



**Town Council
Monday, December 1, 2025
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, December 1, 2025, 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: Tom Fridstein, Britta Gustafson, Susan Marolt and Alyssa Shenk.

Council Members Absent: Cecily DeAngelo.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Anne Martens, Public Works Director; Mike Horvath, Senior Project Manager; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; Andy Worline, Parks, Recreation and Trails Director; Sar Nester, Business Code Compliance Manager; and Megan Harris Boucher, Town Clerk.

Public Present: Bill & Deidre Boineau, T. Michael Manchester, Caroline Heivly, Susan Cross, Dave Gray, Hannah Berman, Leslie Desmond, Dwayne Romero, Geoff Buchheister, Chris Kiley, EW Smith, Colby Christoff, John Nolan, Jonathan Tapper, Meg Murray, Bill Kyriagis, Randy Henrie, Rob Wilberger, Heather Henry, Steve Tuttle, Phillip Jeffreys, John Hamway, Brian Shure, Jim Kehoe, and Bob Dutch.

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)

none

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. 2025 Draft Agendas

Council Member Fridstein noted he would not be available for the February 2, 2026 meeting.

5.B. Minutes for Approval

Mayor Shenk sent some minor corrections for the minutes to Boucher.

5.C. Resolution No. 39, 2025 - TC 2026 Meeting Dates

5.D. Resolution No. 40, 2025 - Delinquent Solid Waste/Trash accounts

5.E. Ordinance No. 19 RE code language with STRs - 1st Reading

Council asked for clarification regarding the STR trespassing violations. Town Attorney Jeff Conklin explained that there are two types of violations: primary violations by occupants trespassing (cited into municipal court) and separately, violations by STR permit holders which could result in penalties including fines or permit revocation.

5.F. Ordinance No. 17, 2025 - Deerbrook Townhomes Final PUD, rezoning to MF, plat amendment & subdivision exemption request - 1st Reading

Council requested clarification on the Deerbrook Townhomes Final PUD, confirming it was the first reading of the final PUD approval. Staff explained the application had previously received preliminary approval, and tonight's item was the first reading of the ordinance finalizing the PUD with a second reading scheduled for December 15. No public comment.

5.G. Ordinance No. 18, 2025 - 5 yr Ordinance review

Council Member Fridstein moved to approve the consent agenda and continue the public hearing for second reading of Ordinance No. 17 regarding the Deerbrook to

December 15, 2025. Council Member Marolt seconded. All in favor. Council Member DeAngelo absent.

6. Public Hearings - Quasi-Judicial Hearings

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

6.A. Divide SHOP Preliminary PUD Review

The Aspen Skiing Company presented their proposal for the Shop project, which would provide 30 workforce housing units at the Divide property. The application was presented as an amendment to an existing PUD. Key aspects included:

- The project would fulfill ASC's employee housing mitigation requirements (26.5 units) plus provide 3.5 additional units
- The project site is adjacent to an existing vehicle maintenance facility
- Transportation, road safety and parking concerns were extensively discussed, with Council focusing on safety issues for pedestrians and cyclists
- Drainage plans and site constraints were deliberated

During public comment, both supporters and opponents of the project spoke. Supporters emphasized the critical need for workforce housing, with several current employees describing the challenges of finding affordable housing in the area. Opponents, primarily residents of the Divide, expressed concerns about incompatibility with the neighborhood, safety issues, and the project's scale.

After an extensive presentation, public comment, and Council deliberation, transportation was identified as a primary concern requiring further attention. The Council decided to continue the public hearing to December 15, 2025, to allow the applicant time to develop better transportation solutions for the proposed residents.

Council Member Fridstein moved to continue the public hearing to December 15, 2025. Council Member Marolt seconded. All in favor. Council Member DeAngelo absent.

7. Policy/Legislative Public Hearings

8. Administrative Reports

Short 10 minute break.

8.A. Discussion regarding the Rodeo/Entryway design

Jim Keheo presented updated plans for the rodeo entryway design, focusing primarily on bleacher color options to reduce glare. The project has been divided into two phases, with Phase 1 prioritizing the bleachers for summer 2026. The Council

discussed powder coating options for the bleachers, with the consensus to create mock-ups of the proposed colors before making a final decision.

8.B. Boards & Commissions Discussion - schedule interviews for 12/8/25

Town Clerk Megan Boucher presented information about board and commission applicants. Council agreed to move forward with appointments to boards with uncontested seats, including the Financial Advisory Board (FAB), the Snowmass Arts Advisory Board (SAAB), and the Parks, Open Space, Trails and Recreation Board (POSTR).

Council members requested follow-up with certain applicants, including confirming that Duncan was aware of the time commitment for FAB and ensuring that SAAB applicant Nadia understood that the board primarily focuses on visual arts in Snowmass Village rather than Aspen institutions.

For boards with more applicants than available positions, Council decided to schedule a separate pre-meeting discussion on December 8th at 3:00 PM to review applications in greater detail. This meeting would be noticed as an open meeting but would not be televised to allow for more comfortable discussion about applicants' qualifications.

9. Town Council Reports and Actions

Reports and Updates

Council Member Gustafson mentioned that she and Mayor Shenk had written a newsletter for the Northwest Colorado Council of Governments (NWCCOG) about the "Thrive Snowmass" initiative.

Council discussed the recent community Thanksgiving dinner, which was very well-attended with over 500 people participating. Town Manager Kinney explained that the event costs approximately \$40,000, with the Town covering about half and several local organizations including Rotary, Romero Group, Alpine Bank, East West, and the Chapel contributing the remainder.

Council Member Fridstein reported he would be participating in interviews for a new RWAPA executive director and attending an EAB meeting.

Council Member Marolt noted the last transportation meeting would be held on Thursday.

Mayor Shenk mentioned upcoming NWCCOG and SAAB meetings, noting that the SAAB members were interested in participating in future discussions about the roundabout sculpture replacement.

10. Adjournment

Council Member Fridstein moved to adjourn the meeting. Council Member Gustafson seconded. All in favor. Council Member DeAngelo was absent.

Adjourned 7:57pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, December 15, 2025.

Submitted By,

Megan Harris Boucher, Town Clerk