



Town Council
Town Council Meeting Minutes
Monday, August 5, 2024
4:00 PM
130 Kearns Road
Town Council Chambers
Snowmass Village, CO, 81615

Mayor Madsen called to order the Regular Meeting of the Snowmass Village Town Council on Monday August 5, 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**

4 pm

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; Greg LeBlanc, Assistant Town Manager; Jim Wahlstrom, Senior Planner; Dave Shinneman, Community Development Director; Betsy Crum, Housing Director; Mike Horath, Town Engineer; Anne Martens, Public Works Director and Megan Harris Boucher, Town Clerk.

Public Present: Paul Taddune, Maja Decker, Gail Schwartz, Gene Burrows, J Garzoli.

3) **PROCLAMATIONS AND PRESENTATIONS**

3.A) [English in Action, Update from Maja Decker & Heather Hicks](#)

[3A 1 Agenda Summary - English in Action.pdf](#) 

[3A 2 Aspen Times Article - English In Action.pdf](#) 

Maja Decker gave a brief summary of English in Action and thanked Town Council for the 2024 grant. English In Action helps immigrants learn English and develop the skills they need to pursue their dreams. They bridge cultural divides and offer opportunities to celebrate and learn about our diverse community.

From 2005-2008, English In Action operated under the umbrella of Denver's Colorado Nonprofit Development Corporation. The organization became a fully independent nonprofit organization in 2008, led by current executive director, Lara Beaulieu. The organization now has a primary office in El Jebel, a satellite office in the Pitkin County Library in Aspen and maintains strong relationships with the Basalt Regional Library.

4) **PUBLIC COMMENT**

Gail Schwartz – President of Habitat for Humanity Roaring Fork Valley and past SMV resident. Schwartz gave a brief summary of what Habitat for Humanity is currently working on in the valley, including - Basalt Vista, Wapiti Commons and GWS for a total of 65 homes and plans for a total of 100 plus in the next 5 years! They helped build 60 units WITH families between 1999 and 2022. Schwartz is hoping to come back to Council to further discuss joint opportunities in the near future.

5) **CONSENT AGENDA**

5.A) [Town Council Draft Agendas](#)

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

5.B) [Minutes for Approval](#)

[5B 1 07-08-24 TC Work Session - Joint meeting with PC - DRAFT.pdf](#) 

[5B 2. 07-15-24 TC Minutes-Draft.pdf](#) 

[5B 2a. 7-15-24 addition to minutes Airport presentation.pdf](#) 

Councilmember Shenk 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 regarding AEU - Ordinance No. 10, Series of 2024 - Second Reading

7A Agenda Summary - AEU LUDC changes.pdf 

7A 1 TC Ord 10, 2024 AEU Code Amdts - per 1st Read action, 7-1-24.pdf 

7A 2 EXHIBIT 'A' Ord 10 PROPOSED CODE CHANGES, 2024, MASTER as amended 7-1-24, REDLINE.pdf 

7A 3 EXHIBIT 'A' Ord 10 PROPOSED CODE CHANGES, 2024, MASTER as amended 7-1-24, FINAL.pdf 

7A 4 Town Atty comments re plat declarations, 7-25-24.pdf 

7A 5 AEU Inventory (2024 Update).pdf 

7A 6 ACU Inventory (2024 Update).pdf 

7A 7 SAMPLES OF ACCESSORY UNIT FLOOR PLANS WITH KITCHENS.pdf 

7A 8 SHOA Letter to TOSV 7.19.24.pdf 

7A 9 SHOA Letter TOSV AEU 6.28.24.pdf 

7A 10 Snowmass HOA.Ltr.SV Mayor.Town Council.5.31.24.pdf 

Senior Planner Jim Wahlstrom and Community Development Director Dave Shinneman summarized the agenda item and gave a brief history. They went through the proposed code changes which include definitions; combining the current ACU and AEU code language in Chapter 16A; modified use and location parameters for AEU placement on the property; standards for AEU's; and other miscellaneous updates. This is the 2nd reading and they included a red line and a clean copy/final version plus supporting documents for Council to consider.

They opened it up for questions and discussion. Some discussion points included the SHOA submitted letter which raises their concern regarding the 1000 sq ft allowable for AEU being too big; SHOA's feels the definition of "accessory" is problematic; AEU and building envelopes; the caretaker provision; concerns and confusion regarding who chooses the renters(property owner) and who sets the rent cap(Housing Dept); limiting AEU to 750 sq feet rather than the 1000sq feet;

Jeff - Code amendment could move forward. Still some question on the HOA declarations.

Councilmember Shenk motioned to continue 2nd reading and the Public Hearing to August 19, 2024 adding the additional language discussed. Mayor Madsen seconded.

All in favor to continue to 8/19/24.

7.B) Ordinance regarding Boards & Commissions update - Ordinance No. 3, Series 2024 - First Reading

7B 1 Agenda Summary - Ord - B&C.pdf 

7B 2 Ord 3, 2024 - B&C Updates - First Reading.pdf 

7B 3 Exhibit A - Ord - B&C Updates (Redline Changes to Code).pdf 

[7B 4 Exhibit B - Ord - B&C Updates \(Clean Code\).pdf](#) 

Town Attorney Jeff Concklin summarized agenda item and ordinance as an opportunity to clean up other area in our code regarding boards and commissions and incorporate the allowance of one Town Councilmembers to be a non-voting member to Town Boards, but not the Planning Commission. Other changes include cleaning up some redundancy and clarification on "advisory" boards. Intent is to further engage with our Town Boards.

Council had a few clarification questions and briefly discussed Chair limits, term limits, and the added language regarding the Tourism Board and it's purpose incorporating sustainable tourism.

Councilmember Shenk motioned to approve Ordinance 3, 2024 as amended on first reading and set second reading for August 19, 2024. Councilmember Marolt seconded. All in favor.

8) ADMINISTRATIVE REPORTS

8.A) Little Red Schoolhouse Update

[8A 1 Agenda Summary - Little Red Schoolhouse Project Update.pdf](#) 

[8A 2 Little Red Schoolhouse Design Overview.pdf](#) 

[8A 3 Little Red Schoolhouse Programmatic Overview.pdf](#) 

[8A 4 Little Red Schoolhouse Shade Study.pdf](#) 

[8A 5 Little Red Schoolhouse Site Plan.pdf](#) 

[8A 6 Early Childhood Education Needs Assessment.pdf](#) 

Town Engineer Mike Horath and Assistant Town Manager Greg LeBlanc gave a brief history and summary on status of project and reintroduced Taylor Higgins with Land & Shelter.

Team went through several highlights from the project including a shelter/shade study was conducted which shifted the playground slightly to take advantage of winter sun longer; the four classroom model; construction considerations and budget; increased parking and layout; minor wetland permit; and safety concerns with drop off area.

Discussion included the walkable areas and pathways, concerns about the playground areas with sun and space; potential phases of the project; concern about the drop off area and safety and asked the design team to look for a better solution like a U shape or circle with one way traffic.

Council confirmed that this is the right direction but asked for the drop off area to be looked at again, knowing the site limitations but concerned about safety. Councilmembers like the plans and solutions - a few tweaks but correct direction.

Councilmember Shenk motioned to submit for Land Use Review with second phase option and up to 35 parking spots and a possible second entrance.

Fridstein wants to see this again in Owner Review before we submit, asking them to look at

parking and make it one way.

Staff suggested phasing - 2nd phase - parking surface; one way parking lot and exit on side with path re-routed. Phase 1 to get land use approval in place and then phase 2.

Higgins said they have done this before , designed in the flexibility and could do the phased parking as an option.

Council, as Owners, need to feel comfortable with the 24 spaces, how it is currently drawn and add flexibility.

Conklin clarified to build in the right and not the obligation..."design with as much flexibility going forward."

Councilmember Shenk amended her motion to authorize the submitting of a Land Use Application that includes what was presented and in addition the right to construct additional parking and a second access point but not the obligation to do so. Councilmember Marolt seconded. All in favor.

5 Minute Break

8.B) [Draw Site Cost Estimate Review and Ballot Language Discussion for November Election](#)

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

[8B Attachment A Draw Site Renderings.pdf](#) 

[8B Attachment B1 Draw Site Schematic Drawings.pdf](#) 

[8B Attachment B2 Draw Site Outline Specifications.pdf](#) 

[8B Attachment C Detailed Cost Estimate.pdf](#) 

Housing Director Betsy Crum summarized the agenda item including reviewing the cost estimate and discuss next step for a ballot question.

In total, the conservative estimate is \$86 million, or just over \$1,000 per square foot. In 2022 the TOSV voters approved a change which adding workforce housing as an allowed expenditure of the existing lodging tax and marketing sales tax revenue. This produces approximately \$5million annually for workforce housing projects. We have projected dedicating \$3 million of this already-approved annual revenue to debt service on this project's capital financing, along with the revenue from monthly rents on the 79 apartments. Based on these two revenue sources alone, DA Davidson currently projects that they can capitalize approximately \$75 million at current rent rates.

Staff has drafted the some ballot language and asks Council to approve language so we can create a resolution to approve the actual ballot language.

Areas of discussion included the 75 to 86 million jump from original estimates; Kearns Road redesign; changes in language from “projected” to “anticipated” or no modifier at all; need for extensive informational page on website and outreach as ballot language is limited in length; and request for FAB to give Council an advisory report after their meeting on the 14th.

Council directed to bring the ballot question discussion back on August 19th to incorporate the language changes discussed and review of the FAB report.

8.C) Community Survey Discussion

[8C 1 Agenda Summary - 2024 Community Survey Staff Report.pdf](#) 

[8C 2 2022 Community Survey Results.pdf](#) 

[8C 3 2019 Community Survey Results.pdf](#) 

Fridstein needed to leave early. He made some brief comments regarding the survey including recommending it done once again professionally and suggests including part-time residents.

LeBlanc summarized agenda item. The Town of Snowmass Village performs community surveys approximately every other year. The last survey was conducted in 2022 and was not statistically valid. The 2019 and 2022 surveys were “openly”, which means both residents and those outside the community could respond. Staff received feedback that the previous community surveys took too long to complete. The 2022 & 2019 surveys consisted of nearly 50, multi-part questions that took approximately 20 minutes to complete.

For the 2024 Community Survey, staff recommends that we survey residents with a shorter, reduced survey instrument. Staff asked for input from the Town Council to determine what information would be most useful for the Council to receive.

Council suggestions included formatting in multiple choice with option to add specific additional information; reviewing Pitkin County recent survey for suggestions; possibly rank projects in terms of importance; use agree or disagree with a statement style of question; asking if resident full time or part time, resident renter or owner, visitor, employee, and then break down of each response by resident status; keeping it 10 minute max to complete; and no need to go through every Town service. Council suggested keeping it more general.

9) TOWN COUNCIL REPORTS AND ACTIONS

Councilmember Shenk – upcoming RFTA meeting on Thursday. This is Dan's last meeting. Shenk attended the ice cream social last Friday. It was fun and good to have all these little actions. The Highline Road bike path is looking great and happy to see it being used! Concern about Rodeo tickets and how they have been purchased by a third party and resold for \$85 to \$150. Not good. How can we help...?

Councilmember Marolt attended a Nordic Council meeting last week. No major updates. They are still discussing the snowmaking options for early season coverage to help expand the

season and give the area a better base.

Mayor Madsen has sat in a few meeting with Community Citizens for Common Ground Airport. Their focus seems to be to help educate the community on the discussions surrounding the airport. Madsen expressed that the runway discussion is really not about bigger planes but rather bigger wings and a wider and safer airport.

10) ADJOURNMENT

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

Adjourned at 8:08 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