

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

November 19, 2025

Members Present:

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

Staff Present:

Dave Shinneman
Brian McNellis
Ashleigh Huff
Clint Kenney
Kevin Rayes

Members Absent:

None

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

Call to order: The meeting was called to order at 4:01 p.m. by Matt Dube, Chair. No commissioners were absent.

Item 1: Meeting Minutes from August 20, 2025:

The minutes from the October 1, 2025 meeting were presented for approval. Commissioner Gustafson motioned to approve the minutes, seconded by Commissioner Clauson. The motion passed unanimously, 7-0.

Item 2: Workforce Housing Mitigation Code Amendment:

Dave Shinneman, Community Development Director, introduced the proposed code amendment to increase the current housing mitigation requirement from 60% to 100%. Mr. Shinneman noted the existing ordinance dates back over a decade and that the Town currently has approximately 3,519 workers, with an estimated existing housing shortage of 300 units and an additional projected need of 208 units to meet future demand. It was clarified that the proposed change would apply to both commercial and residential development and would require mitigation for 100% of generated employees rather than the current 60%. Staff also confirmed that redevelopment credits would continue to apply, allowing projects to rebuild existing units without additional mitigation requirements until development exceeds current density by more than 115%.

Commissioners discussed whether the amendment aligns with long-term policy goals, the financial impact on redevelopment projects, and whether the proposal should be supported by updated housing studies. Staff and the Town Manager acknowledged concerns and explained a full updated mitigation analysis is planned for 2026, and that this amendment serves as an interim measure. After further discussion, the Commission requested staff prepare a formal resolution and bring it back for review and action at the December 3rd meeting. The motion to proceed passed unanimously.

Item 3: Draw Site PUD -Preliminary Plan

Brian McNellis, Senior Planner, introduced the preliminary plan review for the Draw Site workforce housing development, noting this was the first formally noticed public hearing at the preliminary stage following prior concept discussions and joint meetings with the Town Council. Town Manager Clint Kinney provided an overview of the project, explaining his dual role as the town's representative and part of the quasi-judicial review process with the Planning Commission. He highlighted the unique situation in which the Town Council, as property owner, is also the eventual approver. The site, acquired decades ago, was designated for workforce housing in the 2021 Workforce Housing Master Plan. Sketch plans were approved by the council and Planning Commission, and in 2024, voters authorized construction of up to 79 units (118 bedrooms) with a budget of \$86,000,000. Feedback from prior public hearings and Planning Commission input informed refinements to the current design, which staff now submitted for Commission review.

Patrick Rawley of Rawley Design Planning introduced the design team, including Kevin Reyes, Erica Golden, Sarah Tie, and JR Spung. The team presented the updated project design proposing 66 affordable housing units (98 beds) with a mix of studios, one-, two-, and three-bedroom units. The plan features two levels of structured parking, additional surface parking, internal pedestrian connections, and rooftop and outdoor amenity spaces. The team addressed questions regarding building height, terraced retaining walls, site grading, and access for pedestrians, bicycles, and vehicles, confirming ADA compliance and provisions for e-bike storage and charging. Drone visualizations showed the building would not break the ridgeline from key public viewpoints.

The Commission discussed review procedures, agreeing to proceed through the thirteen direction items from the Town Council, with clarification that preliminary plan approval authorizes preparation of the final plan but does not constitute construction approval. Staff noted potential need for a future meeting depending on discussion depth. Topics included Brush Creek impact areas, stormwater management, pedestrian and vehicle access, shared roadway bike access, and ADA-compliant entry. Commissioners reviewed project alignment with the 2018 Comprehensive Plan, noting support for workforce housing, energy efficiency, minimal environmental impact, open space preservation, water

availability, and integration of solid waste and mobility planning. The applicant stated that the architectural character, materials, and color palette were designed to complement surrounding features and highlight Town Hall as a visual focal point. These items as well as fire safety considerations, including water pressure and a planned fire pump, were discussed, and low-VOC materials were noted, though formal LEED certification was not pursued at this stage.

During the discussion of the architecture, massing and materials a few Commissioners requested additional details on retaining wall materials, heights, setbacks, and 3D visualization for the next meeting. Some Commissioners indicated reviewing remaining evaluation points may require one or more additional sessions. A few commissioners also requested a 3D site model with topography to help facilitate understanding of grading, building massing, and site integration. Public comment was opened with none provided. The meeting concluded and the item continued to the December 3rd Planning Commission meeting.

Adjournment: The meeting adjourned at 6:20 p.m.