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Town Council
Town Council Meeting Minutes
Monday, July 1, 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 July 1, 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 anytime.

1) CALL TO ORDER

2) ROLL CALL

Council Members Present: Alyssa Shenk(virtual), Tom Fridstein, 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; Brian McNellis, Senior Planner; Betsy Crum, Housing Director; and Megan Harris Boucher, Town Clerk.

Public Present: Paul Taddune, Lucy Paterson, Gene Burrus and Richard Wallace.

3) PROCLAMATIONS AND PRESENTATIONS

32 4) **PUBLIC COMMENT**

33 5) **CONSENT AGENDA**

34 5.A) Town Council Draft Agendas

35 [5A - 2024 Agenda Overview.pdf](#) 

36 5.B) Minutes for Approval

37 [5B - 06-17-24 TC Minutes - Draft.pdf](#) 

38 5.C) Resolution RE IGA for Coordinated Election with Pitkin County

39 [5C 1 - Agenda Item Summary - Reso 24-15 Re Election & IGA for Coordinated](#)
40 [Election.pdf](#) 

41 [5C 2 - Reso 15 series 2024 - Auth Coordinated Election IGA.pdf](#) 

42 Councilmember Fridstein motioned to approve the consent agenda. Councilmember
43 Marolt seconded. All in favor.

44 6) **PUBLIC HEARINGS - QUASI-JUDICIAL HEARINGS**

45 6.A) Lynn Britt Project Review

46 [6A - Agenda Item Summary Lynn Britt Expansion.pdf](#) 

47 [6A 1 - Attachment A - draft Reso No. 16 of 2024 Lynn Britt Expansion.pdf](#) 

48 [6A 2 - Attachment B - SkiCo Application Letter.pdf](#) 

49 [6A 3 - Attachment C - PC Reso 5 of 2024 Lynn Britt expansion.pdf](#) 

50 [6A 4 - Attachment D - Planning Commission Staff Report Lynn Britt Expansion.pdf](#) 

51 [6A 5 - Attachment E - Architectural Drawings Lynn Britt Expansion.pdf](#) 

52 [6A 6 - Attachment F - Public Comments.pdf](#) 

53
54 Dave Shinneman summarized the agenda item and highlighted improvements Aspen
55 Ski Company wishes to make to the existing Lynn Britt restaurant and area. Those
56 include expanding/enclosing exterior back-of-house and kitchen preparation areas,
57 providing additional restrooms, and formalizing the outdoor dining experience with
58 exterior deck space (to include a mobile bar and grill). The outdoor deck space will also
59 include semi-permanent “umbrella” structures that can be enclosed during times of
60 inclement weather and open-air on warmer sunny days.

61
62 Applicant - Aspen Ski CO was represented by Chris Kiley and Heather Henry.
63 Kiley went through some materials from the packet and described the project in more
64 detail including the back of house area, lockers, guest bathroom, and the deck area. He
65 continued with project goals, scope and followed with images which were all included in
66 the packet materials.

67
68 Heather Henry expanded on the proposed employee housing project briefly and its
69

connection to the Lynn Britt expansion. Ski Company anticipates submitting an application soon which would expand their mechanical buildings over by the Divide to build housing units for their employees which would more than satisfy the housing mitigation requirements for the Lynn Britt expansion. If that housing project did not move forward, Aspen Ski Company is providing a letter of credit which could be cashed in to satisfy the housing mitigation requirement.

Discussion with Council included code language regarding the housing mitigation requirements with a hybrid indoor/outdoor project; details on the walls around the umbrella structure being fixed; the concrete vs decking areas and design; that the outside area would be independent from the inside sit-down service; and safety concerns with the elevated DJ area. Council suggested adding a condition of approval that the DJ area be blocked or gated off when not officially being used for public safety.

Council comments were positive in nature regarding the upgrades and expansion of the Lynn Britt.

Public Comment: None.

Councilmember Fridstein motioned to approve Resolution 16, Series of 2024 with the added condition of the applicant securing the DJ and stage areas at all times. Councilmember Marolt seconded. All in favor.

7) POLICY/LEGISLATIVE PUBLIC HEARINGS

7.A) Ordinance RE AEU modification - First Reading

[7A - Agenda Summary - AEU LUDC changes.pdf](#) 

[7A 1 - TC Ord 10, 2024 AEU Code Amdts - draft.pdf](#) 

[7A 2 - EXHIBIT 'A' PROPOSED REDLINED CODE CHANGES, 2024, MASTER draft 5-3-24.pdf](#) 

[7A 3 - PC RESO NO. 3 2024 w EX 'A' AEU code changes, SIGNED.pdf](#) 

[7A 4 - Snowmass HOA.Ltr.SV Mayor.Town Council.5.31.24.pdf](#) 

Mayor reopened the public hearing which had been continued from June 3, 2024 where no action was taken on the resolution.

Senior Planner Jim Wahlstrom summarized the agenda item. The Planning Commission, Community Development Department, Housing Department, and the Town Attorney's office have worked collaboratively over the past year to create a draft of the Accessory Employee Unit code amendments. In summary the proposed amendments would combine Accessory Caretaker (ACU's) and Accessory Employee Units (AEU's). Town Council requested town staff to meet with SHOA and board representatives. On June 12, 2024, staff requested the SHOA put any additional concerns in writing. The week of June 17, the Town provided the current inventory lists of accessory caretaker and employee units and a GIS map of locations to the SHOA/Board representatives per

their request. After several meetings in May and June, they did not reach a consensus regarding the language and interpretation of the Town's Code and the SHOA's declaration.

Town passed Accessory Unit Code language in the 1980s and 1990s and amended in 1999. Under these current set of rules, the Town has established approximately 85 Accessory Caretaker Units and approximately 12 Accessory Employee Units which together represent 10% of the Single-Family Employee Housing inventory.

Staff is recommending approval on first reading of Ordinance 10, Series of 2024 and set the 2nd reading for August 5, 2024.

Staff clarified that the purpose of this change to combine "Accessory Caretaker Units" and "Accessory Employee Units" and moving forward to use the Accessory Employee Units term is to encourage renting to employees, not for STR, not for additional space for your home, and not a separate Single-Family Unit on the property.

Some discussion points included that there are 847 homes in SHOA and roughly 1000 total SFH in SMV; the up to 1000 sq ft allowable for the proposed AEU vs the current 10% of the building envelope; and that the AEU can be detached but still must be built within the building envelope.

Public Comment:

Gene Burrus, President of SHOA - Spoke about their regulations that specify a "single kitchen per Single-Family residence." Hoping to avoid the Town approving and then SHOA having to say no.

Paul Tadunne, Attorney for the SHOA - Thanked staff for meeting and trying to find common ground. He hopes to meet with staff again before 2nd reading on August 5th.

Cody Truscott, SMV homeowner. Suggested a change of the refrigerator and cooktop size. Commented on the interpretation of the declaration by the SHOA's. He believes that historically SMV has had the caretaker language to provide for such units. Likes the flexibility but is concerned about rent restrictions/regulations.

Staff spoke briefly about standards for Workforce Housing and size of fridge, burners, etc. and that some specifics will be "Otherwise approved by Town Manager."

In addition, staff did not put rent caps in the regulations cause it would be cost prohibitive for an owner to build an AEU if TOSV tells them it has to be rented out at a lower rent. This ordinance is not defining rents in these units but is restricting them to Workforce/Employee definitions. Renters will be qualified as workforce but not financially qualified. The Housing Department would request proof of work.

Councilmember Marolt motioned to approve Ordinance 10, Series of 2024 on first reading with an amendment stating - otherwise approved by the Town Manager.

Councilmember Gustafson second. Additional discussion included Councilmember Fridstein still being concerned about the 1000 sq ft. being too big. Roll Call vote. Those in favor, Councilmembers Shenk, Marolt, Gustafson and Mayor Madsen. Those opposed, Councilmember Fridstein.

8) ADMINISTRATIVE REPORTS

8.A) [Draw Site Update](#)

[8A 1 - Owners' Review - Draw Site Housing 7-1-2024.pdf](#) 
[8A 2 - Attachment A - PRELIMINARY LANDSCAPE PLAN.pdf](#) 

Housing Director Betsy Crum summarized the agenda item and gave a brief overview of the updates to the landscaping plan for this project. Crum introduced the team including Molly Somes, Sara Tie, Erica Golden, Patrick Rawley, and the civil engineer JR. The team plans to have a cost estimate by the end of July.

Molly Somes and Sarah Tie went through the landscape design presentation, which was included in the packet. Highlights included the goals and elements of the project; specific plans for Sunset Park, sidewalks, Entrance Plaza, the debris flow area, and the upper and lower central plaza area features; as well as connectivity with the community.

Comments from the Council included some loving the look of the renderings and designs while others found some designs too manicured or urban looking; general concern about the cost; some requesting general reduction in the size of the project; mitigation of and availability of parking spaces and specifically EV parking spaces; and cost comparison for different aspects and different sizes of the project.

Areas of discussion continued regarding community feedback; some general election discussion; importance of having employees near their places of employment; examples of other outdoor space near employee housing (Burlingame pond & park areas); connectivity with trails; access to upper building via the lower Central Plaza for move-in day; and accommodations for trash, shuttles, deliveries, EV parking and guests in the Entrance Plaza.

Staff will be back in approximately a month with more information.

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

Councilmember Shenk asked Mayor Madsen to attend RFTA as both NWCCOG and RFTA will be on the 11th. Rodeo last week was great! She received lots of positive feedback from people at the event.

Councilmember Marolt had no updates

Councilmember Fridstein had no updates.

Councilmember Gustafson is looking forward to Spasmatics performing at the Fourth of July/Thursday Night Concert. It will be a really fun night!

Mayor Madsen agree that the Rodeo was so well received and a great layout for the event.

10) EXECUTIVE SESSION

10.A) Executive Session

[10 - Agenda Item Summary Exec Session.pdf](#) 

Mayor Madsen read the legal language for the Executive Session.

At 6:24 pm Councilmember Fridstein motioned to go into Executive Session.
Councilmember Gustafson seconded. All in favor.

At 7:30 pm, Mayor Madsen moved to adjourn the Executive Session and reconvene the Regular Meeting, Councilmember Marolt seconded. All in favor.

11) ADJOURNMENT

Mayor Madsen motioned to adjourn. Councilmember Marolt seconded. All in favor.

Adjourned at 7:30 pm.

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, July 15, 2024.

Submitted By,



Megan Harris Boucher, Town Clerk