



**Town Council**  
**Monday, March 2, 2026**  
**4:00 PM**

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

You can watch the meeting live online on our website at [tosv.com](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 2, 2026 at 4:00 PM.

A complete live recording of this meeting can be found at [www.tosv.com](https://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; Kevin Kieran, Senior Planner and Megan Harris Boucher, Town Clerk.

Public Present: Hiram Champlin, Doug Mercatoris, Dave Mercatoris and Pat Smith.

**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 Public Meeting with Planning Commission**

Planning Commission Chair Dubé called the Planning Commission meeting to order.

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

Planning Commission Members absent: none.

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

The Town Council and Planning Commission held a joint meeting to review a pre-sketch application for employee housing on the Daly Lane parcel. The applicant, Snowmass Village Community Foundation represented by Pat Smith with TPEH LLC, presented a proposal for a 42-unit modular employee housing project on the site across from the transit center.

The proposal included studios, one-bedroom, and two-bedroom units in a three-story building with walkout basement. The project would rely on numbered parking lots rather than providing on-site parking. Smith explained this project was the first of three potential developments in the area, noting they had submitted sketch plans for the Mountain Chalet and Timber Mill sites as well. He indicated the employee housing project would proceed regardless of whether the other developments move forward, though it could serve as mitigation for those projects if they do proceed.

Both Council and Planning Commission members expressed concerns about parking capacity, architectural designs, building scale and massing, circulation and compatibility with adjacent properties.

Dave Mercatoris, representing the Pokalodi, provided detailed concerns about the site's constraints. He emphasized that the site is smaller and more constrained than it appears, with access only from Daily Lane. He noted the site drops significantly below Daily Lane level, creating challenges for construction and utilities. Mercatoris expressed concerns about impacts on the Pokalodi, including loss of sunlight and views, and noted that the property has been maintained by the Pokalodi for years without compensation. He suggested the project would only make sense if combined with redevelopment of adjacent properties like the Snowmass Inn.

Former Mayor Doug Mercatoris provided historical context about the site's ownership, explaining that during the dissolution of the Snowmass Resort Association (SRA), most land between buildings was deeded to adjacent properties for free, but this particular parcel went to the Snowmass Community Foundation instead. He indicated this was contrary to the general pattern and suggested the land should have been split between

the Snowmass Inn and Pokalodi.

Hiram Chaplin, former SRA board chairman, and current board member of the Snowmass Village Community Foundation, provided extensive background on the dissolution process and the creation of the Snowmass Village Community Foundation. He explained that the foundation was formed with remaining SRA assets, including this developable parcel, with the intention to monetize it for community benefit. Chaplin expressed frustration with unresolved issues from the 2006 group sales agreement with the town, particularly regarding numbered lot allocation among original stakeholders. He clarified that the foundation would sell the land to the developer, with proceeds going to community benefit through the foundation.

The discussion concluded with general agreement that the site could be appropriate for employee housing, but significant concerns remained about parking, architectural design, site constraints, relationship with adjacent properties, and the ownership/management model. The applicant indicated they would consider the feedback and potentially return with a revised pre-sketch or proceed to sketch plan application.

Commissioner Gustafson motioned to adjourn. Commissioner Clauson seconded. All in favor.

Planning Commission adjourned at 5:37pm.

**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. Town Council Draft Agendas

5.B. Minutes for Approval

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

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

5.E. Ordinance No. 03, 2026 - AN ORDINANCE APPROVING THE AMENDED  
AND RESTATED COMPREHENSIVE SIGN PLAN FOR THE TIMBERMILL  
BUILDING AND THE ASPEN SNOWMASS SKIING COMPANY TENANT -  
Continue Second Reading

Council Member Fridstein requested to add Jim Kehoe's presentation about the entryway and rodeo to the next work session meeting. Mayor Shenk noted upcoming EOTC meeting dates and potential quorum issues, with members indicating availability. Council Member Gustafson requested discussion of Krabloonik and next steps for the summer on the April 13th work session agenda. Town Manager Clint Kinney indicated they would have more information available after testing results are received. Council Member DeAngelo requested future agenda items including discussion of Draw site housing prioritization and postal system capacity issues related to new housing developments. She emphasized wanting to understand the process for postal service expansion and allocation of post office boxes as the community adds housing units.

Council decided to continue the second readings of Ordinance No. 02 and 03 to April 6, 2026. As the meeting was noticed a public hearing, Mayor Shenk asked if there was any public comment for these Ordinances. No public members came forward to comment.

Council Member Fridstein motioned to approve the consent agenda including Town Council Draft Agendas, Minutes for Approval, Resolution No. 07, 2026 regarding High Impact Events and Construction restrictions, and to continue the second reading of Ordinances No. 02 and 03, 2026 related to comprehensive sign plans to April 6, 2026. Council Member Marolt 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**

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

Public Works Director Anne Martens explained the ordinance amends the capital improvement fund budget to cover water and sanitation district work as part of the Owl Creek and Brush Creek roundabout project. The work will be performed under the Town's contract with reimbursement from the water district for administrative efficiency.

Council Member Fridstein motioned to approve Ordinance No. 05, 2026. Council Member Marolt seconded. Roll call vote, All in favor.

Public Works Director Anne Martens provided an update on the roundabout construction, indicating work would begin in two weeks with utility relocations, followed by two main construction phases through October.

## **8. Administrative Reports**

## **9. Town Council Reports and Actions**

### Reports and Updates

Council Member Gustafson reported on joining the Pitkin County Library steering committee, with a meeting scheduled for March 12th at 1 PM. She also reported on the Citizens Grant Review Board meeting, praising the board's commitment and thorough research in fund allocation decisions.

Mayor Shenk reported on the successful Share a Drink with Council community event, encouraging more public participation. She noted the upcoming Council/PTRAB event on March 11th from 4:30-6:00 PM at The Collective. She praised the Mardi Gras event despite cold weather, noting community desire for expansion, particularly when it moves to Saturday next year. She raised concerns about competing DJs between Venga Venga and the Viewline, creating noise conflicts on the mall that disturb visitors and potentially harm other businesses.

Council Member Fridstein reported on RWAPA (Roaring Fork Water and Power Authority) meetings, noting a new executive director, Paula Stepp, as April Long transitions to West Mountain Housing Authority. He highlighted serious upcoming water issues due to insufficient snowmelt and discussed the watershed collaborative meeting planned for May. He also reported on challenges with funding for invasive species management at Ruedi Reservoir, noting federal and state funding cuts that may require increased municipal contributions. Fridstein also reported on PTRAB's concerns about short-term rental fee increases from \$300 to \$400, which some viewed as inappropriate taxation. He noted general opposition to vacancy tax concepts.

Council Member Marolt provided a brief update on Nordic Council discussions about snowmaking for the Aspen golf course area and around the high school, noting water rights complications for the high school area due to shared rights with Aspen Highlands. She indicated that the golf course area was more viable for snowmaking development in the possible near future.

## **10. Executive Session**

### 10.A. Executive Session

Mayor Shenk read the legal language for the Executive Session.

At 6:11 pm Council Member Fridstein motioned to go into Executive Session. Council

Member DeAngelo seconded. All in favor.

## **11. Adjournment**

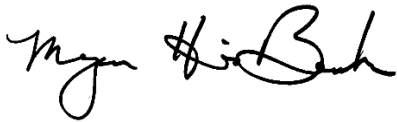
Mayor Shenk moved to reconvene the regular meeting. Council Member Fridstein seconded. All in favor. Reconvened at 8:18 PM.

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

Adjourned at 8:18 PM.

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 more legible than the last name "Boucher".

Megan Harris Boucher, Town Clerk