



**Town Council - Work Session
Joint meeting with Planning Commission
Meeting Summary
Monday, July 8, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615**

Mayor Madsen called to order the Work Session of the Snowmass Village Town Council on Monday July 8, at 4:01 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 anytime.

1) Start Time 4:00 P.M.

Roll Call:

Council Members Present: Susan Marolt, Britta Gustafson, Alyssa Shenk(virtual), Tom Fridstein, Bill Madsen.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; David Shinneman, Community Development Director; Jim Wahlstrom, Senior Planner; and Megan Harris Boucher, Town Clerk.

Public Present: Rep. Elizabeth Velasco, Sofia Clark, Jordan Sarick, Eric Witmond, Scott Wheeler, Mike Sura, Craig Goldfarb and Lucy Peterson. Many other people were present and did not sign in to the meeting.

Planning Commission members present: Brian Marshack, Elese Denis, Stan Clauson, David Seglin (virtual), Matt Dube, Doug Faurer and Jim Gustafson.

2) Item for Discussion

2.1) [Welcome Rep. Velasco & Legislative Update](#)

[2.1. Welcome Rep. Velasco & Legislative Update.pdf](#) 

[2.1.1. CML Legislative Priorities 2024.pdf](#) 

[2.1.2. CAST Legislative Position Statement on Housing.pdf](#) 

Mayor welcomed State Representative Velasco and thanked her for touring our Village, visiting with our community and representing our community.

Representative Velasco highlighted some of her areas of focus over the past two years as well as those she will continue to focus on for the remainder of her term. She helped pass 33 Bills including Senate Bill 100 regarding commercial vehicle highway safety; a bill to extend outreach campaigns for wildfire risk mitigation; helped to create an educator safety taskforce; and a bill which increased the fees that Oil & Gas pay for operation with monies going toward transportation districts. Monies will go into three areas - #1 funding RFTA, #2 expand transit, expand ridership & lower emissions, and #3 infrastructure projects. Other issues discussed included concerns over some home insurance companies pulling out of Colorado, acceptable graduation attire, clean water, and workforce housing goals.

Council members highlighted the importance of collaboration and the need for continued communication.

3) Item for Discussion

3.1) [Snowmass Club Pre-Sketch Plan Application - Joint Meeting with the Planning Commission](#)

[3.1. Agenda Summary - S'mass Club Amdt Pre-Sketch.pdf](#) 

[3.1.1. Publication Notice for Pre-Sketch Jt TC, PC Mtg 7-8-24.pdf](#) 

[3.1.2. PreSketch Application Snowmass Club.pdf](#) 

[3.1.3. 2019 3 12 FINAL VERSION Plan Framework for Conservation & Development pp 11-16.pdf](#) 

[3.1.4. Sec. 16A 1 55. Pre sketch plan..pdf](#) 

[3.1.5. Public Comments.pdf](#) 

[3.1.6 Additional Public Comments for 070824 TC Meeting.pdf](#) 

[3.1.7 Additional Public Comments for 070824 TC Meeting - received in pm on Monday.pdf](#) 

Community Development Director Dave Shinneman took Planning Commission roll call. All Planning Commission members present.

Senior Planner Jim Wahlstrom summarized the Pre-Sketch process and it's intent to be informal and to provide an opportunity for discussion among developers, public officials and the public.

The Applicant, ABA- Snowmass, LLC, submitted its Pre-Sketch proposal on May 17, 2024. The proposal includes the addition of new affordable housing units, new attainable housing units, an update to the recreational facilities, and the addition of market rate rental residential units.

Eric Witmond & Jordan Sarick appeared for the applicant. The Design Workshop had conflicts and could not appear. Witmond went through the slides / materials from the packet. Including project goals, sustainability, the vicinity map and context in the neighborhood, community outreach, development proposal and the six sites for proposed expansion (Black Saddle, Core Site, Maintenance Site, Snowmass Clubhouse, Old Pro-Shop and Two Creeks SF Units).

Council generally not in favor of expansion/development in these areas. Areas of discussion included the Black Saddle locker room expansion, density, transit stop questions regarding expense for TOSV on a private road, proposed 1/2 car parking space for each employee housing unit being too aggressive, the addition of a third story on the clubhouse, the expansion of the Old Pro-Shop which would push out Bridging Bionics, the development of new single family units (5 or 6) would not be a benefit to the town, some appreciated the attempt at "attainable & workforce housing" but not enough of a community benefit, concerns over additional water needs, and strong opposition and lack of community support for project. Comprehensive Plan is our guiding document and this application does not align with that plan.

Planning Commission comments included applicant should have been in person and had the design team represented, Applicant submitted similar plan two years ago which the Planning Commission voted against 7-0, the Comprehensive Plan discourages this type of development, negative impacts to the Nordic trail system, mass and scale concerns, and historically our community has not supported development projects in this area.

Council and Commissioners have numerous questions and concerns and stated it was difficult to have the discussion without the applicant present in the room and their design team part of the discussion.

Public Comment:

Scott Wheeler - Fairway Drive homeowner. SM Club member. Great club and compliments the club and ownership side of the club process. Wheeler does not support

most of the development plan, the exception is he supports Black Saddle expansion. Golf course should be focus.

Mike Sura - Stated that each new Snowmass Club owner tries to expand and develop. The club is not a good community partner. Please reject.

Craig Goldfarb - The non-start part of the plan is the Owl Creek section. It is out of character for the community.

Applicant - Jordan Sarick - Apologized for scheduling which did not allow for him to appear.

Town Manager Clint Kinney reminded all that the Pre-Sketch process is not commonly used by other municipalities and is designed for discussion and for the applicant to get some feedback.

Mayor concluded and thanked all for participating.

4) [Adjournment](#)

5:21 pm

Approved at the 8/5/24 Town Council Meeting.