



To: Mayor and Town Council  
From: Clint Kinney, Town Manager  
Date: April 21, 2023  
Re: Info Update

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### SB23-213 STATUS REPORT

This is the state legislation that purportedly wanted to increase affordable housing in the state by stripping local government of much of its land use control. Due to the hard work of CAST and CML, as of Wednesday, the legislation is much less disastrous than it was. Although it is not as bad as it once was, both CAST and CML are still opposing the legislation as it stands now. The Bill goes to the Appropriations Committee next. That date has not yet been scheduled. Due to CAST's work, Snowmass Village and the 14 other specifically identified Rural Resort Communities (RRC) are no longer a part of the ADU, Middle Housing, Key Corridor or Transit sections of the bill. This removes RRC's preemptions, mandates, upzoning.

#### Outstanding Issues

The CAST position will remain Oppose Unless Amended until the remaining requests as outlined in their 4.13.23 letter are resolved. Those issues include

- Revise the current definition of "Affordable Housing" to allow each local community to define its housing needs. RRCs have housing needs for all income levels because free market housing prices often exceed affordability for even households with high salaries.
- Remove term "Regulated Affordable Housing" from RRC section. That term prescribes income levels that don't work for RRCs. RRCs have a broad variety of deed restrictions and programs which are tailored to specific projects and specific needs.
- The bill does create a Rural Resort Advisory Committee (RRAC), but the structure does not reflect our request. Our current request is that language be added that allows for review of any draft recommendations that come out of the RRAC, including a 60 day period to review drafts, and a public hearing prior to finalization of recommendations.
- Although not included in the letter, clarity has been requested on how the required 5 affordability strategies are counted as some strategies have multiple sub-sections.

There will be much more to come in the next few weeks.

## MOUNTAIN VIEW REHAB

Supposedly, the days are getting longer and warmer. As such, we are starting to plan for ramping up Phase II of the Mountain View remodel project. This second (and final) phase will consist of the uphill half of Mountain View, including the upper half of Building 500, Buildings 400, 300, 200 and 100. The project will begin slowly this month with scaffolding being set up first. The entire project will continue through the summer and into the Fall.

## FIRE DANGER

The warming temps and melting snow (in some places) is helping the Forest Service to get closer to prescribed fire season here in the Aspen-Sopris Ranger District. The Forest Service has three prescribed fire planning areas identified for this spring. Avalanche Creek, Braderich Creek, and Collins Creek. Timing of these prescribed fires depends on several climate and soil moisture factors which will determine how soon they will occur. There was a chance they would start this week; but, alas the weather would not allow.

## TID BITS

- Pikin County Library has decided to hire F&M Architecture to plan the initial design of the proposed library adjacent to the Recreation Center. We will start meeting with the design team soon.
- The schedule for Skittles this summer is as follows:  
Daily Operations: June 10<sup>th</sup>\*-September 4th  
Fri., Sat., Sun. Sept 8-10, 15-17, 22-24, and Sept 29-Oct 1  
Hours of Operation: 9:00AM—9:00PM, extends to 10:00PM on Thursday night concerts.
- March occupancy rates began the month behind by 5.5%, and had a strong come back, picking up solid last-minute reservations ending at 74.6% for the month only trailing March 2022 by 2.9%. Aspen achieved 76% occupancy below last year's 78%, while Snowmass saw 73.1% vs last year's 75.6%. Very solid performances through another snowy month.
- Vacations are awesome, but so is coming home.

CC: Department Directors