



Town Council
Town Council Meeting Minutes
Monday, August 19, 2024

4:00 PM

130 Kearns Road

Town Council Chambers

Snowmass Village, CO, 81615

You can watch the meeting live online on our website at tosv.com

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday August 19, 2024, at 4 pm.

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 any time.

1) CALL TO ORDER

4pm

2) ROLL CALL

Council Members Present: Alyssa Shenk, Tom Fridstein(virtual), Britta Gustafson, Susan Marolt and Bill Madsen.

Council Members Absent: None.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Jim Wahlstrom, Senior Planner; Dave Shinneman, Community Development Director; Betsy Crum, Housing Director; Sam Guarino, Transportation Director and Megan Harris Boucher, Town Clerk.

Public Present: Morgan Fixel, Ed Mettelman, Patrick Keelty, Mark Umbarger, Cecily DeAngelo, Joseph Goodman, Lucy Peterson, Pete Rice, Jenn Ooton and Linda DuPriest.

3) PROCLAMATIONS AND PRESENTATIONS

3.A) Entrance to Aspen Update

[3A 2024 8-19 TOSV Castle Creek Bridge Memo.pdf](#) 

City of Aspen Director of Transportation Pete Rice and Senior Project Manager Jenn Oton presented an update the Snowmass Town Council on the Castle Creek Bridge and Entrance to Aspen project. The presentation included highlights of the information presented to the Aspen Council and from the attachments included in the packet.

Discussion followed the presentation and included specifics from the Record of Decision, open space changes, Preferred Alternative route, the Alternatives Footprint Analysis, Funding and Financial Assessment and Construction Phasing.

Snowmass Village Councilmembers expressed that they are all generally in favor of the proposed Preferred Alternative route and appreciate the presentation and having their opinions heard. Council will consider drafting a Resolution in Support once Aspen decides on the ballot language for their election.

4) PUBLIC COMMENT

Josh Goodman – SMV resident and business owner – Goodman commented on the Entrance to Aspen Presentation and the need to continued transit solutions and traffic reduction efforts.

Cecily DeAngelo – SMV resident – DeAngelo commented on construction issues and challenges in her neighborhood of North Ridge Lane. She expressed concern regarding emergency traffic being delayed by the current project. Asked Council to consider limiting construction and to continue to consider sustainability, mobility needs and construction impacts to the community and its residents.

Morgan Fixel – SMV resident – Fixel expressed further concerns regarding construction and residential traffic impacts. Noted safety concerns and convergence of both private and public construction projects.

Josh Goodman – Supportive of previous comments on construction and urged Council to continue to reflect on the Snowmass Village Comprehensive Plan for context.

5) CONSENT AGENDA

5.A) 2024 Agenda Overview

[5A 2024 Agenda Overview.pdf](#) 

5.B) Minutes for approval

[5B 1 08-12-24 TC minutes Draft.pdf](#) 

[5B 2 08-12-24 attach to minutes Attachment A Habitat Priority Project Summary and Request.pdf](#) 

Council would like to move September 9th work session to September 10th.

Councilmember Shenk suggested a work session with Community Development to further discuss these construction concerns and ways to help manage the challenges. Council added to Sept 10th Work Session.

Councilmember Marolt motioned to approve the Consent Agenda. Councilmember Gustafson seconded. All in favor.

6) PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A) [Ordinance No. 3, 2024 regarding Boards & Commissions Update - 2nd Reading](#)
[7A Agenda Item Summary - regarding Ordinance No. 3, 2024 - B&C - 2nd Reading.pdf](#) 
[7A 1 Ord 3 - B&C Updates - 2nd Reading.pdf](#) 
[7A 2 Ord - B&C Updates - Exhibit A \(Redline Changes to Code\) - 2nd reading.pdf](#) 
[7A 3 Ord - B&C Updates - Exhibit B \(Clean Code\) - 2nd reading.pdf](#) 

Town Attorney Jeff Conklin summarized the proposed Ordinance which would amend Chapter 2 of the TOSV Municipal Code to implement Ordinance No. 8, Series of 2023, by allowing Town Council to appoint members of Town Council to serve on Town Boards and Commissions (except the Planning Commission) in a non-voting capacity. In addition, the proposed Ordinance would amend the Code to make miscellaneous changes for the purposes of clarification, consistency, and improvement of Town operations. Such changes include adopting generally applicable provisions related to vacancies, removal, bylaws, terms of chair, and open meetings.

Conklin highlighted some of the changes from 1st reading which were incorporated into the Ordinance.

Council suggested a few typographical or small edits and had questions regarding the vacancy language, attendance, and appointments to boards.

Councilmember Shenk motioned to approve Ordinance 3, Series 2024 with the amendment to section 2-5 2H to add above and 2-1 5D to add that interviews will be conducted if needed. Councilmember Marolt seconded. Roll call vote. All in favor.

7.B) [Ordinance No. 10, 2024 regarding AEUs - 2nd Reading](#)
[7B Agenda Summary - AEU LUDC changes.pdf](#) 
[7B 1 TC Ord 10, 2024 AEU Code Amdts.pdf](#) 
[7B 2 EXHIBIT 'A' Ord 10 PROPOSED CODE CHANGES, 2024, MASTER as amended 8-5-24, REDLINE.pdf](#) 
[7B 3 EXHIBIT 'A' Ord 10 PROPOSED CODE CHANGES, 2024, MASTER as amended 8-5-24, FINAL.pdf](#) 
[7B 4 Town Atty comments re plat declarations, 7-25-24.pdf](#) 

[7B 5 Prior SHOA letters dated 7.19.24, 6.28.24 and 5.31.24.pdf](#) 

Senior Planner Jim Wahlstrom and Community Development Director Dave Shinneman summarized the Council direction from the August 5, 2025, meeting, to add two amendments to the proposed Ordinance.

1. The maximum an Accessory Employee Unit (AEU) could exceed the floor area cap for a property be reduced from the proposed 1,000 square feet to 750 square feet.
2. Revise the definition for Caregivers and Caretaker. The definitions for Caretaker and Caregiver were modified to further describe and better distinguish between the two occupancy types.

Areas of discussion and clarification included the 1000 sq ft / 750 sq ft language; concerns regarding the detached unit from SHOA; potential perceived conflicts from TOSV code and the Snowmass HOA; clarification that TOSV already has an ordinance which allows for ACUs and AEUs and this Ordinance just combines the nomenclature and clarifies the definitions.

Community members Patrick Keelty, John Kenny and Mark Umbarger, not officially representing the SHOA, communicated their concerns and commented that some of these changes, definitions and regulations are in conflict with the SHOA Master Declarations and not desirable in the neighborhoods.

Council suggests an additional meeting with SHOA and continue the public hearing and 2nd reading of Ordinance 10, Series 2024 to September 16, 2025.

Mayor Madsen motioned to continue the public hearing to September 16, 2024.
Councilmember Fridstein seconded. All in favor

8) ADMINISTRATIVE REPORTS

8.A) [EOTC Budget/Work Plan Presentation](#)

[8A 1 TOSV AIS 2024 EOTC Work Plan & Budget Supplement 08 19 2024.pdf](#) 
[8A 2 Draft Volpe-Maroon Bells CRMP Implementation SOW 073124.pdf](#) 

Regional Transportation Director Linda DuPriest summarized the EOTC proposal of two additional regional transportation projects for late 2024 to the workplan and budget.

1. Maroon Bells Transportation implementation steps piece of the Rec plan.
 2. Trans Plan for AABC & Lumberyard development
- Seeking approval for these two projects at an additional expenditure of approximately \$136,800.

Councilmember Marolt motioned to approve. Councilmember Gustafson seconded.
All in favor.

8.B) [Resolution regarding Ballot Language for Nov. 5, 2024 Ballot Question](#)

[8B Agenda Item Summary - Draw Site Ballot Language Discussion.pdf](#) 

[8B Attachment A Res 18 - Ballot Question - Project Spending Limitation - Draw Site.pdf](#)

Housing Director Betsy Crum and Town Manager Clint Kinney summarized the agenda item. Crum introduced FAB Chairperson Phil Sirianni to present the FAB memo regarding their recommendations regarding the Draw Site Project. Memo will be added to the packet and these minutes.

Council had a robust discussion regarding FAB advice including the workforce housing shortage, high cost of construction, and financial plan for the Draw site. Council discussion continued regarding other opportunities for workforce housing, size of the project, community tolerance for construction, and ballot question language.

Ballot Language discussion included suggestions for the language to allow for broader interpretation, for example remove “approximately” and add "up to" 79 units and "up to" 86 million, request to build in flexibility to the question and make less intimidating as voters read and decide.

Council decided to continue the approval of the resolution regarding ballot language to 9/3/24 and get some additional public opinion.

8.C) [Habitat for Humanity Priority Program](#)

[8C Agenda Item Summary - Habitat Priority Program.pdf](#) 

[8C Attachment A - Habitat Priority Project Summary and Request.pdf](#) 

Housing Director Betsy Crum summarized the agenda item and a unique opportunity offered by Habitat for Humanity of the Roaring Fork Valley to secure a housing priority for our employees to purchase a condominium in West Glenwood Springs. Habitat is offering some units for “Employer Priorities.” In exchange for \$150,000 per priority purchase, the employer would have the ability to have their employees move to the front of the line to purchase a unit. The units will be priced to be affordable to the purchaser, who can live in the condominium as long as they wish and who may have access to additional financing or downpayment assistance from Habitat for Humanity. When they leave or take employment elsewhere, another Town employee would have the first right to purchase the next available unit. If the priority is no longer needed or wanted, it can be sold to another area employer. Staff recommends that the Town Council authorize the Town Manager to enter into an agreement to purchase two (2) priorities through this program, for a total cost of \$300,000.

Council discussed that while it is still being developed and not all details are worked out yet, it is a reasonable amount to invest in the potential units.

Councilmember Fridstein motioned to approve. Councilmember Gustafson seconded. All in favor.

9) [TOWN COUNCIL REPORTS AND ACTIONS](#)

Councilmember Fridstein had a CORE Board Meeting. They continue to progress the Coal Basin Methane Gas mitigation project. Looking to US Forest Service for some additional funds.

Councilmember Marolt has a Nordic Meeting coming up.

Councilmember Shenk suggested rescheduling Coffee with Council as none can be there.

Councilmember Gustafson Sister Cities students are here from Abetone, Italy and others from Shimukappu, Japan will be arriving soon.

Mayor Madsen went to Pitkin County Commissioners to request more money for the Little Red Schoolhouse Project. They are considering it for their 2025 budget.

10) ADJOURNMENT

Councilmember Shenk motioned to adjourn. Councilmember Marolt seconded. All in favor.

Adjourned at 7:52 pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Tuesday, September 3, 2024.

Submitted By,

A handwritten signature in black ink, appearing to read "Megan Harris Boucher". The signature is fluid and cursive, with the first name "Megan" being the most prominent.

Megan Harris Boucher, Town Clerk