



**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.

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

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, August 17, 2026.

Submitted By,

Megan Harris Boucher, Town Clerk