

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

December 17, 2025

Members Present:

Matt Dube, Chair
Brian Marshack, Vice Chair
Jami McMannes
Jim Gustafson
David Seglin
Stan Clauson

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Clint Kinney
Kevin Rayes

Members Absent:

Doug Faurer

Others Present: Patrick Rawley, JR Sprung, Erica Golden, Oscar Carlson, Sanskruti Kakadiya, Sara Tie, Tristan Francis, Gyles Thornley

Call to order: The meeting was called to order at 4:01 p.m. by Matt Dube, Chair. Commissioner Faurer was absent.

Item 1: Meeting Minutes from December 3, 2025:

The minutes from the December 3, 2025, meeting were presented for approval. Corrections to the previous minutes were made, minutes were unanimously approved as amended 6-0.

Item 2: Draw Site PUD -Preliminary Plan

Brian McNellis, Senior Planner, re-introduced the preliminary plan review for the Draw Site workforce housing development continued from the previous meeting. Mr. McNellis explained the project has undergone extensive review over several years, including sketch plan review, public outreach, and multiple Planning Commission hearings, and that staff recommends approval of Resolution 10, Series of 2025, based on the project's consistency with the Town's land use code and comprehensive plan goals, particularly in advancing workforce housing near the Town Center. Staff outlined the proposed process for the evening, including opening the public hearing, taking public comment, and proceeding to Commission discussion and action. The public hearing was opened and no members of the public spoke, and the public hearing was closed.

The Planning Commission then discussed several key issues, including road safety at the hairpin turn and the feasibility of snow-melt systems, balancing safety concerns with energy use and cost impacts. Commissioners discussed the lighting impacts, particularly the potential light spill from building façades, balconies, rooftops, and the parking garage, agreeing to strengthen conditions to require shielded fixtures, and careful treatment of garage lighting. Additional discussion focused on parking flexibility and transportation strategies to support long-term project feasibility, including the potential to reduce parking requirements in the future and encourage transit use and car-share options. The Commission also reviewed stormwater management approaches, agreeing to retain flexibility in the resolution regarding above- or below-grade detention based on final engineering.

Further discussion addressed the project's steep slopes and building height. Staff and the applicant clarified that most slope impacts relate to retaining walls and trail realignment rather than the main building footprint, and that the Town Council will be required to consider these issues, including the need for a supermajority vote. Commissioners directed that findings be expanded to more clearly document these considerations. The Commission also discussed procedures for future project changes and supported including language recommending that, should substantial modifications occur, the Town Council consider referring the project back to the Planning Commission for further review.

Following discussion, the Planning Commission approved Resolution 10, Series of 2025, with amended findings and conditions addressing lighting mitigation, parking flexibility, and acknowledgment of slope impacts. The motion passed on a 5-1 vote, with Commissioner Gustafson opposed, citing concerns about building scale and urban character. Commissioner Faurer was absent from the vote.

Item 3: Timbermill Comprehensive Sign Plan:

Community Development Director Dave Shinneman introduced Resolution 12, Series 2025, regarding the Timbermill Building Comprehensive Sign Plan Amendment. Staff and the applicant presented the proposed amendment, which updates and consolidates previously approved comprehensive sign plans originally adopted in 1989 and 1991, and aligns Timbermill signage regulations with the recently updated Snowmass Mall/Gateway Comprehensive Sign Plan.

Commissioners discussed sign scale, painted wall signage, slope-side visibility, enforcement clarity, and consistency between sign plans, while acknowledging site-specific conditions. Particular concern was expressed regarding the size of slope-side painted signage and the potential for unintended precedent. Commissioners directed staff to incorporate amendments addressing these concerns and to ensure greater consistency between the Timbermill and

Mall/Gateway Comprehensive Sign Plans. Following discussion, the resolution was approved as amended, unanimously, 6–0.

Item 4: Community Development Director Updates:

- New Planning Commission members were appointed by Town Council
- Thank you to Doug and Jami for their time serving the Planning Commission
- The Drawsite will proceed to Town Council on January 20th

Adjournment: The meeting adjourned at 6:38 p.m.