

AGENDA

TOWN OF SNOWMASS VILLAGE PLANNING COMMISSION

REGULAR MEETING

Wednesday, March 16, 2016

TIME: 4:00 p.m.

PLACE: Town Council Chambers
130 Kearns Road, Snowmass Village, CO.

ITEM NO. 1: Meeting Minutes from January 6, 2016
Meeting Minutes from February 17, 2016

ITEM NO. 2: Work Session: Comprehensive Plan Discussion

MISCELLANEOUS

ADJOURNMENT

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TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

January 6, 2016

10 Members Present:

11 Jamie Knowlton, Chairman
12 Jim Gustafson
13 David Rachofsky
14 Doug Faurer
15 Tom Fridstein

Staff Present:

Julie Ann Woods
Cindy Ford
Jim Wahlstrom
John Dresser

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17 Members Absent:

18 Patrick Keelty
19 Donna Aiken

Others Present:

Mel Blumenthal
Don Schuster
Gert van Moorsel
Jody Surfes

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23 Call to order: The meeting was called to order at 4:05 p.m. by Jamie Knowlton,
24 Chairman. There was a discussion with the Town Attorney on recusals and
25 conflicts of interest. The fact that Commissioner Knowlton is a part time ski
26 instructor for the Aspen Skiing Company does not present a substantial
27 financial interest in the Fanny Hill Cabins project, nor a personal interest, so
28 he decided not to recuse himself from the discussion.

29
30 Commissioner Gustafson disclosed that his firm is working for the Aspen
31 Skiing Company on another project, and although he has no substantial
32 financial or personal interest in the project slated for discussion at this
33 meeting, namely the Fanny Hill Cabins Minor PUD Amendment, he felt that he
34 should recuse himself from the discussion.

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36 Item 1: Meeting Minutes from December 16, 2015: The Minutes of the
37 12/16/15 meeting were brought up for approval. Jim Gustafson made a
38 motion to approve the minutes as written, second by Tom Fridstein and
39 approved by a vote of 3-0 with Jamie Knowlton and Jim Gustafson recusing.

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41 Item 2: Fanny Hill Cabins Minor PUD Amendment: The applicant is the Aspen
42 Skiing Company and they are requesting a change to the phasing of the Base
43 Village project related to the property they own and where they propose to build
44 the Fanny Hill Cabins. Although the Fanny Hill Cabins are connected to the
45 Base Village project as a whole, they own this site, not Related Companies.

46 Town Staff went over their Staff Report. It was pointed out that the Housing
47 Standards have changed since the original approvals in 2004, so they will have
48 to provide more housing mitigation to meet the current code standards.

49
50 Staff also stated that they think that construction of the Fanny Hill Cabins
51 should coincide with the construction of the Limelight Hotel, to accommodate
52 staging of construction via a Construction Management Plan. Staff also
53 pointed out that the applicant asked for a phasing change back in 2011 that
54 was denied by both the Planning Commission and Town Council.

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56 The applicant explained that they currently own the lot slated for the Fanny
57 Hill Cabins but are still under contract for Lot 2, which is where the Limelight
58 Hotel is proposed. The original plan for the Fanny Hill Cabins was to build five
59 duplexes/townhomes in a log cabin style. They want to update that
60 architecture to reflect the changes in style since 2004. Don Schuster stated
61 that while he would like to build both the Fanny Hill Cabins and the Limelight
62 Hotel at the same time, the current phasing of Base Village would not allow
63 this. He said that without the financial benefit from selling the Fanny Hill
64 Cabins, there wouldn't be enough of a financial incentive to build the hotel.
65 They don't want their phasing to be tied to the completion of buildings in other
66 parts of Base Village that they have no control over.

67
68 The discussion was opened for public comment. Mel Blumenthal said that the
69 Town should make sure the hotel will be completed before the Fanny Hill
70 Cabins are done. He was concerned that they would build and sell the Fanny
71 Hill Cabins without buying the property for the hotel and completing
72 construction. It was suggested that in the Planning Commission's resolution
73 for recommendation of approval there be included a condition that there would
74 be no Certificates of Occupancy issued on the Fanny Hill Cabins until they
75 have substantially completed the hotel, and that this must be done before the
76 Upper Wood Road improvements are completed in 2018.

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78 The Planning Commission discussed adding a condition to the resolution that
79 would call out that the Aspen Skiing Company (or an affiliate) would be the
80 owner and builder of the Limelight Hotel, to be completed between July of 2017
81 and November of 2018.

82
83 With changes to the language of Planning Commission Resolution No. 1, Series
84 of 2016, David Rackofsky made a motion to approve the proposed resolution
85 recommending that Town Council approve, second by Tom Fridstein and
86 approved by a vote of 4-0, with Jim Gustafson recusing.

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88 Adjournment: The meeting adjourned at 6:30 p.m.

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TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

February 17, 2016

Members Present:

Jamie Knowlton, Chairman
Jim Gustafson
Doug Faurer
Tom Fridstein
Jim Anathan
Teri Hooper

Staff Present:

Julie Ann Woods
Cindy Ford
Jim Wahlstrom
John Dresser
Rhonda Coxon

Members Absent:

Patrick Keelty

Others Present:

None

Call to order: The meeting was called to order at 4:03 p.m. by Jamie Knowlton, Chairman. Town Clerk Rhonda Coxon swore in members Knowlton, Anathan and Hooper. Jim Gustafson nominated Jamie Knowlton to continue on as Chairman, second by Doug Faurer and approved unanimously. Jamie Knowlton nominated Doug Faurer to serve as Vice Chair, second by Jim Gustafson. Doug Faurer nominated Jim Gustafson to serve as Vice Chair; no second being heard, the motion to nominate Doug Faurer as Vice Chair passed unanimously.

Item 1: Meeting Minutes from January 16, 2016. The Minutes of the 1/16/16 meeting were brought up for approval. There being lengthy modifications proposed by the Chairman, the minutes were tabled for approval at the next meeting.

Item 2: Resolutions of Appreciation: There being two Resolutions of Appreciation prepared for ex-commissioners Donna Aiken and David Rachofsky, Jim Gustafson made a motion of approval for these motions, second by Tom Fridstein and approved by a motion of 4-0.

Item 3: Special Review / Verizon Antenna Placement at Town Park: Jim Wahlstrom introduced this Special Review of an application by Closser Consulting, Inc. on behalf of Verizon Wireless for placement of a small antenna currently located at Town Park in order to improve reception. Due to road closures in Glenwood Canyon and the applicant's being in Denver, a telephone conference link was used to converse with the applicant.

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47 The application originally was proposed to be reviewed administratively, but
48 due to the fact that the Town Council had to review the lease as the landowner,
49 it was thought that it would be best for Planning Commission to hear it as a
50 Special Review.

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52 The applicant pointed out that Federal regulations govern the placement of
53 towers like these and that Verizon was trying to get away from using large
54 towers, especially in small communities. The changes proposed would benefit
55 coverage of events at the Town Park facilities as well as negate the use of large
56 mobile equipment during big events such as Jazz Aspen.

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58 The Planning Commission then had a discussion about the lack of adequate
59 wireless service in the Town as a whole and wanted to talk about ways to
60 improve it. The applicant's representative said that Verizon does not have a
61 "Master Plan" on how to improve service to Snowmass Village. This application
62 is to improve service at the Town Park site. The proposed antenna is a small
63 one and, if it works well, they may be open to considering other requests for
64 small antennas around town to improve service. Staff described this as a first
65 step to install a small antenna that works, which may lead to more placements
66 in town to improve service.

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68 The Planning Commission thought it would be a good idea to bring any future
69 requests to them for approval, rather than automatically letting them be
70 decided on an Administrative basis. This would give them a handle on how
71 many antennas might be proposed and where they might be placed.

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73 There was a suggestion that the placement be moved from where it is currently
74 proposed to the south side to shield the equipment. Staff pointed out that
75 there is currently a study being conducted and plans under way to create new
76 sidewalks and connectivity in that area of the park and that it would depend on
77 where those connections are eventually made. Planning Commission asked
78 Staff to include as a finding and a condition that the antenna be put on the
79 south side of the parking lot. Jim Anathan made a motion to approve the
80 Special Review for the placement of Verizon antenna at Town Park, second by
81 Jim Gustafson and approved by a vote of 6-0.

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83 Adjournment: The meeting adjourned at 6:15 p.m.

TO: Town of Snowmass Village Planning Commission members

FROM: Julie Ann Woods, Director 
Community Development Department

DATE: March 16, 2016 meeting

SUBJECT: TOSV Comprehensive Plan Overview and Update

Introduction. It has been six years since the adoption of the 2010 TOSV Comprehensive Plan (CP). Since that time, the Base Village project came out of receivership, the Town came out of a recession, a major amendment to the Base Village PUD was approved, new Planning Commissioners and Town Council (with two exceptions) have been seated, a new Town Manager and Planning Director have been hired, and two major Planning projects—the Parks, Open Space, Trails and Recreation Plan (POSTR) and the Community Connectivity Plan (CCP)—have been underway and are expected to be completed this Spring/early Summer. The 2010 Comprehensive Plan had a planning horizon of 2025. The Town is now within ten years of that horizon, which is an appropriate time to review the document and update it to reflect current community goals and thinking.

Background and Purpose of Meeting.

In 2013, the Planning Commission reviewed the CP and provided feedback to the Town Council. The Town Council expressed concerns about Chapter 10, *Actions and Implementation*, but no action was taken to amend the plan at that time. With the Base Village PUD Major Amendment now behind us, it is an appropriate time for the Planning Commission and Staff to shift toward long range planning for Snowmass Village and prepare a framework for discussion with the Town Council at a future joint meeting.

Municipal Code Section and Land Use Implications.

In considering an update to the CP, the role of the plan and how it will be used as a tool to shape the community should become familiar to all involved in the process. **Sec. 16A-1-50. - Comprehensive Plan** from the municipal code is attached as **Exhibit A** for reference. To summarize:

The Comprehensive Plan is intended to be a comprehensive statement of the Town's current growth and development and overall land use philosophy which, by its very nature, is a dynamic statement that can and should be updated and amended over the years in response to changing community needs.

Amendments to the Land Use Development Code (LUDC) are directly related to the Comprehensive Plan. If the LUDC is not producing the desired results or is inhibiting the desired results outlined in the CP, it should be amended to facilitate the vision of the plan. Commissioners should be aware that under the LUDC, most (if not all) of the Town's land use approvals (rezonings, special reviews, etc.) require a finding of "consistency with the Comprehensive Plan". For example, if the Commission and/or Town Council (whoever has

authority) think a rezoning for a new development project is contrary to the vision of the Comprehensive Plan, they should not approve the proposal.

Comprehensive Plan Process Overview.

To help everyone understand what Comprehensive Planning is and what the typical process might look like, **Exhibit B** is attached which provides a definition and visually describes the likely steps we'll be going through in the update process.

Strong Towns Discussion.

This is an exciting time for the Town to begin re-visioning its future. What are our needs as a community? Where do we develop? How big should we grow or not grow at all? Do we have adequate facilities and infrastructure to carry us into the next decade? How do we build a stronger community? Can we afford it? What will it look like? Can we continue being the family-friendly resort community we aspire to be and still be able to sustain our year-round community? These are important considerations, among others, that will help us frame the update discussion.

To kick off the discussion, Staff will introduce the Planning Commission to Strong Towns (ST), an organization that advocates for and supports a model of development that allows America's cities, towns and neighborhoods to become financially strong and resilient, an important consideration, given the recent recession. As advocates for strong communities, ST maintains the following to be true:

- Strong cities, towns and neighborhoods cannot happen without strong citizens (people who care).
- Local government is a platform for strong citizens to collaboratively build a prosperous place.
- Financial solvency is a prerequisite for long term prosperity.
- Land is the base resource from which community prosperity is built and sustained. It must not be squandered.
- A transportation system is a means of creating prosperity in a community, not an end unto itself.
- Job creation and economic growth are the results of a healthy local economy, not substitutes for one.

Meeting Expectations.

At our meeting, Staff intends to share a few video clips from Strong Towns to help us begin some thoughtful discussion about our community's future growth and development. The videos are short, 3-4 minutes, and we will brainstorm their relevance to Snowmass Village after each clip. The goal of this work session is for us to get the "juices flowing", to be thinking about how we might approach this important CP update, and get us into the mindset of where Snowmass might be in 15, 20 or 25 years. Staff expects that this will be the first of several work session discussions that will help us further define the appropriate process and topics for Snowmass Village, and help us tee up talking points with Town Council in a future joint meeting.

Attachments:

- A. Municipal Code Sec. 16A-1-50. - Comprehensive Plan
- B. Comprehensive Plan Process Overview

Sec. 16A-1-50. - Comprehensive Plan.

EXHIBIT A

(a)

Designation of Official Plan. Whenever in this Development Code a finding of consistency with the Comprehensive Plan is required, or reference is made to the Comprehensive Plan, the Town's Comprehensive Plan (hereinafter the Comprehensive Plan) adopted by the Town Council on November 16, 1998 (Ordinance 7, Series of 1998), as such plan may from time to time be amended, shall constitute the official Comprehensive Plan for the purpose of such finding or reference.

(b)

Purpose and Effect of Comprehensive Plan. The Comprehensive Plan is intended to be a comprehensive statement of the Town's current growth and development and overall land use philosophy which, by its very nature, is a dynamic statement that can and should be updated and amended over the years in response to changing community needs. [Section 1.7](#) of the Charter requires the Town Council to adopt and maintain a comprehensive plan of the Town and provides further that no subdivision of land, zoning change or land development significantly affecting the Town shall be approved by the County without considering the effect of such approval on the Comprehensive Plan as amended. Specific sections of this Development Code require a finding, at certain stages in the review of a development, subdivision or rezoning review, of consistency with the Comprehensive Plan. For the purpose of determining consistency, the following standards shall apply:

(1)

Consistency. An action is consistent if it is generally compatible with the principles and policies stated in the Comprehensive Plan and if the action is proposed in a location not precluded by the Land Use Plan, although specific aspects or details of the action may not have been contemplated. Exact or precise adherence to the Comprehensive Plan is not required in order to find consistency. If an action is determined to be consistent with the Comprehensive Plan, it means that approval of the action can be considered, not that the action must be approved.

(2)

Interpretation. Since the Comprehensive Plan is, by definition, a general statement of the Town's current growth and development and overall land use philosophy, it is anticipated and assumed that circumstances will change to the extent that such philosophy will, from time to time, need to be revised and that the provisions of the Comprehensive Plan will be subject to interpretation by the Town Council.

(3)

Inconsistency. If a determination of inconsistency is made at any stage of development review, the application shall be either denied, or in the alternative, with the consent of the applicant, the time for action on the application may be suspended for a specific period of time to be agreed upon by the Town and the applicant in order to consider an amendment to the Comprehensive Plan.

(c)

Periodic Review. The Planning Commission shall conduct a review of the Comprehensive Plan at such time as the Planning Commission may determine, but not later than twenty-four (24) months following the most recent review. Following such review, the Planning Commission shall submit a written "State of the Comprehensive Plan" report to the Town Council including, among other things, recommendations for amendments to the Comprehensive Plan. The Planning Commission shall submit its report to the Town Council at a joint meeting with the Town Council. The Town Council shall conduct a public hearing on the "State of the Comprehensive Plan" within forty-five (45) days after the Planning Commission's presentation. A notice of the public hearing shall be published in a newspaper of general circulation in the Town at least thirty (30) days prior to the hearing.

(d)

Amendment to Comprehensive Plan. Following the periodic review, the Planning Commission and the Town Council may conduct such additional hearings and investigation as they deem appropriate and

may amend the provisions of the Comprehensive Plan. An amendment to the Comprehensive Plan shall be accomplished by ordinance. The Planning Commission shall submit its comments and recommendations in writing to the Town Council prior to first reading of the ordinance. Prior to second reading and final adoption of such ordinance, the Town Council shall hold a public hearing. Public notice of the hearing shall be given by publication of notice, pursuant to [Section 16A-5-60\(b\)](#), Manner and Timing of Notice.

Comprehensive planning

From Wikipedia:

Comprehensive planning is a process that **determines community goals** and **aspirations** in terms of community development. The outcome of comprehensive planning is the ***Comprehensive Plan*** which **dictates public policy** in terms of transportation, utilities, land use, recreation, and housing. Comprehensive plans typically encompass large **geographical areas**, a broad **range of topics**, and cover a long-term **time horizon**. The term comprehensive planning is most often used by [urban planners](#) in the United States.

THE COMPREHENSIVE PLAN PROCESS

