

September 25, 2009

TO: Mayor Bill Boineau  
Councilpersons:  
John Wilkinson  
Arnie Mordkin  
Reed Lewis  
Markey Butler

Bob Purvis, Planning Commission Chair

CC: Russ Forrest

RE: Aspen School District Employee Housing Project

Although we support the School District's desire to provide additional housing for their employees in Snowmass Village, we urge the Council and Planning Commission to immediately pursue all available legal measures to ensure that this project be reviewed in accordance with our Village Land Use Code and review processes as well as our Village fire and safety regulations.

We are very concerned that the proposed project will have deleterious effects on the community on a number of fronts, including adding to the traffic congestion on Owl Creek Road, dangerously increasing the traffic load at the intersection of Owl Creek and Brush Creek Roads, and height, mass, and scale impacts. Moreover, none of these impacts appears to be convincingly offset by a guarantee of a permanent increase in village housing stock dedicated solely for employee housing.

Further, after thoroughly reviewing the applicable Colorado State Statutes, we respectfully disagree with the School District's interpretation of these Statutes. We are of the opinion that this project is not exempt from adhering to and complying with our Village Land Use

Code. We could find no annotations or case law supporting the School District's interpretation of applicable Colorado law.

In our opinion the School District must be held to the same standards as any other entity proposing the development of an employee housing project: that is, they must go through the applicable Land Use review required of all other similar projects in Snowmass Village including, but not limited to, agreeing to permanently deed restrict the property to be used as employee housing, adhering to height, mass and scale restrictions as well as complying with all traffic mitigation requirements.

In sum, we urge Town Council and the Planning Commission to reject the School Board's claim of exemption and treat the review of this project as it would treat any other proposed employee housing project.

Respectfully,  
Part-Time Residents Advisory Board:  
Greer Fox, Chairperson  
Colleen Doyle  
Mery Claire Butler  
John Barrett  
George Bletsas  
Mel Blumenthal  
Victor Rauch