



**Town Council
Monday, July 20, 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 4:01 PM on Monday, July 20, 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

Planning Commission Members Present: David Seglin, Jim Gustafson, Maggie Helmig and Tom DeNapoli.

Planning Commission Members Absent: Brian Marshack, Stan Clauson and Matt Dube.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Kevin Kiernan, Senior Planner; Rick Carroll, Communications Specialist; Michelle Bonfils Thibeault, Community Development Director; Anne Martens, Public Works Director; and Megan Harris Boucher, Town Clerk.

Public Present: John Orton, Andrew Wickes, Alycia Steinberg, Jim D'Agostino, Helen Evers, Connors Ladner, Stefan De Baets, Maxence Bonnamain, Brian McNellis, Chelsea Haner and Whitney Gordon Stalker.

3. Proclamations and Presentations

3.A. Thrive Advisory Board recommendations presentation

Assistant Town Manager Greg LeBlanc introduced members of the Thrive Advisory Committee, which was formed to address the broader "Thrive Snowmass" community challenge. The committee, comprising approximately 20–25 members, met on three occasions and distilled its work into three areas of recommendation.

Community Navigation and Information: Committee members Alycia Steinberg and Whitney Gordon Stalker presented on the need for improved community communication. The core concern was that many residents — including long-time community members — were unaware of existing town programs and services. Proposed low-cost interventions included high-traffic-area signage, a "Did You Know" campaign, QR codes, direct mail inserts, a new resident welcome packet, and a potential town newsletter with student involvement.

Snowmass Pass — Resident Engagement Program: Committee member Chelsea Haner proposed a digital and physical resident pass program serving as a single platform connecting residents to local discounts, events, volunteer opportunities, recreation, and business promotions. The pass would feature unique resident logins, a points-based rewards system for community participation, and special business logins to post promotions. The initiative was intended to strengthen shoulder seasons, increase volunteerism, and build community identity. Andrew Wickes added that restaurants in Aspen are pursuing a similar "locals passport" concept and that Aspen stakeholders had expressed interest in collaborating on such a program.

Support Systems: Andrew Wickes and Brian McNellis addressed the need for stronger year-round economic support. Key points included the "chicken and egg" problem of off-season business closures, a proposal to incubate new businesses with an emphasis on year-round employment capacity, revival of a summer job expo, and use of dark commercial spaces during the off-season for community benefit. McNellis also advocated for a capital reserve fund for HOAs with workforce housing units — modeled after APCHA's existing program in Aspen — to assist with major repair costs such as roof replacements and wildfire-standard upgrades.

Council members expressed strong support for the committee's work. Council Member Gustafson endorsed moving forward on the Snowmass Pass and the "Did You Know" campaign before year-end, and supported exploring business incubation further. Council Member Marolt highlighted interest in researching comparable programs in other communities. Council Member DeAngelo echoed the encouragement to "think big." Council Member Fridstein urged the committee to develop concrete, costed action plans in advance of the October budget season, noting that \$300,000 had been allocated for Thrive initiatives and could roll over if needed.

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. Joint Meeting with Planning Commission

At 4:49 Mayor Shenk and Acting Chair of the Planning Commission, Jim Gustafson opened the Joint Meeting. Gustafson asked Town Clerk Boucher to take roll.

Planning Commission Members Present: David Seglin, Jim Gustafson, Maggie Helmig and Tom DeNapoli.

Planning Commission Members Absent: Brian Marshack, Stan Clauson and Matt Dube.

5.A. Ritz Carlton Sketch Plan Joint Presentation

Community Development Director Michelle Bonfils Thibeault provided a process overview, noting that this sketch plan presentation was the second step in the major PUD amendment process, following a March 16 pre-sketch joint meeting. She clarified that the current session was a presentation only, with formal public hearings to follow at the Planning Commission beginning in August, and subsequently at Town Council. She outlined a schedule of topic-specific Planning Commission hearings: site visit August 5, lodge programming August 19, workforce housing September 2, commercial and conference programming September 16, and a full application review October 7.

Stefan De Baets (President, Elevated Snowmass LLC), Connors Ladner (Principal, Design Workshop), and Maxence Bonnamain (General Manager, Viewline Resorts) presented the sketch plan for the redevelopment of the Wildwood Resort, Viewline Resort, and Snowmass Conference Center.

The applicant emphasized that the existing infrastructure is well past its acceptable lifespan, citing persistent HVAC failures, sewage issues, elevator problems, and guest satisfaction metrics far below brand standards. The proposed redevelopment aims to create a sustainable, year-round economy anchored by a 5-star Ritz Carlton-branded resort, while directly addressing community goals around connectivity, workforce housing, and character preservation.

Key development metrics presented included 167 lodge keys (over 60% larger than existing), 61 fractional ownership units (2–5 bedrooms), 125 on-site workforce housing units (representing a net increase of 117 units above the current 8-unit obligation), a 13.4% increase in conference space, and an increase in parking from 25 to 252 spaces via an underground parking facility. The applicant noted that under code, no workforce housing is required for this redevelopment, making the 125 proposed units an entirely voluntary community benefit.

The applicant responded to pre-sketch feedback on centralized delivery (accommodated in the design via a below-grade logistics center), Benedict Creek daylighting (significant engineering challenges identified; a water feature on the campus was proposed instead), and construction management planning (a formal plan to be submitted with the preliminary plan application). A groundbreaking date of fall 2028 and

opening of spring/summer 2031 were projected.

Town Attorney Jeff Conklin reminded Council and the Planning Commission that, as this was a presentation and not a formal review, only clarifying questions were appropriate at this time.

Council Member Fridstein raised the sensitivity of the community to large-scale construction, the importance of maintaining the town's "funky community character," and suggested that contributions toward a community transit center could represent a meaningful public benefit. Council Member Marolt asked how the project would reflect Snowmass Village's unique identity within the Ritz Carlton brand, and inquired about mixed-unit workforce housing options to support families and longer-term residents. Council Member DeAngelo sought clarification on parking numbers and the net change in workforce housing units relative to current Wildwood use. Council Member Gustafson asked the applicant to address how the large project would preserve the intimate village character called for in the Comprehensive Plan, and how it would protect existing small businesses and the authenticity of the mall.

The applicant responded that their approach to branding is place-driven and highly localized, citing the differentiated character of their Aspen Synergies property as a model. They committed to flexibility on housing unit mix and confirmed that all current large-event uses of the conference center could be accommodated in the new design. The Planning Commission's acting Chair Jim Gustafson raised the importance of pedestrian connectivity, specifically the Benedict Trail corridor, and the need for the conference facility to continue serving the whole community.

Commissioner David Seglin motioned to adjourn the Joint Meeting. Commissioner Maggie Helmig seconded. All in favor.
Joint Meeting Adjourn at 5:59pm.

Mayor Shenk called for a 5-minute break.

6. 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.

6.A. 2026 Draft Agendas

During the review of the draft agendas, Council Member Gustafson requested that a discussion of the community picnic format — in coordination with the Thrive Committee — be scheduled no later than August 17. Town Manager Clint Kinney confirmed a

separate agenda item would be added for a 2027 events calendar rough-draft review on September 22, to allow Council input before the calendar is finalized.

A motion to approve the Consent Agenda was made by Council Member Gustafson and seconded by Council Member Marolt. All in favor.

7. 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.

8. Policy/Legislative Public Hearings

8.A. Ordinance No. 11, 2026 - Gas Powered Lawn Equipment - 2nd reading

No public comment was received. No substantive changes were noted from the first reading.

A motion to approve Ordinance No. 11, 2026 was made by Council Member Fridstein and seconded by Council Member Gustafson. Roll call vote, all in favor.

8.B. Ordinance No 13, 2026 - Fire Ban Enforcement - 2nd reading

No public comment was received. No substantive changes were noted from the first reading.

A motion to approve Ordinance No. 13, 2026 was made by Council Member Marolt and seconded by Council Member Gustafson. Roll call vote, all in favor.

9. Administrative Reports

10. Town Council Reports and Actions

Reports and Updates

Council Member Fridstein reported on a recent meeting with the Roaring Fork Fire District regarding a proposed 0.5-cent sales tax increase for revenue needs, cautioning the district on community sensitivity and recommending a significant portion of early funds be dedicated to wildfire mitigation. He also reported on a RWAPA pre-retreat meeting, noting that Ruedi Reservoir water levels are expected to drop significantly later in the summer due to contract holders demanding water releases, with refill prospects for the following year also uncertain.

Council Member Marolt reported on the most recent Board of Health meeting, noting no significant public health alarms. Seasonal patterns included a reduction in respiratory illness and a modest uptick in gastrointestinal illness. Ticks and bats were noted as minor concerns. She noted some public confusion over the Taylor Farms lettuce

contamination situation, with Colorado health officials indicating no local impact.

Mayor Schenk reported on the following: Parks and Recreation Board (POSTR) is holding open houses to gather community feedback on playground designs, at Town Park on July 29 (3:30–5:00 PM) and during the regular POSTR meeting on August 12 (4:30–5:30 PM). Staff was directed to ensure outreach reaches families with young children. The Snowmass Arts Board (SAAB) met and received positive feedback on proposed entryway design concepts; SAB's sculpture committee is coordinating with Anderson Ranch on a rotating sculpture program, with a potential presentation to Council on August 10. The NWCCOG retreat is scheduled for August 6 at The Hoffman Hotel in Basalt. Lastly, Mayor Schenk raised the question of whether staff should develop a policy allowing long-term workforce housing residents who are unable to meet their hour-worked requirements due to debilitating illness to remain in their housing. Council directed staff to research comparable policies — including APCHA's approach — and return with options for discussion.

11. Adjournment

Council Member Fridstein motioned to adjourn. Council Member Marolt seconded. All in favor.

Adjourned at 6:27pm

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