

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

January 6, 2016

Members Present:

Jamie Knowlton, Chairman
Jim Gustafson
David Rachofsky
Doug Faurer
Tom Fridstein

Staff Present:

Julie Ann Woods
Cindy Ford
Jim Wahlstrom
John Dresser

Members Absent:

Patrick Keelty
Donna Aiken

Others Present:

Mel Blumenthal
Don Schuster
Gert van Moorsel
Jody Surfas

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

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

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

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

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

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

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

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

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

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

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