

TOWN OF SNOWMASS VILLAGE

PLANNING COMMISSION MEETING MINUTES

March 18, 2026

Members Present:

Matt Dube, Chair
Brian Marshack, Vice Chair
Maggie Helmig
Jim Gustafson
David Seglin
Stan Clauson
Tom De Napoli

Staff Present:

Dave Shinneman
Jeff Conklin
Ashleigh Huff
Lauren Litchet

Members Absent: None

Others Present: Jim Pidcock, Brooke Stott

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 of March 18, 2026:

The minutes from the February 18, 2026, meeting were presented for approval. Following the name correction of Commissioner De Napoli the minutes were unanimously approved 7-0.

Item 2: Wildfire Resiliency Code Amendment:

Community Development Director, Dave Shinneman, opened discussion on the continued agenda item regarding the proposed adoption of the State Wildfire Resiliency Code, noting that the item had previously been continued at the Planning Commission's request so the proposal could also be reviewed by the Design Review Committee. Mr. Shinneman explained that staff from the building department, fire district, and the town attorney's office were present to answer questions regarding implementation of the code. Commissioner Gustafson referenced a recent meeting with fire officials, noting that the discussion helped clarify many concerns and demonstrated strong alignment among the Town, the fire district, and local HOAs regarding implementation of the code.

Commissioners raised questions regarding whether wood siding would continue to be permitted when paired with fire-resistant underlayment products such as DensGlass. Lauren Litchet, Building Official, explained that the code language

remains somewhat open to interpretation and that staff are continuing to work through how certain materials will be evaluated. Town Attorney, Jeff Conklin, clarified that the building official has discretion under the code to approve alternative materials or modifications if they meet the intent of the code and provide equivalent fire-safety performance. Mr. Conklin also noted that a formal variance process through the State is available if necessary.

Discussion continued regarding structure hardening requirements, defensible space and landscaping standards. Commissioners expressed concern that some of the landscaping provisions could be overly restrictive, particularly within irrigated residential areas, and questioned whether the requirements could unintentionally alter the character of Snowmass Village by creating overly clear conditions around homes. Staff clarified that the code primarily applies to new construction and certain redevelopment activities and is not retroactive unless specific thresholds related to siding, roofing, or additions are triggered. Mr. Conklin further explained that the State requires municipalities to adopt standards meeting minimum state requirements and that broader exemptions or modifications would require approval through the State variance process. Fire district representatives discussed the changing nature of wildfire behavior and explained that modern wildfire mitigation efforts are increasingly focused on hardening structures themselves rather than relying solely on wildfire suppression efforts.

Commissioners discussed the need for additional local guidance regarding approved building materials, landscaping standards, and enforcement procedures. Staff noted that legislation had recently been introduced at the State level that could potentially extend the implementation deadline by one year, though staff recommended continuing forward with the adoption process while monitoring developments. Following discussion, the Commission considered Resolution No. 1, Series 2026, recommending approval of the wildfire resiliency ordinance to Town Council. A motion was made and seconded to approve the resolution. The motion passed on a 5–2 vote, with Commissioners Clauson and Marshak opposed. Commissioners requested that staff continue refining guidance related to structure hardening materials, landscaping interpretation, and code enforcement as implementation moves forward.

Item 5: Community Development Director Updates:

- On going projects include The Willows Condominium Project, the Divide Ski-Co Workforce Housing Project, and the Draw Site
- Pre-sketch meetings for the Ritz Carlton Viewline Project and the workforce housing project on Daley Lane have been held.
- A potential AT&T proposal for a temporary telecommunications tower near Timberline, which staff is evaluating to determine whether Planning Commission review will be required or if it may be approved administratively.

At the conclusion of the meeting, Mr. Shinneman announced his retirement effective May 4 and invited commissioners to a retirement gathering scheduled for April 8 at Stonebridge. Commissioners thanked him for his leadership and service to the Town.

Adjournment: The meeting adjourned at 5:19 p.m.