



**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](https://www.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

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)

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

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

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.

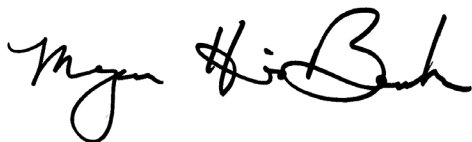
10. Adjournment

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,

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