



To: Mayor and Town Council  
From: Clint Kinney, Town Manager  
Date: September 6, 2024  
Re: Info Update

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#### IT'S ALIVE

After putting 10,000 of our best friends on the turf at Town Park for three days in a row, the grass can look a little rough and tumble for a few days. But with a little love and lots and lots of work by our crack Parks and Trails Team, the park slowly comes back to life. Overall, the event went smooth again. Transportation was able to clear the guests from the site within about 60 minutes of the last encore and there were no major safety issues. Next up, we have the DeJa'Vu Chilly Cook Off and the Mane Event this weekend, followed by the wine and balloon festivals next weekend. Fun fact, the night glow will return to Town Park on Friday September 13. October 5<sup>th</sup> will be the pool side community picnic.

#### FACTS MATTER

In case anyone is interested in reviewing the facts of the Draw Site, the "fact sheet" has been created on the Town web site ( [www.tosv.com](http://www.tosv.com) ). I am confident this information will be helpful to folks that want to learn about and understand the facts of the project. If you have questions, comments, concerns or insights into the web page, please let me know.

#### LET'S CREATE A DESTINATION MANAGEMENT PLAN

The Tourism Team, including staff and the Tourism Board are kick starting the creation of a new destination management plan next week. This is a continuing effort from us to work with everyone to find the right balance between tourism promotion and community character. We expect this process to last about 6 months as we gather feedback and work to craft a plan that will work for the Village well into the future.

**What: Tourism Talk (In-person only)**

**Where: The Collective Hall Snowmass (upstairs), 49 Wood Road, Snowmass Village.**

**When: Thursday, September 12, 2024**

**Time: 8:30 AM to 10:30 AM**

This Tourism Talk will feature:

- 8:30 am Continental Breakfast
- 8:45 am Welcome to Tourism Talk with Julia Theisen
- 9:00 - 9:30 am Snowmass Tourism Updates
- 9:30 - 10:30 am Snowmass Tourism Destination Management Plan

## TID BITS

- Snowmass Village is part of the Regional Partnership Initiative that received significant grant funds from the State to help communities in the Valley better manage tourism impacted areas such as trails and trailheads.
- We are continuing to take steps to (literally) move the We-cycle expansion forward next year. We are expecting to have 10 new sites We-cylce locations with all electric bikes next summer.
- Ski Co is considering installing an automatic parking system at its Two Creeks lots this season.
- The EOTC is kicking off a master operations plan for the Brush Creek Intercept Lot. The effort will help determine when overnight parking can occur, how storage and special events work there and other important operational issues. We are going to work to “big picture up” the discussion to see if it can also include some land use planning..... Essentially restarting a discussion about potential housing on the site.
- Little Red School House has started the Land Use Review process.
- We are aiming to have a joint meeting between the Planning Commission and Town Council to begin the review of the Ski Co workforce housing project near their current operations shop on Divide Road.
- Ski Co is also expected to submit a plan to replace the Ullrhoff Restaurant in the near future.
- The Woodbridge(pedestrian bridge) is still drying out. We are still aiming for end of October to have this project completed.
- The leisure pool at the Recreation Center is closed while we refurbish the slide. The closure is expected to last until Monday 9/16.
- We are part of the NWCOG grant application to have EV charging station installed all over northwest Colorado. These charging stations would be in the Town Park parking lot.
- The stair cases and railing replacements for the Snowmass Inn are out for bid.
- The West Mountain Regional Housing Coalition GOOD DEEDS PROGRAM is officially underway
- It is my understanding that the Council should expect to receive a letter from the EAB asking that the Council authorize the hiring of a sustainability coordinator as part of the 2025 budget. Spoiler alert; I don't have that position plugged the draft.
- The Colorado Association of Ski Towns is in the process of putting forward a position paper with several progressive ideas to help deal with housing crises. The Colorado Sun wrote an article about this a while back (here is the link)

<https://coloradosun.com/2024/08/07/colorado-ski-towns-vacancy-tax/>

I will also attach the most recent version of the white paper for Council review. A few of our fellow CAST member communities have officially adopted the statement. I will be interest to learn if you all think we should do something similar. To be clear, these are long shot ideas, but could be worth further consideration and discussion.

CC: Department Directors





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## COLORADO ASSOCIATION OF SKI TOWNS

### 2025 COLORADO LEGISLATIVE POSITION STATEMENT ON HOUSING

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**OVERVIEW:** The Colorado Association of Ski Towns (CAST) represents the mountain resort communities throughout Colorado. Colorado's ski industry generates \$4.8 billion in annual economic output, supports more than 46,000 year-round equivalent jobs, and generates \$1.9 billion per year in labor income. ([RRC Associates](#)). The lack of available and attainable housing for employees in Colorado mountain resort communities has reached a crisis level which is directly impacting the provision of basic services as well as the ability to adequately staff and operate all businesses, from ski resort companies to local, small businesses. CAST supports targeted legislation to provide additional financial tools for Colorado mountain communities to address housing needs.

**AUTHORIZE LOCAL SHORT-TERM RENTAL TAXES:** Home rule municipalities, with the approval of their voters, have long been able to set a tax on short term rentals (STR). CAST supports legislation to specifically authorize statutory counties and municipalities to refer short term rental taxes to the voters with the proceeds of such revenues to be dedicated to local workforce and affordable housing. Such taxes would not be imposed by the legislation. Rather, each community would be able to ask their local voters to consider such a tax.

**AUTHORIZE LOCAL EMPTY HOMES TAXES:** CAST supports legislation to clearly allow municipalities and counties to refer residential empty homes taxes to their voters. Such taxes would not be imposed by the legislation. Rather, each community would be able to ask their local voters to consider such a tax. Census data shows residential vacancy rates soaring above 40% in some Colorado mountain towns facing acute housing shortages. Empty homes taxes, also known as vacancy taxes, incentivize homeowners to rent their homes to local residents rather than rent them at peak times and leave them empty most of the year. Additionally, this would disincentivize the use of homes as investments and result in a higher utilization as actual homes. Revenue from the tax would fund local affordable and workforce housing. CAST proposes that county assessors or the state facilitate the process by identifying the empty homes in a taxing jurisdiction and tying enforcement into existing administrative processes.

**AUTHORIZE LOCAL REAL ESTATE TRANSFER FEES:** The Colorado Constitution prohibits new *taxes* on the transfer of real estate, but the courts have long held fees to be different from taxes. CAST supports legislation to expressly allow municipalities and counties to adopt fees on the transfer of real estate, with the fee revenues to fund local affordable and workforce housing. Such fees would not be imposed by the legislation. Rather, each community would be able to adopt such fees at the local level. This can be a powerful tool; total revenues from legacy real estate transfer taxes in CAST member municipalities have risen above \$80 million annually.

**CAST TO WORK WITH PARTNER ORGANIZATIONS:** In supporting this position statement, CAST members support CAST seeking to work with the Colorado Municipal League; Colorado Counties, Inc.; Colorado Counties Acting Together; and any other organizations who agree to support these proposals, and members formally request these organizations initiate and pursue this legislation on their behalf.

**CONTACT INFORMATION:** For more information please contact, Margaret Bowes, Executive Director, Colorado Association of Ski Towns, [mbowes@coskitowns.com](mailto:mbowes@coskitowns.com); or Dan Kramer, CAST Housing Task Force Chairperson, [dkramer@estes.org](mailto:dkramer@estes.org).