



**Town Council
Monday, August 17, 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.

Agenda

1. Call to Order

2. Roll Call

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)

4. Joint Meeting with Planning Commission

4.A. Daly Lane Employee Housing (SAR Site) Sketch Plan Application - Joint Meeting of the Town Council and the Planning Commission

5. Proclamations and Presentations

6. 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.

6.A. 2026 Draft Agendas

6.B. Minutes for Approval

6.C. Discussion and Consideration to adopt Resolution No. 17, 2026 regarding Enclave Subdivision

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

9. Administrative Reports

9.A. An Update and Discussion regarding the Town Picnic on October 3, 2026

9.B. A Review and Discussion regarding an updated Employee Housing Mitigation Study

10. Town Council Reports and Actions

Reports and Updates

11. Adjournment

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

August 17, 2026

Agenda Item:

Daly Lane Employee Housing (SAR Site) Sketch Plan Application - Joint Meeting of the Town Council and the Planning Commission

Presented by:

Michelle Bonfils Thibeault, AICP, Community Development Director

Background:

On March 2, 2026, Town Council and the Planning Commission viewed and commented on the Pre-Sketch Plan Application presented by the Applicant, The Snowmass Village Community Foundation, Inc. represented by Mr. Smith with TPEH, LLC., to develop workforce housing on the Daly Lane SRA site (Parcel 273302420001). The Sketch Plan submittal reflects the Applicant's conceptual responses to feedback from the Pre-Sketch Presentation.

The Sketch Plan review is an opportunity for the Town and the applicant to engage in an exploratory discussion of a development proposal considering (1) generally appropriate use at a specific location; (2) consistency with the Comprehensive Plan; (3) generally appropriate architectural mass, scale and density and related common or dedicated open space; (4) consideration of natural resources on the site; (5) access and circulation; (6) parking; (7) proposed timetable for the development; and (8) consideration of the proposed concepts relative to promoting public health, safety and welfare.

The application can be found at this link: [SRA Daly Ln Workforce Housing Sketch Plan](#)

The Applicant presented the Pre-Sketch Plan at the joint meeting on March 2, 2026, where the following comments and recommendations were provided:

- Parking
 - Increase on-site parking, as the Town-owned parking lots are not sufficient to support the proposed development.
 - The site may be appropriate for an auto-disincentive program.
- Building Design
 - Introduce additional façade materials and architectural articulation to enhance the building's appearance.
 - Ensure the overall design remains compatible with the surrounding

development, which generally consists of one- and two-story buildings.

- Provide a streetscape elevation along Daly Lane to illustrate the project's relationship to adjacent properties.
- Site Design
 - Relocate the primary open space to the Daly Road frontage.
 - Consider removing the ground-floor residential units along Daly Lane.

The proposed Sketch Plan includes 42 workforce housing units within a five-level building, consisting of one walkout level on the downhill side of the site and four levels above grade along the Daly Lane frontage. Approximately 50 percent of the site is proposed to remain as open space.

Since the Pre-Sketch Plan review, the Applicant has revised the proposal in response to comments received. Key changes include:

- Parking
 - Added eight parking spaces, consisting of six standard spaces, one compact space, and one ADA-accessible space.
 - A multifamily development of this size would require 48 parking spaces under the Municipal Code.
- Open Space
 - Removed the central courtyard open space, with a portion of that area relocated near the primary entrance from Daly Lane.
- Building Height
 - Increased the proposed building height from approximately 46 feet to approximately 58.5 feet.
 - Dimensional standards within the PUD and SPA zoning districts are established through the approved development plan pursuant to Section 16A-5-230 (Planned Unit Development).
- Unit Mix
 - Revised the unit mix to reduce the number of studio units and increase the number of one-bedroom units -- from 27 studio units to 20, from nine one-bedroom units to 16, and maintaining six two-bedroom.

Financial Impact:

There are no financial impacts associated with the planning process for the Sketch Plan. Financial impacts of the development may be analyzed and reviewed during the Preliminary Plan review process.

Applicability to Council Goals & Objectives:

2021 WORKFORCE HOUSING MASTER PLAN

Consistency with Site Analyses & Recommendations:

- Daly Lane Infill site identified as the 4th most suitable location (of 21 sites analyzed) for affordable housing based on utilities, services proximity, vehicular access, alternative transportation proximity, density potential, limited ecological constraints, and positive community impact.
- The Daly Lane Infill site design options in the Master Plan are shown at 2-3 levels at the Daly Lane frontage, and 4-5 at the downhill side.

2018 Comprehensive Plan – Applicable Strategic Initiatives

- Focus on new development and/or redevelopment within the identified CPAs.
- Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the Town.
- Strengthen local economic opportunities to assure vibrancy

2018 Comprehensive Plan – applicable Goals

- Goal E: Expand Housing Choice & Affordability
- Goal E.1: Focus New Housing within the Nodes
- Goal E.2: Provide More Employee Housing
- Goal C: Promote Transportation Choice & Mobility

Council Options:

The Sketch Plan Joint meeting of Town Council and Planning Commission is to hear the initial presentation of the application by the Applicant. Thereafter, the Planning Commission shall conduct its review of the application. Upon completion of review, the Planning Commission shall by Resolution, provide direction to the applicant on the sketch plan application. The Planning Commission Resolution will initiate the Town Council's formal review of the Sketch Plan application.

Staff Recommendation:

Staff recommends the Town Council with the Planning Commission hear a presentation by the applicant on the proposal and adjustments since the Pre-Sketch Plan submittal. This presentation is a cursory step in the formal review process. No Planning Commission or Town Council actions are required at this time.

Attachments:

1. Sketch Plan Joint Meeting Presentation
2. 2021-10-15-TOSV-MASTER-HOUSI

SKETCH PLAN

Daly Lane Workforce Housing

42 homes designed for Snowmass Village's
workforce

Joint Planning Commission + Town Council Hearing

TPEH, LLC | Snowmass Village Community Foundation, Inc.



A compact infill site dedicated to workforce housing

The 0.274-acre site sits on Daly Lane between Pokolodi Lodge and the Snowmass Inn / Mountain Chalet area—close to transit, the Mall and employment.



US OFFICE Build With Confidence 3705 Meadow View Drive, Suite 100 Boulder, CO 80502 303.363.6649 www.us-office.com		
UNIT MIX		
1	6/15/20	FOR FINAL REVIEW
NO.	DATE	ISSUE
PROJECT Snowmass Village Housing Daly Ln, Snowmass Village, CO		
DRAWING TITLE DEVELOPMENT SKETCH PLAN		
DATE	6-15-20	DWG NO.

PROJECT OBJECTIVES

Deliver needed housing

A range of unit types for local employees and households.

Use the site efficiently

Compact development responds to a constrained infill parcel.

Build community

Shared circulation and resident-focused outdoor areas support livability.

Fit the context

Mountain materials, pitched roofs and articulated massing reinforce place.

A diverse 42-unit program within a five-level design

The mix balances efficient studios with one- and two-bedroom homes while combining modular and site-built construction.



42 TOTAL HOMES

20 STUDIOS

16 ONE-BEDROOM

6 TWO-BEDROOM

24,400 SF DWELLING-UNIT AREA

48–60 ANTICIPATED OCCUPANTS

The Sketch Plan adds definition following Pre-Sketch review

The concept advanced from an early framework to a documented workforce-housing proposal ready for formal public review.

PROGRAM + PURPOSE	SITE + DESIGN	REVIEW INFORMATION
■ Dedicated 42-unit workforce-housing PUD ■ Confirmed unit mix and anticipated population ■ Clear public-benefit and housing objectives	■ Refined five-level plan and elevations ■ Defined height from existing grade ■ Added architectural character and material direction	■ Verified SPA-1 zoning and site area ■ Added 300-foot zoning/subdivision context ■ Documented FAR, density, open space, utilities and easements

Additional Sketch Plan detail includes a direct parking-code comparison: 48 spaces required under the MF standard and 8 spaces proposed onsite.

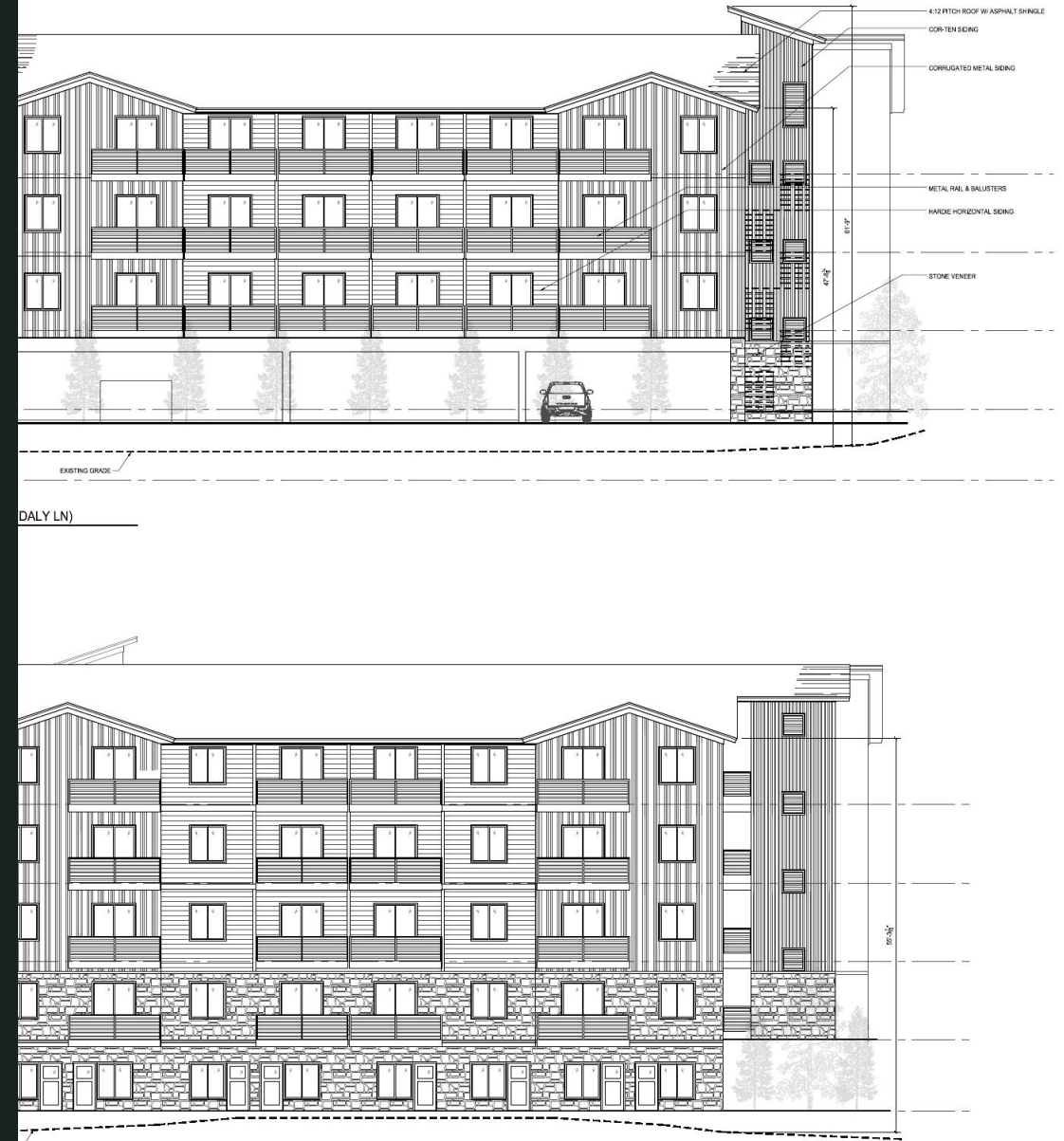
FURTHER REFINE PLAN

Advance a focused workforce-housing proposal

We will be using the Sketch Plan process to further refine our plans:

- **Parking and transportation strategy**
- **Access, utilities and site engineering**
- **Architecture, massing and landscape design**
- **Final PUD standards and restricted-housing terms**

42 workforce homes • 48 bedrooms • West Village infill



Daly Lane

The Daly Lane site ranked high in many of the criteria of the suitability assessment due to its proximity to the Mall. A project here would make for highly desirable housing that is directly in the town core, is virtually slope-side, and is well-connected to transit.

The site’s buildable area does not garner a lot of space and therefore density would need to be fairly high to justify the cost of construction. The Snowmass Inn parcel currently houses 39 people under free-market lodging-type rentals. These units would need to be considered in the overall unit count, and the relatively low net gain in units might make the project less attractive for the Town to pursue. The bus terminal site can also be considered for development, as plans are underway to relocate it uphill to the proposed new Snowmass Transit Center.

Daly Lane Bus Terminal Daly Lane Infill Daly Lane Redevelopment			
Physiology	4.0	3.8	3.3
Slope	5 Site area = 12,901 SF 10,167 SF < 10% slope =79% of site 6,000 SF contiguous area < 10%	4 Site area = 10,493 SF 6,046 SF < 10% slope =57% of site 3,500 SF contiguous area < 10%	3 Site area = 39,090 SF 32,442 SF < 30% slope =83% of site 1,500 SF contiguous area < 10%
Drainage	5 None	5 None	4 West Fork Brush Creek covers portion of site.
Soils	1 Soil type Anvil-Skylick- Sligting association, 25 to 50 percent slopes (Map Unit 11) - Very limited site development rating	1 Soil type Anvil-Skylick- Sligting association, 25 to 50 percent slopes (Map Unit 11) - Very limited site development rating	1 Soil type Anvil-Skylick- Sligting association, 25 to 50 percent slopes (Map Unit 11) - Very limited site development rating
Hazards	5 Standard TOSV wildfire hazard; low debris/avalanche hazard	5 Standard TOSV wildfire hazard; low debris/avalanche hazard	5 Standard TOSV wildfire hazard; low debris/avalanche hazard
Utilities	4.5	4.5	4.5
Proximity	4 Water & Sewer- main in adjacent ROW Electric-Feed to parcel	4 Water & Sewer - main in adjacent ROW Electric-Feed to parcel	4 Water & Sewer - main in adjacent ROW Electric-Feed to parcel
Existing Capacity	5 No capacity issues	5 No capacity issues	5 No capacity issues
Services Proximity	4.3	4.3	4.3
Essential Daily Services	3 0.7mi to Post Office & Clark's Market	3 0.7mi to Post Office & Clark's Market	3 0.7mi to Post Office & Clark's Market
Emergency Services	5 0.7mi to Police Station 1.1mi to Fire Station 0.0mi to Snowmass Clinic	5 0.7mi to Police Station 1.1mi to Fire Station 0.0mi to Snowmass Clinic	5 0.7mi to Police Station 1.1mi to Fire Station 0.0mi to Snowmass Clinic
Open Space Recreation	5 0.0mi to Benedict Park 0.1mi to Fanny Hill (counts as passive) 0.1mi to Brush Creek Trail 0.2mi to Nature Trail	5 0.0mi to Benedict Park 0.1mi to Fanny Hill (counts as passive) 0.1mi to Brush Creek Trail 0.2mi to Nature Trail	5 0.0mi to Benedict Park 0.1mi to Fanny Hill (counts as passive) 0.1mi to Brush Creek Trail 0.2mi to Nature Trail
Vehicular Access	5.0	4.5	4.5
Existing Infrastructure to buildable area	5 Existing road access via Daly Ln. Paved road into site exits for bus terminal.	4 Existing road access via Daly Ln runs along one side of parcel (and buildable area). No road into site but might only require garage parking (therefore no road needed)	4 Existing road access via Daly Ln. Small paved spur enters parcel for exterior parking and access but is in bad condition.
Slope	5	5	5

Daly Lane Bus Terminal Daly Lane Infill Daly Lane Redevelopment			
Alternative Transportation Proximity	5.0	5.0	5.0
Distance to Walkways/Bikeways	5 0.0mi to Carriage Way attached sidewalk 0.0mi to pedestrian mall	5 0.0mi to Carriage Way attached sidewalk 0.0mi to pedestrian mall	5 0.0mi to Carriage Way attached sidewalk 0.0mi to pedestrian mall
Distance to Bus Stops	5 0.1mi to Mall Transit Station 0.1mi to Skittles lift	5 0.1mi to Mall Transit Station 0.1mi to Skittles lift	5 0.1mi to Mall Transit Station 0.1mi to Skittles lift
Density Potential	4.5	5.0	4.5
Current Landuse & Zoning	4 Zoning: SPA-1 LU: Village Core Area	5 Zoning: MF LU: Village Core Area	4 Zoning: SPA-1 LU:Village Core Area
Surrounding Parcel & Comprehensive Plan Compatibility	5 Surrounding Parcel Zoning: Also MU, SPA-1, CC Cons/Dev Area: Village Core Area	5 Surrounding Parcel Zoning: Also SPA-1, MU Cons/Dev Area: Village Core Area	5 Surrounding Parcel Zoning: Also SPA-1, MU, CC, MF Cons/Dev Area: Village Core Area
Ecological Constraints & Protection	5.0	5.0	3.0
Wildlife Sensitive Areas	5 None	5 None	5 None
Wetlands & Creek Buffers	5 None	5 None	1 200ft West Fork Brush Creek buffer (arbitrary buffer) covers majority of site.
Existing Habitat to be Preserved	5 None	5 None	3 No easements West Fork Brush Creek riparian ecology
Buildable Area	1.0	1.0	2.0
Size of Suitable Area	1 flat but small site	1 flat but small site	2 flat but small site
Community Impact	4.0	4.0	2.0
Neighbor opposition, historic hesitancy, existing structures/ businesses/uses, visual/contextual continuity, visual impact	3 Bus depot being moved in transportation master plan. Pushback would likely still occur because of density of buildings around it.	3 Town doesn't own yet. Currently serves as green space for recreation - needed in the area. Pushback would likely still occur because of density of buildings around it.	3 Daly Ln Redevelopment (Snowmass Inn) and the Mountain Chalet were bought as a package deal. Slope-side housing is a premium and would be better as free market.
Replacement Impact/Cost	5 Bus terminal is already being relocated under transportation master plan. Some demolition costs but not prohibitive.	5 Basic demolition, nothing requires replacement	1 39 rooms currently used as year-round, free- market employee housing through private owner. Current employee housing would need to be accounted for elsewhere.

2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:

- Add spring clean up/annual trash pickup to a future workshop agenda.
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?
- Creation of Housing Committee Process discussion
- HCE Easement

Monday Aug 10 – Regular Meeting (Fridstein might be Virtual)

- Executive Session – Town Manager Review
- Update from the Transportation Coalition

Monday Aug 17 – Regular Meeting (Shenk Out)

- EOTC Budget/work plan – Linda DuPriest
- EPS Employee Housing Mitigation Study update
- Daly Ln Workforce Housing joint meeting with Planning Commission
- Update Council regarding Town Picnic
- Reso No 17 - RE Enclave Subdivision - consent

Tuesday Sept 8 – Regular Meeting

- Executive Session – Town Manager Review
- SHOP PUD 1 Reading Ordinance
- Draft Ord creating housing commission
- Discussion on current housing regs re: reasonable accommodation and retirement
- Discussion on pesticide application

Monday Sept 14 – Work Session

- SAAB Update – Roundabout Art?

Monday Sept 21 – Regular Meeting (Yom Kipper) Move

Tues Sept 22 – Regular Meeting

- SHOP PUD 2 Reading Ordinance ? depending on 9/8
- Review Rough Draft of 2027 Event Calendar

Monday Oct 5 – Regular Meeting

- Budget
- Town Attorney Update
- B & C application & appointment procedure update

2026 DRAFT Agenda Overview

- Housing mitigation ordinance 1st reading

Monday Oct 12 – Work Session

- Budget

Monday Oct 19 – Regular Meeting

- Budget – Comments from FAB

Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day

- Budget Adoption
-

Wednesday Nov 4 – GID Meeting 4pm

- **Adopting the GID Budget**

Monday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting

- Swear in New TC members and Mayor
- B & C Applications

Monday Dec 7– Regular Meeting

- The Collective Update
- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- **GID Meeting – set Mill Levy**
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
 - EAB
 - FAB
 - PTRAB
 - POSTR
 - Tourism –
 - Grants – Recent Awards; Review of Criteria; Purpose, etc.
 - SAAB
 - Planning

2026 DRAFT Agenda Overview



**Town Council
Monday, June 15, 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.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:01 PM on Monday, June 15, 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: Tom Fridstein, Britta Gustafson, Susan Marolt and Alyssa Shenk.

Council Member absent: Cecily DeAngelo.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Rick Carroll, Communications Specialist; Sam Guarino, Transportation Director; and Theresa Cook, Office Manager & Court Clerk.

Pubil Present: Jeff Buckheister, Chris Miller, Dave Tanner, John Wilkinson, Chad Simon and Meg Haynes.

3. Proclamations and Presentations

3.A. An Update and Discussion with Aspen One

Dave Tanner (President & CEO, Aspen One), Geoff Buchheister (CEO, Aspen Skiing Company), and Chris Miller (SVP of Sustainability, Aspen One) presented an overview of Aspen One's history, current business challenges, and future partnership needs.

The presentation highlighted Aspen One's significant community and economic contributions, including 28% of Pitkin County jobs, \$2 billion in total economic impact, \$55 million in lodging and sales tax, and over \$103 million in capital improvements at Snowmass since 2020. Six key challenges were identified: a flat and consolidating ski industry, an affordability spiral, pricing exhaustion and reinvestment risk, workforce housing shortages, traffic congestion, and climate-driven seasonal volatility. Skier visits were down 21.5% this season, the steepest single-year decline in company history.

The Aspen One representatives outlined their business evolution, including expansion of the Limelight and Little Nell hospitality brands and the Aspen Collection, framing outside-valley growth as the mechanism to fund continued reinvestment in the core Snowmass and Aspen ski operations.

Council discussion centered on several themes. Members acknowledged that the challenges of housing, affordability, and traffic are shared by the Town itself. Council expressed concern that community sentiment toward Ski Co has declined over the years, citing the inaccessibility of TreeHouse childcare for local families, the loss of Gwen's restaurant, and a general perception that the ski company feels less locally rooted. Members specifically requested more community goodwill gestures and suggested exploring partnership with the Town's Thrive Snowmass initiative. The Aspen One team acknowledged these concerns and committed to greater transparency, renewed community engagement, and exploring local-access programs.

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.

Draft Agenda -
TF BG Passed

5.A. 2026 Draft Agendas

Brief discussion to change the August work session to a regular meeting to accommodate an executive session.

5.B. Ordinance 12-2026 1st Reading. An Ordinance to Adjust Council Compensation by adding the Recreation Wellness Benefit for Council Members

The motion to approve the Consent Agenda including Ordinance No. 12, 2026 on first reading was made by Council Member Fridstein and seconded by Council Member Gustafson. Four (4) in favor and zero (0) opposed. Council Member DeAngelo was 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.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. A Discussion Regarding a Proposed Ordinance Regulating Gas Powered Leaf Blower

Town Attorney Jeff Conklin presented a revised draft ordinance based on direction and public feedback from the prior meeting. The updated proposal would prohibit the use of gas-powered leaf blowers within town limits from June 15 through September 15 of each year, beginning in 2029. The restriction would apply uniformly to commercial operators, private residents, and the Town itself, eliminating the previously proposed tiered compliance timeline.

Attorney Conklin noted that commercial operators present at the prior meeting, as well as ordinance proponent John Wilkinson, expressed support for this compromise approach. The summer-only restriction was designed to accommodate the demands of heavy, wet leaf removal in the shoulder seasons while advancing the Town's sustainability goals.

Council expressed broad support for the compromise. Members suggested accompanying communications to inform residents of available rebate programs through Holy Cross and CORE Electric, and explored the possibility of a community equipment swap or drop-off event to facilitate transition. Discussion also addressed whether health impacts from particulate matter differed between gas and electric blowers, and whether time-of-day restrictions might be warranted as a complementary measure.

Chad Simon, a local commercial operator, and John Wilkinson both addressed the Council, affirming their support for the proposal and noting that evolving battery technology is making electric blowers increasingly viable.

Council directed staff to revise the defined term from "gas powered lawn equipment" to "gas powered lawn and leaf blowers" for clarity, and to bring the ordinance back for a formal first reading at the July meeting.

8.B. Discussion, Review, and Further Direction from Town Council Regarding the 1st Phase Improvements for the Mall Transit Center Proposed 2027 Project

Transportation Director Sam Guarino and consultant Alex Jauch (SEH, appearing remotely) presented a refined Phase 1 improvement plan for the Mall Transit Center. The proposed scope included replacing the existing split staircase from Lot 6 with a single staircase connected by a crosswalk, flattening the mall surface to the level of the RAFTA depot, reconfiguring the bus curb into sawtooth bays to allow independent bus operations, and installing modular relocatable public restrooms. Two options were presented: Option A, retaining and re-roofing the existing 1960s shelter structure, and Option B, replacing the shelter with a new structure including a guest services or break room facility.

Council discussion reflected significant concern over community construction fatigue. A Council member noted that the mall is currently the one area of the village free from active construction, and that small business owners are anxious about additional disruption. Council members acknowledged that the safety and accessibility improvements are legitimate needs—particularly the bus boarding hazard, the grade change in the mall, and the absence of proximate public restrooms—but some questioned whether the timing and scope were appropriate given ongoing construction at the roundabout, Little Red Schoolhouse, and Base Village.

There was consensus to recommend Option A—the simpler, lower-cost approach retaining the existing shelter with a fire-rated re-roofing—rather than Option B. Council directed staff to organize a roundtable with key stakeholders prior to any formal budget commitment. Identified participants include representatives from Ski Co, RAFTA, the Romero Group/Viewline, Pokolodi Lodge, and other small business owners on the mall. The roundtable would present both the modest Phase 1 option and the longer-term two-level transit center concept, and solicit feedback on timing and community appetite. Formal approval would occur through the budget process in the fall.

9. Town Council Reports and Actions

Reports and Updates

Councilmember Gustafson reported attending the Snowmass Tourism Board meeting. Key topics included planning for the upcoming airport closure and strategies to fill the resulting transportation void, including potential shuttle coordination at the Brush Creek Park and Ride. The board is also reviewing the effectiveness of the visitor spending metrics system and whether continued investment is warranted if other mountain resort communities reduce their participation. She also noted that the opening weekend summer festival on Fanny Hill was well attended, community-spirited, and reflective of

the town's destination management plan goals.

Mayor Shenk reported attending the RAFTA Board meeting, now being held in Glenwood Springs. RAFTA is launching a 24-month master planning process to create a 20-year transportation roadmap, including three rounds of community engagement and a peer assessment of other communities. RAFTA has also agreed to maintain hogback community service for the next two years while performance milestones are established toward a longer-term solution. She also noted RAFTA's new Rio Grande Trail Safety Task Force, which is addressing conflicts between e-bikes, e-motorcycles, and other trail users, with a community education campaign launching this summer. Mayor Shenk also reported attending the NWCCOG meeting in Silverthorne, noting an upcoming retreat at the Hoffman Hotel in Basalt focused on organizational priorities. She noted progress on the Brush Creek roundabout construction, with new road sections now open to traffic.

Council was reminded of the Little Red Schoolhouse groundbreaking ceremony scheduled for Wednesday, June 17, at 11:00 AM, and the Town Rodeo Night also scheduled for Wednesday evening.

Council acknowledged the recent memorial service for former Mayor Marchita (Markey) Butler, expressing appreciation for the community spirit demonstrated at the event and Markey's legacy in SMV.

10. Adjournment

Council Member Fridstein moved to adjourn the meeting. Council Member Marolt seconded. All in favor.

Adjourned at 6:51 PM.



**Town Council
Monday, July 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.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:03 PM on Monday, July 6, 2026, at 130 Kearns Road, Town Council Chambers, Snowmass Village, CO 81615.

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2. Roll Call

Council Members Present: Britta Gustafson, Susan Marolt, Cecily De Angelo(virtually), Tom Fridstein and Alyssa Shenk.

Council Members Absent: none

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Betsy Crum, Special Projects Consultant; Dave Heivly, Assistant Police Chief; and Megan Harris Boucher, Town Clerk.

Public Present: Kathryn Kuhlenberg, Stefan Reveal, Jim Kehoe, Erica Golden, Josh Huff, Sanskruti Kakadiya, Tristan Francis, Patrick Rawley, and Rachel Shindman.

3. Proclamations and Presentations

3.A. Childcare Specialty Tax District Update - Kathryn Kuhlenberg & Stefan Reveal

Interim Director Kathryn Kuhlenberg and Seat 5 Representative Stefan Reveal provided

an update on the Confluence Early Childhood Development Service District, approved by voters in the fall as ballot measure 7A. Key updates included the hiring of Samantha Markowitz as the district's first full-time Executive Director, effective end of July 2026. The district is on track to collect the maximum allowable sales tax in year one, approximately \$1 million per month, with all funds held in a Colorado trust account pending programming decisions. The board has adopted a name change to "Every Child Parachute to Aspen, a Special District," along with a new mission and vision statement. Community outreach and data-gathering efforts are planned for fall 2026 to inform programming. Council acknowledged the tension between releasing funds quickly and ensuring that disbursements are strategic and impactful.

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. 2026 Draft Agendas

Council Member Fridstein noted he would attend the August 10th meeting remotely and requested two items be scheduled: a discussion on home mitigation subsidy programs (proposed for August 3rd) and an update on the transit center public discussion process.

Mayor Shenk requested a status update on the formation of a proposed housing board or commission.

Council Member DeAngelo noted she will attend the July 13 and 20th meetings remotely.

Council Member Gustafson requested a coordinated discussion with the Snowmass Arts Advisory Board (SAAB) regarding roundabout art consistency, to be scheduled for August 10th.

5.B. Minutes for Approval

5.C. Resolution No. 14, 2026 RE authority to participate & IGA with Pitkin for Coordinated Election

5.D. Resolution No. 15, Series of 2026 – A Resolution Authorizing and Ratifying

Action by the J.D. Coffey Building Authority to Appoint Directors to its Board.

- 5.E. Resolution No. 16, Series of 2026 – A Resolution Approving Conveyance of Coffey Place Open Space Parcels from J.D. Coffey Building Authority to the Town of Snowmass Village.

Brief discussion occurred on Resolutions 15 and 16, with Town Attorney Jeff Conklin clarifying that the J.D. Coffey Building Authority items represent a housekeeping action: the authority's board is being reconstituted solely to enable conveyance of open space parcels at Coffey Place to the Town, after which the authority will have no further active obligations.

- 5.F. Ordinance No. 11, 2026 - RE Gas Powered Leaf Blowers - 1st Reading

Council also noted that Ordinance No. 11 (Gas Powered Leaf Blowers, 1st Reading) should be accompanied by a public education campaign upon passage, including information on rebates and equipment disposal options.

- 5.G. Ordinance No. 13, Series of 2026 – An Ordinance amending the Town of Snowmass Village Municipal Code with the addition of Chapter 7, Article VIII, authorizing enforcement of Pitkin County Fire Restrictions.

Council noted that Basalt is discussing a similar Ordinance.

Council Member Fridstein motioned to approve the Consent Agenda including Resolution 15, 16 and 1st readings of both Ordinance 11 and 13. 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. Ordinance No. 12, 2026 - RE Code to provide Council with Rec & Wellness Benefit -2nd reading

No public comment was received. Council confirmed the ordinance references the same definition of health and wellness benefits as applies to all other town employees. A minor typographical correction was noted: "member of the public" on line 19 to be amended to read "members of the public."

A motion to approve Ordinance No. 12, Series of 2026, was made by Council Member

Fridstein and seconded by Council Member Gustafson. Upon roll call vote, the motion passed 5-0.

8. Administrative Reports

8.A. Draw Site - Owner Review

Housing Director Kevin Rayes and project architect Erica Golden presented the results of a peer review collaboration with Kehoe Studio Works, conducted following Council's March 16th direction to refine the architectural character of the Draw Site's main building. Jim Kehoe of Kehoe Studio Works summarized his findings and recommendations, which addressed massing, roof form, balcony placement, and unit livability.

Three design options were presented for Council consideration:

- Option 1 (single building, refined): Incorporates alpine gable roof, additive decks shifted to living areas, revised facade materials. Approximately 66 units at just over \$1 million per unit (\$70 million total).
- Option 2 (three-building scheme, reduced density): Removes the top floor of the main building and redistributes density into two smaller ancillary buildings at the front of the site, creating a neighborhood-scale character consistent with West Village. Approximately 62–63 units at \$1.1 million per unit (\$71 million total). Parking requirements are met.
- Option 3 (three-building scheme, maintained/increased density): Retains the full height of the main building while adding the same two ancillary front buildings. Approximately 73–74 units at just over \$1 million per unit (\$77 million total). Parking is short by approximately 3–7 spaces depending on unit mix.

Council discussion reflected strong consensus against Option 1 and broad support for the multi-building scheme represented by Options 2 and 3. Council Member Fridstein emphasized that the cost differential between options is minimal and should not drive the decision. Council Member Gustafson and Council Member DeAngelo expressed a desire to continue engaging Kehoe Studio Works in refining the project and requested that future collaborative sessions include all five Council members, the architect of record (Erica Golden), and Jim Kehoe together, to ensure feedback is conveyed directly. Architect Golden acknowledged that the peer review process had been somewhat indirect and expressed openness to more direct collaboration going forward.

Council directed staff to schedule an additional noticed public meeting at the earliest opportunity, at which all parties would be present, to continue refining the design within the multi-building framework.

A motion to proceed with a version of Option 2 or Option 3 (the three-building scheme) was made by Council Member Fridstein and seconded by Mayor Shenk. The motion carried 3-1-1: Fridstein – Aye, Shenk – Aye, Marolt – Aye, Gustafson – Nay, DeAngelo – Abstain.

8.B. Snowmass Village Entryway Continue Discussion

Jim Kehoe of Kehoe Studio Works presented updates on three components of the Snowmass Village entryway improvement project: bleacher screening, roundabout landscaping and feature, and fencing at the rodeo grounds.

Regarding bleacher screening, Council endorsed the concept of replacing the solid vertical kicker panels beneath the bleacher seats with expanded metal mesh, which would reduce visual mass, improve air circulation, and simplify installation by avoiding the need to powder coat and reinstall existing panels. Council directed staff to arrange a mock-up of the expanded metal mesh and a sample seat painted in a taupe color for final review, without waiting further for the unresponsive existing vendor.

Regarding the roundabout feature, Council expressed support for a low stone wall or monument element in the entryway roundabout to serve as a focal point and create a sense of arrival. Council Member Gustafson noted a preference for options that keep natural elements primary while providing visual consistency across the town's three roundabouts. It was noted that the newly constructed roundabout has limited space and may only accommodate a few trees. Council directed the design team to present both a full and a partial wall concept and to explore what consistent, replicable elements could be used across all three roundabout locations. An informal suggestion was also made to explore a moveable decorative wagon or similar western-themed element to serve as a focal point in the rodeo parking area view corridor.

The fencing, recently painted, was noted to have improved the appearance of the rodeo grounds. The option to add horizontal and vertical armature elements to the existing fence panels for further visual enhancement remains available for a future phase.

8.C. Regional Housing Needs Study Update

Housing Director Kevin Rayes introduced Rachel Shindman of Economic Planning Systems (EPS), who presented the Phase 2 findings of the Regional Housing Needs Assessment conducted jointly with the City of Aspen and Pitkin County, as required by Colorado Senate Bill 24-174. The report will be submitted to the Department of Local Affairs (DOLA) by the City of Aspen on behalf of all partner jurisdictions.

Key findings for Snowmass Village included an allocated housing need of approximately 508 units over the next ten years, based on the village's 18 percent share of Pitkin County employment. The Draw and Shop projects were identified as potential future supply but are not yet credited in the pipeline. Phase 2 additionally addressed housing cost burden, displacement risk factors, overcrowding, and development challenges specific to the region. The report confirmed that while significant affordable housing inventory exists in the region—approximately 4,500 units, over 90 percent in Pitkin County—market prices remain unaffordable across all housing types without deed restriction. The presentation outlined both regional and local strategies, grouped into six

categories: programs and preservation, partnerships, planning, funding, regulation, and development. Adoption of this assessment is not required; the subsequent Housing Action Plan, due by end of 2027, will require formal adoption and will build on these findings.

Council and staff discussed briefly options for improving rental data collection in Pitkin County, and Ms. Shindman outlined several approaches, including web scraping of listings, surveys, and a rental registry program.

No formal action was taken. EPS will incorporate any feedback from all partner jurisdictions into the final report prior to submission to DOLA.

9. Town Council Reports and Actions

Reports and Updates

Mayor Shenk reported that a Thrive Committee meeting had taken place in late June, and that the committee would present an update to Council on July 20th. She also noted the upcoming RAFTA event on Thursday and commended the recent community events including the ice cream social and Spasmodics concert.

10. Adjournment

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

Adjourned at 6:36pm.

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

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, July 13, 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.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:01 PM on Monday, July 13, 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: Susan Marolt, Cecily De Angelo(virtually), Tom Fridstein and Alyssa Shenk.

Council Members Absent: Britta Gustafson.

Staff Present: Clint Kinney, Town Manager; Greg LeBlanc, Assistant Town Manager; Kevin Rayes, Housing Director; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Andy Worline, Parks, Recreation & Trails Director; and Megan Harris Boucher, Town Clerk.

Public Present: None.

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. Administrative Reports

4.A. Discussion to clarify Council direction regarding Draw Site Project & Entryway/Rodeo Project

Town Manager Clint Kinney introduced this item as a follow-up to the prior week's meeting, seeking confirmation that staff had correctly captured Council direction on both the Draw Site and Entryway projects.

Draw Site Project:

Council Member Fridstein led the discussion and proposed a path forward to address the disconnect that had emerged between Council's design priorities and the work product delivered by Erica Golden, the project architect. He noted that this was in part attributable to a multi-step communication chain—from Council to design consultant Jim Kehoe, then to Erica, without direct Council involvement—which resulted in several Council priorities not being reflected in the most recent presentation.

Council Member Fridstein proposed that Jim Kehoe remain engaged as a design consultant to advise and interface directly with the architect of record, and that a Council subgroup participate directly in design meetings to ensure Council priorities are communicated without intermediary distortion. He also outlined several specific design concerns raised by Kehoe, including: removing the top floor of the building to reduce bulk and cost (estimated savings of several hundred thousand dollars in elevator core construction), revising the corner multi-bedroom unit layouts to improve livability and reduce building area by approximately 4,000 square feet (an estimated \$4 million in savings), improving the lobby aesthetics and functionality, and reconsidering the placement of the community room for better public access.

Council Member Marolt expressed support for broader Council participation in design meetings to prevent information gaps, while also cautioning that Council should remain mindful of the added cost of engaging two architects simultaneously, and that some of Kehoe's conceptual ideas may face practical constraints at the detailed design stage.

Council Member DeAngelo expressed strong concern over inefficiencies and unusable floor plan layouts observed in Erica Golden's plans during prior review sessions, and advocated for Jim Kehoe to have a clearly defined and influential role in guiding the design going forward. She also emphasized that minimizing earthwork and the volume of material removal should be revisited as a priority, given its environmental and community impact.

After discussion, Council reached consensus that all five Council members would be invited to the next design meeting with both architects and staff, that the meeting would be publicly noticed, and that this format would continue until the design direction is sufficiently resolved. Town Manager Kinney confirmed that such a meeting would be arranged within approximately two weeks.

Entryway/Rodeo Project:

Town Manager Kinney confirmed the following directions for the Entryway project, with

Council providing clarifications:

- A test section of kick plates would be removed and replaced with perforated/expanded metal to evaluate appearance, with full implementation deferred until after the rodeo season concludes.
- Color selection for powder-coated seating would continue in parallel so that a final color decision is ready if Council elects to proceed; a larger sample had previously been requested but not yet obtained.
- Additional spruce trees and landscaping would be added at both sides of the entrance to the dirt parking lot.
- Spruce trees would be added near Checkpoint Charlie to screen the fence line as viewed from Brush Creek Road approaching from Highway 82.
- Options for the roundabout treatment—including partial or full stone wall configurations—would continue to be evaluated.

Mayor Shank noted that the Snowmass Arts Advisory Board had added the roundabout plans to its upcoming agenda, and that the Board would subsequently be invited to discuss public art options for the roundabout. The previously discussed wagon display element was agreed to be a lower priority item to be considered opportunistically rather than as a near-term deliverable.

5. Town Council Reports and Actions

Reports and Updates

Council Member Marolt requested that the steering committee of the Transportation Coalition be scheduled to present findings to the Town Council. August 10, 2026 was identified as the preferred date, with August 3 and August 17 as alternatives. Council Member Marolt agreed to confirm availability with the coalition.

Council Member Fridstein reported on a recent EAB meeting, the primary purpose of which was to introduce new staff member Elyse. He noted that the EAB expressed enthusiasm for her participation. In connection with the Council's upcoming August 3rd wildfire mitigation discussion, the EAB indicated it would provide background information to Council in advance, as there was insufficient time to produce a formal official recommendation.

Mayor Shank reported on a recent RAFTA board meeting, which she and Council Member Fridstein attended. Key items included: (1) the launch of a two-year master planning process, with Kimley Horn retained as the consultant; stakeholder and community outreach is expected to begin in early fall, with opportunities for Snowmass Village input; and (2) a resolution supporting a temporary three-year funding arrangement for the Hogback-to-Silt-and-Rifle transit service. Under the proposed arrangement, Garfield County and local municipalities (Rifle and Silt) would collectively fund the service, with their contributions increasing and RAFTA's subsidy decreasing over the three-year period. Garfield County indicated interest at approximately \$125,000 annually rather than the \$200,000 proposed. Mayor Shank noted urgency, as the current funding expires in November and RAFTA must begin building its winter schedule in August.

Mayor Shank also noted that the fire district meeting would take place on Wednesday at 6:00 PM, and that she would be attending a SAAB meeting on Thursday.

6. Executive Session

6.A. Executive Session regarding the yearly Performance Review of the Town Manager

Council canceled Executive Session due to scheduling conflicts.

7. Adjournment

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

Adjourned at 5:37pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 13, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk



**Town Council
Monday, July 20, 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.

Minutes

1. Call to Order

The Regular Meeting of the Snowmass Village Town Council was called to order at 4:01 PM on Monday, July 20, 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(virtually), Tom Fridstein and Alyssa Shenk.

Council Members Absent: none

Planning Commission Members Present: David Seglin, Jim Gustafson, Maggie Helmig and Tom DeNapoli.

Planning Commission Members Absent: Brian Marshack, Stan Clauson and Matt Dube.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Kevin Kiernan, Senior Planner; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Anne Martens, Public Works Director; and Megan Harris Boucher, Town Clerk.

Public Present: John Orton, Andrew Wickes, Alycia Steinberg, Jim D'Agostino, Helen Evers, Connors Ladner, Stefan De Baets, Maxence Bonnamain, Brian McNellis, Chelsea Haner and Whitney Gordon Stalker.

3. Proclamations and Presentations

3.A. Thrive Advisory Board recommendations presentation

Assistant Town Manager Greg LeBlanc introduced members of the Thrive Advisory Committee, which was formed to address the broader "Thrive Snowmass" community challenge. The committee, comprising approximately 20–25 members, met on three occasions and distilled its work into three areas of recommendation.

Community Navigation and Information: Committee members Alycia Steinberg and Whitney Gordon Stalker presented on the need for improved community communication. The core concern was that many residents — including long-time community members — were unaware of existing town programs and services. Proposed low-cost interventions included high-traffic-area signage, a "Did You Know" campaign, QR codes, direct mail inserts, a new resident welcome packet, and a potential town newsletter with student involvement.

Snowmass Pass — Resident Engagement Program: Committee member Chelsea Haner proposed a digital and physical resident pass program serving as a single platform connecting residents to local discounts, events, volunteer opportunities, recreation, and business promotions. The pass would feature unique resident logins, a points-based rewards system for community participation, and special business logins to post promotions. The initiative was intended to strengthen shoulder seasons, increase volunteerism, and build community identity. Andrew Wickes added that restaurants in Aspen are pursuing a similar "locals passport" concept and that Aspen stakeholders had expressed interest in collaborating on such a program.

Support Systems: Andrew Wickes and Brian McNellis addressed the need for stronger year-round economic support. Key points included the "chicken and egg" problem of off-season business closures, a proposal to incubate new businesses with an emphasis on year-round employment capacity, revival of a summer job expo, and use of dark commercial spaces during the off-season for community benefit. McNellis also advocated for a capital reserve fund for HOAs with workforce housing units — modeled after APCHA's existing program in Aspen — to assist with major repair costs such as roof replacements and wildfire-standard upgrades.

Council members expressed strong support for the committee's work. Council Member Gustafson endorsed moving forward on the Snowmass Pass and the "Did You Know" campaign before year-end, and supported exploring business incubation further. Council Member Marolt highlighted interest in researching comparable programs in other communities. Council Member DeAngelo echoed the encouragement to "think big." Council Member Fridstein urged the committee to develop concrete, costed action plans in advance of the October budget season, noting that \$300,000 had been allocated for Thrive initiatives and could roll over if needed.

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. Joint Meeting with Planning Commission

At 4:49 Mayor Shenk and Acting Chair of the Planning Commission, Jim Gustafson opened the Joint Meeting. Gustafson asked Town Clerk Boucher to take roll.

Planning Commission Members Present: David Seglin, Jim Gustafson, Maggie Helmig and Tom DeNapoli.

Planning Commission Members Absent: Brian Marshack, Stan Clauson and Matt Dube.

5.A. Ritz Carlton Sketch Plan Joint Presentation

Community Development Director Michelle Bonfils Thibeault provided a process overview, noting that this sketch plan presentation was the second step in the major PUD amendment process, following a March 16 pre-sketch joint meeting. She clarified that the current session was a presentation only, with formal public hearings to follow at the Planning Commission beginning in August, and subsequently at Town Council. She outlined a schedule of topic-specific Planning Commission hearings: site visit August 5, lodge programming August 19, workforce housing September 2, commercial and conference programming September 16, and a full application review October 7.

Stefan De Baets (President, Elevated Snowmass LLC), Connors Ladner (Principal, Design Workshop), and Maxence Bonnamain (General Manager, Viewline Resorts) presented the sketch plan for the redevelopment of the Wildwood Resort, Viewline Resort, and Snowmass Conference Center.

The applicant emphasized that the existing infrastructure is well past its acceptable lifespan, citing persistent HVAC failures, sewage issues, elevator problems, and guest satisfaction metrics far below brand standards. The proposed redevelopment aims to create a sustainable, year-round economy anchored by a 5-star Ritz Carlton-branded resort, while directly addressing community goals around connectivity, workforce housing, and character preservation.

Key development metrics presented included 167 lodge keys (over 60% larger than existing), 61 fractional ownership units (2–5 bedrooms), 125 on-site workforce housing units (representing a net increase of 117 units above the current 8-unit obligation), a 13.4% increase in conference space, and an increase in parking from 25 to 252 spaces via an underground parking facility. The applicant noted that under code, no workforce housing is required for this redevelopment, making the 125 proposed units an entirely voluntary community benefit.

The applicant responded to pre-sketch feedback on centralized delivery (accommodated in the design via a below-grade logistics center), Benedict Creek daylighting (significant engineering challenges identified; a water feature on the campus was proposed instead), and construction management planning (a formal plan to be submitted with the preliminary plan application). A groundbreaking date of fall 2028 and

opening of spring/summer 2031 were projected.

Town Attorney Jeff Conklin reminded Council and the Planning Commission that, as this was a presentation and not a formal review, only clarifying questions were appropriate at this time.

Council Member Fridstein raised the sensitivity of the community to large-scale construction, the importance of maintaining the town's "funky community character," and suggested that contributions toward a community transit center could represent a meaningful public benefit. Council Member Marolt asked how the project would reflect Snowmass Village's unique identity within the Ritz Carlton brand, and inquired about mixed-unit workforce housing options to support families and longer-term residents. Council Member DeAngelo sought clarification on parking numbers and the net change in workforce housing units relative to current Wildwood use. Council Member Gustafson asked the applicant to address how the large project would preserve the intimate village character called for in the Comprehensive Plan, and how it would protect existing small businesses and the authenticity of the mall.

The applicant responded that their approach to branding is place-driven and highly localized, citing the differentiated character of their Aspen Synergies property as a model. They committed to flexibility on housing unit mix and confirmed that all current large-event uses of the conference center could be accommodated in the new design. The Planning Commission's acting Chair Jim Gustafson raised the importance of pedestrian connectivity, specifically the Benedict Trail corridor, and the need for the conference facility to continue serving the whole community.

Commissioner David Seglin motioned to adjourn the Joint Meeting. Commissioner Maggie Helmig seconded. All in favor.
Joint Meeting Adjourn at 5:59pm.

Mayor Shenk called for a 5-minute break.

6. 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.

6.A. 2026 Draft Agendas

During the review of the draft agendas, Council Member Gustafson requested that a discussion of the community picnic format — in coordination with the Thrive Committee — be scheduled no later than August 17. Town Manager Clint Kinney confirmed a

separate agenda item would be added for a 2027 events calendar rough-draft review on September 22, to allow Council input before the calendar is finalized.

A motion to approve the Consent Agenda was made by Council Member Gustafson and seconded by Council Member Marolt. 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. 11, 2026 - Gas Powered Lawn Equipment - 2nd reading

No public comment was received. No substantive changes were noted from the first reading.

A motion to approve Ordinance No. 11, 2026 was made by Council Member Fridstein and seconded by Council Member Gustafson. Roll call vote, all in favor.

8.B. Ordinance No 13, 2026 - Fire Ban Enforcement - 2nd reading

No public comment was received. No substantive changes were noted from the first reading.

A motion to approve Ordinance No. 13, 2026 was made by Council Member Marolt and seconded by Council Member Gustafson. Roll call vote, all in favor.

9. Administrative Reports

10. Town Council Reports and Actions

Reports and Updates

Council Member Fridstein reported on a recent meeting with the Roaring Fork Fire District regarding a proposed 0.5-cent sales tax increase for revenue needs, cautioning the district on community sensitivity and recommending a significant portion of early funds be dedicated to wildfire mitigation. He also reported on a RWAPA pre-retreat meeting, noting that Ruedi Reservoir water levels are expected to drop significantly later in the summer due to contract holders demanding water releases, with refill prospects for the following year also uncertain.

Council Member Marolt reported on the most recent Board of Health meeting, noting no significant public health alarms. Seasonal patterns included a reduction in respiratory illness and a modest uptick in gastrointestinal illness. Ticks and bats were noted as minor concerns. She noted some public confusion over the Taylor Farms lettuce

contamination situation, with Colorado health officials indicating no local impact.

Mayor Schenk reported on the following: Parks and Recreation Board (POSTR) is holding open houses to gather community feedback on playground designs, at Town Park on July 29 (3:30–5:00 PM) and during the regular POSTR meeting on August 12 (4:30–5:30 PM). Staff was directed to ensure outreach reaches families with young children. The Snowmass Arts Board (SAAB) met and received positive feedback on proposed entryway design concepts; SAB's sculpture committee is coordinating with Anderson Ranch on a rotating sculpture program, with a potential presentation to Council on August 10. The NWCCOG retreat is scheduled for August 6 at The Hoffman Hotel in Basalt. Lastly, Mayor Schenk raised the question of whether staff should develop a policy allowing long-term workforce housing residents who are unable to meet their hour-worked requirements due to debilitating illness to remain in their housing. Council directed staff to research comparable policies — including APCHA's approach — and return with options for discussion.

11. Adjournment

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

Adjourned at 6:27pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 20, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

August 17, 2026

Agenda Item:

Discussion and Consideration to adopt Resolution No. 17, 2026 regarding Enclave Subdivision

Presented by:

Michelle Bonfils Thibeault, AICP, Community Development Director

Background:

A Final Plan application submitted in May 2021 was approved by Town Council in Ordinance No. 9, Series of 2021 for development on the Expansion Parcel of five free-market units and one restricted unit and associated reconfiguration of the existing development concerning the Arrival Center, Units 100, 113, 213 and 313, driveway and parking improvements.

The application for a Subdivision Exemption Plat Vacation is a condition of approval in Ordinance No. 9, Series of 2021 and reflects compliance with all other conditions of approval including updated condominium documents required, the Third Supplemental Condominium Declaration as well as Third Supplemental Plat.

The Subdivision Exemption Plat Vacation will incorporate the Expansion Parcel into the primary Enclave Condominium Plat and related governing documents.

Per Subdivision Exemptions, Section 16A-5-500 the Town Council is authorized to exempt certain activities from the terms of the subdivision regulations including lot combinations of platted lots. The requested application meets the following standards outlined in Section 16A-5-530:

1. Exemption is necessary for the preservation and enjoyment of substantial property rights of the applicant.
2. The exemption is consistent with the preservation of the goals, objectives and standards of the particular subdivision involved.
3. No new lots are created.
4. The exemption complies with the development code specifically in relationship to land use approvals granted by Ordinance No. 9, Series of 2021.
5. No adverse impacts are created on land abutting upon the subject property.
6. There is no increase in total allowable floor area with the granting of this exemption. Former development rights were created with the adoption of Ordinance No. 9, Series of 2021.

The application is available here: [Enclave Subdivision Exempt Plat Vacation LUA](#)

Financial Impact:

There is no direct fiscal impact to the Town.

Applicability to Council Goals & Objectives:

N/A

Council Options:

Town Council is asked to authorize the requested Subdivision Exemption Plat Vacation to allow the Applicant to formally incorporate the Expansion Parcel into the primary Enclave Condominium Plat and related governing documents.

- 1) Approve Resolution 17, 2026
- 2) Modify, then approve Resolution 17, 2026
- 3) Provide further direction to Staff

Staff Recommendation:

It is the recommendation of Town Staff, that the Council, by motion:
Approve Resolution No. 17, Series of 2026.

Attachments:

1. Resolution No. 17, 2026 - Enclave - Vacate Exemption Plat updated 081426

**TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL**

**RESOLUTION NO. ____
SERIES OF 2026**

**A RESOLUTION APPROVING THE VACATION OF THE SUBDIVISION
EXEMPTION PLAT FOR THE EXEMPTION PARCEL OF THE ENCLAVE
CONDOMINIUMS DEVELOPMENT**

RECITALS

- A. The Town of Snowmass Village ("TOSV" or the "Town") is a home-rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of the Constitution of the State of Colorado.
- B. The Enclave Association, Inc. A Colorado nonprofit corporation (the "Association") and RA Enclave, LLC, an Indiana limited liability company ("RA Enclave") (collectively, the "Applicant") applied for Vacation of a Subdivision Exemption Plat Recorded in the real property records of Pitkin County at Reception No. 682478 related to the Expansion Parcel of the Enclave Condominiums project (the "Application").
- C. By Ordinance No. 28, Series of 1978, the Town Council approved the Final Planned Unit Development for the Enclave project together with the Subdivision Plat for Parcel N on a site containing 4.05 acres or 176,418 square feet, 39 condominium units and one employee/manager unit calculating to approximately 1 dwelling units per acre.
- D. By Resolution No. 18, Series of 1983, the Town Council approved an amendment to certain restrictions contained in Ordinance 28 to provide for the use of the Enclave Condominium manager's apartment (Unit 100) by individuals other than employees of the Enclave Condominium Association.
- E. By Ordinance No. 12, Series of 1990, the Town Council approved an Amendment to the Parcel N PUD (Ordinance 28) for a 1,685 square foot Arrival Center on the Enclave Condominiums including modifying the parking areas for 49 spaces on the site.
- F. By Resolution No. 4, Series of 2017, the Town Council approved deferrals of the construction management plan drawings, a detailed landscape plan, and updated condominium documents to the Final PUD submission, and waived the Brush Creek Impact Report and the Wildlife Habitat Analysis as part of a Preliminary Plan review.

- 47 G. By Resolution No. 7, Series of 2018, the Town Council approved the
48 Enclave Major PUD Amendment Preliminary Plan.
49
- 50 H. By Ordinance No. 9, Series of 2021, the Town Council approved the
51 Enclave Major PUD Amendment Final Plan with associated variations from
52 buildout development parameters, a re-zoning from PUD to MF, a Plat
53 Amendment, and a Subdivision Exemption Creating an Expansion Parcel,
54 as well as Subsequent Condominiumization of Affected Units.
55
- 56 I. As set forth in Condition 18 of Ordinance No. 9, Series of 2021, the
57 "Expansion Parcel" was created to allow for development of additional units,
58 which would later be condominiumized and incorporated into the Enclave
59 Condominiums project through a Third Supplemental Condominium Map
60 and Supplemental Declaration.
61
- 62 J. To allow the completed units to be incorporated into the Enclave
63 Condominiums project, the Town Council wishes to vacate the Subdivision
64 Exemption Plat for the Expansion Parcel by this Resolution, as
65 contemplated by Condition 18. Such action will cause the Enclave
66 Condominiums to encompass the entirety of Parcel N Subdivision, as
67 shown in the Amended Final Plat Parcel N Subdivision, recorded in the Real
68 Property Records of Pitkin County on November 10, 2021 at Reception No.
69 682476.
70
- 71 K. A public hearing was held before the Town Council on August 17, 2026 to
72 review the Application.
73
- 74 L. The Town Council finds the Application meets the applicable requirements
75 of Section 16A-5-460 of the Code, and wishes to approve the Application
76 subject to the conditions set forth in this Resolution.
77

78 NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town
79 of Snowmass Village, Colorado:
80

81 **Section One: General Findings.** The Town Council finds as follows:
82

- 83 1. The foregoing recitals are incorporated herein as findings of the Town
84 Council.
85
- 86 2. The Applicant has submitted sufficient information pursuant to the Municipal
87 Code to permit the Town Staff and the Town Council.
88
- 89 3. All public notification requirements, as set forth in Section 16A-5-60(b) of
90 the Municipal Code, have been satisfied.
91

4. The Applicant has satisfied the conditions of Ordinance No. 9, Series of 2021 to allow for approval of this Resolution to Vacate the Subdivision Exemption Plat for the Expansion Parcel.

Section Two: Action. The Town Council hereby approves the Application and vacates the Subdivision Exemption Plat for the Expansion Parcel, subject to the conditions stated in Section Three below.

Section Three: Conditions. The approval shall be subject to satisfying the following conditions:

1. The Applicant shall record the Third Supplemental Condominium Map and Supplemental Condominium Declaration in the public records of Pitkin County prior to recording this Resolution, and the vacation of the Subdivision Exemption Plat for the Expansion Parcel approved by this Resolution shall have no effect until this Resolution is so recorded.
2. In the event that the Third Supplemental Condominium Plat and Third Supplemental Condominium Declaration have not been recorded by December 31, 2028, the approval memorialized by this Resolution shall be null and void.
3. Unit 100 of The Enclave Condominiums, as shown on the Third Supplemental Map, which Unit includes the original manager's unit, original fitness room and part of the stairway, pursuant to Section Four, Condition 18(c) of Ordinance 9, Series of 2021, is permitted for "free market residential use."
4. The Applicant shall comply with all conditions of Ordinance No. 9, Series of 2021.
5. Any and all conditions from previous approvals that have not been satisfied or amended by this approval remain intact and are enforceable.

INTRODUCED, READ, AND ADOPTED by the Town Council of the Town of Snowmass Village, Colorado on this ____ day of _____, 2026, with a motion made by Council Member _____ and a second by Council Member _____, by a vote of __ in favor and __ opposed.

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

Alyssa Shenk, Mayor

ATTEST:

Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

Jeff Conklin, Town Attorney

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

August 17, 2026

Agenda Item:

An Update and Discussion regarding the Town Picnic on October 3, 2026

Presented by:

Julia Theisen, Tourism Director

Background:

Snowmass Tourism produces the Community Picnic annually. Council has requested that the picnic be enhanced to create more community engagement. Tourism has made some recommendations for this year's picnic and will attend the Council meeting to discuss the ideas and garner feedback in an effort to make it more "local".

Ideas to enhance the picnic for 2026 consist of changing food location to the Gazebo and utilizing the soccer fields for picnic blankets and games. This gives a bigger footprint to support the attendance of more locals and some fun activities. We will still have free access to the Rec Center that day as well.

Suggested Additions in 2026

- Bounce house
- Corn hole
- Baking contest or a potluck component
- Fire truck and police car (for the little ones)
- Face Painting
- Bubbles
- Sidewalk Chalk

- Ice cream truck
- Invite local business and nonprofits to have tables and share information
- music

We hope that these suggestions will help grow this activation for the local community and create higher engagement.

One consideration for next year 2027 is holding the picnic on June 5th to possibly reach even more of the local community. There are typically more people around the first week of June (not much but a few more). This also gives us a local season kick off and then we have the community potluck for the winter kick off instead of having both events

so close on the calendar.

Financial Impact:

There is no financial request. Costs will be incorporated into the events budget.

Applicability to Council Goals & Objectives:

Increase community engagement to foster emotional connectivity. The community picnic has been a beloved community tradition in Snowmass and serves as an annual opportunity of residents to gather. Enhancing the picnic to increase community engagement fits into this goal

Council Options:

For discussion; no formal action is required.

Staff Recommendation:

Council should review the ideas presented and offer any feedback for the 2026 picnic on October 3.

Attachments:

None

Town of Snowmass Village Agenda Item Summary

Date of Meeting:

August 17, 2026

Agenda Item:

A Review and Discussion regarding an updated Employee Housing Mitigation Study

Presented by:

Michelle Bonfils Thibeault, AICP, Community Development Director

Background:

Housing is consistently one of the highest priorities for the Snowmass Village community to ensure the future economic and social sustainability of the Town. Ordinance No. 03, Series of 2011 required developers to provide housing for 60% of total employees generated by development based on an Employee Housing Mitigation Support Study by RRC Associates, Inc. The 2018 Comprehensive Plan reinforces the goal of mitigating development by providing workforce housing including Goal E.2 to increase Employee Housing beyond 60% to housing full-time year-round employees.

The Planning Commission adopted Resolution No. 11, Series of 2025 and the Town Council subsequently adopted Ordinance No. 1, Series of 2026 to increase the mitigation rate from 60% to 100% acknowledging no meaningful progress toward the shortfall of 508 units described in a previous Housing Needs Assessment had been accomplished. As part of this increase, Council agreed to update the 2011 mitigation study to ensure the necessary legal requirements, such as rational nexus, were being met.

In April 2026, EPS was contracted by the Town to further review the details of the Housing Mitigation requirements including current Employee Generation Rates for commercial and residential development including redevelopment; and the application of those mitigation rates.

This presentation provides Town Council with the initial findings for Council discussion to provide Staff direction on the following three topics,

1. Updated Mitigation Rates;
2. Updated base metrics; and
3. Updated Fee-In-Lieu Rates.

Following are highlights on each:

1. Updated Mitigation Rates – Revised Commercial, Residential, and

proposed Residential Remodel requirements

Challenges for Commercial:

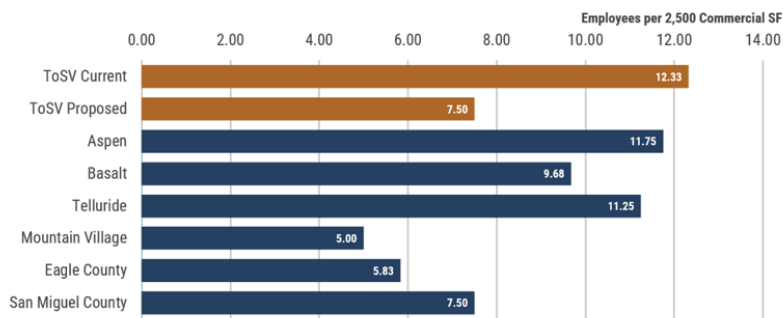
- Existing commercial mitigation requirements in Section 16A-4-410 of the municipal code are complicated identifying different requirements for different uses (i.e. office: *finance* versus office: *real estate*) across multiple categories.
- The different uses have outdated metrics of employee generation rates.

Considerations for Commercial:

- Updated and simplified employee generation rates:
 - will create a more transparent means to implement required mitigation for new commercial development.
 - are in the range of peer communities.

PEER COMPARISON – COMMERCIAL

EMPLOYEES GENERATED PER 2,500SF OF COMMERCIAL



Note: ToSV Current bar uses rate for Commercial land use, including general retail, grocery, liquor, and convenience.

Source: Economic & Planning Systems, RRC Associates

Economic & Planning Systems, Inc.

21

- Implementation of 100% mitigation on new commercial development may incentivize redevelopment over new commercial applications.
- Section 16A-4-410 (e.) provides for a 115% mitigation credit towards redeveloping properties. This code section supports the Comprehensive Plan Goal B.2 Encourage Redevelopment and Rehabilitation in the Village Core.

Challenges for Residential:

New residential development is extremely limited as a percentage of development in the Town. Residential remodels account for the primary development activity more than doubling from 22 residential remodel permits in 2023 to 46 permits year-to-date in

2026.

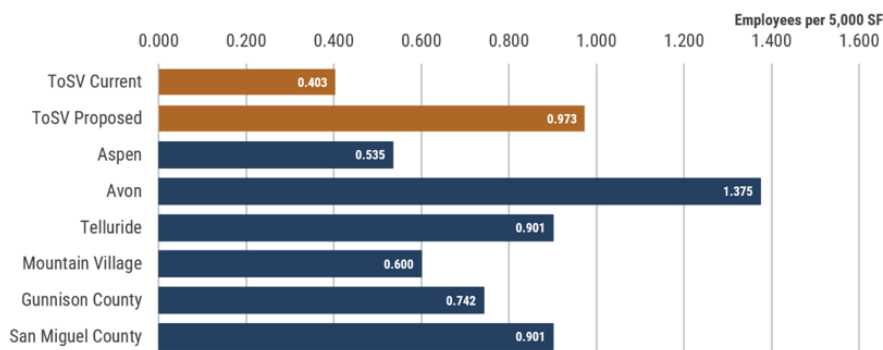
- No workforce housing mitigation is currently required for residential remodels or additions.

Considerations for **New Residential**:

- Over 40% of the land in Town limits is zoned residential with an increasing number of high value remodel permits occurring.
- Updated new construction residential employee generated rates are in the range of peer communities.

PEER COMPARISON – RESIDENTIAL

EMPLOYEES GENERATED PER 5,000SF OF SINGLE-FAMILY



Source: Economic & Planning Systems, RRC Associates

Economic & Planning Systems, Inc.

20

Considerations for **Residential Remodel**:

- Over 40% of the land in Town limits is zoned residential with an increasing number of high-value remodel permits occurring.
- Impacts of high-value remodel permits are proposed to be mitigated for based on the value of the remodel permit (\$1M+ value).
- Mitigation for high value permits will exclude mitigation for minor efforts of which minor impacts are generated.
- The example below shows a \$2M valued remodel required to pay a Housing Mitigation fee of \$36,825.

EXAMPLE: RESIDENTIAL REMODEL

	Remodel Fee-in-Lieu		
Description	100% mit.	60% mit.	Notes and Sources
Employee Generation			
[A] Employee generation rate per	0.0673	0.0673	Town Code Section 16A-4-410; RRC Assoc.
	\$1,000,000	\$1,000,000	
[B] Remodel permit value	\$2,000,000	\$2,000,000	Test input
[C] Employees generated	0.135	0.135	[A] x [B] / 1,000,000
Mitigation Units			
[D] Mitigation rate	100%	60%	Town Code Section 16A-4-400.
[E] Employees per unit	1.75	1.75	
[F] Units to be Mitigated	0.08	0.05	[C] x [D] / [E]
[G] Unit size (sf)	750sf	750sf	Town Code Section 16A-4-410.
[H] Square feet to be mitigated	58sf	35sf	
[I] Gap per sq. foot	\$638	\$638	See Gap Calculation table.
[J] Fee in Lieu	\$36,825	\$22,095	[H] x [I]

Source: Town of Snowmass Village Code, Economic & Planning Systems, RRC Associates

Economic & Planning Systems, Inc.

31

2. Updated base metrics – unit size, employees per unit

- The current square footage required provides for the smallest studio unit allowed by the code, in conflict with long-term residency goals.
- Peer communities minimum unit size range is 700-750 sf allowing for a one-bedroom unit that can be occupied by more than a single person.
- Defining a building cost per square foot creates transparency and predictability for implementing Cash-In-Lieu option.

3. Updated Fee-In-Lieu calculations

Challenges:

- * Fee-in-lieu needs to be defined to implement Residential mitigation; current code 16A-4-420(3) leaves the fee as a negotiation with Town Council.

Considerations:

- * Updated Residential fees are in the range of peer communities.
- * Updated Commercial fees are in the range of peer communities and at a rate that promotes commercial development to provide units over Fee-In-Lieu.

EXAMPLE: RESIDENTIAL FEE-IN-LIEU

SINGLE FAMILY

Description	Snowmass Village				Peers: Residential Linkage								Peers: IZ		Notes and Sources
	Current	Updated	Current	Updated	Aspen	Avon	Telluride	Mountain Village	Gunnison County	San Miguel County	Vail	Basalt			
Employee Generation															
(A) New Raw Residential Square Feet	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000			Test input
(B) Employees Generated per 5,000sf	0.403	0.403	0.973	0.973	0.535	1.375	0.901	0.600	0.742	0.901	—	—			(A) x generation rate or (A) in generation formula
Mitigation Area															
(C) Inclusionary Zoning															
(D) GFA Rate (incl.)	—	—	—	—	—	—	—	—	—	—	74%	74%			Estimate based on Vail data.
(E) Set-Aside Rate	—	—	—	—	—	—	—	—	—	—	10%	20%			Policy
Linkage															
(F) Mitigation Rate	100%	60%	100%	60%	100%	25%	90%	60%	40%	90%	—	—			Policy
(G) Employees per Unit	1.00	1.00	1.75	1.75	1.75	1.75	1.75	1.75	1.77	1.75	—	—			Survey. ToSV set equal to peers
(H) Unit Size (sf)	448	448	750	750	700	750	700	700	850	700	825	950			Policy
(I) Square feet to be mitigated	181	108	417	250	214	147	324	144	143	324	369	737			(B) x (F) x (G) / (H) for linkage (A) x (D) x (E) for IZ
Fee-in-Lieu															
(J) Affordability Gap per FTE	—	—	—	—	\$431,077	\$87,463	—	—	—	—	—	—			Gap between market unit and affordable unit. Gap may be per SF or per FTE.
(K) Fee per Square Foot	\$638	\$638	\$638	\$638	—	—	\$902	\$606	\$307	\$928	\$676	\$538			(J) x (I) or (I) x (D) x (E)
(L) Total Fee Amount	\$115,323	\$69,194	\$264,282	\$159,721	\$230,626	\$30,872	\$292,595	\$87,264	\$43,827	\$301,629	\$249,112	\$396,660			

Source: Town of Snowmass Village Code, Economic & Planning Systems, LLC Associates
Note: Fee per square foot for Basalt is for Category 2: 6% - 100% AM.

Economic & Planning Systems, Inc.

28

EXAMPLE: COMMERCIAL FEE-IN-LIEU

COMMERCIAL

Description	Snowmass Village				Peers: Commercial					Notes and Sources
	Current	Updated	Current	Updated	Aspen	Basalt	Telluride	Mountain Village	Eagle County	
Employee Generation										
(A) New Raw Commercial Square Feet	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	Test input
(B) Employee Generation Rate (per 1,000sf)	4.93	4.93	3.00	3.00	4.20	3.23	4.50	3.00	2.33	Town codes.
(C) Employees Generated	12.33	12.33	7.50	7.50	11.75	8.06	11.25	5.00	5.83	(A) x (B) / 1,000
Mitigation Units										
(D) Mitigation Rate	100%	60%	100%	60%	65%	15%	40%	40%	45%	Town codes.
(E) Employees per Unit	1.25	1.25	1.25	1.25	1.25	1.43	1.50	1.25	1.25	Town codes.
(F) Units to be Mitigated	7.04	4.23	4.29	2.57	4.36	0.85	3.00	1.14	1.50	(C) x (D) / (E)
(G) Unit Size (sf)	750	750	750	750	700	701	825	700	700	Town codes.
(H) Square feet to be mitigated	5,282	3,169	3,214	1,929	3,055	593	2,475	800	1,050	(F) x (G)
Fee-in-Lieu										
(J) Affordability Gap per FTE	—	—	—	—	\$431,077	—	—	—	—	Gap between market unit and affordable unit. Gap may be per SF or per FTE.
(K) Fee per Square Foot	\$638	\$638	\$638	\$638	—	\$538	\$676	\$902	\$606	(J) x (I) or (I) x (D) x (E)
(L) Total Fee Amount	\$3,717,978	\$2,623,187	\$2,051,914	\$1,231,148	\$3,292,351	\$319,022	\$1,672,481	\$721,600	\$636,380	

Source: Town of Snowmass Village Code, Economic & Planning Systems, LLC Associates

Economic & Planning Systems, Inc.

29

The presentation is available here: [Housing Mitigation Linkage Update](#)

Financial Impact:

Updating employee generation rates and related requirements for required mitigation unit size, adopting a specific calculation for Cash-In-Lieu, and capturing high-value residential remodel impacts will support the Housing Fund to create workforce housing.

Applicability to Council Goals & Objectives:

2018 Comprehensive Plan – Applicable Strategic Initiatives

- Focus on new development and/or redevelopment within the identified CPAs.
- Continue to support a viable workforce and our commitment to workforce housing by exploring opportunities that best balance the character and resources of the

Town.

- Strengthen local economic opportunities to assure vibrancy

2018 Comprehensive Plan – Applicable Goals

- Goal E: Expand Housing Choice & Affordability
- Goal E.1: Focus New Housing within the Nodes
- Goal E.2: Provide More Employee Housing

Council Options:

This is a discussion item only. Council input is necessary for:
Mitigation Rate,
Mitigation unit size, and
Mitigation unit price (Fee-In-Lieu).

Staff Recommendation:

Staff recommends Town Council hear a presentation by EPS and Staff, have discussion to direct staff on key inputs and policy questions related to Mitigation Rate, Mitigation unit size, and Mitigation unit price (Fee-In-Lieu).

With Council input, a draft Ordinance will be brought forward for First and Second readings to formally adopt a final policy and associated land use code amendments.

Attachments:

None