

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

December 3, 2025

Members Present:

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

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Clint Kinney
Kevin Rayes

Members Absent:

Doug Faurer, Stan Clauson

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

Call to order: The meeting was called to order at 4:01 p.m. by Matt Dube, Chair. Commissioners Faurer and Clauson were abs.

Item 1: Meeting Minutes from November 19, 2025:

The minutes from the November 19, 2025 meeting were presented for approval. Commissioner Gustafson requested edits to the meeting minutes. Chair Dube motioned to approve the minutes, seconded by Commissioner McMannes. The motion passed unanimously, 5-0.

Item 2: Workforce Housing Mitigation Code Amendment:

Dave Shinneman, Community Development Director, reintroduced the proposed code amendment to increase the current housing mitigation requirement from 60% to 100%. Staff presented a resolution prepared following the Commission's direction at the previous meeting and noted the corresponding ordinance language had already been drafted by the town attorney. Staff explained the amendment would raise the mitigation requirement to 100% and would also increase the redevelopment credit to ensure redevelopment applicants are not disadvantaged.

The Commission continued its discussion of the housing mitigation revisions. During this conversation, commissioners confirmed their action would serve as a recommendation to the Town Council, as all land-use code amendments must first be reviewed by the Planning Commission. Staff clarified increasing the

mitigation percentage would not automatically meet the housing demand. However, the increase is expected to help address broader workforce housing needs. Staff also noted a new demand study will be presented to the Town Council at its upcoming meeting and that a comprehensive update to the study is planned for next year with consultant support.

Following discussion, the Commission voted unanimously to approve Resolution No. 11 of 2025. Staff added consultant work on the revision is expected to begin in the first quarter.

Item 3: 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. The Planning Commission then continued its review of the Draw Site Workforce Housing PUD Preliminary Plan. Staff reiterated their recommendation for approval and the project has changed significantly since the sketch plan stage, including a reduction from 80 to 66 units, consolidation into a single building, and adjustments lowering the building's perceived height and mass from key public viewpoints. The Commission viewed the fly-through animation illustrating the updated design requested from the previous meeting, which features varied materials, stepped façades, and enhanced outdoor spaces with improved solar exposure. Staff also reviewed building height compliance, explaining how measurements from existing and finished grade meet code requirements, and commissioners asked follow-up questions about the methodology.

The Commission then discussed traffic and site access. The traffic study concluded the Upper Kearns intersection will continue to operate at a Level of Service B, and staff noted many current down-valley commuters would instead live on site, reducing regional traffic impacts. A couple of commissioners expressed concern regarding circulation around the Snowmass Center and the effect of future redevelopment, requesting the traffic study's safety recommendations be incorporated as conditions of approval. Parking was also reviewed; the applicant confirmed 103 on-site spaces, exceeding both the number of bedrooms and the requirements of the updated parking code. Commissioners generally agreed the parking supply was adequate given the site's proximity to transit and broader community goals to reduce reliance on cars.

Lighting was identified as a question requiring further discussion. Commissioners stressed the need to prevent the building from appearing as a bright focal point at night and requested conditions requiring fully shielded fixtures, minimized light spill, careful treatment of balcony and rooftop lighting, and consideration of window shading to reduce interior glow. The Commission also reviewed pedestrian circulation and discussed additional trail connections. Staff explained constructing a trail on the steep 35-foot grade near the point site would require extensive switchbacks and is not feasible. The proposed

underground stormwater system on the point site was discussed in the context of future flexibility, and staff confirmed it may have be relocated in the future if necessary to accommodate other community uses.

The Chair opened the public hearing, no one spoke and the public hearing was closed. The commission discussed if additional time was needed to discuss—the building scale, massing, and architectural character. Some members said this had been discussed but were willing to allow more if needed. The applicant then asked if additional information was needed or if there were questions on this topic they could work on. In response, Commissioner Gustafson stated that the proposal felt too large for the site and raised concerns about the overall massing. He noted that he could not support the project as currently presented. Several Commissioners including McMannes, Dube and Marshack indicated their support of the project as presented. Following this discussion the Commission unanimously voted to continue the review to the December 17th meeting, where staff will return with a revised draft resolution incorporating the additional conditions and feedback provided tonight.

Item 3: Community Development Director Updates:

- Commissioner Doug Fauer is retiring from the Planning Commission.
- Commissioner McMannes will be stepping down
- The next meeting will be on December 17th

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