



Town Council
Monday, March 16, 2026
4:00 PM

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday, March 16, 2026 at 4:00 PM.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Britta Gustafson, Susan Marolt, Cecily De Angelo, 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; Michelle Bonfils, future Community Development Director; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist; Anne Martens, Public Works Director; Betsy Crum, Special Project Manager; Brian McNellis, Senior Planner; Emily Geraci, Tourism Coordinator and Megan Harris Boucher, Town Clerk.

Public Present: Jessica Garrow, Stefan De Baets, Maxence Bonnamain, Jeff Gorsuch, Alejandra Aliaga, Cacey Peck, Mandy Castillo, Jennifer Gil, Suzanne Inglis, Janet Levenson, Molly Somes, Cassidy Morneau, Krystal Nimigian, Patrick Rawley, Sara Tie and Tristan Francis.

3. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

None.

4. Joint Meeting with Planning Commission

Planning Commission Vice Chair Brian Marshack called the Planning Commission meeting to order.

Planning Commission Members present: Brian Marshack, Jim Gustafson, David Seglin, Stan Clauson, Tom DeNapoli and Maggie Helmig.

Planning Commission Members absent: Matt Dubé.

4.A. Ritz Carlton (Viewline) Hotel Pre Sketch Meeting

Community Development Director Dave Shinneman introduced new Community Development Director Michelle Bonfils and presented the second pre-sketch application for the Ritz Carlton (formerly Viewline) redevelopment by Elevated Snowmass, LLC. The applicant team included Jessica Garrow from Design Workshop, Stefan De Baets (President of Elevated), and Maxence Bonnamain (General Manager).

Stefan De Baets presented the development vision, explaining his company's 16-year history in the valley and acquisition of the Viewline property. He emphasized the aging infrastructure's challenges, noting the 67-year-old building requires complete redevelopment due to inefficient systems and safety concerns. The proposed development would create a world-class, family-friendly resort maintaining Snowmass's distinct character from Aspen.

Jessica Garrow outlined existing conditions, including inadequate parking (25 spaces), minimal deed-restricted housing (8 units), and small average unit sizes (367 square feet). She described infrastructure problems from buildings constructed in different eras with incompatible systems, significant grade changes requiring complex navigation, and delivery conflicts.

Maxence Bonnamain detailed operational challenges, including HVAC failures affecting 15-30 guest calls nightly, frequent fire alarms, sewage backups during peak occupancy, non-functioning elevators, and outdated conference facilities. The property's 44% intent-to-recommend rate reflects these infrastructure issues despite improvements under new ownership.

The proposed redevelopment includes six buildings with 150 hotel keys, 62 fractional units, 80 workforce housing units, conference facilities, and retail/restaurant space. The design features 2-8 story buildings with underground parking (180 spaces) and

enhanced outdoor amenities. The project emphasizes family-oriented accommodations with larger rooms, kids' clubs, and integrated workforce housing.

Planning Commission members raised concerns about solar studies for shading impacts, fractional unit availability, building scale and height, site circulation, conference space reduction, and workforce housing capacity. Council members expressed support for the redevelopment concept while noting concerns about mass and scale, business displacement during construction, and ensuring adequate conference facilities.

The applicant emphasized the Ritz Carlton brand's family appeal and place-driven luxury approach. They committed to working with the community on design refinements and addressing concerns about preserving Snowmass Village's character while creating world-class accommodations.

Public Comment

Jeff Gorsuch, an Aspen resident with 50+ years of family business history, spoke as a tenant in the space. He praised De Baets's family-focused approach and expressed support for the campus concept and workforce housing integration. He emphasized proof of funding as an obligation and noted missed opportunities in Base Village for diverse ownership and dining options. He supported the broad-band campus idea with mixed uses and praised the design direction, referencing successful mountain communities like Chamonix, St. Moritz, and Lech.

Mayor Shenk thanked all participants and acknowledged community recognition of aging infrastructure throughout Snowmass. She expressed gratitude for the opportunity to reimagine one of the community's central areas and looked forward to future presentations. De Baets thanked everyone for comments and committed to taking feedback and returning soon with revisions.

Planning Commission Vice Chair Brian Marshack moved to adjourn the Planning Commission meeting. Second by Commissioner Clauson. All in favor.

Mayor Shenk called for a 5-10 minute break.

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. Resolution regarding Town's DOLA Grant Request

5.C. Resolution regarding Roundabout Easements

Council discussed agenda modifications, including moving the Thrive Committee applications to April 13th and potentially rescheduling the sign plan review. Staff will look at logistics and confirm with Council.

Council Member Marolt motioned to approve the Consent Agenda including Resolution No. 08 and 09, 2026. Council Member DeAngelo seconded. All in favor.

6. Public Hearings - Quasi-Judicial Hearings

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

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. Draw Site Owner's Review

Housing Director Kevin Rayes presented updates on the Draw Site housing project following preliminary plan approval in January. The presentation covered three main topics: financing partnerships with locally owned businesses, site plan modifications responding to Council conditions, and roof form alternatives.

Financing Partnerships: Staff proposed creating a business district to include locally owned, locally serving businesses in Draw Site financing. Participating businesses would pay fees in exchange for priority housing units once construction is complete. This would complement existing partnerships with Pitkin County and Aspen School District while including smaller local businesses that cannot provide upfront capital.

Site Plan Modifications: The revised design addressed Council's conditions by relocating parking garage entrance northward, removing five plaza parking spaces, moving stairwell to the south side, and creating enhanced outdoor recreation areas including ping pong, rock climbing wall, and basketball court. These changes improved pedestrian safety by eliminating conflicts between pedestrians and vehicles.

Roof Form Alternatives: Two options were presented - the original shed roof design and a new downward-sloping roof alternative that reduces perceived mass and better complements the surrounding landscape. The new design requires removing one bedroom but creates a softer visual impact.

The revised plan relocated the parking garage entrance to the north, removed five parking spaces from the plaza area, and moved the stairwell from north to south side. This created opportunity for enhanced amenities around the hammerhead turnaround including ping pong tables, green space with benches, a rock climbing wall integrated into the retaining wall, and a basketball court.

The changes reduced parking from 103 to 95 spaces (still exceeding the 90-space code requirement) and added a new trail connection to the Point Site pocket park adjacent to town hall. The pedestrian route now avoided direct crossing of parking areas, instead following sidewalks around the upper garage entrance.

Council members appreciated the pedestrian improvements, enhanced outdoor space, and roof modification. Some Council Members expressed exploring car-free unit pilots to gather data on reduced parking needs and continued concerns regarding height and visual impacts of the project.

After extensive discussion about the project's visual impact and community concerns, Council discussed engaging Kehoe for a peer review before proceeding to the final plan submission. Kinney agreed to pursue the peer review approach, emphasizing the importance of achieving Council comfort level during the owner's review phase before proceeding to final review. All Council members supported this direction.

8.B. Entryway & Rodeo Facility Beautification discussion & request for approval

Council reviewed bleacher color samples at the rodeo grounds before the meeting. The proposed color scheme was generally approved, though Council Member Fridstein requested minor tweaks to the vertical color to better match the surrounding landscape. The project timeline was adjusted to begin work after the rodeo season ends, with completion planned before the following season.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson reported on the library focus group, noting 20% of survey responses related to bringing library services to Snowmass Village. She also attended Sister Cities meetings regarding medical exchanges with Bariloche, and the upcoming Garmisch 60th anniversary celebration coinciding with Snowmass Village's October events.

Council Member Fridstein highlighted community concerns about employee housing residents struggling to meet work hour requirements due to poor snow conditions and economic impacts. Town Manager Kinney confirmed staff's flexibility in addressing these situations and committed to better publicizing available assistance. Council Member Fridstein also reported on the successful RFTA meeting with good attendance and informative presentations. Council Member Marolt concurred on the meeting's success.

Mayor Shenk reported on RFTA matters, including new non-voting board members from Garfield County and Rifle. She described challenges with the Hogback service funding following Garfield County's budget cuts, noting potential service discontinuation after November without sustainable funding solutions. RFTA is also developing a regional trail safety committee to address pedestrian-bicycle conflicts, particularly on the Rio Grande Trail. System ridership is down 12.3% year-to-date due to weather and reduced tourism. Mayor Shenk announced her upcoming participation in Women Who Lead at the Collective and a mayors forum panel discussion on regional challenges and opportunities at Ridge Commons in Glenwood Springs, both free community events.

10. Adjournment

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

7:38pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, April 6, 2026.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

Megan Harris Boucher, Town Clerk