)
- Under-home vents (foundation or crawl space)

### Dryer & exhaust vents (e.g., dryer, central vacuum):

- Must have functional louvers or a flap to reduce ember entry and keep clear of lint and debris
- Do not install metal mesh on dryer vents – this can trap lint and create a fire hazard

*Why it matters: a cleared yard doesn't help if embers can still blow straight into your attic or under-floor space and ignite it from the inside – an open vent is one of the last remaining paths in even on an otherwise hardened home.*

## REMOVAL RECOMMENDED, BUT NOT REQUIRED FOR THE \$1,000

IBHS's own research recommends Zone 0 be hardscape only, including grass. We don't require that level for this rebate, but these are the items we'd still encourage you to consider removing:



- Replace lawn or other healthy plants with hardscape — gravel, pavers, or concrete — for a fully noncombustible first five feet around your home
- Replace wood fencing or gates with metal or masonry where they meet the house

*Not sure? If it's combustible and within the first five feet, the safest choice is always to remove it.*

## Homeowner self-certification

☐

I certify that, to the best of my knowledge, all three items in the checklist above are true within the first five feet of my home.

## Your information

*Printed this out or received it as a forwarded PDF? To submit your application for the rebate, please fill it out at [rfvwildfire.org/snowmass](http://rfvwildfire.org/snowmass) instead of returning this PDF.*

### SHOWCASE HOMES

Check this box if you'd be willing to have us visit before you start, to take before-and-after photos with the Wildfire Collaborative and the Town of Snowmass Village — showing what this program does. We're looking for 3 homes this round, selected using our wildfire modeling data to find high-risk homes that pose an outsized risk to the community.

☐

Yes — I'd like to be considered as one of 3 showcase homes.

FULL NAME

EMAIL — HOW WE'LL REACH YOU

STREET ADDRESS

CITY

STATE

ZIP



Snowmass Village

CO

PHONE (OPTIONAL)

AMOUNT YOU SPENT (\$)

UPLOAD RECEIPT(S) – OPTIONAL

No file chosen

Photos or PDFs of receipts for materials or contractor work. You can select more than one file.

SIGNATURE – TYPE YOUR FULL NAME

DATE

mm/dd/yyyy

☐

I attest that the signature I typed above is valid, and I agree to the certifications, verification visit, photos, and data use described in the [Program Rules & Conditions](#).

Submit application

### Insurance Institute for Business & Home Safety (IBHS) program – click to learn more

This checklist is adapted from the [Wildfire Prepared Home™](#) program, run by the Insurance Institute for Business & Home Safety (IBHS) – the leading science-based standard for wildfire-hardening a home. Full IBHS designation is **all-or-nothing** across the roof, vents, siding and defensible space, since wildfire exposes the weakest link – rigorous, but a lot to take on at once.



This program is not that certification. It's built to get you started on two of the most effective mitigations you can do to protect your home from wildfire: clearing the first five feet around your home of as much combustible material as you're willing, and screening your vents.

We still endorse pursuing full IBHS designation — it's a great way to protect your home and stay in the insurance market. But this program rewards the single highest-leverage step first, recognizing that mitigation is a real cost and a shared community issue. The Wildfire Collaborative Roaring Fork Valley is here to help you keep going. Consider this your best first step.

Adapted from the [IBHS Wildfire Prepared Home™ Technical Standard](#) (updated June 2025, [wildfireprepared.org](https://wildfireprepared.org)) and Colorado State Forest Service Home Ignition Zone guidance, scoped to the first five feet for the 2026 Snowmass pilot.

Completing this is a strong first step toward — but not the same as — a full Wildfire Prepared Home designation, which requires meeting every item in the standard. Ask us how to go further, including insurance documentation under Colorado HB25-1182.

### Questions or ready to submit?

Nick Sparling — [nick@RFVwildfire.org](mailto:nick@RFVwildfire.org)

Director of Community Resilience, Wildfire Collaborative Roaring Fork Valley

Full [Program Rules & Conditions](#) (eligibility, payment terms, verification, photo and data use, and legal terms).





# Program Rules & Conditions

The First Five Feet – Zone 0 Wildfire Rebate, 2026 Snowmass Pilot

TOWN OF SNOWMASS VILLAGE × WILDFIRE COLLABORATIVE ROARING FORK VALLEY – EFFECTIVE AS OF THE DATE OF YOUR SUBMISSION

These Program Rules & Conditions ("Terms") govern participation in the Zone 0 Wildfire Rebate, a pilot program jointly administered by the Town of Snowmass Village (the "Town") and the Wildfire Collaborative Roaring Fork Valley ("WCRFV", together with the Town, the "Program Administrators"). By signing the Homeowner Self-Certification incorporated by reference into this document (the "Certification"), the property owner or their authorized representative ("Participant") agrees to be bound by these Terms in full.

## 1. Eligibility

1.1 Participation is open to owners of residential property located within the Town of Snowmass Village, subject to available program funding and the discretion of the Program Administrators.

1.2 This program is funded for up to thirty (30) rebates of one thousand dollars (\$1,000.00) each, for a total program budget of thirty thousand dollars (\$30,000.00). Applications are reviewed on a rolling basis, and acceptance into the program is at the sole discretion of the Program Administrators, based on factors that may include, without limitation, wildfire risk to the property, the order in which applications are received, and other program priorities as determined by the Program Administrators from time to time.

1.3 One rebate is available per residential property per calendar year. The same property may participate and receive a rebate in up to three calendar years. A Participant who owns multiple properties may submit a separate Certification for each eligible property.

1.4 The Program Administrators reserve the right to verify ownership and eligibility prior to disbursing any rebate, and may decline participation for any property that does not meet these Terms.



## 2. Scope of Work

2.1 The scope of required work is defined exclusively by the four-item checklist set out in "The First Five Feet" document (the "Checklist"), which is incorporated into these Terms by reference. In the event of any conflict between marketing or informal descriptions of the program and the Checklist, the Checklist controls.

2.2 The Checklist reflects a subset of the broader IBHS Wildfire Prepared Home™ Technical Standard and CAL FIRE Zone 0 guidance, selected by the Program Administrators as the minimum scope necessary to qualify for this rebate. Completion of the Checklist does not constitute compliance with, and should not be represented as, full IBHS Wildfire Prepared Home™ designation or any other third-party certification.

2.3 Work may be performed by the Participant personally or by a contractor of the Participant's choosing. The Program Administrators do not endorse, vet, license, warrant, or assume any liability for the work of any contractor engaged by a Participant.

## 3. Rebate Amount & Payment

3.1 Upon successful verification of full Checklist completion under Section 5, the Program Administrators will issue a flat rebate of one thousand dollars (\$1,000.00) per eligible property. This is a fixed program award, not a percentage-based reimbursement, cost match, or grant tied to documented expenditure.

3.2 **No partial awards.** The rebate is contingent on completion of all four required Checklist items in full. Partial completion does not entitle the Participant to a prorated or partial payment, regardless of the extent of work performed or funds expended. The Program Administrators may, at their sole discretion, consider a partial award in exceptional circumstances; such discretion does not create an entitlement or precedent for any other Participant.

3.3 This program is funded for up to thirty (30) rebates, for a total program budget of thirty thousand dollars (\$30,000.00). Applications are evaluated and accepted on a rolling basis at the discretion of Program Administrators. A funding reservation is not created by submission of an application; funding is reserved for a Participant's property only after the Participant has received written notice from Program Administrators that the application has been accepted. By applying, the Participant represents their intent to complete all four Checklist items in full. The Program Administrators do not guarantee that funding will remain available at the time of a Participant's application or verification visit, and reserve the right to place eligible, verified Participants on a waitlist, or to decline an application, if program funds are exhausted or the 30-rebate cap has been reached.



3.4 Rebate checks are issued to the property owner of record. Participants are solely responsible for any tax reporting or liability arising from receipt of the rebate; the Program Administrators do not provide tax advice.

#### **4. Homeowner Self-Certification**

4.1 By signing the Certification, the Participant attests, to the best of their knowledge, that each item on the Checklist has been completed as described. A signed Certification containing information the Participant knows or reasonably should know to be false may result in denial or revocation of the rebate and disqualification from future program cycles.

4.2 The typed name entered in the signature field is treated as the Participant's electronic signature for purposes of this program and carries the same effect as a handwritten signature.

#### **5. Verification, Site Visit & Photography**

5.1 Following submission of a signed Certification, a Program Administrator representative will schedule a visit to the property to visually confirm completion of the Checklist within the first five feet of the structure. The Participant agrees to provide reasonable access to the property's exterior for this purpose.

5.2 The representative will take photographs of the first five feet of the property as a verification record. These photographs are retained by the Program Administrators solely to document program compliance and are not made public, published, or shared with any third party except: (a) as required by public records law applicable to the Town; (b) with program funders or auditors on a confidential basis; or (c) where the Participant has separately opted in as a "showcase home" under Section 6.

5.3 If the representative determines the property does not meet the Checklist in full, the rebate will be withheld. The Participant will be notified of the specific deficiency and given the opportunity to remediate and submit photo documentation confirming the deficiency has been corrected, or request a follow-up visit, subject to program funding availability and staff capacity at the time of the request. No rebate will be issued until the Program Administrators have confirmed, by site visit or photo documentation, that all four Checklist items are met in full.

5.4 The Program Administrators' verification is limited to visual inspection of the items on the Checklist and does not constitute a warranty, certification, or representation regarding the property's overall wildfire risk, structural condition, or insurability.



## **6. Showcase Homes**

6.1 Participants may voluntarily opt in to be considered as a "showcase home" by checking the corresponding box on the Certification. Opting in is entirely optional and has no effect on rebate eligibility or amount.

6.2 Showcase home selection is made at the sole discretion of the Program Administrators, informed by wildfire risk modeling data, and is limited to a small number of properties per cycle. Participants selected as showcase homes will be asked to separately consent, in writing, to specific public use of before-and-after photography before any such use occurs.

## **7. No Warranty; Assumption of Risk**

7.1 Completion of the Checklist reduces, but does not eliminate, wildfire risk to a structure. THE PROGRAM ADMINISTRATORS MAKE NO WARRANTY, EXPRESS OR IMPLIED, THAT COMPLETION OF THE CHECKLIST WILL PREVENT DAMAGE TO OR LOSS OF THE PARTICIPANT'S PROPERTY IN THE EVENT OF A WILDFIRE.

7.2 The Participant assumes all risk associated with performing or contracting for the work described in the Checklist, including risks associated with landscaping, tree removal, ladder or roof work, and vent modification. The Program Administrators are not responsible for injury to persons or damage to property arising from work performed under this program.

## **8. Program Modification & Termination**

8.1 The Program Administrators may modify, suspend, or terminate this program, including the Checklist requirements or rebate amount, at any time and for any reason, including exhaustion of program funding. Any such change will apply prospectively and will not affect a Participant whose Certification has already been verified and approved for payment prior to the change.

8.2 These Terms may be updated from time to time. The version in effect on the date a Participant submits their signed Certification governs that Participant's participation.

## **9. Relationship Beyond This Program**

9.1 Nothing in these Terms should be construed as an endorsement, requirement, or representation that Checklist completion satisfies any insurer's underwriting criteria, any building code, or any other local, state, or federal requirement, including Colorado HB25-1182. Participants seeking insurance-



related documentation or a full IBHS Wildfire Prepared Home™ designation should contact the Program Administrators separately; that process is governed by its own terms and is not part of this rebate.

9.2 These Terms, together with the Checklist and the Certification, constitute the entire agreement between the Participant and the Program Administrators with respect to this rebate, and supersede any prior oral or written representations regarding the program.

## 10. Governing Law

10.1 These Terms are governed by the laws of the State of Colorado, without regard to conflict-of-law principles. Any dispute arising under these Terms will be resolved in the state or federal courts located in Pitkin County, Colorado.

## Questions?

Questions about these Terms, the Checklist, or an active Certification may be directed to:

Nick Sparling – [nick@RFVwildfire.org](mailto:nick@RFVwildfire.org)

Director of Community Resilience, Wildfire Collaborative Roaring Fork Valley

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This document is a plain-language program agreement prepared by the Town of Snowmass Village and the Wildfire Collaborative Roaring Fork Valley for a pilot rebate program. It is not a substitute for independent legal advice; Participants with questions about their rights or obligations under these Terms are encouraged to consult an attorney.



## Town of Snowmass Village

### Agenda Item Summary

#### DATE OF MEETING:

August 3, 2026

#### AGENDA ITEM:

Executive Session

#### PRESENTED BY:

Clint Kinney, Town Manager

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#### 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.

#### FINANCIAL IMPACT:

N/A

#### APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

N/A

#### COUNCIL OPTIONS:

Convene in Executive Session  
Choose not to convene in Executive Session

#### STAFF RECOMMENDATION:



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 purposes:

- 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: quarterly update from Town Attorney
- b) To discuss personnel matters, except if the employee who is the subject of the session has requested an open meeting, pursuant to C.R.S. 24-6-402(4)(f)(I) and Snowmass Village Municipal Code Section 2-45(c)(6), more specifically related to: Performance Review of Town Manager

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.

#### ATTACHMENTS:

N/A